

**THE FAYETTE COUNTY PLANNING COMMISSION** met on June 16, 2016 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Jim Graw, Chairman  
Arnold L. Martin, III, Vice-Chairman  
Al Gilbert  
Brian Haren

**MEMBERS ABSENT:** John H. Culbreth Sr.

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Chanelle Blaine, Planning and Zoning Coordinator

**Welcome and Call to Order:**

Chairman Jim Graw called the Planning Commission Meeting to order. Chairman Graw introduced the Commission Members and Staff.

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**1. Consideration of the Minutes of the Meeting held on June 2, 2016.**

Al Gilbert made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

Chairman Graw stated that we have two (2) new items of business one (1) is a final plat and the other is a minor subdivision plat. He said there was a petitioner here for 92 Oaks and there wasn't a petitioner here for Gary and Karou Sloan's Final Plat. He added that there is only four (4) members present tonight, and it only takes three (3) members to have a quorum and to vote. He stated since there are four (4) members the petition could end up in a tie, and a tie is an automatic denial. He said that he wishes the other petitioner was here to have the same choice he has. He asked the petitioner if he would like to table this until the next meeting when they will have five (5) members or you can choose to continue tonight.

Joseph Robinson said that he thinks this is a pretty good development and wished to continue.

Chairman Graw stated that he was going to continue the Final Plat of Gary and Karou Sloan. He said they are not here but we are going to go ahead and here it anyway; and if it winds up in a two (2)-two (2) vote than it's an automatic denial.

**2. Consideration of a Final Plat of Gary and Karou Sloan. The property will consist of two (2) lots. This property is located in Land Lot 7 of the 6<sup>th</sup> District, fronts on SR 74 South, and is zoned A-R and O-I.**

Dennis Dutton stated that this is a part of the overlay the Office-Institutional on S.R. 74; the first step was the rezoning which was recommended for approval by Planning Commission and the

Board of Commissioners; the next step was to develop a final plat. He said that what you have before you is the required final plat in order for them to begin the building permit process for the offices on the O-I and the residential on lot two (2).

Chairman Graw asked if the office was going to be a professional building.

Dennis Dutton replied yes.

Chairman Graw asked if the professional office for the people living in the back of it.

Dennis Dutton replied yes.

Chairman Graw asked if this was going to be a veterinarian hospital.

Dennis Dutton replied no, it's a home inspection business and maybe a financial or appraisal business.

Chairman Graw asked if any Planning Commission member wanted to speak to this.

Al Gilbert said that it troubles him that it doesn't fit the area but he will go along with it.

Arnold Martin asked what part of S.R. 74 was the lot located.

Dennis Dutton replied that it is south of Brechin Park north of the church.

Chairman Graw asked if there were any more discussion.

Brian Haren made a motion to approve the Final Plat of Gary and Karou Sloan. Arnold Martin seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

**3. Consideration of a Minor Subdivision Plat for 92 Oaks. The property will consist of eight (8) residential lots. This property is located in Land Lots 139, 140, 141 and 148 of the 4<sup>th</sup> District, fronts on SR 92 South and Chapman Road, and is zoned A-R.**

Joseph Robinson stated that this property was a part of Chantilly. He said that two (2) years ago Mr. Audrey bought this property and wanted to take it back to A-R. He added that the property was once C-S with one (1) acre subdivision lots and rezoned it to A-R lots. He stated that the lots are pretty large and works well with the area. He said that the subdivision has lots that are a lot bigger than what's down there now. He added that a resident off of Chapman and S.R. 92 has no problems with the subdivision, but was unable to make it. He stated that they are giving right-of-way to the County off of Chapman Road just in case the County wants to improve the road. He added that there was couple that wanted to buy two lots and combine them to form a 20 acre tract. He stated that he would appreciate it if they considerate and allowed them to move forward with it. He added that if they had any other questions he would be happy to answer.

Chairman Graw asked if the lots would perk.

Joseph Robinson replied yes. He stated that there are a lot of weapons in there but the majority of these weapons are on the largest tract which is a 129 acres. He said that the County makes us do the contiguous area out there and we have three contiguous areas out there; when I did the soils for Chantilly there were some really good soils back there. He added that Eric Hamilton of AES a soil scientist has found good soils on every lot.

Chairman Graw asked Dennis Dutton to explain to everyone what is being planned for the future for this subdivision. He stated that this explanation had no bearing on approval of the plat.

Dennis Dutton stated that Mr. and Mrs. Philips are in the market to buy lots two (2) and three (3) and they want to combine the lots to make it one (1) lot. He said that this subdivision would technically go from eight (8) lots to seven (7) lots. He added that their plans are to build a home right in the middle of the property and their next step would be to prepare a Minor Revision to a Minor Subdivision Plat. He stated that the revision would not come before them. He said that staff is okay when you combine lots to make less lots in a subdivision; this will be an administrative approval. He added that we are in a process to where we need to get this approved, next would be for them to work on their contract to purchase the property, and then put the lots together to build their home.

Joseph Robinson said that he will do that also.

Chairman Graw stated that we have had request in the past where people in a subdivision, let's say a cul-de-sac had come in and wanted to combine lots and they have come to us for approval why wouldn't that come before us for approval.

Dennis Dutton replied that for one (1) it's a minor subdivision there is no streets or roads in there and a final plat would require it to come before you if you're adding a lot. He said if you're changing a lot significantly than it has to come before you so, adding a lot or changing the road design. He added that they are just removing the centerline and recording it.

Chairman Graw stated it just makes one (1) bigger lot.

Dennis Dutton replied yes.

Arnold Martin asked about the verbiage on lot one that states:

Existing 12x16 2-story wood frame structure to remain. 10.8 AC Contiguous; No water service lines; No fire hydrants; No septic system

He asked if that pertains just to lot one (1) and this structure or is that statement for all of the lots.

Joseph Robinson stated that this was Mr. Audrey hunting property and he built a hunting lodge on the property. He said that the lodge is staying with tract one (1). He added that there is no running water out there and is just a place to sleep; it could be a kid's place house.

Arnold Martin asked would it be a problem in the future. He asked how water would be brought to the lodge.

Joseph Robinson replied they could bring water in or build a well. He stated that the structure is substandard to County ordinances so, it can't be a residency.

Arnold Martin clarified that he was speaking of future development.

Dennis Dutton stated that anything they do they will have to do it to County Code standards and meet our zoning regulations as well. He added that the minimum house size for this district would be 1200 square feet.

Chairman Graw asked how big the structure was.

Joseph Robinson replied that it was tiny 12x16.

Chairman Graw said just less than 200 square feet.

Joseph Robinson said that they have a whole in the ceiling where they crawl into the loft. He reiterated that it would be a great play house for a kid.

Chairman Graw asked if it remains will it be considered an accessory structure.

Joseph Robinson replied he guess so, because it meets outside the setbacks.

Dennis Dutton stated that anything 1200 square feet has to be a residential structure, so that hunting lodge can't be a residential structure.

Chairman Graw asked if that structure should remain.

Dennis Dutton replied we may have to do a variance on that if it is going to be used for that.

Al Gilbert asked if he was going to continue to use it as a deer lodge or deer camp.

Joseph Robinson replied that he hasn't had any conversation to Mr. Audrey about those 129 acres. He added that he really couldn't answer that.

Brian Haren asked if there was anything plans for the entire tract one (1).

Joseph Robinson replied no.

Brian Haren asked how much of it is buildable.

Joseph Robinson replied about 75 percent of it. He added that there are plenty of places for them to build a house here. He said that the only soils that they have mapped by AES are up front off of S.R. 92, but that doesn't mean that's where they have to build their house. He added if he was building on the lot he would build it to toward the back of the property. He said that it would be a nice place to get away from it all.

Dennis Dutton stated that we could place a condition on it.

Chairman Graw asked what would be the condition.

Dennis Dutton replied we could say if it is use for residential property it would have to meet the requirements for residential such as the 1200 square foot house and the code.

Chairman Graw stated that they were allowed as many accessory structures as they want.

Dennis Dutton said no, they are allowed as many farm out buildings as they want. He stated that since the property sits on more than 10 acres they could have an unlimited amount of farm-out buildings/auxiliary buildings and there are no restrictions on size.

Chairman Graw said that if they have really free range; there is no real condition we can put on there.

Dennis Dutton replied yes, they just can't use it as a residential structure.

Al Gilbert said which they couldn't do anyway.

Dennis Dutton replied right, that's correct.

Joseph Robinson asked if they could add on to it.

Dennis Dutton replied that it would have to be 1200 square feet.

Al Gilbert stated that it would have to be inspected and meet all County codes.

Joseph Robinson added that they would have to get the soil inspected and find a place to put a septic tank. He said that they would have to go through the whole process to get the club house/deer lodge up to code if they wanted to change it to a residential structure.

Brian Haren stated that we are getting ahead of ourselves with this. He said that there are no plans to use that property right now. He added that we wouldn't address this lot until they come back with another subdivision plat.

Joseph Robinson said that if someone wanted to buy tract one (1) and build a house they would have to submit their site plan to the County.

**Page 6**  
**June 16, 2016**  
**PC Meeting**

Dennis Dutton said it would be submitted for a building permit.

Chairman Graw asked if this is the last time that comes before us.

Dennis Dutton replied yes.

Chairman Graw asked if Dennis Dutton was recommending a condition.

Dennis Dutton replied that he couldn't really think of a condition; just so long that it is not use for residential purposes. He said all they have on the plat is two (2) story wood frame structure; that could be a barn or anything like that. He added that you are not prohibited from having any type of storage.

Chairman Graw stated that you cannot use it for a house.

Dennis Dutton replied that is correct it cannot be a single-family residential.

Joseph Robinson said unless they improve it.

Dennis Dutton said yes.

Chairman Graw stated that there is no water going to it now anyway. He asked if Dennis Dutton felt more comfortable with that condition.

Dennis Dutton replied he mentioned it because he thought it was a concern of his.

Brian Haren stated that he doesn't think it needs a condition.

Al Gilbert and Arnold Martin agreed.

Dennis Dutton said that if the plat would have said it was a residential structure then there would have been some concern, but they didn't.

Chairman Graw said that it was a concern of ours.

Arnold Martin stated that his question was really about the verbiage (no water, no fire hydrant, no septic) and was that applicable to all the lots or was it just for this particular structure.

Joseph Robinson replied that he was just addressing the comments from them with all those notes on there.

Brian Haren stated that this no different than all the other shacks on A-R land in the County.

Joseph Robinson said that this one (1) is a little bit nicer.

Chairman Graw asked for a motion.

Brian Haren made a motion to approve the Minor Subdivision Plat for 92 Oaks. Al Gilbert seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

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Al Gilbert made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 7:25 pm.

PLANNING COMMISSION OF  
FAYETTE COUNTY

  
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JIM GRAW, CHAIRMAN

ATTEST:   
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