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Chakevia Jones, Planning & Zoning Coordinator

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AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 2, 2017
7:00 pm

*Please turn off or turn to mute all electronic devices during the Planning Commission Meetings

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1. Consideration of the Minutes of the meeting held on October 19, 2017.

NEW BUSINESS

2. Consideration of Minor Subdivision Plat of Scarbrough Johnson Property. The property will consist of two residential lot zoned A-R, is located in Land Lot(s) 142 & 147 of the 7th District and fronts on Trickum Creek Road.

PUBLIC HEARING

3. Consideration of Petition No. RDP-014-17, Pulte Homes Company, LLC, request approval of the Revised Development Plan for rezoning 1160-05 to reconfigure the street layout. This property is located in Land Lots 223, 224, 225 & 226 of the 5th District and fronts on SR 92 North.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 26, 2017
Subject: Minor Subdivision Plat to be considered on November 2, 2017

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Scarbrough Johnson Property

OWNER/APPLICANT

John Scarbrough
Joyce Scarbrough
Eric Johnson
Beth Johnson

Recommend APPROVAL for the Minor Subdivision Plat signed March 7, 2017.
The applicant is requesting a revision to the Development Plan for Rezoning (1160-05) to reconfigure the street layout. The subject property consists of approximately 116 acres and fronts on SR 92 North.

Sec. 110-149. – Planned unit development (c) (1) states the following:

j. Revision of development plan. Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the zoning administrator and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

History: Petition 1160-05 (R-70 to C-S – Conservation Subdivision) was approved by the Board of Commissioners on January 12, 2005. In 2011, the County acquired approximately 1.58 acres in the northwest corner of the subject property for Veteran’s Parkway.

DEPARTMENTAL COMMENTS

WATER SYSTEM: Need separate utility plan. Submit to FCWS.

FIRE MARSHAL: Must show fire hydrants on preliminary and final plats.

ENVIRONMENTAL MANAGEMENT:

Floodplain The property contains Zone A floodplain per FEMA FIRM panel 13113C0019E. Elevations were determined in Fayette County’s Limited Detail Study. The elevation of the lowest floor, including the basement and building access of any development shall be a least 3 feet above the base flood elevation or one foot above the future conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities are totally or partially within an Area of Special Flood Hazard.

Wetlands Wetlands are not called out on the concept plan. The applicant must call out all wetlands on the preliminary plat and obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed This property is subject to Fayette County’s Watershed Protection Ordinance. The Watershed Protection buffer is either 100 feet from wrested vegetation or 50 feet from the 100-year floodplain elevation, whichever is greater. The watershed setback is an additional 50 feet.
from the Watershed buffer. The 100-foot base flood elevation identified in the FC 2013 Future Conditions Flood Study shall be used to identify 100-ft Base Flood Elevation. Not approving or denying, but the buffers appear correct but on the preliminary plat, construction drawings and final plat the buffers will need to be shown on the state waters requiring a buffer located within the conservation area.

**Groundwater** Portions of the property are within the groundwater recharge area, as delineated on the Georgia Department of Natural Resources’ 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20). The minimum lot size and width requirements of the Groundwater Recharge Area Protection Ordinance for lots with public water supply systems are satisfied by the C-S zoning requirements.

**Stormwater** The project is subject to Fayette County’s Stormwater Management regulations. Stormwater controls shall be exclusive of the conservation areas. Allow for flexibility along the southern property line of the subdivision (especially near lots 10, 11, and 12). Concentrated flows onto adjacent properties will be prohibited.

**ENVIRONMENTAL HEALTH:** No objections.

**PUBLIC WORKS/ENGINEERING DEPARTMENT:** Engineering has reviewed the development plan for the C-S subdivision. The road layout appears to meet County requirements. No comments.

**Recommendation:** Staff recommends approval of the revised Development Plan. The revised Development Plan complies with the C-S zoning district.