

**THE FAYETTE COUNTY PLANNING COMMISSION** met on December 20, 2012 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

**MEMBERS PRESENT:** Tim Thoms, Chairman  
Al Gilbert, Vice-Chairman  
Douglas Powell  
Jim Graw

**MEMBERS ABSENT:** Bill Beckwith

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Travis Caldwell, Marshal

**Welcome and Call to Order:**

Chairman Thoms called the Planning Commission Meeting to order. Chairman Thoms introduced the Commission Members, Staff, and Marshal. Chairman Thoms stated that Bill Beckwith was absent tonight, and Russell Byrd of the Bank of Georgia and Larry Seabolt of Integrated Science and Engineering (ISE) were present.

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1. **Consideration of the Minutes for the Meeting Held on December 6, 2012.**

Chairman Thoms asked the Planning Commission members if they had any comments or changes to the minutes. Al Gilbert made a motion to approve the minutes. Doug Powell seconded the motion. The motion passed 3-0-1. Members voting in favor were: Chairman Tim Thoms, Al Gilbert, and Doug Powell. Jim Graw abstained and Bill Beckwith was absent.

**NEW BUSINESS**

2. **Consideration of a Variance request (V/A 004-12) for Watercress Minor Subdivision, Bank of Georgia, Owner and Dan Davis, Agent, Integrated Science and Engineering, Inc. from the Fayette County Subdivision Regulations, Section 8-505.(c). Contiguous Areas for Residential Development. This variance is to reduce of contiguous area for Lots 12 and 13 due to alignment along Mask Road. This property is zoned A-R and is located in Land Lot 3 of the 4th District, and fronts on 85 Connector and Mask Road.**

Chairman Thoms asked the applicants if they wanted to proceed due to the absence of one Planning Commissioner since it takes three votes to carry a motion. The applicants indicated that they wished to proceed. Al Gilbert read the variance request.

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Doug Powell stated for the record that he is not related to Douglas B. Powell who is the lot owner of lot number 7.

Larry Seabolt stated that he had brought drawings showing how proposed buildings could be sited on the lots given the setback and contiguous area requirements.

Doug Powell clarified that the septic system can go outside of the contiguous area.

Doug Powell asked what the purpose of the contiguous area was and how did the County come up with two acres as the requirement for A-R.

Dennis Dutton stated that he had talked to Phil Mallon who had developed the regulations with local engineers, including Larry Seabolt, and the intent was to create lots with ample building room and two acres was determined as the contiguous area for the A-R zoning district which requires five acres.

Jim Graw stated that The Planning Commission is authorized to hear variance requests for the subdivision regulations and there are no criteria for a variance and that greatly concerns him. He stated that he wants to create criteria for these requests.

Doug Powell said he brought this up because he wasn't at the last meeting when this was discussed but he was comfortable with the request because the drawings showed that you could build on the lots.

Jim Graw said he wanted criteria and one of the requirements should be that drawings like these be submitted with a variance request for contiguous area.

Doug Powell said that was a great idea and criteria are needed.

Dennis Dutton stated that staff will work on criteria and the Planning Commission would discuss it at the January 17, 2013 meeting.

Jim Graw said the existing criteria for variances in the zoning ordinance should be used as a starting point for criteria for the subdivision regulations

Al Gilbert made a motion to approve the variance request and Jim Graw seconded the motion.

Doug Powell stated that this is one of his favorite areas of the County and wished that it could be built out with a hundred acres per house but this meets the Subdivision Regulations and he has to support it but it doesn't assist the ambiance of the County.

Jim Graw said that previously these large lot subdivisions were not required to be approved by the County but now they are and this subdivision was started prior to the regulations but not finished so he didn't have a problem with the request.

Chairman Thoms called the question and the motion passed 4-0. Bill Beckwith was absent.

**3. Consideration of a Minor Subdivision Plat for Watercrest Subdivision, Bank of Georgia, Owner and Dan Davis, Agent, Integrated Science and Engineering. This property consists of 94.58 acres with 9 single-family dwelling lots. This property is located in Land Lots 3 of the 4th District, fronts on 85 Connector and Mask Road and is zoned A-R.**

Chairman Thoms asked Al Gilbert to read item number 3. Al Gilbert read the request.

Chairman Thoms asked the applicants if they wanted to proceed due to the absence of one Planning Commissioner since it takes three votes to carry a motion. The applicants indicated that they wished to proceed.

Jim Graw made a motion to approve the Watercrest Minor Subdivision Plat request and Al Gilbert seconded the motion.

Chairman Thoms called the question and the motion passed 4-0. Bill Beckwith was absent.

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Chairman Thoms stated that the Planning Commission would meet on January 17, 2013 to discuss criteria for Subdivision Regulation variances.

Chairman Thoms asked if there was any further business. Hearing none, Doug Powell made a motion to adjourn the Meeting. The motion unanimously passed 4-0. The Meeting adjourned at 7:30 P.M.

ATTEST:



Doug Powell

PLANNING COMMISSION  
OF  
FAYETTE COUNTY



TIM THOMS  
CHAIRMAN

