

THE FAYETTE COUNTY PLANNING COMMISSION met on October 2, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Vice-Chairman
Douglas Powell
Bob Simmons
Brian Haren

MEMBERS ABSENT: Al Gilbert, Chairman

STAFF PRESENT: Dennis Dutton, Planning Commission Secretary

Welcome and Call to Order:

Vice-Chairman Graw called the Planning Commission Meeting to order. Vice-Chairman Graw introduced the Commission Members and Staff. Vice-Chairman Graw said Chairman Gilbert was absent tonight.

1. Consideration of the Minutes of the Meeting held on September 4, 2014.

Bob Simmons made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

2. Consideration of a Preliminary Plat Revision for Waterlace, Pod G for SELAF Fayette Holding Company, LLC. The property is located in Land Lots 5 & 6 of the 7th District and fronts on Davis Road.

Dan Fields said Pod G is zoned A-R and R-40 and the south Pods are accessed off of Huiet Drive that dead ends into Davis Road. He added Pod G is to the east on Davis Road and what we are requesting on the revised Preliminary Plat is to remove the 64 acres in Pod G from the subdivision for sale to a single buyer.

Dennis Dutton said the road had to be reconfigured and the buyer will bring the 64 acres in to rezone the R-40 portion to A-R in the future.

Doug Powell said lots 346 and 347 were reconfigured due to the adjustment of the road.

Vice-Chairman Graw asked what the intention of these 64 acres is.

Dan Fields said the buyer intends to build his own home and a couple of other homes for his family.

Doug Powell made a motion to approve the Revised Preliminary Plat. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

Rick Halbert asked if this allows Pat to proceed with plans to build a residence.

Dennis Dutton said no.

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Dan fields said he should be able to build on the A-R portion as this is no longer a part of Waterlace.

Doug Powell said as long as it is on the A-R portion.

3. Consideration of the Final Plat of Kenwood Trail for Tony Harris. The property is located in Land Lots 277 & 254 of the 5th District and fronts on Kenwood Road and South Kite Lake Road.

Dennis Dutton said this is the property that was recently rezoned and the plan is subdivide the property to build another house.

Vice-Chairman Graw said on the first lot one of the options was to go before the Zoning Board of Appeals.

Tony Harris said they increased the square footage to meet the minimum floor area for the zoning district.

Brian Haren said is it your intent to combine these parcels.

Tony Harris said his intent is to subdivide the parcel.

Doug Powell said the acreage of the lots falls about a quarter acre and is that a result of the right-of-way dedication.

Dennis Dutton said that was correct.

Doug Powell aid I have never seen this on a plat and it says "This survey was done without a benefit of title report. Other encumbrances may exist that a current title report prepared by a qualified title examiner would reveal."

Dennis Dutton said Warren Gray, the surveyor, he has some kind anytime there's a question of anything he refers back to this and I am not knowledgeable enough to say there is any problem but there is a lot of things he has to list as part of the state platting procedure so if he doesn't have a certain item he notes it in his notes and it is not part of what we require, it goes above that.

Doug Powell said he is not comfortable answering that himself and it would be nice to have an attorney to answer that question. He added if it is not a problem then he is not so concerned with it. He said there is a house on A-R just to the west and its A-R and it has to have a 50 foot setback and is that house 50 feet from the property line.

Tony Harris said I know the house you are speaking about.

Doug Powell said it doesn't affect this issue but if you come out of the front door of your house and turn to the right it doesn't look like 50 feet.

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Dennis Dutton it could have been built before 1980 when the setbacks were less.

Doug Powell made a motion to approve the Final Plat. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

Bob Simmons made a motion to adjourn the meeting.

Vice-Chairman Graw said so moved.

Vice-Chairman Graw said the meeting was adjourned at 7:30 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

JIM GRAW, VICE-CHAIRMAN