

**THE FAYETTE COUNTY PLANNING COMMISSION** met on August 21, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

**STAFF PRESENT:** Pete Frisina, Director of Community Services  
Dennis Dutton, Zoning Administrator

**Welcome and Call to Order:**

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

**1. Consideration of the Minutes of the Meeting held on August 7, 2014.**

Doug Powell made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 5-0.

**2. Consideration of a Final Plat for Jerry Gable Estate for Jerry Gable. The property will consist of two residential lots zoned Road R-40 and is located in Land Lot 88 of the 5<sup>th</sup> District and fronts on South Jeff Davis Drive and Callaway Road.**

Dennis Dutton said this is for the rezoning with the illegal lot, a variance was granted for the house and now we can approve the Final Plat.

Jim Graw said he noticed the shed has been removed but it is still shown on the plat.

Mr. Mullins said he was rebuilding the shed in the same location.

Jim Graw said the house is looking good with all of the work you have done.

Doug Powell said the owner and soils expert haven't signed yet.

Dennis Dutton said they would have to sign before it could be recorded.

Doug Powell asked about a black bar that crosses the road that says 36" RCP.

Brian Haren said that is a storm pipe.

Jim Graw made a motion to approve the Final Plat of Jerry Gable Estate with the condition that all the applicable signatures are in place on the plat prior to recording. Brian Haren seconded the motion. The motion passed 5-0.

3. **Consideration of a Variance request (V/A 009-14) for Greg and Brenda Moody from the Fayette County Subdivision Regulations, Section 104-597. (3). Contiguous areas for residential development. This variance is to reduce the contiguous area from 2.00 acres to 0.68 acres. This property is located in Land Lot 155 of the 4<sup>th</sup> District and fronts on Rising Star Road and Old Greenville Road.**

Dennis Dutton said this is the property that was granted a variance as it was an illegal lot and now they are finishing the process with a final plat. There was question about contiguous area so to be on the safe side they are pursuing a variance for contiguous area.

Jim Graw said why is the contiguous area .68 acres why can't it be two (2) acres for the record.

Pete Frisina said the property is only two (2) in size and it is zoned A-R which requires a five acre lot with a minimum of two (2) acres contiguous area so as a nonconforming lot the requirement can't me.

Brian Haren where is the legal front of the lot.

Pete Frisina said technically it has two (2) fronts and two (2) sides.

Chairman Gilbert made a motion to approve the variance. Jim Graw seconded the motion. The motion passed 5-0.

4. **Consideration of the Final Plat of Gregory and Brenda Moody for Greg and Brenda Moody. The property is located in Land Lot 155 of the 4<sup>th</sup> District and fronts on Rising Star Road and Old Greenville Road.**

Dennis Dutton said again this is the property that was granted a variance as it was an illegal lot and now they are finishing the process with a final plat.

Brian Haren made a motion to approve the Final Plat of Gregory and Brenda Moody with the condition that all the applicable signatures are in place on the plat prior to recording. Chairman Gilbert seconded the motion. The motion passed 5-0.

.....

Jim Graw made a motion to adjourn the meeting.

Chairman Gilbert said so moved.

Chairman Gilbert said the meeting was adjourned at 7:30 pm.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**AI GILBERT, CHAIRMAN**