

THE FAYETTE COUNTY PLANNING COMMISSION met on February 1, 2018 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Danny England
Al Gilbert
Jim Graw

STAFF PRESENT: Peter A. Frisina, Director of Community Services

Welcome and Call to Order:

Chairman Haren called the Planning Commission Meeting to order.

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1. Consideration of the Minutes of the meeting held on January 18, 2018.

Al Gilbert made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 4-0-1. John Culbreth abstained.

PUBLIC HEARING

2. Consideration of Petition No. 1271-18, Rebecca Boyd, Owner, and Randy Boyd, Agent, request to rezone .427 acres of abandoned right-of-way from R-45& R-40 to R-45 to add to an existing .827 acre R-45 lot. This property is located in Land Lot 250 of the 4th District and fronts on McBride Road and Antioch Road.

Chairman Haren asked if there was anyone who wished to speak in favor of the petition.

Randy Boyd said his wife owns the lot and about this time last year he had made a request to the Board of Commissioners to abandon this property which is the old roadbed of McBride Road. He added at that time Dan Stinchcomb owned the corner lot and he was one of the owners of the 15 acres to the south which was zoned R-40 in 1972 and is now being subdivided into five (5) lots. He stated it is not clear what the zoning is on abandoned right-of-way but he was concerned and wanted the subject property officially rezoned to R-45 so it could be added the R-45 property to the north.

Chairman Haren asked if there was anyone who wished to speak in opposition of the petition.

Rodney and Rose Carter said they were just there to see what the request was as they had to rezone to two (2) acres sometime back and they were curious about the one (1) acre zoning.

Randy Boyd said the property on the corner of McBride Road and Antioch Road was created when the County realigned the intersection. He added that the dedication of the right-of-way for the realignment was a condition of rezoning for the R-45 subdivision to the north.

Jim Graw asked Randy Boyd if his wife now owns the subject property.

Randy Boyd said his wife now owns the subject property.

Jim Graw asked if the County has any interest in the property.

Randy Boyd said the Board of Commissioners abandoned the subject property.

Al Gilbert made a motion to recommend approval of Petition 1271-18. John Culbreth seconded the motion.

Chairman Haren said for clarification you (Randy Boyd) are proposing to add the entire abandoned right-of-way to the property to the north.

Randy Boyd said that was correct.

Jim Graw asked how big the subject property is.

Randy Boyd just less than .5 acres and the corner lot is about .8 acres so the resulting lot will be more than one (1) acre.

Chairman Haren called the question. The motion passed 5-0.

OLD BUSINESS

3. Discussion of amendments to the Zoning Ordinance, concerning corner lots, flag lots and landlocked lots.

Pete Frisina said the procedure for the Planning Commission to establish the front, side and rear yards on a flag lot (existing and proposed) and establish the front, side and rear yards on a nonconforming land locked lot was the main topic tonight. He added that he had discussed this procedure with the County Attorney who advised him that it would be best to put this procedure in the subdivision regulations with the plat approval functions of the Planning Commission as opposed to the zoning ordinance as the requirement for public notice is greater in the zoning ordinance. He stated that he doesn't have a problem with public notice but this procedure is very internal to the lot and public notice will add more time to the procedure. He said his approach now will be to rewrite this section for the subdivision regulations and get the County Attorneys' response. He stated that there had been some discussion at the last meeting about putting images of lots indicating the front, side and rear yards in the zoning ordinance. He added that the zoning ordinance is in Municode and they weren't excited about images in the code. He said what he is proposing is a pamphlet or brochure with the lot images and having that posted on the website or

available to hand out in the office and he had sent an example from San Diego for the Planning Commission's response as to the format.

Danny England said this would be helpful.

Chairman Haren said putting it on the website would be a good idea.

John Culbreth asked what was the past issue with corner lots.

Pete Frisina said a corner lot has two front yards and it limits the area where a property owner could have an accessory structure. He said he would rewrite the procedure and get the County Attorneys' response for the next meeting.

Chairman Haren said he would entertain a motion to adjourn the meeting.

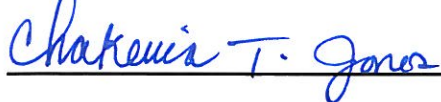
Al Gilbert said so moved. John Culbreth seconded the motion and the motion passed 5-0.

The meeting was adjourned at 7:30 pm.

**PLANNING COMMISSION
OF FAYETTE COUNTY, GA**


BRIAN HAREN, CHAIRMAN

ATTEST:


Chakema T. Jones