

THE FAYETTE COUNTY PLANNING COMMISSION met on February 15, 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
Al Gilbert
Jim Graw

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning and Zoning Coordinator

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 February 1, 2018.

Al Gilbert made a motion to approve the minutes. John Culbreth seconded the motion. The motion passed 4-0-1. Danny England was absent.

PUBLIC HEARING

2. Consideration of a Final Plat of Sams Crossing Phase 2. The property will consist of two residential lots zoned R-40, is located in Land Lot 250 of the 4th District and front(s) on Antioch Road and McBride Road.

Randy Boyd stated that this was Phase Two (2) of Sam's Crossing. He asked that this final plat be approved as submitted.

Jim Graw asked if the driveway for lot five (5) will be accessed from McBride Road.

Randy Boyd replied yes sir.

Jim Graw asked if there is a 100 year flood hazard on lot four (4).

Randy Boyd said it's not a FEMA flood hazard area, but anytime you have a storm drain pipe under a county road it's going to fill up the elevation to the top.

Jim Graw said that it looks like the flood hazard area is in direct conflict with the note on the cover page that says this area does not contain a flood hazard.

Randy Boyd said there are two flood hazard areas, one from FEMA and one from the county. He stated that that's the confusion with the flood areas.

Al Gilbert made a motion to recommend approval of the Final Plat of Sams Crossing Phase 2. John Culbreth seconded the motion. The motion passed 4-0. Danny England was absent.

3. Consideration of a Preliminary Plat of Fairbrook. The property will consist of 17 residential lots zoned R-40, is located in Land Lots 198 of the 13th District and fronts on S.R. 314.

Brian Haren asked if there were any structures on the Ledbetter parcel.

Donna Black said she believes there is a house out there.

Brian Haren made a motion to recommend approval of the Preliminary Plat of Fairbrook. Jim Graw seconded the motion. The motion passed 4-0. Danny England was absent.

OLD BUSINESS

4. Consideration of WPV/A-001-18, Ben Loggins, Owner and Rick Lindsey, Agent, request an appeal of the decision of the Stormwater Department's denial of a variance to the Watershed Protection Ordinance. The applicant has requested to withdraw the Appeal.

John Culbreth made a motion to accept the withdrawal of WPV/A-001-18. Al Gilbert seconded the motion. The motion passed 4-0. Danny England was absent.

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

Pete Frisina stated that we had agreed to add an additional setback on a structure built in the secondary yard. He said that in certain situations that wouldn't work. He added that there was an allowance in the ordinance that permits a garage in the front yard, but it has to have an attachment to the house. He said this only applies to a garage. He stated that the objective is to make it look like it's a part of the house and that there is a connection.

Donna Black asked if it mattered on a corner lot.

Pete Frisina said that on a corner lot you have two (2) fronts. He added that even on a lot with one (1) front there still has to be a connection if the garage is in the front. He stated that there should also be a procedure in place for residents to come before the Planning Commission to determine front yard placement. Pete said he talked to the county attorney and they agreed to outline that procedure in the subdivision regulation section of the county ordinance. He stated that the Planning Commission will be able to determine where the front yard is on a case by case

basis. He added that this procedure should orient the location of the house, but currently the road is the defining factor.


Brian Haren said he was ready to move forward with a public hearing.

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 4-0. Danny England was absent.

The meeting was adjourned at 7:43 pm.

PLANNING COMMISSION
OF FAYETTE COUNTY, GA



BRIAN HAREN, CHAIRMAN

ATTEST:



