

BOARD MEMBERS

John H. Culbreth, Sr., Chairman
Danny England, Vice-Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director of Community Services
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
July 18, 2019
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of Minutes of the Planning Commission meeting held on Tuesday July 2, 2019.

PUBLIC HEARING

2. Consideration of Petition No. VA-018-19, Pulte Group (Brad Edwards), owner, requests all variances as needed to the Fayette County Subdivision Regulations, Section 104-597- Minimum standards, (3) Contiguous Areas for Residential Development, to reduce the minimum contiguous area for lots 8 through 13 for the Preliminary Plat of River Run Subdivision. The subject property is located in Land Lot(s) 80 and 81, and fronts on Coastline Road.

To: Planning Commission
 From: Planning and Zoning
 Date: July 1, 2019
 Subject: Preliminary Plat of River Run Variance Request (VA 018-19)

Pulte Group (Brad Edwards) requests a Variance from the Fayette County Subdivision Regulations, Contiguous Areas for Residential Development, as needed to approve a Minor Subdivision Plat. Section 104-597. Minimum standards. (3) of the Fayette County Subdivision Regulations states:

Contiguous Areas for Residential Development. Each residential building lot shall have a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

Zoning Area District	Minimum Contiguous Free & Clear (ac)
A-R	2.0
EST	1.3
R-85, R-80	1.5
R-78, R-75, R-72, R-70	0.9
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.6
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.3

The Planning Commission may grant a Variance from requirements of the Subdivision Regulations. Section 104-602 of the Fayette County Subdivision Regulations states:

Variance or Appeal. In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not grant the variance or appeal, the property owner may then appeal to the Board of Commissioners.

Plat

The subject property is zoned R-70 which requires a minimum contiguous area of 0.9 acres. Per the applicant's letter, proposed lots 8-13 does not meet the minimum standards of 0.9 acres for contiguous buildable area. These lots have a minimum contiguous area as follows:

Lot Number	Contiguous Area/Acres
8	.71
9	.61
10	.63
11	.60

12	.62
13	.60

The reduction in contiguous area is a result of Watershed Protection buffers and setbacks.

EMD Comment – The minimum contiguous area for R-70 Zoning is 0.9 acres. A reduction in the contiguous area for lots 8-13 of the Preliminary Plat of River Run would be preferable over variances on the watershed setbacks and floodplain since both are mandated requirements of the state.

Public Works – No objections.

Environmental Health- No objection to variance on contiguous area.

APPLICATION OF UNDUE HARDSHIP UNDER
THE FAYETTE COUNTY SUBDIVISION REGULATIONS

Sec. 104-602. Legal status.

- (b) Variance or Appeal. In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not grant the variance or appeal, the property owner may then appeal to the Board of Commissioners.

Petition No.: VA-018-19

Name of Petitioner: Pulte Group (Brad Edwards)

Address: 2475 Northwinds Pkwy, Ste 600

City, State, Zip Code: Alpharetta, GA 30009

Telephone Number: 404-434-5424

Subdivision Name: River Run (Preliminary Plat)


Fronts on: Coastline Rd.

Land Lot(s): 80 & 81

District(s): 7

Zoning District: R-70

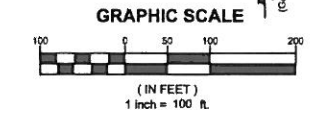
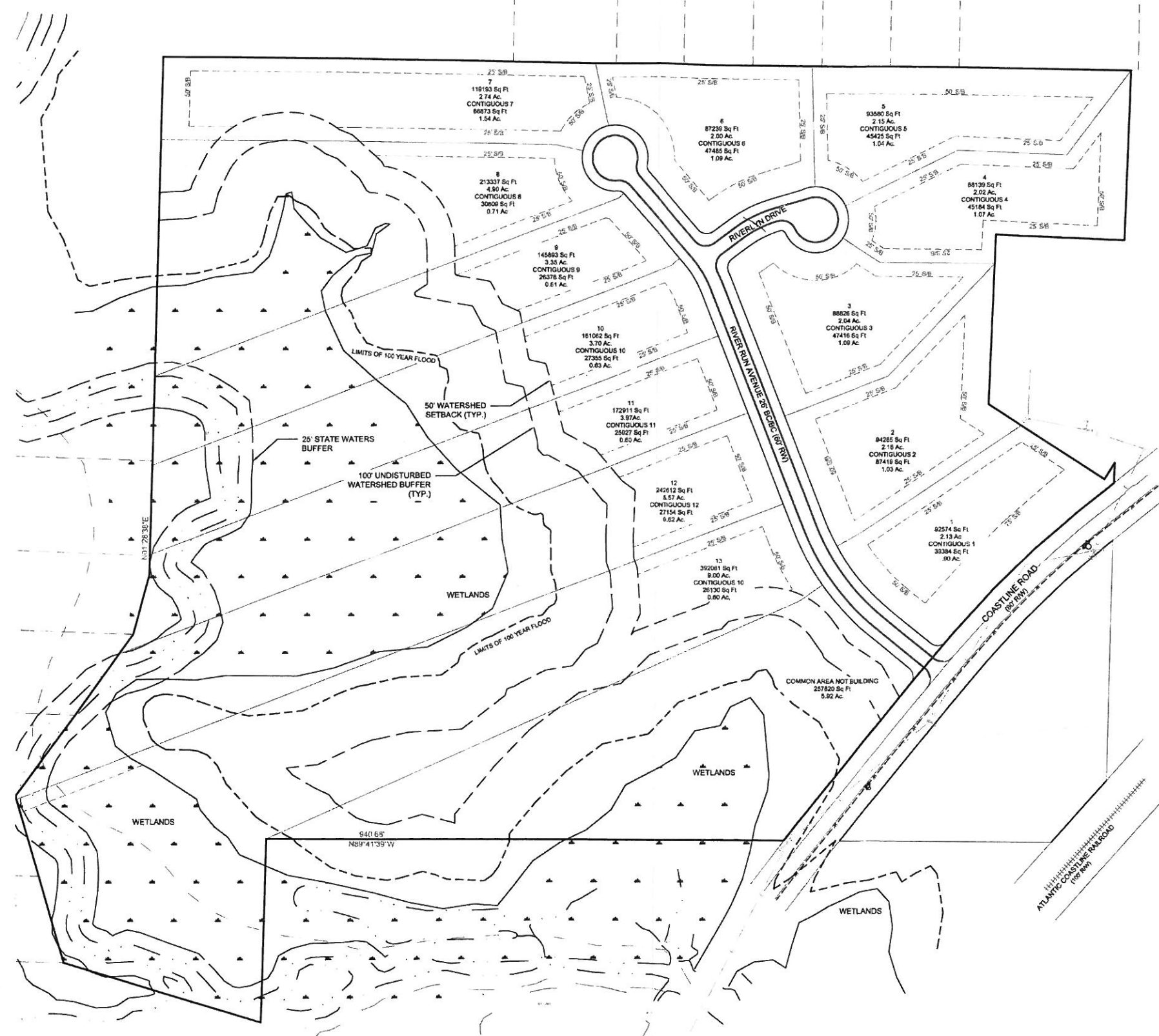
Date Preliminary Plat Approved by P.C.: N/A

Signature: 

Title: BRAD EDWARDS, DIRECTOR OF LAND PLANNING & ENTITLEMENTS

Planning Commission Hearing Date: 7/18/19

Request: we request a variance on the minimum contiguous area for lots 8 through 13 at River Run Subdivision, due to the impacts of the required watershed buffer and setback along whitewater creek. These lots each contain at least 0.6 acres of contiguous area and have sufficient buildable area to accommodate the proposed houses. The lot sizes vary between 3.35 acres and 9.00 acres on these lots.



FALCON DESIGN
 CIVIL ENGINEERING
 1000 W. 12th Street
 Tallahassee, FL 32302
 (904) 224-1111
 www.falcondesign.com

CONSTRUCTION MANAGEMENT
 1000 W. 12th Street
 Tallahassee, FL 32302
 (904) 224-1111
 www.falcondesign.com

VARIANCE EXHIBIT
 OF
RIVER RUN SUBDIVISION
 LOCATED IN:
 LAND LOTS 80 & 81, 7TH DISTRICT
 FAYETTE COUNTY, GEORGIA

REVISIONS	
1	
2	
3	
4	

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, FIRM, OR ENTITY NAMED IN THE CERTIFICATE OF TITLE AND DOES NOT INTEND TO EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECEPTION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	6/28/19
SCALE:	1"=100'
FILE NUMBER:	213.001
DRAWN BY:	AM
REVIEWED BY:	WDM

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
EX-1