

**THE FAYETTE COUNTY PLANNING COMMISSION** met on July 18, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

**STAFF PRESENT:** Pete A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Howard Johnson, Planning and Zoning Coordinator

**Welcome and Call to Order:**

Chairman Culbreth called the Planning Commission Meeting to order.

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

Al Gilbert made a motion to approve the minutes of the meeting held on Thursday, July 2, 2019. Danny England seconded the motion. The motion passed 4-1. Arnold Martin abstained.

**NEW BUSINESS**

Chairman Culbreth stated that our caption on the next item on the agenda is shown as a Public Hearing, this is not officially a public hearing, it is New Business on the agenda.

**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 Lots 80 and 81, and fronts on Coastline Road.**

Chairman Culbreth asked if the petitioner was present.

John Palmer with Pulte Homes passed out color copies of the River Run Subdivision to the Planning Commission members and some neighbors in the room. He stated these copies are in color and are more detailed than the previous version. He said these lots are part of the River Oaks Subdivision located on Coastline Road by the same developer, Pulte Homes. He said we started with 14 lots but due to some site distance concerns we re-designed it and we came out with 13 lots. He said the lot sizes vary in range from nine (9) acres for the largest lot to 2.08 acres on the smallest lot, so they are large lots. He explained that the constraints on this project is noted in the staff report that we worked through with the planning staff. He explained that Whitewater Creek has certain buffers and

watershed setbacks on it, which is great for protecting the watershed. He noted that this area of Whitewater Creek actually has a very wide floodplain, which inhibits some of the buildable area because you have to put a 150' foot setback outside and above that the floodplain which is good planning. He added, the larger lots go from nine (9) acres to 2.75 acres, with a big common area at the front. He said we don't want any variances on the setback or the buffers, we want to leave all the buffers in place as referenced by the staff report, were just asking for some variances on the minimum contiguous buildable area outside the setback. He noted that the environmental review has already been done for the septic tanks, there's plenty of room for both the primary and secondary systems, the lots are deep and wide, public works had no objections, environmental health had no objections and I'd like to ask the planning staff if you have anything to add or questions.

Pete Frisina asked did you have a change you wanted to make to one of the lots.

Mr. Palmer replied, yes, so the way the ordinance reads, the minimum front setback starts where the lot meets the minimum lot width, so on the cul-de-sac lot (Lot #8) we had the push the front yard setback, back just a little bit, which now means that instead of .71 we are now at .69 outside of the setbacks.

Pete Frisina responded so you want that amendment made . . .

The petitioner replied yes, if that is possible. If Lot 8 can changed to .69 and that is what is shown on the color rendering. He concluded with the lot is still 4.9 acres but the contiguous area is .69.

Chairman Culbreth stated that he was going to change the format tonight. He asked the visitors have any questions for the developer.

James H. Hiatt (390 Revenna Trail, Fayetteville) said that he had a quick one I think, you answered in conversation that these houses will be in scope and detail similar to what's in River Oaks Phase 2, size, price-wise and everything, and the other thing you just mentioned it is that engineering and the County per se has said that there is plenty of room to do your septic tank without any mitigation, and you are going to able to use standard septic and not have to use any special systems.

John Palmer responded, correct and we are not going to disturb the buffers, we are going to leave all the buffers in place.

James H. Hiatt, also asked that so even with the large houses you will have room for the primary and secondary field lines.

Chairman Culbreth asked if there were other questions.

Janice M. Hill (100 Ellen's Ridge, Fayetteville), stated my biggest concern was not the size of houses, not any of that all, my concern is traffic.

Al Gilbert responded that is nothing to with what we are discussing here.

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Ms. Hill responded that I totally understand sir, that's why I kept quiet, because that is my only concern, that's why I didn't say anything.

Al Gilbert replied that he wasn't trying to be rude but I was trying to bring the point of what we are here for.

Ms. Hill replied I totally understand.

Chairman Culbreth asked if there were other questions to the developers

Elaine Laden (460 Revenna Trail, Fayetteville) stated that I know I am a little late and you all discussed it, but what is the price point of most of these houses.

John Palmer responded, it the same builder that is doing River Oaks, Pulte Homes, so it will be very comparable or similar to what they are doing there, same size ...

Ms. Hill replied that they are starting at 400 thousand.

Ms. Laden replied, okay.

Sherry Jackson (475 Coastline Road, Fayetteville) stated, I apologize for being late as well, but where are lots where you asking for a variance.

John Palmer replied it is the ones next to the flood plain, down at the bottom those six (6) lots.

Ms. Jackson replied, but these say they have acreage, like 3.7 acres ....

John Palmer said they are huge properties, but Fayette County is doing a good job of protecting the your water and your drinking water, so the State has a 25 foot buffer and Fayette County has a 150 foot buffer, so we don't want to touch that 150 foot buffer, so everything is coming up in the front.

So we are just talking about getting a variance for this buildable area up here, to not touch the buffer.

Ms. Jackson asked, please forgive me for having to ask this, but when I looking at the information it is was saying that some of those lots were going to be 0.9, 0.6...

John Palmer replied, yes, they're all there (on the plat) 0.69, 0.61, 0.63, 0.60, so they all meet the 0.60 minimum.

Ms. Jackson stated, I thought 0.9 was the minimum.

John Palmer replied that 0.9 is the minimum for a normal lot in Fayette County, for the buildable area outside of the setbacks, but what are talking about here is reducing it based the site conditions and site constraints, so that's what we are asking for.

Ms. Jackson stated, please forgive me, I won't take too much time, but are you saying that this particular house is going to build on 5.57 acres but the variance is because it is not going to meet the .9 acre minimum (buildable) area, not the lot size.

John Palmer replied, correct, the lot size still will be huge.

Ms. Jackson asked, so there are the actual lot sizes, okay, I appreciate it.

George Fields (405 Revenna Trail, Fayetteville) stated that my only question is the road, I am still trying to visualize the road that you are putting in, that road will enter where again.

John Palmer replied, do you know where everyone fishes down by the creek, just go up the hill towards your subdivision on the left.

Mr. Hiatt said, George if you turn on to Coastline Road and there is a no trespassing sign next to a driveway, it is about 100 feet past there or so.

Ms. Jackson asked so there where the new road is going to be is a 100 feet or so past there. And that's going to be the road that will allow that subdivision to come back out onto Coastline Road.

John Palmer replied, yes and nothing is accessed directly off Coastline Road as far as the houses are interior to the subdivision.

Chairman Culbreth then asked are there any questions by members of the Planning Commission.

Al Gilbert stated that if we decide to approve this variance tonight, I am going to suggest a condition. He explained that we are approving a lot of these variances lately that impact the size of the house, and I think in time the planning department will get deluged with mad people when they find out they can't put a swimming pool or can't put an out-building on their property and I going to put a condition that each person buying one of these lots be informed of the limited space they have to build on.

Arnold Martin asked in what way, would want proof of that information.

John Palmer stated I will make the builder aware of it, whenever they put the house up for sale.

Arnold Martin stated that we have approved a lot of these lately and what is going to happen down the road, people will go to the Planning Department and blame them because they can't put in a swimming pool or an outbuilding. He added, I think where that needs to be with the developer and the builder, not with the Planning Department.

John Palmer replied, I used to be a planning staff member and I used to be a planning commissioner, so I agree with you, we can place that on the preliminary plat if you want us to.

Pete Frisina asked Al Gilbert do you want individual notification or what do you want.

Al Gilbert responded that I would like each individual to know.

Danny England stated that when you are individual looking to purchase, the agent really needs to be there to say be aware when you purchase this you have a limited area here to work with.

Pete Frisina said I don't know how you are going make that happen.

Arnold Martin so if you are going to bring up something with that requirement, which I agree with, you can't just go by a verbal agreement, there must be something in place whether it in on the map or something like the plat, otherwise we will never know what happens in those transactions.

Danny England stated that we can on the preliminary plat place a note.

Pete Frisina stated that it has to be on the preliminary and the final plat away.

John Palmer stated that one suggestion would be when the plat is prepared, place the .6 or so buildable area on the lot and in the footnote define what contiguous means.

Danny England said that I like that idea.

Chanelle Blaine stated that information is usually on the preliminary plat and the final plat. She added that people come in they really don't look at those things, the really look at the boundary.

Chairman Culbreath stated that Brian Haren had a question.

Brian Haren stated that I have a couple of things to make sure of what's going on. He asked, if we approve a variance for all of these lots where the contiguous area to extend to the 100 year flood line, that gives enough area.

Pete Frisina interrupted, you cannot count anything in the watershed, and the watershed stays in place.

Brian Haren responded okay that we are not moving the watershed, that was my next question.

John Palmer replied that we are not moving the watershed.

Brian Haren asked, so you want R-70 here, but there are other zoning categories that meet this without going for a variance, so just understand why you aren't asking for a different zoning.

John Palmer replied that would also allow for smaller house sizes too, we want big lots, big houses.

Pete Frisina stated that you can plat it however you want, but the property is zoned R-70 now.

John Palmer replied the property is already zoned that way, so the zoning is not an issue.

Peter Frisina stated that he is taking a zoned piece of property and developing it based on what the ordinance says.

Chairman Culbreth then asked are there any questions by members of the Planning Commission.

Being none, the Chairman entertained a motion.

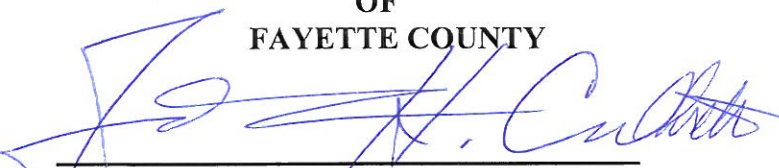
Arnold Martin made a motion to approve Petition No. VA-018-19 with the condition that the restrictions for lots 8 through 13 be placed on the preliminary and final plats and the amendment that the minimum contiguous area for Lot 8 be corrected to.69. Danny England seconded the motion. The motion passes 4-1.

Chairman Culbreth called for a motion to adjourn. Al Gilbert made a motion to adjourn. Danny England seconded the motion. The motion passed 5-0.

The meeting adjourned at 7:18 pm.

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PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
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JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST

  
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HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY