

THE FAYETTE COUNTY PLANNING COMMISSION met on September 5, 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
Brian Haren
Al Gilbert

MEMBERS ABSENT: Arnold L. Martin, III

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

STAFF ABSENT: Chanelle Blaine, Zoning Administrator

GUEST: Bill Beckwith

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 Thursday, August 15, 2019.

Danny England made a motion to approve the minutes of the meeting held on Thursday, August 15, 2019. Brian Haren seconded the motion. The motion passed 3-0-1. John Culbreth abstained.

NEW BUSINESS

2. Discussion of the Subdivision Regulations

Pete Frisina began by saying that he wanted to talk about the presentations that we received last week from Donna Black and Randy Boyd who work in the development field, and spoke about contiguous area. He added you know as well as I do, there is an issue with contiguous area because of the variances that you are seeing here. He said I thought they did a good job and they gave us some good presentations. He stated what I have done is put together a lot of spreadsheets for everybody to look at just to give us some idea of how the contiguous area affects the size of what we are requiring. He explained I looked at the typical one (1) acre lot in the one (1) acre zoning which requires .3 acres of contiguous area which is 13,068 square feet, so let's assume a nice big house in really nice big a footprint of 4,000 square feet for a house. He added that's a good size house, including a detached garage, just the footprint which is slightly larger than the most of the homes, but it rounds and it multiplies well. He noted in the residential zoning districts, you are limited in how much footprint that you can have for an accessory structure. He concluded technically on a one acre (1) lot, the most you can you have is 1800 square feet of accessory structure footprint and I didn't include the tennis court

in these one (1) acres lots.

Al Gilbert added or the swimming pool.

Pete Frisina replied, I did, yes, and I calculated looked at with swimming pools is a 28' X 40' where is about 1100 square feet so I just rounded it up to 2000 to take care of the deck. He said that comes out to a total square footage of 7,800 square feet of just structure footprint and requiring 13,068 square feet that gives us excess square feet about another 5,268 square feet of a contiguous area that is over and beyond what we are requiring on a one (1) acre lot. He stated for the sake of discussion, we start with the one (1) acre as our baseline, that what we have established as one (1) acre lots right now, and you have to have .3 acres contiguous area and I think we got a safe margin with an excess of 5,268 square feet. He said these are all laboratory situations, I did talk to Randy Boyd little bit who noted that in a laboratory setting when everything is exactly the lot width plus depth and it is a nice rectangular lot, which works fine. He also noted that Randy Boyd said the only other thing he would consider are corner lots, because they are impacted a little more because they have two front yards. He said I will work in the laboratory setting and we will try to the best we can to come up with some nice number here you are going to keep working with corner lots. He added, obviously anytime you have a flood plain or watershed it impacts this sort of thing. He then explained that on 1.5 acre lots, there is a requirement in one (1) acre zoning that if you don't have public water, you have to have a 1.5 acre tract. He stated so again, I just ran the numbers, we now require a .6 contiguous acre area for one of those lots, which is twice what we require for a one (1) acre lot. He explained you got a 26,000 or so area of contiguous acreage, but you don't get any on more on the ground than you do on a one (1) acre lot. He concluded that you get an additional 18,330 square feet of property that is not really required if you can only put that much footprint on the lot.

Pete Frisina stated I was able to do some work with the tax assessor and be should able to work on compiling back this into the GIS, but in the unincorporated County we have about 3,260 pools, about 3,214 pools fall within one of these zoning districts and you can see what zoning districts have the most pools, and as you see I have done a synopsis. He explained, in your one (1) acre zoning you have about 2,000 pools; in your two (2) and three (3) acre zoning about 420 pools, in your five (5) acre zoning you have about 732 pools and the percentage here is of this total, so you are seeing, that 63 percent of the total pools going into the County are falling into the one (1) acre area. He said that the parcels with pools, that's about 16 percent of the entire unincorporated County, so that why I made the assumption that looking at all these one (1) to three (3) acre zonings to include a pool because there is somewhat of a problem building so many new pools.

Pete Frisina explained that looking at tennis courts, the number are much lower, 63 in the County, the majority of them really falling into A-R but as you can see in the one (1) acre, there is about 24; in the two (2) to three (3) acre area is about ten (10), you are looking at .3 percent of the entire County parcels that have tennis courts, it not very not high. He added that's why when I did this, I went ahead and made the assumption let's go ahead and say there is a good probability you'll have a pool. He explained so again, your two (2) acre zoning will go up to .9 and you can see you don't get any more on the ground; and all the way up to 3 acres, still you don't get anything else on the ground, but you can see how much contiguous area we are acquiring. He stated in your A-R district you have two (2) acres contiguous area, you get the house, twice the accessory structure size with five (5) acres, you get a

tennis court, a pool, and you get an additional 3600 square feet, these all are footprints for a farm outbuilding, so out of the required two acres approximately 87,000 square feet, all of these take up about 16,000 square feet, that's the full run there, so your excess is an additional 71,000 square feet, but you don't get any more building, you are limited in what you can put down. He then explained in these two R districts here, if you are a five (5) acre tract in an R district you get twice the square footage under the accessory structure. He stated that I did it with and without a tennis court, each of these five (5) acre R districts would be tied to this either .3 to .15 contiguous area. He concluded if we to consider making all the districts .3 that would work fairly well and if made the A-R .6, we are still requiring 26,000 square feet of contiguous building area but can you only get 16,000 on the ground. He added I was thinking just for the sake of discussion, what you guys think about that.

Danny England replied, I think that make sense, but why do we need contiguous area. I know Randy gave us a history lesson, but obviously there is a reason why we have this and no one else does.

Pete Frisina replied that a number of years ago and sometime in the late 2000's we kind of ran into a number of lots were A-R lots, five plus (5+) acres and literally there was enough room to place a house on that lot but absolutely nothing else.

Danny England said it took all buffers, setbacks and irrigation, it was a terrible piece of property.

Pete Frisina replied I think at that time, Phil Mallon, who was the head of the engineering department was doing all of the watershed and floodplain protection, he thought this through and this was kind of something that he built and Randy Boyd worked with him on it.

Bill Beckwith stated I remember some of them, weren't they weird shaped lots.

Pete Frisina replied well they weren't exactly square but they just were impacted heavily because they were along the creek. He added that was always the big issue and so there was a feeling that we need to have a certain amount of building area for the structures, because when people buy a five (5) or six (6) acre tract really do think hey, I got room to build, then guess what, you didn't.

Danny England stated it is intended to be a protection for the homeowner, not the County.

Pete Frisina replied, yes, if you are looking out to make sure homeowners have a legal lot, you are saying look we need to have a little bit more of building area on these lots. He said frankly, before we didn't have contiguous area requirements before and probably it didn't create that much of an issue, but I think what happened at one (1) period of time it kind of came up and that was it. He added so what I can do is also give you a little background of what the variances that you've seen and what was the nature of those variances. He added you can see the first one we had was down in the Watercrest Subdivision, a five (5) acre subdivision down in the south part of the County, oddly shaped lots full of flood plain and water. He said now it a two (2) acre requirement, these were in the area of one (1) to 1.5 acres or slightly less, the only one to surprise me was this one but you can see, look at how big that lot was, 10 acres. He added the issues was watershed, some right-of-way dedication, and flag lot configurations, now I can tell you that when we changed the flag lot rules, a lot of these do meet the regulations now. He stated in Watercrest, this was the same lot, two of them came back in, and recent

issues and reduced this issue. He noted that Hanner was a watershed and right-of way dedication. He concluded McNeil Farms was watershed and right-of-way, if you remember, we took additional right-of-way from them because we were trying to straighten out Speer Road, and it's a gravel road, so we took more than just your typical 40 feet or 30 feet from the center. He added obviously, if they were giving (land) to us, it was good to help them out and Flowers Field was part of that, they went through a lot of configuration with that.

Brian Haren asked so are we playing with contiguous area as way to mitigate the impact of watershed buffers.

Danny England replied, yes, that's one of the things I think.

Pete Frisina replied I think the numbers were developed many years ago and I don't know if anyone did this kind of analysis to see what the rationale was; I think it was that we start with .3 for one (1) acre and if .3 is good for one acre .6 is good for 1.5; .9 is good is two, we just kind exponentially said the bigger the lot the more contiguous it is, well you really don't get any benefit from it. You know it's really not getting to build more. He said so, you can see, again a lot of it was watershed. He added there was a powerline easement then the moved it and it was not an issue anymore. He explained the drainage easement on the original plat gave a contiguous area but then they said the drainages was over here but the water was going over there, so they had to move it, and all of a sudden they didn't need the variance, but it all already been platted, and the River Run was the last one we did, all those fell into a .6 or greater. He concluded again, I through the number out, we can look at .3 for everything up to A-R and then .6 for A-R. I am open to suggestions and I will send you that spreadsheet, if you want to look at it more.

Brian Haren replied that I think you did good analysis, but I still maintain that part of the answer to this, I know we don't own it, but watershed, watershed, watershed.

Al Gilbert replied nearly everyone that we had approved, it has an effect though.

Pete Frisina concluded with the watershed, the County treasures it and it keeps up in good standing with the people we have to get withdrawal permits from and it's probably one of the strongest watershed protection ordinances in the entire State, we protect more than what the State requires protection for.

Al Gilbert replied we actually reduced it from where it was originally, but it's still tough.

Pete Frisina stated that we have reduced it quite a bit over the years, it is still got a lot to do and think the watershed protection ordinance goes beyond just protecting water, it's also protecting the watershed period, not just for drinking water, but everything, habitat and everything else, the less you mess with the stream the better off you will be.

Danny England stated that he thought Donna Black had a really good point that if .3 is good enough for one (1) acre, why isn't it good enough for everywhere. It sort of hard to argue with that.

Pete Frisina replied that's why I was trying to find a ratio of what you can build on a lot. He added it

just makes sense to say you don't need to build any more on a two (2) acre lot than a one (1) acre lot and you are going to require more open space for basically no real reason. He explained this contiguous area is not set-aside for septic, you can put septic in setbacks, you can put septic into an easement, like a powerline easement, you just can't build under a powerline, you can't build in your setbacks and you can't put septic into a watershed, but you have plenty of room to put what you need to put out there. He concluded that if you guys are good with that that's where we will start. He added thinking of the re-writing, the other thing that I have to do is references throughout in different ordinances, especially the zoning maps to make sure it updated once the changes are made.

Pete Frisina began by saying if you go the handout, starting with the definitions on page 2, I am going to segregate the plats by either a major final plat or a minor final plat. He explained that major means it has streets, minor means it does not have streets. He added we are not going to worry about what size the lots are, I am trying to get away from that lot size in making that distinction. He said I looked at the just this definition of street and the way it was written, so you have three (3) types of streets, publically-owned and maintained, and I didn't like privately-owned that was misleading, so I said located on private property but maintained by the County, i.e. those within prescriptive easement. He noted you really don't own the road, it's on your property, and then a private road which we do have a few. He added we don't need this statement that public streets are designated by type. He concluded that with the with Technical Review Committee section that's just some clean-up, we used to be a monthly committee, we haven't met monthly for years, we just don't have that much stuff.

Pete Frisina stated that under Section 104-594 this statement under (b) is no longer in the State code, you know the State Code is under the Clerk of Superior Court and I don't know if really need to be trying to enforce those rules through this I mean by specifically saying this is verbatim out the State law. He added so I think what we do is going to support what the State law requires for the Clerk. He concluded everything changes for them too, they are now going towards all electronic submittal and it's hard to keep up with but I going to take that out and we will see if we need anything else on that.

Pete Frisina stated that under Section 104-959 needed is just some wordsmithing just to make sure that we have major final plat, minor final plat. He said starting with preliminary plat that just some wordsmithing. He explained I am taking the Zoning Administrator out and putting in the Department in there as the administrator of the procedure and that what Planning & Zoning does. He added the Subdivision Regulations fall under the Engineering Department, someone is the administrator of the ordinance but we handle the review and the approval procedure with all departments, just more wordsmithing needed here.

Pete Frisina stated that on the this next section, I have taken out the entire checklist and this is the new revised checklist, starting on Page 11, it is in SAGES now. He added I have now since deleted all of that and put the new checklist in and minor subdivision plat and I have deleted that and I have done that for minor subdivision plat. He concluded that's all been done and it's quite tedious.

Pete Frisina began by saying then the section that I will start working here on is on Page 27, which is under Section 104-597(3) - Contiguous Area, let's see where we end up, the rest of it is all just wordsmithing, and you will see more work on that but I don't see any huge changes.

Pete Frisina began by saying one thing I need to talk about is Page 7, under Section J & K, that is where you have to go public hearing when you want to make a change to a final plat, that either adds property to the subdivision plat, creates more lots or changes the use on one of the properties, and we do that for both a final plat and a minor subdivision plat. He explained the first changes that I think I am going to make is that we go to a major final plat and a major final plat. He added we're not going to this on a minor final plat, because these are just lots cut up along the side of the road, they don't look to me that they have the kind of relationship when you have a major final plat that is inside and it's enclosed. He noted that when we make that change we are not going to do that for somebody. The explained in fact you are going to have one come up next month, somebody cut out a lot on the side of the road with a minor subdivision plat and if they want to cut it in-half they have to go to a public hearing to be able to do it, that's a lot of work. He added it's a four (4) acre parcel along the side of road that zoned R-70, but we got to go public hearing to be able to do it.

Danny England said I think the City does it that way, they approve it but there is no hearing or anything.

Pete Frisina replied this started with something that happened many years ago, like when we had some lot that did not have enough contiguous acreage, so they made up a rule. He added I am working with Dennis Davenport, he said the Board of Commissioner does want to take more control in a major final plat as far as changes, well they turned the last one down. He explained I told Dennis Davenport, the problem that I have is that you have issue, you have a conflict between zoning and a subdivision procedure and you need to rectify that situation. He concluded the problem that we have here is our attorney are not in concert with our outside attorney. Our outside attorney said there is no criteria here, what are you making a judgment based on, there is nothing here.

Danny England replied there's no way test it.

Dennis Davenport is going through and he going to be looking at trying to figure out how to write a set of criteria or something that will be used to judge one of these things, somewhat like a rezoning. He added he will to try to figure what's the situation, how you are going to do it, what's is the written criteria. He concluded that Dennis Davenport is working on that. I will let him come in and present it when we get to that level.

Pete Frisina began by saying another issue that has come up, I am doing a lot research on these older subdivisions. He said I am trying to figure out where are the subdivisions, where the growth potential is, where they are being developed at much greater lot size. He explained what makes it divisible is when they have a much larger lot size and a much wider lot size, because a lot of times you have some R-40 lots that are three (3) acres; if they are 120 feet wide you can't do anything with them anyway. He added if you got an R-40 with a 250 foot wide lot that three (3) acres it's just right for cutting it in-half. He said I made some suggestions to Dennis why don't we just make a rule. He then noted said Dennis Davenport replied that he was given direction by the Board to come up with something.

Pete Frisina said fine, here is my recommendation, make a rule once it is final platted, it done, you can't change it. That would save us a lot of work and there is no public hearing, that's my first recommendation. He added if the Board really feels that way, just don't allow it. He concluded make

sure that you say this is overriding the underlying zoning, in some form or fashion, so you have to get two (2) ordinances and you have to have that language in both.

Pete Frisina stated, I am doing a lot of research on where these things are, why don't we go into one of these subdivisions and as a courtesy to them we'll rezone them. He added we will rezone your property so that you can't subdivide, that is my second recommendation n. Dennis will be working on the criteria. He concluded that Dennis replied, I am not going to discount either one of those but I am going to work on the criteria and see where we end up, either of those are not bad suggestions, I just don't know where the Board want to go.

Pete Frisina began by saying so now another issue has come up, where someone has subdivided a property like a final plat and they have made the lots larger to create some kind of character for their subdivision. He explained in the past we have had developers that were in the habit of enhancing the subdivision with their wishes and desires by making the lots larger than they need to be and are required to be. He added they said I am going to increase the setbacks, so instead of a 40 foot setback, I want a 100 foot setback, and guess what we did. He noted that we accepted those plats with a 100 foot setbacks on them and we've enforced them.

Bill Beckwith replied but these are not County setbacks.

Pete Frisina then replied, yes, these are not County setbacks, they are developer-imposed setbacks and the County has enforced them. He added there was one subdivision where the developer, I am not quite sure why he did it, he actually had different setback in different sections of the same subdivision. He explained that if you were going down the road, he widened the setback of those lots that fronted the road but when he got to the corner he made them smaller, so maybe they would have more buildable area. He said I can tell you antidotally what we did policy-wise, when someone wanted to build for less than what he set the setback they just had to bring a letter from the developer stating that it was okay. He also explained as a rule now, ever since I have been dealing with the Department, we will not approve a plat that has a greater than the County setback. He added someone says I want a 100 foot setback, I am not going to approve it, if you want 100 foot setbacks you put in covenants in there. He said we will enforce the County setbacks and that's it, but we have by policy, on these older subdivisions, we have been saying okay we are going to abide by it. He noted we had a few situations where we had another subdivision where a 100 foot setback was put on all the lots and there is a letter in the file from the County attorney saying were not going to go by this. He concluded speaking with our present County attorney who says I don't know if we can do that, he says I think that should be another thing for a public hearing.

Pete Frisina began by saying the other issue that came up is someone came in and they had a 75 foot setback in a subdivision that done many years ago. He added I can't figure out how this happened, but this was an older subdivision where the only thing you needed was the handwritten name of the County Engineer who approved it. He explained, they had the setback set within the subdivision at, I guess, the county standard, and he crossed out all those and wrote 75, and then he wrote his name approved by County engineer with 75 foot setbacks. He added that's what got us into a discussion with Davenport, I now have somebody that wants to reduce the 75 foot, and I said they can't go to the ZBA, because 75 is not a reduction for the ZBA. He stated I said we have been in the habit of saying revising

the plat to the County standard and if they need more they will have to go to the ZBA. He added well he and I are still discussing the merits of that, under here that is not a criteria to go to a public hearing. He questioned the group how do you guys feel about this, in general, I can find you some of the old plats to look at. He said looking on the aerials, probably the situation is that 95 percent of the homes meet the 100 foot, every once in a while you will find one that doesn't, I don't how that happened but in general, how do you guys feel about developer-imposed setbacks from years ago. He questioned the group what should the County do. He concluded how we should allow people to change it, because I am not in favor of keeping a 100 foot setback where it is not required.

Bill Beckwith replied could they do it individually or will they have to re-plat the whole thing.

Pete Frisina replied that we have people re-plat a lot or two here and there. It has not been very widespread.

Danny England replied this comes up where I buy a house, find out the house is 100 feet off the road, I want to do an extensive renovation, and I want to push the thing forward and I find out that I am sort of held to this weird standard, and I am saying Pete what do I do, or else, there is a lot that never sold.

Pete Frisina responded Davenport's thing is that you have a character issue, where most of the houses are meeting that 100 foot setback but now somebody buys in and says I want to meet the 60 or 40. He added that's probably the bigger issue is now suddenly someone builds a house and now it's in front of my house, that weird, we all line up here except for Jeff who stormtroopers in and builds a house up here.

Pete Frisina replied so that the issue we are dealing with. If you guys have some thoughts on it, when he come up with something I will have him come in and deal with that. That the issue, it's a character issues and whether not it should go to a public hearing and what criteria do we use for that.

Brian Haren replied I say right now don't allow it going forward.

Pete Frisina replied we don't allow anyone to do it anymore.

Brian Haren responded but it was something that the county agreed to in the past, which is what you are going to use to approve a plat, enforce that.

Pete Frisina responded that the issue is just like zoning, zoning only requires me to have a one (1) acre lot, and now I have a three (3) acre lot, why can't I subdivide. He added zoning requires me to have a 40 foot setback, so why can't I do have to have a 100 foot setback.

Brain Haren replied because you are in a subdivision.

Pete Frisina well that strength needs to be added into this document.

Brian Haren replied well you are right.

Chairman Culbreth replied there are minimum standards.

Pete Frisina stated that when someone buys in the subdivision and they study the plat thoroughly, they buy there with the anticipation that nothing will ever change and that's the way it should be. He added that why I just say let just make it unchangeable and be done. He explained that will be the simplest, to say we can't do it anymore. He concluded, that's it for the subdivision regulations.

Bill Beckwith asked just curious, if there was there any notification on the plat that this is not the same as the County standard.

Danny England replied it's drawn and platted as just officially as anything else. It just says 100 BL or whatever and that just what is. He if just look at that and purchased that property you probably aren't thinking is that to County standard, it is what it is.

Pete Frisina replied so that will be part of this, paragraph J will grow and we will figure out to make this defensible, logical or something.

Danny England stated I do think this look at character is the sort of way to approach it. If Brian or I lived on either side of somebody who has done that would be a sad day for us.

Pete Frisina replied unfortunately the County has not always handled this the same way twice.

Al Gilbert suggested that years ago you use to have the 10 percent factor you could play with.

Pete Frisina replied that we don't have that option anymore.

Al Gilbert stated I don't know if you remember that or not.

Danny England replied that Randy spoke about it in the last meeting.

Al Gilbert replied that they can change the setback but the Commissioners decided they didn't want them to have that option.

Pete Frisina said I had even reduced it to less than ten (10) percent, I had it kind of worded that it was there for mistakes and we had a small, small, no more than two (2) feet to handle mistakes.

Danny England said it did make sense, I remember hand drawing plats years ago, Randy was right you get work all the down and to that cul-de-sac and find out the last two (2) lots don't work, aww man, get out the eraser. He added now it is a lot easier to get all that stuff out, but it was terrible, you had to double-check the math twice before you brought out the ink pen.

Pete Frisina stated okay that what's coming up, my goal is try to get the subdivision regulations and everything done and hopefully get to public hearing by the end of the year, because we lose two (2) meetings, if not the December meeting, then hopefully by January with everything changed, amended and approved.

3. Discussion of the Zoning Ordinance

Pete Frisina began by saying the next thing I want to do is take a look at some things in the Zoning Ordinance, so we have come up with more but I sent you out the two (2) we are looking at right now. He added if you remember the Daisy Hill Event Center it was an A-R wedding/ event center originally. He said they wanted to use the house for an office, and a dressing room, etc., and I said at that point I don't comfortable doing that. He explained we didn't look at that happening in A-R, so I had them to rezone to O-I, which was good. He noted that helped us change the alcohol ordinance in a way to allowed them to have a commercial license, and kept it out of the A-R situation. We were working on that at the same time and I kind said put in an O-I non-residential and we were able to make that work. He concluded they are very happy right now.

Pete Frisina began by saying but now I have another situation where somebody's come in and they said you know, it's a very large piece of property, 200-300 acres with many homes on it, some of them old, some of them not in use. He added so obviously, we they want to come up with an A-R wedding-event facility, a fairly sizeable one, and they want to use some of the buildings that really aren't being used as residence any more, but that's where they will build as one of these. He said a business office and/or structures utilized for event preparation shall be allowed in conjunction with an A-R wedding / event center. He also explained that means that they have to meet building code, the have to meet fire code, I have to get with the fire marshal and building departments to see what issues they have. He concluded I don't know if I want to rezone 300 acres to something else other than A-R, if they want to build something new that's fine as well.

Pete Frisina began by saying in both cases, there was a house that no one was living in. He noted in Daisy Hill no one lived in that place anymore, so it wasn't like the person that was running the event facility was to live on the farm and have weddings in the back yard, like we originally thought, it didn't work like that. He concluded, that one of things that we are looking at and there is some wordsmithing needed here.

Pete Frisina began by saying under C-H, we have building contractors and related activities. He added we had a flooring sales distributor come by and we didn't have a place to put him under C-C. He explained we are lumping that use in with building contractors, security systems and places where people can maintain their contracting equipment and things of that nature. He concluded that's kind of worth mentioning, let me know if you guys have any suggestion on this.

Pete Frisina began by saying the other thing that we are working on is we found a mistake in the ordinance, when we rewrote the entire ordinance about six (6) to seven (7) years ago, R-85 had the wrong setback in it, we are going to correct that.

Danny England asked if that was the one Randy Boyd was talking about.

Pete Frisina responded yes, and the other thing that we are going to do is we have an R-85. He added the lot width is only a 125 feet wide. He explained I have looked there is only one lot that adds up to 170, we are going to widen that out to 175, it just doesn't make any sense to have a three (3) acre lot the width of a one (1) acre lot, so that something else we are working on.

Pete Frisina began by saying also I can present some of the stuff I have looked at with some the subdivisions. He added we have is some developments that look like subdivisions did come about as subdivisions. He questioned the group how do we take something that looks like a street with lots on it that was built with a cul-de-sac at the end, but here is no subdivision plat for it. He added that each individual lot surveyed it and was sold, there is no name, and someone just built a street and some of them we have allowed. He added I am looking at lot where we had all kind of different arrays of different sized lots and we have allowed some people to subdivide. He explained in fact we have one that is a quasi-subdivision and when they wanted to subdivide inside of it, we made that another subdivision with a different name. He concluded with that was all that of them items for discussion.

Chairman Culbreth entertained a motion to adjourn.

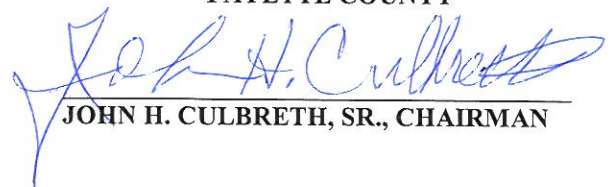
Brian Haren made a motion to adjourn. Danny England seconded the motion. The motion passed 4-0. Arnold Martin, III was absent.

The meeting was adjourned at 7:47 pm.

PLANNING COMMISSION

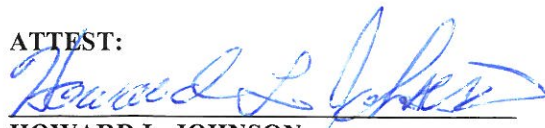
OF

FAYETTE COUNTY



JOHN H. CULBRETH, SR., CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY