

**BOARD MEMBERS**

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Danny England, Vice-Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

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Peter A. Frisina, Director
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 6, 2020
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 January 15, 2020.

NEW BUSINESS

2. Consideration of a Petition No. VA-020-20, Philip and Sandra Grant, Owners, and Randy M. Boyd, Agent, request a variance to the Fayette County Subdivision Regulations, Section 104-597-Minimum standard, (3) Contiguous Areas for Residential Development. This variance is to reduce the contiguous area for Lots 1 and 2. The property will consist of 2 lots zoned A-R, is located in Land Lots 62 and 63 of the 4th District and fronts on Bankstown Road.
3. Consideration of a request to reduce the 25 foot side yard setback as indicated on the Final Plat for Lot 2 of Huntington South Subdivision to 15 feet as currently required by the R-40 Zoning District to apply for a variance on a detached garage.

OLD BUSINESS

4. Discussion of the Zoning Ordinance and Subdivision Regulations

To: Planning Commission

From: Planning and Zoning

Date: January 27, 2020,

Subject: Phillip & Sandra Grant for the Minor Subdivision Plat Subdivision Variance Request (VA 020-20)

Phillip & Sandra Grant 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 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 **A-R** which requires a minimum contiguous area of 2.0 acres. Per the applicant's letter, proposed Lot 1 and Lot 2 does not meet the minimum standards of 2.0 acres for contiguous buildable area. These lots have a minimum contiguous area as follows:

Lot Number	Contiguous Area/Acres
1	1.624
2	1.874

The reduction in contiguous area is a result of the narrowness of lot, minimum lot width, and building setbacks.

Environmental Health – No objections.

Engineering – No objections.

Water – No conflict.

Fire – Approved.

EMD – No comment.

**APPLICATION OF UNDUE HARDSHIP UNDER
THE FAYETTE COUNTY SUBDIVISION REGULATIONS**

Sec. 8-510. 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-020-20

Name of Petitioner: RANDY M. BOYD

Address: P.O. Box 64 - ZEBULON, GA. 30295

City, State, Zip Code: ZEBULON | GA. 30295

Telephone Number: 404-275-1677

Subdivision Name: N/A

Fronts on: BANKSTOWN ROAD

Land Lot(s): 62 & 63

District(s): 4th

Zoning District: FR

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

Applicant Signature: Randy M. Boyd

Planning Commission Hearing Date: February 6, 2020

Request: SEE ATTACHED LETTER

VA-020-20

**Randy M. Boyd
P.O. Box 64
Zebulon, Ga. 30295**

January 21, 2020

VIA HAND DELIVERY

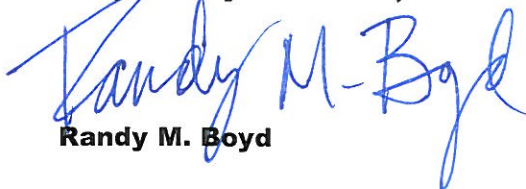
**Pete Frisina, Director
Fayette County Planning and Zoning Department
140 Stonewall Avenue, West
Suite 202
Fayetteville, Ga. 30214**

**RE: Petition to the Planning Commission
for reduction of the Contiguous Area
on proposed subdivision of 10.528 acres
into 2 lots - Tax Parcel No. 0409 025**

Dear Mr. Frisina,

Philip P. and Sandra R. Grant purchased this tract of land on September 7, 2004 (deed book 2604, page 111). The property contains 10.528 acres and is currently zoned AR. The attached concept plan proposes to subdivide the property into 2 lots. Lot 1 is 5.061 acres and lot 2 is 5.467 acres. When the appropriate setback lines are applied, the contiguous area of each lot is less than 2.0 acres which is required for the AR zoning. Lot 1 has a contiguous area of 1.624 acres and lot 2 has a contiguous area of 1.874 acres. Our request is for a reduction in the contiguous area for these two lots.

Respectfully submitted,


Randy M. Boyd

Philip P. Grant
P.O. Box 307
Brooks, Georgia 30205

January 20, 2020

Re: 436 Bankstown Road, Brooks, Fayette County, Georgia

As the owners of the property located at 436 Bankstown Road, Brooks, Georgia 30205, we hereby grant Green Forest Construction, LLC the authority to seek subdivision of our property into two tracts, and further, seek a variance to allow less than two contiguous acres inside the building lines for each aforementioned tract.



Philip P. Grant



Sandra R. Grant

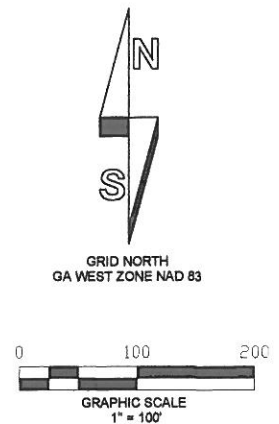
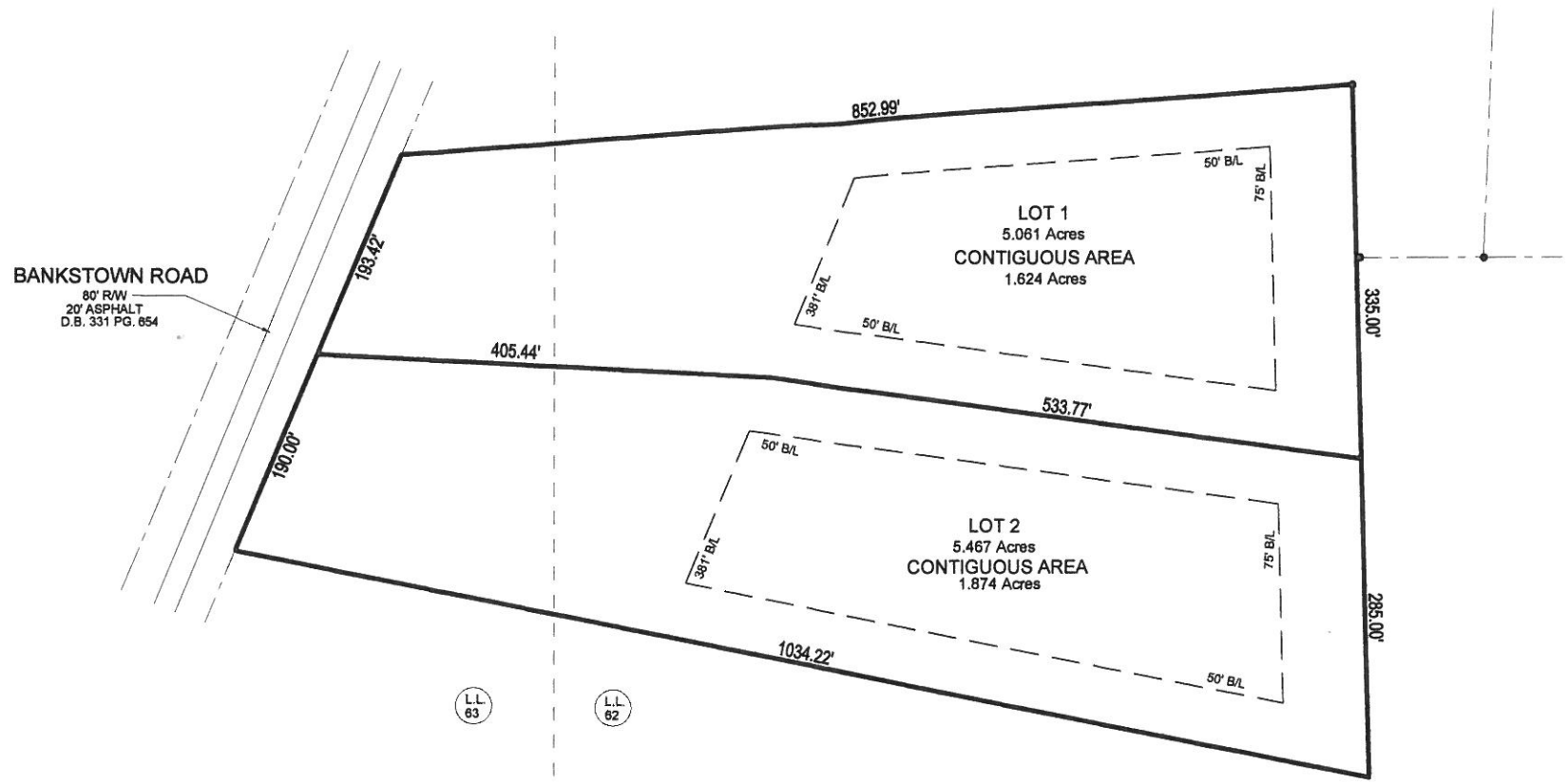
CONCEPT PLAN

VA-020-20

GENERAL NOTES

1. PROPERTY ZONED AR-1 (10,528 ACRES)
2. TAX PARCEL NUMBER - 0409 025
3. PROPERTY ADDRESS - 438 BANKSTOWN ROAD

- LEGEND
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - CTP=CRIMP TOP PIPE
 - L.L.=LAND LOT
 - L.L.L.=LAND LOT LINE
 - P.=PROPERTY LINE
 - CO=CONSTRUCTION ENTRANCE
 - EP=EDGE OF PAVEMENT
 - P.O.B.=POINT OF BEGINNING
 - B/L=BUILDING SETBACK LINE
 - D.E.=DRAINAGE EASEMENT
 - N/F=NOW OR FORMERLY
 - F.W.P.D.=FIELD WORK PERFORMED DATE
 - M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
 - DB=DEED BOOK
 - PG=PAGE
 - PB=PLAT BOOK
 - (###)=HOUSE NUMBER
 - U/P=UTILITY POLE
 - R/W=RIGHT OF WAY
 - TBM=TEMPORARY BENCHMARK



Job No. 20-007

Drawn By:	Reviewed By:
R.D.G.	R.M.B.
Issue Date: 01/20/20	
F.W.P.D.: 12/03/16	
Revisions	Date



Prepared For:

GREEN FOREST CONSTRUCTION, LLC

Property Location

Land Lot 62 & 63 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

VA-020-20
original survey

N/F
BARBARA T. BREED &
EMORY M. BREED
D.B. 292, PG 375

N 84°50'00" E
853.16

10.530 ACRES

D.B. 148, PG 383
D.B. 2604, PG 111

TRACT 3 ON SURVEY FOR ERNEST TURNER BY
C.E. LEE, GA. P.L.S. NO. 1093, DATED 3/24/76

SURVEY FOR
**PHILIP P. GRANT
& SANDRA R. GRANT**

L.L. 62 & 63 4th DISTRICT
FAYETTE CO., GA

60' 100'
GRAPHIC SCALE
10/6/05

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING, INC.

325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND
PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM
STANDARD AND REQUIREMENTS OF LAW.

R.M. Boyd
REGISTERED LAND SURVEYOR NO. 2227 0/6/05
DATE

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY
MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEDERAL
INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY
SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA.

REFERENCE PLAT NUMBER 13113 C D1270 DATE 3/10/96

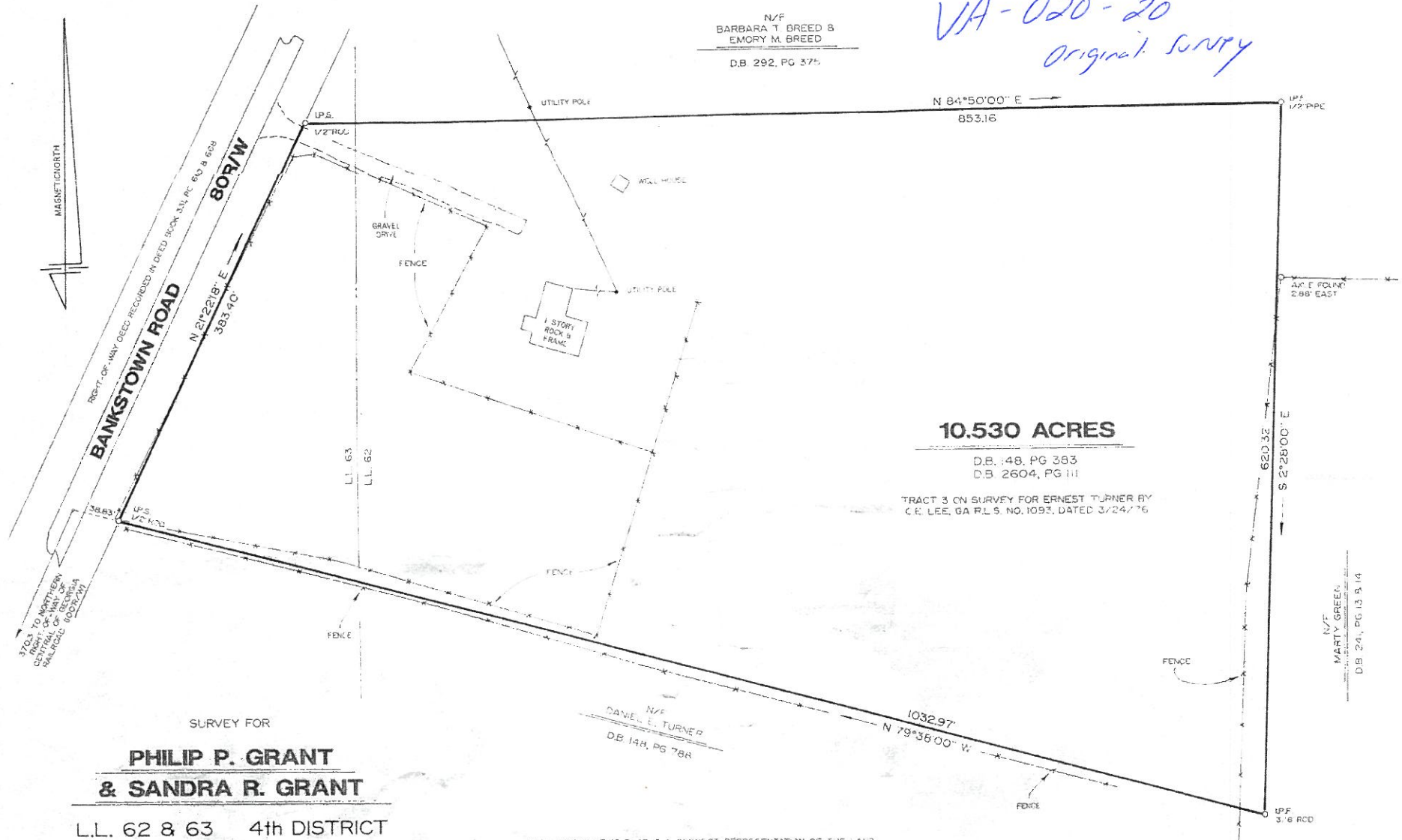
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02
SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS
RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

A TOPCON HTS-313 WAS USED TO COMPILE THE ANGULAR AND LINEAR
FIELD DATA.

FB = 216 A

FILE = 05024



To the Fayette County Planning Commission Members:

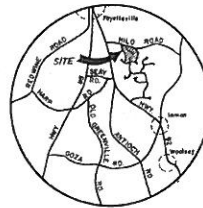
My property is located at 349 Hilo Road, Fayetteville. It is considered part of the Huntington South Subdivision. When this subdivision was established, the side setbacks for each lot was set at 25 feet. The current side setback for R-40 throughout Fayette County is 15 feet.

This letter is to request a variance to change my side setback to the standard 15 feet .

Thank you for your consideration in this matter.

Charlotte Chancellor
349 Hilo Road
Fayetteville, GA 30215
770-486-1954 home
404-409-4209 cell

HUNTINGTON SOUTH
UNIT FOUR



VICINITY MAP
NOT TO SCALE

MAGNETIC NORTH

REVISED

DATE 6-16-86
SIGNED [Signature]

APPROVED BY DEPARTMENT OF PUBLIC WORKS
FAYETTE COUNTY, GEORGIA
DATE 6-16-86
SIGNED [Signature]
County Survey Engineer

DATE 6-16-86
SIGNED [Signature]

APPROVED BY THE COUNTY ENGINEER
FAYETTE COUNTY, GEORGIA
DATE JUNE 20, 1986
SIGNED [Signature]
County Engineer
APPROVED BY THE FAYETTEVILLE - FAYETTE COUNTY
PLANNING COMMISSION
DATE 6-24-86
SIGNED [Signature]
Secretary

DATE 6-16-86
SIGNED [Signature]

WE, THE UNDERSIGNED OWNER (S) AND/OR MORTGAGEE (S) OF THE HUNTINGTON SOUTH SUBDIVISION, UNIT FIVE, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS OF WAY, EASEMENTS AND OTHER GRANTS SHOWN ON THIS PLAN.
OWNER: Thomas B. Chaudin
DATE: 6-2-86
MORTGAGEE: [Blank]
DATE: [Blank]
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, ON THE LACK OF ONE, INDICATED BY THIS PLAN.

Thomas B. Chaudin
OWNER
DATE 6-17-86

I certify that all measurements are correct and were prepared on actual survey. The property made under my supervision, that all monument locations are correctly shown, and that the property will comply with all laws and ordinances. Monuments are as noted.
SIGNED [Signature]
DATE 6/20/86
SURVEYOR G. R. S. #215C
Georgia Registration No. 238

C-CURVE TABLE

NO.	ANGLE	CH	BLD.	BLD.	BLD.
1	15°	1.11	1.11	1.11	1.11
2	30°	2.22	2.22	2.22	2.22
3	45°	3.33	3.33	3.33	3.33
4	60°	4.44	4.44	4.44	4.44
5	75°	5.55	5.55	5.55	5.55
6	90°	6.66	6.66	6.66	6.66

NOTES

1. Iron Pin (1/2" Rebar) set on all lot corners unless noted otherwise.
2. D.E. - Easement Drainage Easement.
3. Setback - 10'.
4. Building Setbacks - 10'.

T.B.M. EL. 899.74
X on hooded sta. 1+50
right Dunbar Lane.

Setbacks:
Front 60'
Side 25'
Rear 30'

HUNTINGTON SOUTH
(FUTURE)

DEVELOPED BY
CHANDLER & WALDROP, INC.
P.O. BOX 273 PAYETTEVILLE, GA. 30214
461-1228

REVISED

FINAL PLAN FOR
HUNTINGTON SOUTH
UNIT FIVE
LOCATED IN
LAND LOTS 41B & 42B DISTRICT
FAYETTE COUNTY, GEORGIA
SCALE 1" = 40' (1" = 100' LINES)
SURVEYED BY
G. R. S. #215C
JUNE 20, 1986







1/23/2019 12:41

