

THE FAYETTE COUNTY PLANNING COMMISSION met on December 2, 2010, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Tim Thoms, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Pete Frisina, Director of Community Development
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Sgt. Earl Williams

STAFF ABSENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Thoms called the Public Meeting to order and led the Pledge of Allegiance. Jim Graw gave the Invocation. He introduced the Board Members and Staff and confirmed there was a quorum present.

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1. Consideration of the Minutes of the Public Hearing held on November 4, 2010.

Chairman Thoms asked the Board Members if they had any comments or changes to the Minutes. Al Gilbert made the motion to approve the Minutes. Doug Powell seconded the motion. The motion unanimously passed 5-0.

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THE FOLLOWING WILL BE CONSIDERED BY THE PLANNING COMMISSION ON DECEMBER 2, 2010, AND BY THE BOARD OF COMMISSIONERS ON JANUARY 13, 2011.

2. Consideration of Petition No. RP-049-10, Wendy K. Peterson, Owner/Agent, request a revision of the recorded plat for Woods Edge at Timber Lake, Phase I, to subdivide Lot 140 into two (2) single-family dwelling lots. This property is located in Land Lots 20 and 21 of the 6th District, fronts on Brown's Crossing Drive, and is zoned PUD-PRD.

**December 2, 2010
PC Public Hearing**

Wendy Peterson stated she was the second owner of the house and the builder told her the subject property was going to be two (2) lots but the cost of the septic system was going to be too expensive. She said she plans on subdividing the lot and building her personal home on the newly subdivided lot. She reported she had met with the Environmental Health Department and a Level IV Soil Survey would probably be required.

Tim Peterson advised they had notified the ARB Chairman and the HOA President to discuss their plans and both approved the plans. He presented copies of the documentation to the P.C. for the file.

Chairman Thoms asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Jim Graw commented there appears to be potential problems with the soils based on the Environmental Health Department's comments. He remarked this may be the reason the lot was not platted as two (2) lots by the developer. He added the residents had purchased property in the subdivision knowing exactly how many lots were platted. He expressed concern about the approval setting a precedent.

Al Gilbert said if anyone had been present to oppose the petition, it would have a lot of bearing on his decision. He remarked a PUD is approved with varying lot sizes and he expressed concern about decreasing the size of the lot.

Doug Powell said the ordinance regarding a PUD had been amended two (2) years after the approval of the development. He pointed out the condition of approval had capped the development at 154 lots and only 145 exist. He asked if there were other lots in the subdivision which would be subdivided.

Bill Beckwith stated he would also like to know the answer to Mr. Powell's question.

Robyn Wilson replied there were 15 or more lots over two (2) acres; however, in order to subdivide a lot such items as the required road frontage, lot width, and setbacks would have to be in compliance so all of the two (2) plus acre lots would not be able to subdivide and comply with the requirements of the zoning.

Doug Powell asked if a primary and alternative location for the septic system would apply to the new lot.

Robyn Wilson replied the new lot would be required to meet those requirements.

Tim Peterson noted the existing septic system is over capacity for the existing house. He confirmed he was aware the septic system would have some challenges; the new lot was for their personal home. He added new technology has been developed in the past 12 years and he knew the septic system would be more expensive (\$8,000 vs. \$4,000.)

Chairman Thoms stated the petition was unique and the total lot count remains under the amount approved as a condition of zoning. Hearing no further business, he called for a motion.

Doug Powell made the motion to recommend approval. Bill Beckwith seconded the motion. The motion passed 4-1 with Jim Graw voting in opposition.

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Chairman Thoms asked if there was any further business.

Pete Frisina advised the P.C. that the Planning and Zoning Department did not receive any public hearing applications for January; however, a public hearing will be held prior to the public meeting/workshop to elect officers and approve Minutes. Both meetings will be scheduled for Thursday, January 20, 2011, in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, Doug Powell made the motion to adjourn the Public Hearing. Bill Beckwith seconded the motion. The motion for adjournment unanimously passed 5-0. The Public Hearing adjourned at 7:20 p.m.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**TIM THOMS
CHAIRMAN**

**ROBYN S. WILSON
SECRETARY**