

THE FAYETTE COUNTY PLANNING COMMISSION met on October 17, 2013 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order. Chairman Gilbert introduced the Commission Members and Staff.

* * * * *

1. Consideration of the Minutes of the Meeting held on October 3, 2013.

Jim Graw made a motion to approve the minutes. Bill Beckwith seconded the motion. The motion passed 3-0-1 as Doug Powell abstained. Tim Thoms was absent.

NEW BUSINESS

2. Consideration of Minor Subdivision Plat of Weldon Road Property, LLC and Ricky Harp, Owner. The property is zoned A-R and is located in Land Lot 11 of the 5th District and fronts on Weldon Road.

Warren Elwell of Falcon Design said it is a 54 acre lot and there is a creek on the northern side of the property.

Chairman Gilbert asked how much of the lot is affected by the creek.

Mr. Elwell said about 4.5 acres is affected by the creek.

Jim Graw asked what the future plans for the property are.

Mr. Elwell said the property owner wants to build a single-family residence and a barn.

Jim Graw asked if there are future plans to further subdivide the property.

Mr. Elwell said it did know of any plans to further subdivide the property.

Chairman Gilbert informed Mr. Elwell that there were only four (4) Planning Commissioners

present and it takes three (3) votes to carry a motion and did he want to proceed with the subdivision plat.

Mr. Elwell said he wanted to go ahead with the subdivision plat.

Bill Beckwith made a motion to approve the Minor Subdivision. Doug Powell seconded the motion. The motion passed unanimously 4-0. Tim Thoms was absent.

NEW BUSINESS

3. General discussion of proposed amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, regarding: residential building height.

Dennis Dutton said there has been a situation, based on the way building height is measured from the midpoint of a basement to a midpoint of an attic, where the plans examiner of the Building Permits and Inspections Department miscalculated the height by 1.5 feet. He said staff is looking at two (2) options, raising the building height to 40 feet and measure in the same manner or leaving the height at 35 feet and change the method of the measurement.

Doug said he would prefer to keep the height at 35 feet and adjust the way the measurement is made because next time it will be 45 feet then 50 feet and on and on.

Bill Beckwith said hopefully it will be caught next time before that happens.

Chairman Gilbert said Pete Frisina had asked the Building Official what is the highest somebody could build and the Building Official said 12 foot stories could be built before an engineer would be needed to certify the structure, so with that alone you would be more than 35 feet.

Jim Graw asked what the specific situations with these houses are.

Dennis Dutton said he thought there were two (2) existing houses that could exceed the limit and a few that have not yet been built and the plans are on hold.

Chairman Gilbert said Pete Frisina also told him that larger homes are again being built in Fayette County and they just seem to be getting bigger and bigger.

Jim Graw asked what is the better of these two (2) options.

Dennis Dutton said option is preferred because it would be the simplest to administer.

Jim Graw asked of these two (2) options which one would allow the taller house.

Dennis Dutton said possibly option one would allow a taller house.

Bill Beckwith said the two (2) options were pretty equal and option 1 keeps it simple.

Page 3
October 17, 2013
PC Meeting

Jim Graw said if we have a house that exceeds 35 feet now and we went with option 2 it would still be in violation.

Dennis Dutton said it would not because you measure from the first floor not the middle of the basement.

Doug Powell said his point is this going to keep creeping up over time and how do we control this and option 2 may be the better option.

Jim Graw said option 1 would be simpler method.

Doug Powell said his concern is building height going to continue creep up and how do we stop it.

Tim Thoms entered the meeting at 7:24 pm.

Jim Graw said option 1 is the better option.

Doug Powell said his concern is the building height will continue to creep higher.

The consensus of the Planning Commission is option 1 is the better option but they were all concerned with residential building height creeping up and they will continue the discussion at a future meeting.

Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Tim Thoms said so moved.

Chairman Gilbert said the meeting was adjourned at 7:30 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



AI GILBERT, CHAIRMAN

ATTEST:



