

THE FAYETTE COUNTY PLANNING COMMISSION met on June 15, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Jim Graw
Al Gilbert

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning and Zoning Coordinator

Welcome and Call to Order:

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

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1. Consideration of the Minutes of the meeting held on June 1, 2017.

Al Gilbert made a motion to approve the minutes. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Turner Farms. The property will consist of three residential lots zoned A-R, is located in Land Lots 62 & 63 of the 4th District and fronts on Bankstown Road.

Jim Graw asked Mr. Boyd if he was here for both of them and if there was anything he'd like to say.

Randy Boyd said Jason Mask, who is a Fayette County resident, is developing Turner Farms. It was a larger twenty-one (21) acre tract and we just split it up into three (3) lots. I was going to kid with Chanelle because they've been on me about turning these plats in, and I said I'd do better. We turned that one in and it went through the first time, so we're learning what everybody wants on there and I thank Chanelle and the staff for working with us on that. We just ask that you approve it as submitted. It's gone through all the departments and everybody's approved it as is so we just ask that you approve it as we submit it to you tonight.

Chairman Haren asked what's the intent with that left over section. You've created a flag lot there.

Randy Boyd stated that's exactly what it is, it's a flag lot. Back here is a beautiful piece of property. We set the pins, but you don't have enough area or frontage to get 250 feet at the

building line for three (3) lots so we had to take a flag lot. It's a beautiful piece of property back here, great building site. There are weirdos like myself; I have property that has a flag going through it that you don't want on the road and it's just a beautiful house site back there.

Chairman Haren asked if it was buildable at some point.

Randy Boyd said yes sir, and it's got the soil analysis on there. It's a beautiful lot and I encourage you, if you get a chance look at it. It's a great concept to be able to do that sometime. You don't have enough width for three (3) lots, but you do have the opportunity to get the 100 foot strip going back there.

Jim Graw asked if it meets the contiguous area.

Randy Boyd said yes sir, we guarantee we met that.

Jim Graw made a motion to approve the Minor Subdivision Plat of Turner Farms. John Culbreth seconded the motion. The motion passed 4-0

3. Consideration of a Final Plat of Sams Crossing. The property will consist of three residential lots zoned R-40, is located in Land Lot 250 of the 4th District and fronts on Antioch Road and McBride Road.

Chairman Haren asked if there were any questions or comments. Is this a final plat?

Chanelle Blaine said yes, final means it's less than five (5) acres.

Jim Graw asked what are they going to do with that open piece of property.

Randy Boyd stated that they are going to put two (2) more lots there. Originally the property was zoned R-40, it's one acre, it was zoned in 1972 by Ferrol Sams. The property was passed through the family and ended up with Steven Cole. When I first did the design I had seven lots (7) because the road classification stated you had to have 150 feet of frontage. To do that, we had a fire hydrant and we were going to have to put a water line in. I already have an approved set of plans on a water line. A couple of guys from across the street came forward and called me to ask what I was doing, and to say they had drainage issues over there on the lake, which is a part of the original zone. I went back to three (3) acres instead of five (5) lots which were three (3) acre, three (3) acre, three (3) acre, three and a half (3 ½), and two and a half (2 ½) so I would not impact it as much with seven (7) houses, and I put a 150 foot undisturbed buffer along the front.

It's really been a hold up on this piece of property because I was hoping to get government, or Fayette County, backing on that. I tried everything in the world. I met with staff, but we couldn't come up with anything that would protect that via the county ordinance. We have it in as a deed restriction. I went back to five (5) lots and I'm going to have a 150 foot undisturbed buffer, except for the area to get our driveways in, just to help these guys across the street because they

have a drainage problem. They've got a beautiful lake over there, and I've got a lake and I wouldn't want putting mud or silt in my property. So I said ok guys, I'm going to put five, three (3) acre lots. I could legally put a street in there and jam that thing with a number of one acre lots; didn't do it, strictly because of the guys across the street. Just to work with them. They love the buffer; if I could have enhanced and protected it anymore I would have. Not to jam as many lots there, make as much money as we could, I'm trying to be a good neighbor.

Jim Graw asked how many acres is that? Is it R-40?

Randy Boyd stated that it's fifteen (15). It's already zoned R-40.

Jim Graw asked if he could have gotten about eleven (11) lots in there?

Randy Boyd stated that I could have gotten a lot more than five (5), but I'm trying to be a good neighbor. And I think that I am, and these guys across the street love me. I didn't jam as many in there because I didn't want to flood them. If you look at that and say 'why'd he put that 100 foot undisturbed buffer', you can't get a whole lot better than natural, undisturbed area to slow the storm water down. If they build those houses further back, there's a ridge right along here. I would push those things back another couple hundred feet, but we thought that was little ridiculous. So if they'll build those houses on the ridge I'm hoping it'll be a situation where you won't even be able to see the houses. You'll look there and see a nice forested area, and you'll say 'oh yeah, that's those lots Randy brought before us, that kind of conservation type subdivision' so to speak. If I could have I would have probably taken it back before the board, zoned it three (3) acres, and asked them if they would have put that buffer in there, but I didn't know how they would react to that so I didn't take that chance. I was just a little bit afraid, so I thought 'well, I'm going to do it like that'.

If you're wondering what that's about, that's what it's about. Strictly to push the houses back and protect the area. Just being a good neighbors and developer, and not trying to slam as many lots in there as we could get.

Jim Graw asked if they were going to come back later with two, three (3) acre lots?

Randy Boyd said this one would be a three and a half (3 ½) acre lot and a two and a half (2 ½) acre lot, I'm going to push them back a bit further. This guy comes off McBride, and this one I'm going to push that building line back even further. I'm going to push it back in one area almost 200 feet. I'm trying that house further away from the road.

Jim Graw said so a three (3) and a two and a half (2 ½)?

Randy Boyd said yes sir. And I'll go ahead and mention it to you now because Chanelle brought it up to me and I didn't even realize it. We're not including it in this because we've got to do a little bit of work to that storm drain to help that situation. We couldn't really solve that so I said let me tap the three (3) lots and then we'll come back later with these other two (2). So we're

going to come back later and ask for approval from you to let me add this to the subdivision. Staff disagreed with me, but I thought since I'd already turned it in and showed it as part of the property it wouldn't have a problem coming in as the second phase of Sams Crossing. Chanelle and Dennis said no, if we named it the same we'd have to bring it back to y'all for approval to add an area to a subdivision. I'll go ahead and tell you I'll be back just to call it Phase Two of Sams Crossing, because that's what it's going to be. It's going to be a part of the same parent piece of property and we would like to call it Phase Two and add two more lots to it. I think it'll be a nice little area with nice houses. With Harbor Lakes, and that subdivision I'm hoping it'll be half a million dollar houses by the time you sell the lot and somebody builds a nice house. We're also deed restricting it to 2000 square feet. R-40 is 1500, we're deed restricting it to 2000 square feet. Maybe I can get a reputation as a good neighbor.

Jim Graw asked if they were going to continue that 150 foot buffer in this other area.

Randy Boyd said yes sir. They probably won't do as much off of McBride because they don't have the issue there because the storm water is going to be flowing in this direction. I don't have a problem going 100 feet. If y'all wanted to make a suggestion, I wouldn't have a problem with that. If you wanted me to push that back further I'd be happy to do that up on the frontage of McBride. If you feel better with a 100 foot undisturbed buffer up there I'll do that.

Jim Graw asked where this is in Fayette County.

Randy Boyd stated that's a road right of way of McBride.

Jim Graw asked if that was the old McBride.

Randy Boyd said yes sir. Earlier this year I made a request to the Board of Commissioners to abandon that, and they did. In so doing I'm going to have to compensate the county a little bit of money for it. I offered that, they didn't request it. I offered that in good faith because there was an issue of some property up here at the front. Fayette County had to buy a little bit on this so to bring it back to zero I just offered that money back to Fayette County to clean it up. And they were very kind to abandon it. We'll go in there and split it in the middle to where this person gets half and this person gets half. And probably what I'm going to here is take all of the right of way and I'll probably have to go back and get that rezoned. Or not rezoned, zoned right?

Chanelle Blaine said yes.

Randy Boyd said I'll have to get that strip zoned to put it with this because this is R-40 and this R-45 so they're not exactly the same zone. They're close, I was going to add that to this to make that a developable lot.

Al Gilbert asked when was that R-45 done, you think.

Randy Boyd said I believe it was '95.

Al Gilbert said in '72 R-40 was probably the main zoning classification because you've got two (2) and three (3) acre subdivisions that are R-40. It just wasn't that much variety to choose from. R-45 was in the '80's, late '80's maybe.

Randy Boyd stated that what happened here was that piece of property Dan Stichcomb got. It took Harbor Lakes, it's like 200 acres, and see it went down to the road. Well then when they pushed that back up here that's zoned based on the fact that the original zoning went to the old location. That's zoned R-45 by default really, but it's definitely zoned R-45. We've checked that ten ways to Sunday. And once that's abandoned you've got a forty (40) foot strip of land that's no good to anybody. It wasn't doing much good sitting there; there's no utilities there, there's no pavement there, it's just old road there.

Jim Graw asked if the abandoned strip has to be rezone.

Randy Boyd said yes sir.

Jim Graw asked when he was going to do that.

Randy Boyd stated soon. I've just been trying to get all of this straightened out and I'll do that very soon. Anyway, that's the history of that one and I'll ask y'all to consider it as submitted. We've been working on this for quite some time and we've worked through all the issues I think. The drainage issue kind of crept up after the fact. Once we had that drainage issue going I thought 'oh my goodness, we have to do something to help these guys out'. We had it submitted seven (7) lots, then we bounced back to five (5), then three (3) because that other one had drainage issues. We had to do something with the pipe that's why you see three (3) now instead of five (5). The other two will be coming to you probably between now and the first of next year.

Al Gilbert made a motion to approve the Final Plat of Sam's Crossing. John Culbreth seconded the motion. The motion passed 4-0

John H. Culbreth made a motion to adjourn the meeting. Brian Haren seconded the motion and the motion passed 4-0. The meeting was adjourned at 7:25 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



BRIAN HAREN, CHAIRMAN

ATTEST:


