AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 21, 2019
7:00 pm

*Please turn off or turn to mute all electronic devices during the Planning Commission Meetings

NEW BUSINESS

1. Consideration of a Minor Subdivision Plat of Ryan Stanfield. The property will consist of five (1) residential lot zoned R-70, is located in Land Lot 112 of the 7th District and fronts on Thompson Road.

2. Consideration of a Variance request (VA016-19) for the existing Goza Road Subdivision Plat by Rick Halbert, owner from the Fayette County Subdivision Regulations, Section 104-597. (3) – Contiguous Areas for Residential Development. This variance is to reduce the contiguous area for Lot 3. This property is located in Land Lots 227 & 228 of the 4th District and fronts on Sandy Creek Road.

3. Consideration of a Preliminary Plat of Emerson Woods. The property will consist of 36 residential lots zoned R-50, is located in Land Lot 104 of the 7th District and fronts on Dogwood Trail.

4. Discussion of the State Route 54 West Corridor
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 15, 2019
Subject: Final Plat to be considered on February 21, 2019

FINAL PLAT

Ryan Stanfield

OWNER/APPLICANT

Ryan Stanfield

Recommend APPROVAL for the Final Plat. [Signature]
To: Planning Commission
From: Planning and Zoning
Date: February 21, 2019
Subject: Goza Road Subdivision Variance Request (VA 016-19)

Rick Halbert requests a Variance from the Fayette County Subdivision Regulations, Contiguous Areas for Residential Development, as needed to approve a Final 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.

<table>
<thead>
<tr>
<th>Zoning Area District</th>
<th>Minimum Contiguous Free &amp; Clear (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-R</td>
<td>2.0</td>
</tr>
<tr>
<td>EST</td>
<td>1.3</td>
</tr>
<tr>
<td><strong>R-85, R-80</strong></td>
<td><strong>1.5</strong></td>
</tr>
<tr>
<td>R-78, R-75, R-72, R-70</td>
<td>0.9</td>
</tr>
<tr>
<td>R-55, R-50, R-45, R-40, R-20, DR-15, C-S</td>
<td>0.6</td>
</tr>
<tr>
<td>R-55, R-50, R-45, R-40, R-20, DR-15, C-S</td>
<td>0.3</td>
</tr>
</tbody>
</table>

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 R-80 which requires a minimum contiguous area of 1.5 acres. Per the applicant’s letter, proposed lot 3 of Goza Road Subdivision does not meet the minimum standards of 1.5 acres for contiguous buildable area. This lot has a minimum contiguous area as follows:

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Contiguous Area/Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0.96</td>
</tr>
</tbody>
</table>

The reduction in contiguous area is a result of Watershed Protection buffers and setbacks.

EMD Comment – A reduction in the contiguous area for the lots would be preferable over variance requests for watershed setbacks.
Sec. 104-602. 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-014-19**

Name of Petitioner: **Rick Halbert**

Address: **461 Sandy Creek Rd**

City, State, Zip Code: **Fayetteville, GA 30214**

Telephone Number: **770-616-8574**

Subdivision Name: **Whitewater Meadows Goza Road Subdivision**

Fronts on: **Goza Road**

Land Lot(s): **227 & 228**

District(s): **4th**

Zoning District: **R-80**

Date Preliminary Plat Approved by P.C.: **NA**

Signature: **[Signature]**

Title: **Owner**

Planning Commission Hearing Date: **February 21, 2019**

Request:

Variance on the contiguous area requirement be reduced for Lot 3 of the proposed subdivision. A house meeting the minimum requirements can easily fit within the contiguous area provided and 4 lots on 18 acres is under the allowable density within this zoning. Contiguous area for this lot cannot be obtained due to watershed buffers; however Lot 4 is oversized with a generous contiguous area.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 15, 2019
Subject: Preliminary Plat to be considered on February 21, 2019

PRELIMINARY PLAT

Emerson Woods

OWNER/APPLICANT

Allegiance Development, LLC

Recommend APPROVAL

On Emerson Woods Subdivision Preliminary Plat stamped 1/30/2019.
PRELIMINARY PLAT
for
EMERSON WOODS
Located in L.L. 104 ~ 7th District
PROPERTY ZONED: R-50
376 DOGWOOD TRAIL TYRONE 30290, GA
Fayette Co., Georgia
JANUARY 2, 2018

INDEX OF DRAWINGS

C.1.1 COVER SHEET
C.1.2 GENERAL NOTES / LEGEND / ABBREVIATIONS
C.1.3 SITE PLAN
C.1.4 SITE PLAN / LEVEL III SOILS DELINQUENT
C.1.5 DRAINAGE DRAIN MAP
TOTAL NUMBER OF SHEETS: 5

OWNER / DEVELOPER
ALLEGIANC
DEVELOPMENT, LLC
P.O. BOX 3855
PEACHTREE CITY, GA 30269
24 HOUR CONTACT: TRENT FOSTER
PHONE: 678-633-9928

PARCEL NUMBERS: 0729 009
ADDRESS: 376 DOGWOOD TRAIL, TYRONE GA 30290
TOTAL AREA OF SITE: 648.44 ACRES
TOTAL AREA OF RETAINING WALL: 4158.50 FT. (10 ACRES)
GROUND SURFACE INFORMATION SUPPLIED BY FAYETTE COUNTY GIS DEPARTMENT BASED ON VASSA T-SURF.
SURVEY DATE: BOUNDARY SURVEY PREPARED BY:
FOUR CORNERS SURVEYING
P.O. BOX 13 Tyrone, GA 30290
PHONE 678-358-0315 & 770-853-3717 FAX: 770-853-3717
E-MAIL: fourcorners@bellsouth.net
DATE: JULY 26, 2018

Preliminary plat notes:
Approval of this preliminary plat shall expire 24 months from the date of approval. At the time of final plat approval, a final plat for all phases of this development shall be approved. Site plans for all phases of this development shall be submitted prior to final plat approval. Information for a site plan shall be submitted when a preliminary plat is completed and accepted by the County Planning and Zoning Commission.

Preliminary plat notes:
Approval of this preliminary plat shall expire 24 months from the date of approval. At the time of final plat approval, a final plat for all phases of this development shall be approved. Site plans for all phases of this development shall be submitted prior to final plat approval. Information for a site plan shall be submitted when a preliminary plat is completed and accepted by the County Planning and Zoning Commission.

PRELIMINARY PLAT NOTES

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL. AT THE TIME OF FINAL PLAT APPROVAL, A FINAL PLAT FOR ALL PHASES OF THIS DEVELOPMENT SHALL BE APPROVED. SITE PLANS FOR ALL PHASES OF THIS DEVELOPMENT SHALL BE SUBMITTED PRIOR TO FINAL PLAT APPROVAL. INFORMATION FOR A SITE PLAN SHALL BE SUBMITTED WHEN A PRELIMINARY PLAT IS COMPLETED AND ACCEPTED BY THE COUNTY PLANNING AND ZONING COMMISSION.

PROJECT SCOPE:
REGIONAL SUBDIVISION DEVELOPMENT

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>D/W</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7/15/15</td>
<td>AS-BUILT</td>
<td>WORKING FOR DAUPHIN COUNTY PLANNING AND ZONING COMMITTEE</td>
</tr>
</tbody>
</table>

FAYETTE COUNTY

Geographic Information

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