AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 1, 2019
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 Thursday July 18, 2019.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Jones Circle. The property will consist of one lot zoned A-R, is located in Land Lot 195 of the 4th District and fronts on Jones Circle.

3. Consideration of a Preliminary Plat of Godby Park Subdivision. The property will consist of 17 lots zoned R-70, is located in Land Lot(s) 37 and 60 of the 7th District and front(s) on Ebenezer and Davis Roads.

4. Consideration of a Preliminary Plat of River Run Subdivision. The property will consist of 13 lots zoned R-70, is located in Land Lot(s) 80 and 81 of the 7th District and fronts on Coastline Road.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 25, 2019
Subject: Minor Subdivision Plat to be considered on August 1, 2019

MINOR SUBDIVISION PLAT
Jones Circle

OWNER/APPLICANT
Mark Jones

Recommend APPROVAL for the Minor Subdivision Plat.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 25, 2019
Subject: Preliminary Plat to be considered on August 1, 2019

PRELIMINARY PLAT
Godby Park

OWNER/APPLICANT
Regina D. Godby & Shelby M. Godby /
Rod Wright

Recommend APPROVAL for the Preliminary Plat.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 25, 2019
Subject: Preliminary Plat to be considered on August 1, 2019

PRELIMINARY PLAT

River Run

OWNER/APPLICANT

Pulte Group

Recommend APPROVAL for the Preliminary Plat.
34. (SEE MAP BELOW FOR BASIN DELINEATION)
PRE-DEVELOPMENT BASIN
9.02 AC
CN = 82
Q10 = 1580 CFS
Q100 = 2780 CFS

POST-DEVELOPMENT BASIN
9.02 AC
CN = 82
Q10 = 1580
Q100 = 2780 CFS

35. EACH LOT WILL BE TREATED WITH A DOWNSPOUT DISCONNECT. ADDITIONALLY, BASIN 1 WILL BE TREATED WITH A GRASS CHANNEL. BASIN 2 WILL BE TREATED BY A SMALL, FLOOD PROTECTION WERE FOUND TO BE EXEMPT DUE TO THE 9.02 SQUARE MILE BASIN SIZE.

36. THERE ARE AREAS OF SPECIAL FLOOD HAZARD, SEE FEMAX PANEL 1313809-80, EFFECTIVE SEPT. 26, 2028. THE FUTURE CONDITIONS 100-YR FLOOD ELEVATION IS 8'2" PER THE '2013 FAYETTE COUNTY FLOOD STUDY FUTURE 100-YR'.

37. THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY.

38. WETLANDS DETERMINATION PROVIDED BY GAMA ENVIRONMENTAL CONSULTING

RECEIVING WATERS: WHITETWATER CREEK
WHITETWATER CREEK RUNS ALONG WESTERN PROPERTY LINE AND SEPARATES OUR PROPERTY FROM A RESIDENTIAL SUBDIVISION