AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 15, 2018
7:00 pm

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

1. Consideration of the Minutes of the meeting held on February 1, 2018.

NEW BUSINESS

2. Consideration of a Final Plat of Sams Crossing Phase 2. The property will consist of two residential lots zoned R-40, is located in Land Lot 250 of the 4th District and front(s) on Antioch Road and McBride Road.

3. Consideration of a Preliminary Plat of Fairbrook. The property will consist of 17 residential lots zoned R-40, is located in Land Lots 198 of the 13th District and fronts on S.R. 314.

OLD BUSINESS

4. Consideration of WPV/A-001-18, Ben Loggins, Owner and Rick Lindsey, Agent, request an appeal of the decision of the Stormwater Department’s denial of a variance to the Watershed Protection Ordinance. The applicant has requested to withdraw the Appeal.

5. Discussion of amendments to the Zoning Ordinance, concerning corner lots, flag lots and landlocked lots
To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: February 9, 2018

Subject: Final Plat to be considered on February 15, 2018

FINAL PLAT

Final Plat of Sams Crossing Phase 2

OWNER/APPLICANT

RBR Development, LLC, Owner

Recommend APPROVAL for the Final Plat.
GENERAL NOTES

1. OWNER: RRR DEVELOPMENT, LLC.
   Property Location: Land Lot 202 of the Prado Real District
   Property Address: 10001 Paseo Real
   Property City: Carlsbad
   Property County: San Diego
   Property Zip: 92011

2. SURVEYOR: M. GASKINS & ASSOCIATES, LLC.
   Surveyor Address: P.O. Box 6251
   Surveyor City: Carlsbad
   Surveyor State: California
   Surveyor Zip: 92038

3. TOTAL ACREAGE: 0.3151 Acres
   Total Lot Size: 3,136 square feet
   Lot Size: 1 acre

4. SURVEY DATED: 1/12/2023
   SURVEYOR: M. GASKINS & ASSOCIATES, LLC.
   Surveyor Address: P.O. Box 6251
   Surveyor City: Carlsbad
   Surveyor State: California
   Surveyor Zip: 92038

5. OWNER: RRR DEVELOPMENT, LLC.
   Owner Address: 10001 Paseo Real
   Owner City: Carlsbad
   Owner County: San Diego
   Owner Zip: 92011

6. SURVEYOR: M. GASKINS & ASSOCIATES, LLC.
   Surveyor Address: P.O. Box 6251
   Surveyor City: Carlsbad
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10. SURVEY DATED: 1/12/2023
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    Surveyor Address: P.O. Box 6251
    Surveyor City: Carlsbad
    Surveyor State: California
    Surveyor Zip: 92038
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 9, 2018
Subject: Preliminary Plat to be considered on February 15, 2018

PRELIMINARY PLAT

Fairbrook

OWNER/APPLICANT

Don Brent, LLC

Recommend APPROVAL.

On the Fairbrook Subdivision Preliminary plat stamped 1/24/2018.
Pete Frisina

From: Rick Lindsey <rick@llptc.com>
Sent: Monday, February 5, 2018 2:14 PM
To: Pete Frisina
Subject: Loggins Appeal; Watershed Protection Ordinance

Pete – Mike Lober has come up with a plan the relocates the walkway and steps so those are no longer in the setback. Mr. Loggins has approved that plan. Thus, we do not need to continue with the appeal. Do I need to attend the meeting on the 15th to tell the Planning Commission or will this email suffice?

Will you send me Ms. Birrell’s email so I can notify her?

Thanks
Rick
Richard P. Lindsey
Attorney
LINDSEY & LACY, PC
2002 Commerce Drive, N. Suite 300
Peachtree City, Georgia 30269
770.486.8445 - phone
770.486.8889 - fax
www.lindseylacy.com

Please update our firm contact information.

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ZONING ORDINANCE

Sec. 110-3. Definitions

Building line, front, means a line running parallel to the street which touches the nearest point of the principal structure to the street.

Flag lot means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.

Lot, landlocked, means a lot of record having no frontage on a street.

Lot, corner, means a lot located at the intersection of two or more streets.

Yard means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.

Yard, front, means the area between a property line adjacent to a thoroughfare street and the front building line, extending the full width of the lot.

Yard, rear, means the area between the rear property line and the rear building setback line, extending the full width of the lot.

Yard, side, means the area between the side property line and the side building setback line, extending from the front yard to the rear yard or extending from the front yard to the side yard in the case of a corner lot.

Front yard, primary means on a corner lot, the area between a property line adjacent to a street of which the front door of the principal structure is oriented to or if the front door is not oriented to one street, the street in which the driveway accesses and the front building line, extending the full width of the lot.

Front yard, secondary means on a corner lot, the area between a property line adjacent to a street and the front building line outside of the primary front yard.

(e) Accessory structures located in a front yard. On a single frontage lot, the area between the street and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a through lot, the area between the street from which the lot has its addressed access and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a corner lot, the area between the streets and the front building lines shall be treated as a primary front yard or secondary front yard(s) with regard to the location of accessory structures.
No accessory structure shall be located in the front yard except as follows: a well/pump house consisting of 70 square feet or less; a detached garage on a single frontage lot, a through lot or in the primary front yard of a corner lot (see subsection (1) of this section for requirements); an accessory structure located in a secondary front yard of a corner lot (see subsection (2) of this section for requirements); or an accessory structure on a lot in the A-R zoning district which consists of five or more acres.

(1) **Detached garage located in the front yard of a single frontage lot, a through lot, the primary front yard on a corner lot, or secondary front yard on a corner lot.** Said garage shall meet the following requirements:

a. Footprint shall not exceed 900 square feet.

b. The detached garage shall not be located more than 35 feet from the principal structure.

c. The design of the garage shall match with the general residential architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors. Elevation drawings denoting compliance with these requirements shall be submitted as part of the building permit application.

e. The garage shall have at least one opening for vehicular access.

f. A separate electrical meter is not permitted, unless otherwise required per the Department of Building Safety.

g. The garage shall be connected to the principal structure by at least one of the following and elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:

1. **An attached or detached breezeway.** Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the garage;

2. **An attached raised deck.** Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or

3. **An attached or detached pergola.** Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the garage.

(2) **Accessory structure located in the secondary front yard of a corner lot.** Said accessory structure, exclusive of a detached garage per (1) above, shall meet the following requirements:

a. When an accessory structure is located in a secondary front yard adjacent to a street that is designated as an Internal Local the required setback shall be increased by 20 feet.
Goal: Create a procedure for the Planning Commission to establish the front, side and rear yards on a flag lot (existing and proposed) that would differ from yards per County regulations and establish the front, side and rear yards on a nonconforming land locked lot.

SUBDIVISION REGULATIONS
Definitions

*Building line, front,* means a line running parallel to the street which touches the nearest point of the principal structure to the street.

*Flag lot* means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.

*Lot, corner,* means a lot located at the intersection of two or more streets.

*Lot, landlocked,* means a lot of having no frontage on a street.

*Yard* means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.

*Yard, front,* means the area between a property line adjacent to a thoroughfare street and the front building line, extending the full width of the lot.

*Yard, rear,* means the area between the rear property line and the rear building setback line, extending the full width of the lot.

*Yard, side,* means the area between the side property line and the side building setback line, extending from the front yard to the rear yard or extending from the front yard to the side yard in the case of a corner lot.

*Front yard, primary* means on a corner lot, the area between a property line adjacent to a street of which the front door of the principal structure is oriented to or if the front door is not oriented to one street, the street in which the driveway accesses and the front building line, extending the full width of the lot.

*Front yard, secondary* means on a corner lot, the area between a property line adjacent to a street and the front building line outside of the primary front yard.
Sec. 104-603. Procedure for the establishment of front, side and rear yards on a flag lot or a nonconforming landlocked lot.

Due to the various irregular shapes of flag lots and that nonconforming landlocked lots have no road frontage, a property owner may request that the planning commission establish the front, side and rear yards on an existing flag lot and a proposed flag lot in conjunction with the Final Plat and Minor Subdivision Plat approval process (ARTICLE XV. - SUBDIVISION REGULATIONS) that would be different than the yards per existing County regulations and establish the front, side and rear yards on a nonconforming landlocked lot. This procedure is applicable to existing flag lots, proposed flag lots and nonconforming landlocked lots. The front, side and rear orientation of the residence (existing or proposed) on the flag lot or nonconforming landlocked lot will be considered in this establishment of front, side and rear yards. The establishment of yards through this procedure will require the revision of the Minor Subdivision Plat or Final Plat, as applicable