

BOARD MEMBERS

Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

**AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
July 16, 2026
7:00 pm**

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on June 4, 2026
5. Plats
 - a. Minor Final Plat of Rose Brown Mask Estate North.
 - b. Minor Final Plat of Jerome Allen Estate.
 - c. Revised Minor Final Plat of Lot 48 of Coventry Estates: Ted V. Ehrhart.

PUBLIC HEARING

NONE

NEW BUSINESS

Discussion of 2027 Update for Fayette County Future Comprehensive Plan 2017 - 2040.

Meeting Minutes 6/4/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on June 4th, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Zoning Secretary
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the June 4, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*

Approval of Agenda. Chairman Danny England advised petitioners that, due to one board member's absence, applicants could request a postponement if they wished to appear before the full board at the next meeting. *John Kruzan made a motion to approve the agenda as presented. Jim Oliver seconded the motion. The motion carried 5-0*

3. Consideration of the Minutes of the meeting held on May 7, 2026. *Vice-Chairman Boris Thomas made a motion to approve the minutes of the meeting held on May 7, 2026. John Kruzan seconded the motion. The motion carried 4-0. Jim Oliver abstained; he was absent at the last meeting.*
4. Plats. *No plats were presented for consideration at the June 4, 2026, Meeting.*

PUBLIC HEARING

5. Consideration of Petition **1382-26**, Linda Waites, Owner, and Michele Hoff, Agent. Applicants are requesting to rezone Parcel No. 0903 007 (54.46 acres) from R-70 (Single-Family Residential) to A-R (Agricultural-Residential). Property is located in Land Lot 6 of the 9th District and fronts Milam Rd.

Ms. Debbie Bell stated that the property currently contains a residence and multiple agricultural structures, including barns and accessory buildings. The Future Land Use Map designates the area as Low Density Residential. The requested AR zoning is less intensive than the current zoning designation and is consistent with the Comprehensive Plan.

Chairman England asked if the petitioner was present.

Ms. Michele Hoff, Agent, spoke on behalf of the property owner. She explained that the property has historically been used for agricultural purposes, including horses, cattle, chickens, and greenhouse operations. Existing barns and agricultural structures have been on the property for many years, and rezoning would allow continued maintenance and use of those structures. Staff recommended Approval.

Public Comment:

No one spoke in favor or in opposition.

Chairman England brought the item back to the board and asked if there were any questions or comments from the Commissioners. Hearing none, the chairman called for a motion.

Virgil Hooper made the motion to recommend APPROVAL of Petition 1382-26. Jim Oliver seconded the motion. The motion passed 5-0.

6. Consideration of Petition **1383-26**, Chales E. Harp Estate, Owner, and Julie Harp, Agent. Applicants are requesting to rezone Parcel No. 044701 009 (2.34 acres) from A-R (Agriculture-Residential) Single Family to R-70 (Single-Family Residential). Property is located in Land Lot 247 of the 4th District and fronts SR 92 and Inman Rd.

Ms. Debbie Bell explained that the parcel is a legal nonconforming lot created when Inman Road was relocated several decades ago, effectively dividing a larger tract. The Future Land Use Map designates the area as Rural Residential (2-acre minimum lot size), making the request consistent with the Comprehensive Plan. Staff recommended Conditional Approval.

Chairman England asked if the petitioner was present.

Ms. Julie Harp, Agent, stated that she is serving as executor of her father's estate and is seeking rezoning to allow the property to be sold and the estate closed. She indicated agreement with the proposed conditions and requested clarification regarding the right-of-way dedication process.

Ms. Bell provided an explanation of the survey and dedication requirements.

Public Comment:

No speakers appeared in support or opposition.

The public hearing was closed.

Chairman England asked if there were any questions or comments from the Commissioners. Hearing none, the chairman called for a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1383-26. John Kruzan seconded the motion. The motion passed 5-0.

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Inman Road within 90 days of this rezoning request. Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.
2. The current driveway along Inman Road does not meet the current access standards and will need to be relocated when the property is developed.

No further business was addressed; a motion was made to adjourn.

Jim Oliver moved to adjourn the June 4, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.

The meeting adjourned at 7:17 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

MARIA BINNS, PC SECRETARY

MINOR FINAL PLAT FOR THE ROSE BROWN MASK ESTATE NORTH

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 6/14/20

SIGNED [Signature]
SPECIALIST DESIGNER

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 6/12/20

SIGNED [Signature]
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 7/3/20

SIGNED [Signature]
COUNTY ENGINEER DESIGNER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE

SIGNED [Signature]
SECRETARY/DESIGNER

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 7/17/2020

SIGNED [Signature]
ZONING ADMINISTRATION DESIGNER

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE 6/24/2020

SIGNED [Signature]
FIRE MARSHAL DESIGNER

Job No. SA25-023A

Drawn By: [Signature]

Issue Date: 05/03/20

F.W.P.D. 06/12/25

County Comments: 0522226

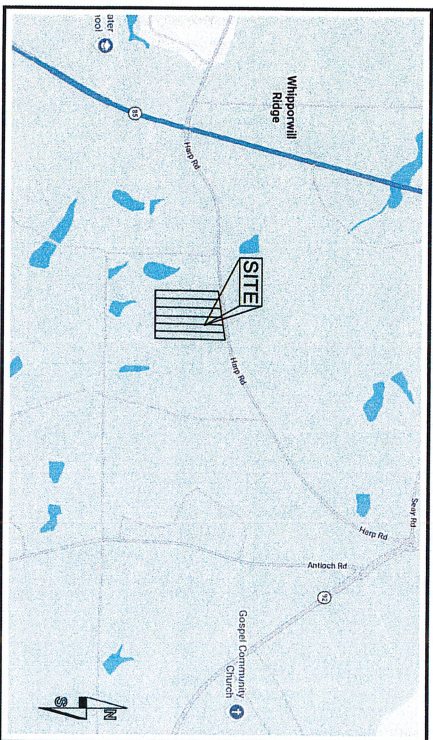
PAGE 1 OF 2



Prepared For:

ALLEGANCE HOMES, LLC

Land Lot 6 of The 5th Land District
Fayette County, Georgia



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-4-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1820

DATE 05 / 03 / 2020

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER OF THE ROSE BROWN MASK ESTATE NORTH, HEREBY OFFER TO DEDICATE, DEED AND/OR RESERVE FOR THE PUBLIC USE OF THE STATE OF GEORGIA, THE LAND SHOWN ON THIS PLAT. ALL PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF ALL EXISTING STREETS, ALLEYS, AND EASEMENTS, SHALL BE DEEMED TO BE A PART OF THE SUBDIVISION AS INDICATED HEREON. I, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

OWNER: ALLEGANCE HOMES, LLC

DATE 6-25-20

I, THE UNDERSIGNED, CERTIFY THAT AS THE OWNER OF THE SUBJECT PROPERTY, I HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF THIS PROPERTY.

OWNER: ALLEGANCE HOMES, LLC

DATE 6-25-20

GENERAL NOTES

1. OWNER:

ALLEGANCE HOMES, LLC

PO BOX 385, CITY, GA 30269

770-576-6579

lhwilster@allegancehomesgroup.com

2. SURVEYOR:

S. A. GASKINS & ASSOCIATES, LLC

981 CAMP GROUND ROAD

770-618-5087

gaskinsr@gmail.com

3. TOTAL ACRES: 20.20 ACRES/69,912 sq. ft. (100 sq. ft. = 1/4 acre)

6. LOTS - ZONED R-75 (Per Ordinance 1379-26-4 and 1379-26-5, dated April 21, 2008)

7. THE SUBDIVISION IS SUBJECT TO THE EXISTING CENTERLINE OF HARP ROAD WITHIN 50 FEET OF THE REZONING REQUEST.

MINIMUM DIMENSIONAL REQUIREMENTS FOR R-75 ZONING DISTRICT:

LOT AREA: 2 ACRES/87,120 sq. ft.

LOT WIDTH: 125 FT

FLOOR AREA: 2,500 SQ. FT.

FRONT YARD SETBACK: 100 FEET/HARP ROAD IS AN ARTERIAL ROAD

ARTERIAL: 100 FEET/HARP ROAD IS AN ARTERIAL ROAD

COLLECTOR: 75 FEET

LOCAL: 50 FEET

REAR YARD SETBACK: 50 FT

SIDE YARD SETBACK: 25 FT

4. THE LOTS SHOWN ON THIS PLAT ARE TO BE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEMS.

5. THE LOTS SHOWN ON THIS PLAT ARE TO BE SERVED BY THE FAYETTE COUNTY WATER SYSTEM.

6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR REPAIR OF THE SEWAGE TREATMENT PLANT OR OVERALL DRAINAGE PLAN ON THE LACK OF ONE INDICATED ON THIS PLAT.

7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

8. THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.

9. THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.

10. 1/2" REINFORCING ROBS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

11. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 131120N, THE DATED SEPTEMBER 1, 2009 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

12. EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

13. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.

14. THERE ARE NO STATE WATERS ON THIS PROPERTY.

15. PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES NOT CONTAIN JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE PROPERTY OWNERS MAY BE SUBJECT TO REGULATION BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

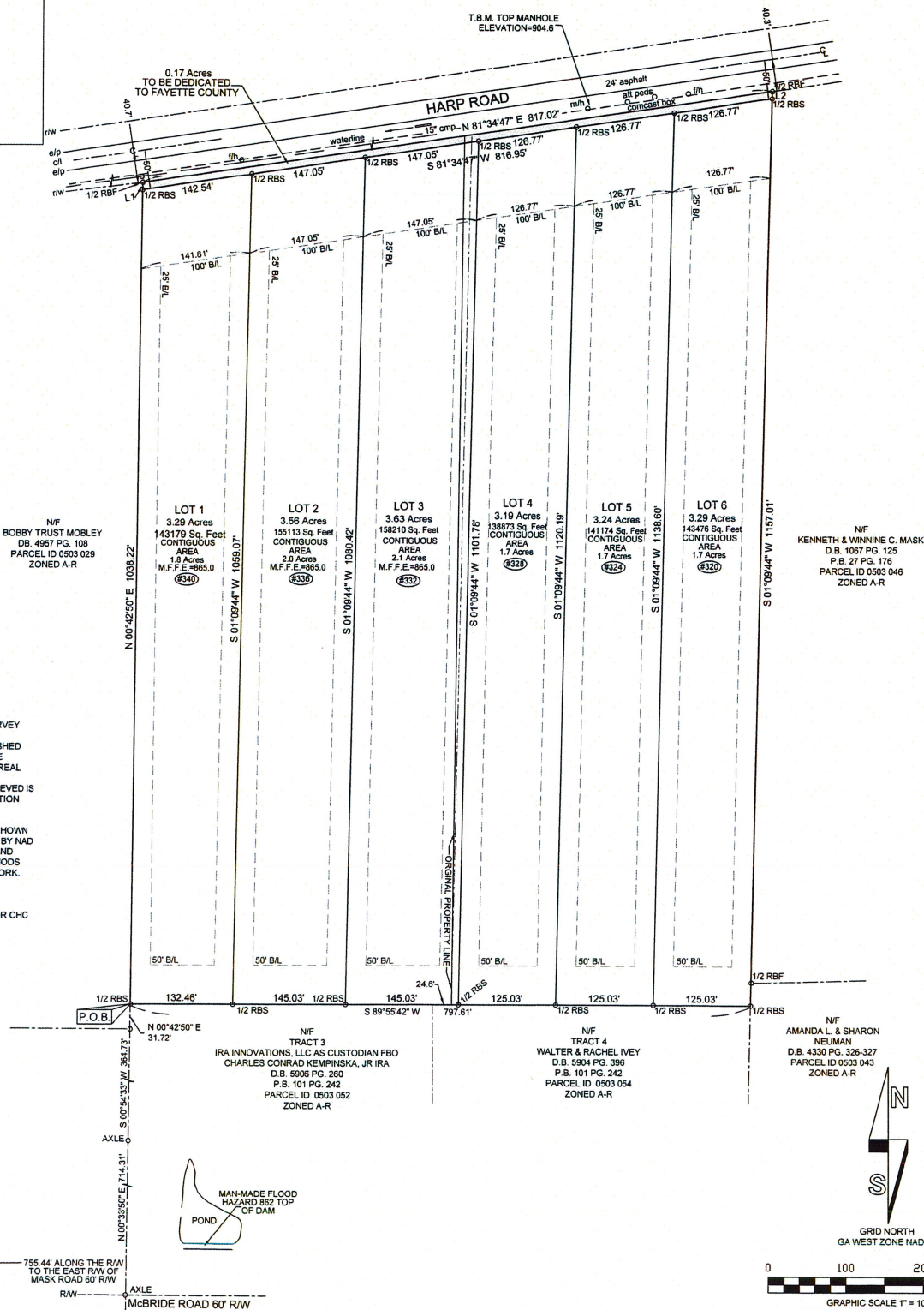
16. OWNER/DEVELOPER TO REMOVE ALL FENCING AND VEGETATION FROM THE RIGHT OF WAY.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	FINAL PLAT

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
LL=LAND LOT
LLL=LAND LOT LINE
FL=PROPERTY LINE
C=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER



Job No. SA25-023A	
Drawn By: r.d.g.	Reviewed By: s.a.g.
Issue Date: 05/03/26	
F.W.P.D.: 05/12/25	
County Comments: 05/22/26	



Prepared For:

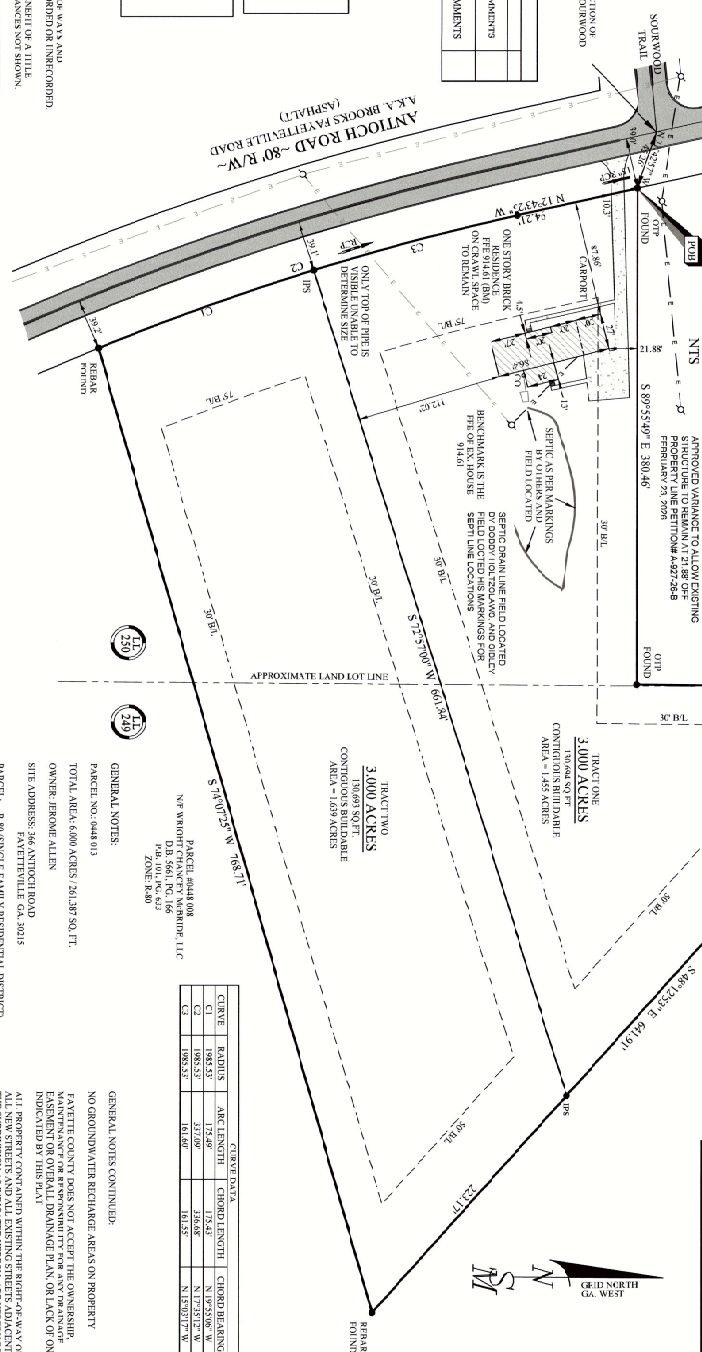
ALLEGIANCE HOMES, LLC

Land Lot 6 Of The 5 th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
981 CAMP GROUND ROAD GRIFFIN, GA 30223
678-618-5067
SAGASKINS55@gmail.com

RESERVED FOR CLERK OF THE SUPERIOR COURT



LEGEND

WOODEN POWER POLE ρ
I.C. OVERHEAD AIR POWER LINES $\times$
E.C. FENCE $\times$
OTTE - OPEN TOP PIPE $\times$
OTTE - CLOSED TOP PIPE $\times$
D.B. - DEAD BUCK $\times$
P.B. - PI AT BUCK $\times$
N.B. - N/O OR POORLY $\times$
E.C. - EXISTING $\times$
C.O.P. - CONCRETE OR CONCRETE PIPE $\times$
C.M.P. - CORRUGATED METAL PIPE $\times$
C.P.P. - CORRUGATED PLASTIC PIPE $\times$
E.C. ASPHALT $\times$
E.C. CONCRETE $\times$
E.C. BUILDING $\times$

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CURVE DATA			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	1983.53'	175.49'	175.43'
C2	1985.53'	337.09'	336.68'
C3	1985.53'	161.60'	161.55'

[illegible]

THE FIELD DATA INDICATE THAT THE FLOOD IS PASSED HAS A COASTLINE PRECISION OF ONE FOOT IN 5,285 FEET, AND AN ANGLE ERROR OF ± 0.01 DEGREE. THE DATA WERE COLLECTED USING A TOTAL STATION WITH A 1" PER ANGLE POINT AND WAS DILUTED SINCE THE COMBINE FILE THIS DATA HAS BEEN CALCULATED FOR COASTLINE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

POINT NUMBERS: 10070, 07000, 07001, 07002, 07003, 07004, 07005, 07006, 07007, 07008, 07009, 07010, 07011, 07012, 07013, 07014, 07015, 07016, 07017, 07018, 07019, 07020, 07021, 07022, 07023, 07024, 07025, 07026, 07027, 07028, 07029, 07030, 07031, 07032, 07033, 07034, 07035, 07036, 07037, 07038, 07039, 07040, 07041, 07042, 07043, 07044, 07045, 07046, 07047, 07048, 07049, 07050, 07051, 07052, 07053, 07054, 07055, 07056, 07057, 07058, 07059, 07060, 07061, 07062, 07063, 07064, 07065, 07066, 07067, 07068, 07069, 07070, 07071, 07072, 07073, 07074, 07075, 07076, 07077, 07078, 07079, 07080, 07081, 07082, 07083, 07084, 07085, 07086, 07087, 07088, 07089, 07090, 07091, 07092, 07093, 07094, 07095, 07096, 07097, 07098, 07099, 07100, 07101, 07102, 07103, 07104, 07105, 07106, 07107, 07108, 07109, 07110, 07111, 07112, 07113, 07114, 07115, 07116, 07117, 07118, 07119, 07120, 07121, 07122, 07123, 07124, 07125, 07126, 07127, 07128, 07129, 07130, 07131, 07132, 07133, 07134, 07135, 07136, 07137, 07138, 07139, 07140, 07141, 07142, 07143, 07144, 07145, 07146, 07147, 07148, 07149, 07150, 07151, 07152, 07153, 07154, 07155, 07156, 07157, 07158, 07159, 07160, 07161, 07162, 07163, 07164, 07165, 07166, 07167, 07168, 07169, 07170, 07171, 07172, 07173, 07174, 07175, 07176, 07177, 07178, 07179, 07180, 07181, 07182, 07183, 07184, 07185, 07186, 07187, 07188, 07189, 07190, 07191, 07192, 07193, 07194, 07195, 07196, 07197, 07198, 07199, 07200, 07201, 07202, 07203, 07204, 07205, 07206, 07207, 07208, 07209, 07210, 07211, 07212, 07213, 07214, 07215, 07216, 07217, 07218, 07219, 07220, 07221, 07222, 07223, 07224, 07225, 07226, 07227, 07228, 07229, 07230, 07231, 07232, 07233, 07234, 07235, 07236, 07237, 07238, 07239, 07240, 07241, 07242, 07243, 07244, 07245, 07246, 07247, 07248, 07249, 07250, 07251, 07252, 07253, 07254, 07255, 07256, 07257, 07258, 07259, 07260, 07261, 07262, 07263, 07264, 07265, 07266, 07267, 07268, 07269, 07270, 07271, 07272, 07273, 07274, 07275, 07276, 07277, 07278, 07279, 07280, 07281, 07282, 07283, 07284, 07285, 07286, 07287, 07288, 07289, 07290, 07291, 07292, 07293, 07294, 07295, 07296, 07297, 07298, 07299, 07300, 07301, 07302, 07303, 07304, 07305, 07306, 07307, 07308, 07309, 07310, 07311, 07312, 07313, 07314, 07315, 07316, 07317, 07318, 07319, 07320, 07321, 07322, 07323, 07324, 07325, 07326, 07327, 07328, 07329, 07330, 07331, 07332, 07333, 07334, 07335, 07336, 07337, 07338, 07339, 07340, 07341, 07342, 07343, 07344, 07345, 07346, 07347, 07348, 07349, 07350, 07351, 07352, 07353, 07354, 07355, 07356, 07357, 07358, 07359, 07360, 07361, 07362, 07363, 07364, 07365, 07366, 07367, 07368, 07369, 07370, 07371, 07372, 07373, 07374, 07375, 07376, 07377, 07378, 07379, 07380, 07381, 07382, 07383, 07384, 07385, 07386, 07387, 07388, 07389, 07390, 07391, 07392, 07393, 07394, 07395, 07396, 07397, 07398, 07399, 07400, 07401, 07402, 07403, 07404, 07405, 07406, 07407, 07408, 07409, 07410, 07411, 07412, 07413, 07414, 07415, 07416, 07417, 07418, 07419, 07420, 07421, 07422, 07423, 07424, 07425, 07426, 07427, 07428, 07429, 07430, 07431, 07432, 07433, 07434, 07435, 07436, 07437, 07438, 07439, 07440, 07441, 07442, 07443, 07444, 07445, 07446, 07447, 07448, 07449, 07450, 07451, 07452, 07453, 07454, 07455, 07456, 07457, 07458, 07459, 07460, 07461, 07462, 07463, 07464, 07465, 07466, 07467, 07468, 07469, 07470, 07471, 07472, 07473, 07474, 07475, 07476, 07477, 07478, 07479, 07480, 07481, 07482, 07483, 07484, 07485, 07486, 07487, 07488, 07489, 07490, 07491, 07492, 07493, 07494, 07495, 07496, 07497, 07498, 07499, 07500, 07501, 07502, 07503, 07504, 07505, 07506, 07507, 07508, 07509, 07510, 07511, 07512, 07513, 07514, 07515, 07516, 07517, 07518, 07519, 07520, 07521, 07522, 07523, 07524, 07525, 07526, 07527, 07528, 07529, 07530, 07531, 07532, 07533, 07534, 07535, 07536, 07537, 07538, 07539, 07540, 07541, 07542, 07543, 07544, 07545, 07546, 07547, 07548, 07549, 07550, 07551, 07552, 07553, 07554, 07555, 07556, 07557, 07558, 07559, 07560, 07561, 07562, 07563, 07564, 0

ALLOWING THE SILE ADJACENT ENCLOSURE AND THE HOUSE TO
REPAIR AT ITS EXISTING SQUARE FOOTAGE.
MINIMUM LOT WIDTH: 175'
MINIMUM LOT DEPTH: 200 FEET (20,688 SQ. FT.)
BUILDING HEIGHT LIMIT: 35'
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 50'
SPARE SERVICE ASSESS APPLICABLE SYSTEM
WATER SERVICE PROVIDED BY INDIVIDUAL WELL.
THERE IS AN EXISTING CURB (UNRECLAIMED)
AND NO TYPEDRIPS ON PROPERTY
THERE ARE NO ENCUMBRANCES ASSOCIATED WITH THIS PROPERTY

COUNTY CLERK OF SUPERIOR COURT

180°

120°

60°

0°

(GRAPHIC SCALE: 1" = 60')

IMPROVING SQUARE PORCHES IN SQUARE
1,844 SQ. FT. - CONCRETE DRIVE AND WALLS
316 SQ. FT. - REAR PORCH
79 SQ. FT. - FRONT PORCH
1,724 SQ. FT. - RESIDENCE

GENERAL NOTES CONTINUED:

NO GROUNDWATER RECHARGE AREAS ON PROPERTY.

PAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR REPAIRMENT OF THE PLANT OR FACILITY OR OVERALL BRIDGEMAN PLAN, OR LACK OF ONE, INDICATED BY THIS PLAN.

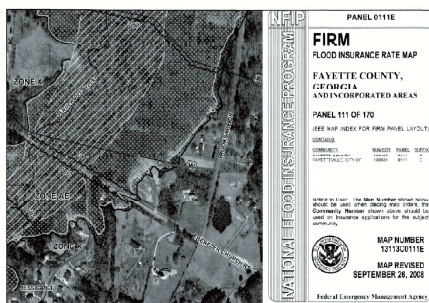
ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL MAIN STREETS, AND ALL EXISTING STREETS, ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE STATE OF MONTANA, COUNTY OF GEORGETOWN, AND NOT TO PAYETTE COUNTY OPEN RECREATION OR LEAD MINOR INLAND PLANT WITHIN PAYETTE COUNTY.

MINOR FINAL PLAT OF:
 EROME ALLEN ESTATE
 TAL AREA = 6.000 ACRES
 OT 249 AND 250, 4th. DISTRICT
 ETTIE COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.

212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING



CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A GARMIN 600X GPS UNIT PROCESSOR WITH GPS SOLUTIONS INC. ALL POINTS COLLECTED USING GPS HAVE A POSITIONAL TOLERANCE LESS THAN 0.03 RESIDUAL WITH A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 145,663 FEET

DRAINAGE NOTE

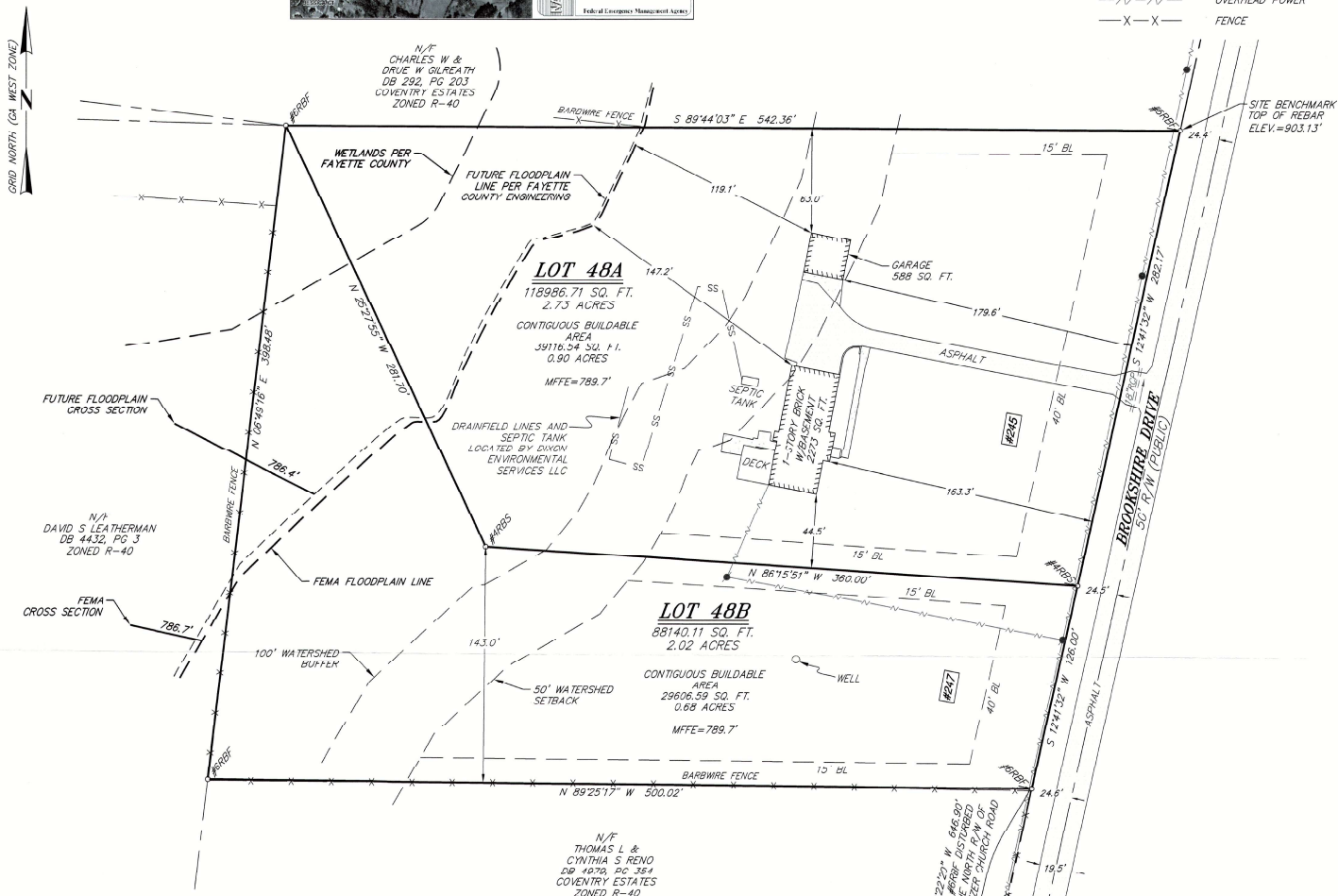
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

FLOOD NOTE

ACCORDING TO THE F.I.R.M. OF FAYETTE COUNTY, PANEL NUMBER 131170111F AND DATED 09/26/08, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- #4RBF 1/2" REBAR FOUND
- #4RDS 1/2" REBAR SET
- #6RBF 3/4" REBAR FOUND
- 3/4" ROD 3/4" SOLID ROD FOUND
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- WATER METER
- POWER BOX
- X—X— OVERHEAD POWER
- X—X— FENCE



NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 48 OF COVENTRY ESTATES (245 BROOKSHIRE DRIVE) INTO TWO LOTS.
- OWNER/DEVELOPER/BUILDER:
TED EHRHART
245 BROOKSHIRE DRIVE
FAYETTEVILLE, GA 30215
678-267-0671
- TAX PARCEL #6508 031
- LOT DATA:
LOT 48A AREA - 2.73 ACRES (118986.71 SQ. FT.)
LOT 48B AREA - 2.02 ACRES (88140.11 SQ. FT.)
TOTAL AREA - 4.75 ACRES (207126.82 SQ. FT.)
- ZONING INFORMATION:
R-40 (PER 1971 FAYETTE COUNTY ZONING MAP)
FRONT SETBACK - 40 FEET
REAR SETBACK - 30 FEET
SIDE SETBACK - 10 FEET
MIN. LOT AREA - 1.5 ACRES (65340 SQ. FT.)
MIN. FLOOR AREA - 1300 SQ. FT.
MIN. LOT WIDTH AT BUILDING LINE - 125 FEET

PETITION RDP-2022-26
APPROVAL DATE - FEBRUARY 5, 2026
WORDING FOR REZONING CONDITIONS BELOW - "DIVIDE RESOLUTION" TO VERIFY LANGUAGE FAYETTE COUNTY WATERSHED ORDINANCE WILL APPLY TO THE PARCEL(S). EXISTING STRUCTURES SHOWN TO BE IN THE WATERSHED PROTECTION SETBACKS ON A NEW FINAL PLAT WILL BE ALLOWED TO REMAIN, HOWEVER NO NEW STRUCTURES OR EXPANSION INTO THE WATERSHED PROTECTION SETBACKS WILL BE PERMITTED.

- EACH LOT WATER SERVICE TO BE PROVIDED INDIVIDUAL WELL.
- EACH LOT WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- ALL EXISTING STRUCTURES SHOWN ARE TO REMAIN ON LOT 48A.
- NO EXISTING STRUCTURES SHOWN ARE TO REMAIN ON LOT 48B.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
- ONLY VISIBLE UTILITIES SHOWN.
- STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- THERE ARE NO GROUND WATER RECHARGE AREAS ON THE PROPERTY.
- WETLAND NOTE: PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES CONTAIN JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THE PROPERTY.
- WETLANDS ARE ON THE PROPERTY AND ARE SHOWN.
- NO STORMWATER CONTROL DEVICES ON THE PROPERTY.
- NO VISIBLE CEMETERIES FOUND ON THE PROPERTY.
- EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.6 ACRES THAT IS FREE AND CLEAR FROM ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND.
- FEMA FLOOD LINE AND FAYETTE FUTURE FLOOD LINE SHOWN PER GROUND RUN TOPOGRAPHY SURVEY.

REVISED MINOR FINAL PLAT OF LOT 48 OF COVENTRY ESTATES:
245 BROOKSHIRE DRIVE

TED V. EHRHART

LOT 48 OF COVENTRY ESTATES SUBDIVISION
DB 3835, PG 185; PB 5, PG 105

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 7/8/26 APPROVED BY ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT

DATE 7/8/26 APPROVED BY ENVIRONMENTAL MANAGEMENT

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 7/8/26 APPROVED BY COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 7/7/2026 APPROVED BY ZONING ADMINISTRATOR/DISEGNEE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

DATE PLANNING COMMISSION SECRETARY/DISEGNEE

APPROVED BY FAYETTE FIRE MARSHAL

DATE 7/8/2026 APPROVED BY FIRE MARSHAL

OWNER'S ACKNOWLEDGEMENT

I/WE, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNER/OWNERS OF THE ABOVE SUBCUT PROPERTY, I/WE HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF MY/OUR PROPERTY.

OWNER MORTGAGEE DATE 7/2/2026

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY: J. Shirey G/28/26
GA REGISTERED LAND SURVEYOR NUMBER #3156 DATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JEREMY SHIREY, GA RLS #3156 DATE



52 CURETON LANE
WORELAND, GA 30229
678-633-5685
WWW.WIDEOPENLANDSURVEYING.COM
JOB #3252

FIELD DATE: 11/19/25
PLAT DATE: 6/28/26
SCALE: 1"=50'
COUNTY: FAYETTE
DISTRICT: 5TH
LAND LOT: 34

