

BOARD MEMBERS

Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
John H. Culbreth, Sr.
Al Gilbert
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA

FAYETTE COUNTY PLANNING COMMISSION MEETING

140 STONEWALL AVENUE WEST

June 2, 2016
7:00 pm

1. Consideration of the Minutes of the meeting held on May 19, 2016.


NEW BUSINESS

2. Consideration of a Final Plat of Flowers Field Subdivision. The property will consist of 12 residential lots. This property is located in Land Lot 76, of the 7th District, fronts on Ellison Road, and is zoned R-70.
3. Consideration of a Minor Subdivision Plat for Martha Eva Richardson Estate. The property will consist of two (2) residential lots. This property is located in Land Lots 229 and 252 of the 4th District, fronts on McBride Road, and is zoned A-R.

PUBLIC HEARING

4. Consideration of Petition No. 1250-16, Ron Zappendorf, Owner, request to rezone 2.45 acres from C-H to M-1 to allow an auto repair, paint and body shop. This property is located in Land Lots 200 and 201 of the 5th District and fronts on SR 85 North.
5. Consideration of Petition No. 1256-16. Claudine B. Morris, Christine B. Thornton, & Betty S. Shubert, Owners and Randy Boyd, Agent request to rezone 100.967 acres from A-R to R-50 to develop a single-family residential subdivision with 68 lots. This property is located in Land Lots 104 of the 7th District and fronts on Dogwood Trail.

Petition 1257-16 originally scheduled for Public Hearing on June 2, 2016 and June 23, 2016 cannot be heard due to an error in the legal ad and rezoning sign. The petition will be heard on July 7, 2016 and July 28, 2016.

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: May 26, 2016
Subject: Final Plat to be considered on June 2, 2016

FINAL PLAT

Final Plat of Flowers Field

OWNER/APPLICANT

The Scarbrough Group, Inc.
Don and Dawn Scarbrough

Recommend **APPROVAL**

On the Final Plat of Flowers Field that was signed off on 05/20/16.

SUBJECT PROPERTY

APPLICANT / OWNER:
THE SCARBROUGH GROUP, INC.
DAWN SCARBROUGH
518 MAIN STREET
PALMETTO, GA 30268
PH. (770) 631-3300
FAX (678) 545-6110
DAWNSCARBROUGH@AOL.COM

ENGINEER:
SCANLON ENGINEERING SERVICES, INC.
216 E. SOLOMON ST., SUITE 'A'
GRIFFIN, GA 30223
PH. (678) 967-2051
FAX (678) 967-2053
MICHAEL J. SCANLON, PE

LOCATION: NEAR ELLISON ROAD AND FLOWERS LANE, TYRONE, GA 30290

TOTAL PARENT PARCEL AREA: 1,466,896 SQ.FT. OR 33.67 ACRES
TOTAL AREA LOTS # 1 - 12: 1,373,791 SQ. FT OR 31.53 ACRES
TOTAL ROAD RIGHT-OF-WAYS AREA: 93,105 SQ.FT. OR 2.14 ACRES

CURRENT ZONING: R-70

BUILDING SETBACKS:
50' FRONT
25' SIDE
50' REAR

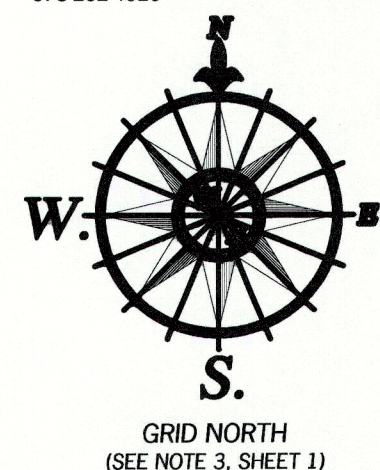
MINIMUM LOT WIDTH AT BUILDING LINE: 150'
MINIMUM LOT SIZE: 2 ACRES (87,120 SQ. FT.)

LEVEL III SOIL SURVEY

I, Michael J. Scanlon, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WERE PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER

AES
APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE / SUITE #327
NEWNAN, GA 30265
678-262-4020



LEGEND

APPROX. IPS	APPROXIMATE IRON PIN TO BE SET (1/2" REBAR WITH CAP)
R/W	RIGHT-OF-WAY
BLDG.	BUILDING
INV.	INVERT
S.E.S.	SAFETY END SECTION
ACOMP	ASPHALT COATED CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
H.G.L.	HYDRAULIC GRADE LINE
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
L.L.	LAND LOT
N/F	NOW OR FORMERLY
RBF	REBAR FOUND
OTPF	OPEN-TOP PIPE FOUND
SQ.FT.	SQUARE FEET
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
C.B.A.	CONTIGUOUS BUILDING AREA
WM	WATER METER
WW	WATER VALVE
FH	FIRE HYDRANT
C/L	CENTERLINE
INT.	INTERSECTION
PI	POINT OF INTERSECTION
CBU	CLUSTER BOX UNIT

WETLANDS NOTE

WETLANDS SHOWN ON THIS PLAT ON SHEETS 2, 3 AND 4 ARE SHOWN PER FIELD INSPECTION REPORT PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC. DATED 11/14/2013 AND 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 WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

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.

DRAINAGE EASEMENT LOCATIONS SHOWN HEREON BEYOND PERMANENT STRUCTURES, ARE APPROXIMATE. SAID EASEMENTS WERE DETERMINED BY CURRENT WATER COURSES AT THE TIME OF SURVEY AND DO NOT PURPORT TO REFLECT ANY FUTURE EFFECTS OF MAN-MADE OR NATURAL DISTURBANCES.

SEE STORM SEWER PROFILES SHEETS 6 & 7 OF 7

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) OF THE FLOWERS FIELD SUBDIVISION, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS FINAL PLAT

WE, THE UNDERSIGNED OWNER(S), UNDERSTAND THIS FINAL PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THIS BECOME VOID IF THE FINAL PLAT IS NOT RECORDED INTO FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS (/ /) OF THE DATE OF APPROVAL BY THE PLANNING COMMISSION.

Dawn Scarbrough / 5/6/16
OWNER / DATE

OWNER / DATE

GA PROFESSIONAL ENGINEER / DATE
SIGNATURE AND LICENSE NUMBER

DEDICATION OF RIGHT-OF-WAY

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF SUNFLOWER STREET AND FLOWERS FIELD LANE SAID ROADS HAVING AT LEAST A MINIMUM OF 60 FOOT RIGHT-OF-WAY AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDED OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

RESTRICTIVE DEEDS AND COVENANTS

THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE DEEDS AND COVENANTS AS RECORDED DEED BOOK _____ PAGE _____ AT THE FAYETTE COUNTY COURTHOUSE. SAID DEEDS AND COVENANTS REFLECT RESPONSIBILITY AND USAGE PRIVILEGES OF SUBDIVISION COMMON AREA AND OR GREEN SPACE. FAYETTE COUNTY DOES NOT ENFORCE THESE COVENANTS OR ADMINISTER HOMEOWNER ASSOCIATIONS.

COUNTY APPROVAL

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 5/19/16 / SIGNED Robert J. Whinn
ENVIRONMENT HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE 5-19-16 / SIGNED Vanessa Howell
STORMWATER MANAGEMENT

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 5-19-16 / SIGNED P. Mallon
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON:

DATE _____ / SIGNED _____

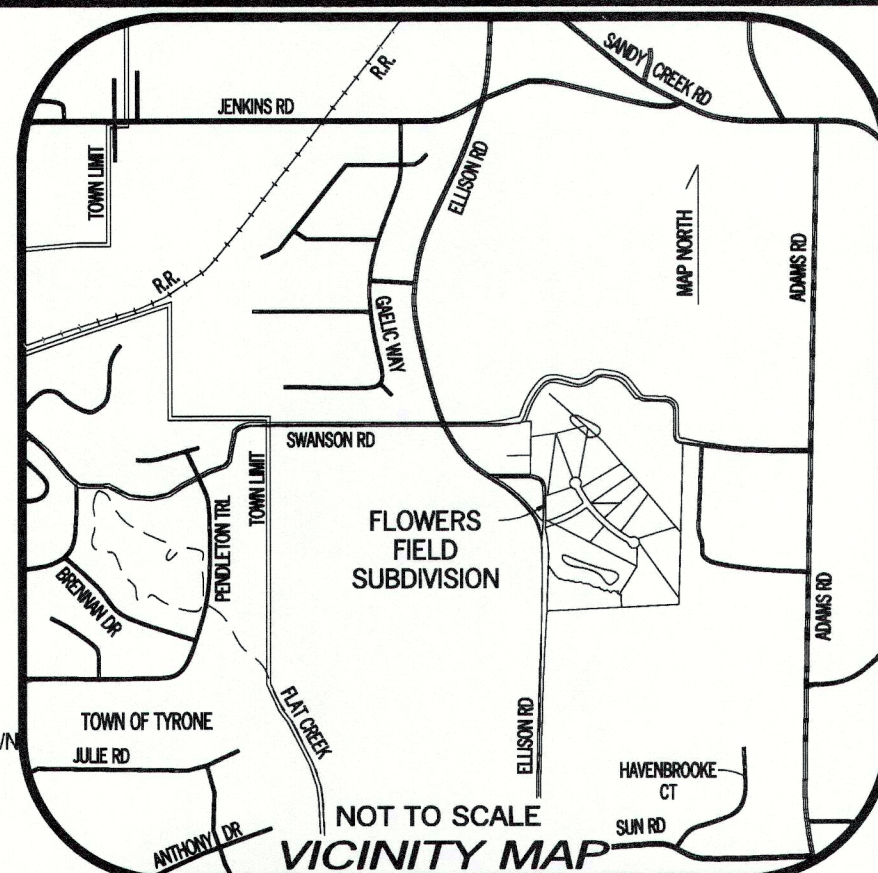
SECRETARY

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 5/19/16 / SIGNED David S. [Signature]
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL ALL FIRE HYDRANTS LOCATED AS SHOWN

DATE 5/20/16 / SIGNED [Signature]
FIRE MARSHAL



GENERAL NOTES

1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED BY SCANLON ENGINEERING SERVICES, INC. AND HAS A CLOSURE PRECISION OF ONE FOOT IN 26,864 FEET AND AN ANGULAR ERROR OF LESS THAN 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 450,777 FEET.

3.) THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD '83 DATUM, GEORGIA WEST ZONE PER CIVIL CONSTRUCTION PLANS PREPARED BY SCANLON ENGINEERING SERVICES, INC. DATED 10/8/2014 AND LAST REVISED 12/10/14.

4.) ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL DATUM, AS ESTABLISHED FROM NAVD '88 PER CIVIL CONSTRUCTION PLANS PREPARED BY SCANLON ENGINEERING SERVICES, INC. DATED 10/8/2014 AND LAST REVISED 12/10/14.

5.) A PORTION OR PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13113C0081E DATED SEPTEMBER 26, 2008.

6.) DOMESTIC WATER SHALL BE SERVED BY FAYETTE COUNTY WATER SYSTEM. SEWAGE AND WASTEWATER DISPOSAL TO BE HANDLED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

7.) STATE WATERS LOCATED ON THIS PROPERTY REQUIRE A 100' UNDISTURBED WATERSHED PROTECTION BUFFER AND A 50' WATERSHED PROTECTION SETBACK

8.) BOUNDARY LINES SHOWN HEREON ARE FROM CIVIL CONSTRUCTION PLANS FOR FLOWERS FIELD RESIDENTIAL SUBDIVISION BY SCANLON ENGINEERING SERVICES, INC. DATED OCTOBER 8, 2014 AND LAST REVISED DECEMBER 10, 2014.

9.) EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.9 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.

10.) MARCH 20, 2014, FAYETTE COUNTY PLANNING COMMISSION APPROVED VARIANCE REQUEST (VA 008-14) TO ALLOW REDUCTION OF CONTIGUOUS AREA FOR LOTS 4, 8, 9 & 10.

a) MARCH 17, 2016, FAYETTE COUNTY PLANNING COMMISSION APPROVED VARIANCE REQUEST (VA 010-16) TO ALLOW REDUCTION OF CONTIGUOUS AREA FOR LOTS 2, 5, 9 & 11.

11.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

12.) THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION OF THE PROPERTY FOR THE PURPOSE OF THE TRANSFERENCE OF TITLE ON EACH INDIVIDUAL LOT AS SHOWN HEREON.

13.) LOTS 3 & 4 CONTAIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

14.) SUBJECT PROPERTY LIES WITHIN A GROUNDWATER RECHARGE AREA

15.) NO ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY WAS FOUND DURING THE SURVEYING OF THIS PROPERTY.

16.) NO STRUCTURES ARE LOCATED ON PROPERTY AT TIME OF SURVEY

17.) FLOWERS FIELD PRELIM PLAT APPROVED 8/7/14

18.) EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA GEOMAX ROBOTIC

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH. BY:

SIGNATURE AND LICENSE NUMBER

A PROFESSIONAL ENGINEER

DATE:

PROVERBS 22:28 - REMOVE NOT THE ANCIENT LANDMARK WHICH YOUR FATHERS HAVE SET.
DEUTERONOMY 27:17 - 'CURSED BE HE WHO REMOVES HIS NEIGHBOR'S LANDMARK.' AND ALL THE PEOPLE SAY, 'AMEN.'

STREET LENGTHS

FLOWERS FIELD LANE = 542.51'

SUNFLOWER STREET = 883.52'

TOTAL LENGTH = 1426.03'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°44'22"W	122.25'
L2	N23°39'58"E	9.09'
L3	N67°01'22"W	12.88'
L4	N00°56'52"W	15.39'
L5	N73°24'03"E	21.38'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION OF THE PROPERTY FOR THE PURPOSE OF THE TRANSFERENCE OF TITLE ON EACH INDIVIDUAL LOT AS SHOWN HEREON. AS WELL AS TO SATISFY VARIOUS REQUIREMENTS MANDATED BY THE GOVERNING MUNICIPALITY.



REVISIONS

DATE	REVISIONS
12/07/15	PER PLANNING & ZONING COMMENTS
01/29/16	PER COUNTY COMMENTS
04/10/16	PER COUNTY COMMENTS
05/05/16	PER COUNTY COMMENTS

Final Plat of
FLOWERS FIELD SUBDIVISION
LAND LOT 76 ~ 7th DISTRICT ~ FAYETTE COUNTY, GEORGIA

Omni Consulting Services
475 Swanson Road
Tyrone, GA 30290
ph: 770-486-7370
fax: 770-692-2237
omni@omnicons.com

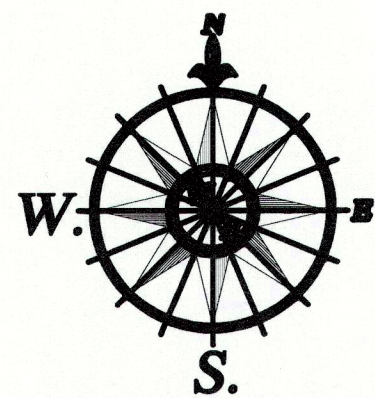
SCALES AS SHOWN ARE VALID ON THE ORIGINAL DRAWING. THE DIMENSIONS OF WHICH ARE 18 X 24 INCHES. THESE SCALES NOTED HEREON ARE HEREBY CHANGED BY THE RATIO OF OVERALL SHEET DIMENSIONS OF THE PRINT TO CORRESPONDING DIMENSIONS OF THE ORIGINAL DRAWING. THIS DRAWING IS THE PROPERTY OF OMNI CONSULTING SERVICES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

DATE 12/07/15

SCALE AS SHOWN

JOB NO. 15.006 / 15022

OF 7



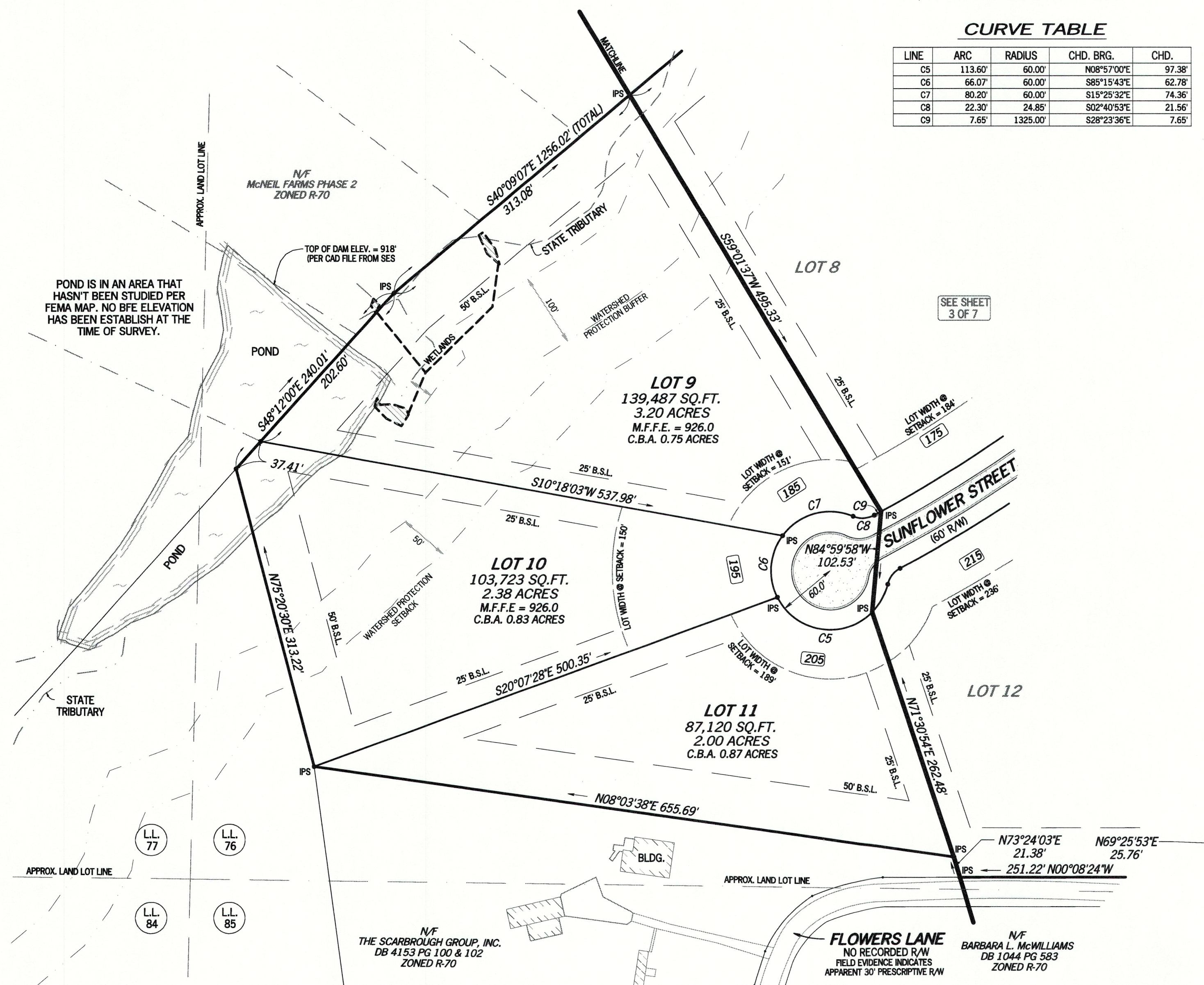
GRID NORTH
(SEE NOTE 3, SHEET 1)

SHEET INDEX

- 1) COVER SHEET, GRAPHIC INDEX, PARENT PARCEL PLAT, NOTES & VICINITY MAP
- 2) PLAT DETAIL FOR LOTS 9, 10 & 11
- 3) PLAT DETAIL FOR LOTS 1, 6, 7, 8, 12
- 4) PLAT DETAIL FOR LOTS 2, 3, 4, 5
- 5) STORMWATER DRAIN SEWER AND DOMESTIC WATERLINE AS-BUILT, RIGHT-OF-WAY CENTERLINE DETAIL
- 6) STORMWATER DRAIN SEWER LINE AS-BUILT PROFILES
- 7) STORMWATER DRAIN SEWER LINE AS-BUILT PROFILES

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C5	113.60'	60.00'	N08°57'00"E	97.38'
C6	66.07'	60.00'	S85°15'43"E	62.78'
C7	80.20'	60.00'	S15°25'32"E	74.36'
C8	22.30'	24.85'	S02°40'53"E	21.56'
C9	7.65'	1325.00'	S28°23'36"E	7.65'

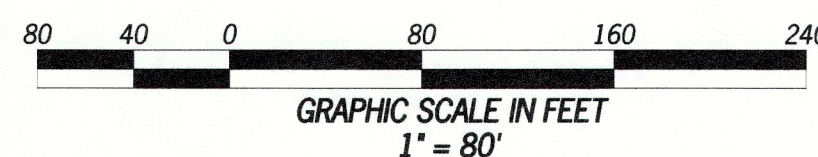


LEGEND

APPROX.	APPROXIMATE
IPS	IRON PIN TO BE SET (1/2\"/>
R/W	RIGHT-OF-WAY
BLDG.	BUILDING
INV.	INVERT
S.E.S.	SAFETY END SECTION
ACCM	ASPHALT COATED CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
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L.L.	LAND LOT
N/F	NOW OR FORMERLY
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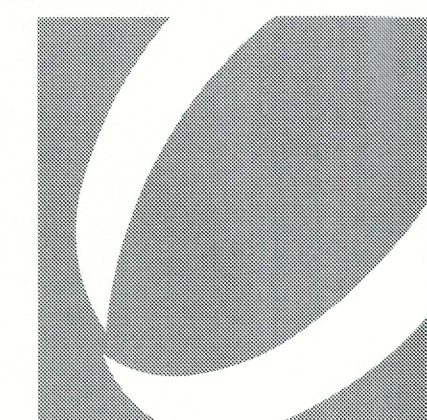
SEE STORM SEWER PROFILES SHEETS 6 & 7 OF 7

DRAINAGE EASEMENT LOCATIONS SHOWN HEREON BEYOND PERMANENT STRUCTURES, ARE APPROXIMATE. SAID EASEMENTS WERE DETERMINED BY CURRENT WATER COURSES AT THE TIME OF SURVEY AND DO NOT PURPORT TO REFLECT ANY FUTURE EFFECTS OF MAN-MADE OR NATURAL DISTURBANCES.



THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION OF THE PROPERTY FOR THE PURPOSE OF THE TRANSFERENCE OF TITLE ON EACH INDIVIDUAL LOT AS SHOWN HEREON, AS WELL AS TO SATISFY VARIOUS REQUIREMENTS MANDATED BY THE GOVERNING MUNICIPALITY.

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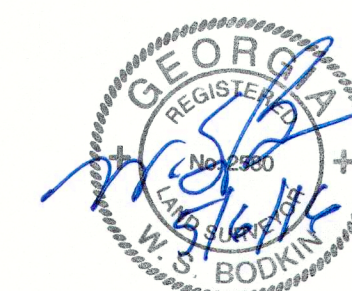


Omni
Consulting Services

REVISIONS

12/07/15	PER PLANNING & ZONING COMMENTS
01/29/16	PER COUNTY COMMENTS
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05/05/16	PER COUNTY COMMENTS

Final Plat
of
**FLOWERS
FIELD SUBDIVISION**
LAND LOT 76 ~ 7th DISTRICT ~ FAYETTE COUNTY, GEORGIA



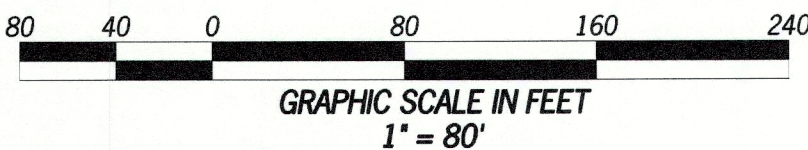
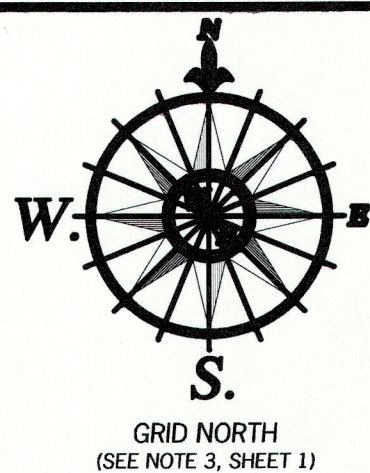
Omni Consulting Services
475 Swanson Road
Tyrone, GA 30290
ph: 770-486-7370
fax: 770-692-2237
omni@omnicons.com

SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING. THE DIMENSIONS OF WHICH ARE 18 X 24 INCHES. THESE SCALES NOTED HEREON ARE HEREBY CHANGED BY THE RATIO OF OVERALL SHEET DIMENSIONS OF THE PRINT TO CORRESPONDING DIMENSIONS OF THE ORIGINAL DRAWING. THIS DRAWING IS THE PROPERTY OF OMNI CONSULTING SERVICES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

DATE	12/07/15
SCALE	AS SHOWN
JOB NO.	15.006 / 15022

2

OF 7



Please return to:
Gary Lawson & Associates, P.C.
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 15-LAW-2375

STATE OF GEORGIA
COUNTY OF FAYETTE

Doc ID: 009793810001 Type: WD
Recorded: 12/14/2015 at 09:55:00 AM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
SK 4398 PG 329

LIMITED WARRANTY DEED

THIS INDENTURE made this 15 day of December, 2015 between

William H. Collins and Teresa B. Collins

as party or parties of the first part, hereinafter called Grantor, and

The Scarbrough Group, Inc.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 76 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

COMMENCING at a point at the intersection of the easterly right-of-way of Ellison Road (80' R/W) and the easterly right-of-way of Flowers Road (apparent 30' Prescriptive R/W); thence along the easterly right-of-way of Ellison Road North 01°24'47" East, a distance of 22.33 feet to a point, being the POINT OF BEGINNING; thence North 01°24'47" East, a distance of 84.58 feet to a 1 inch pipe found; thence South 62°58'16" East, a distance of 106.21 feet to a point; thence South 69°25'53" West, a distance of 103.28 feet to a point, being the POINT OF BEGINNING.

Said tract contains 0.093 acres or 4050 square feet.

Subject to restrictive covenants and easements of record.

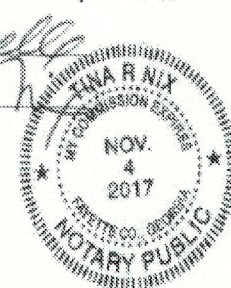
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this first day and year first above written.

Signed, Sealed and delivered in the presence of:

James H. Collins
Notary Public



William H. Collins
William H. Collins
Teresa B. Collins
Teresa B. Collins

DEED FOR DEDICATION OF ACQUISITION AREA

COMMON AREA FOR SIGNAGE

LINE	BEARING	DISTANCE
L1	N20°34'07"W	20.00'
L2	N69°25'53"E	40.00'
L3	S20°34'07"E	20.00'
L4	S69°25'53"W	40.00'

CURVE TABLE

CURVE	ARC	RADIUS	CHD. BRG.	CHD.
C1	39.20'	25.00'	N11°13'55"E	35.30'
C2	134.63'	1385.00'	N30°54'05"W	134.58'
C3	21.10'	25.00'	N52°17'29"W	20.48'
C4	32.65'	60.00'	N60°52'45"W	32.24'
C17	37.59'	25.00'	N81°13'10"W	34.15'

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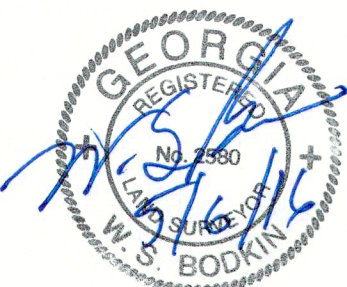
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01/29/16	PER COUNTY COMMENTS
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Final Plat
of

FLOWERS FIELD SUBDIVISION

LAND LOT 76 ~ 7th DISTRICT ~ FAYETTE COUNTY, GEORGIA



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fax: 770-692-2237
omni@omnicons.com

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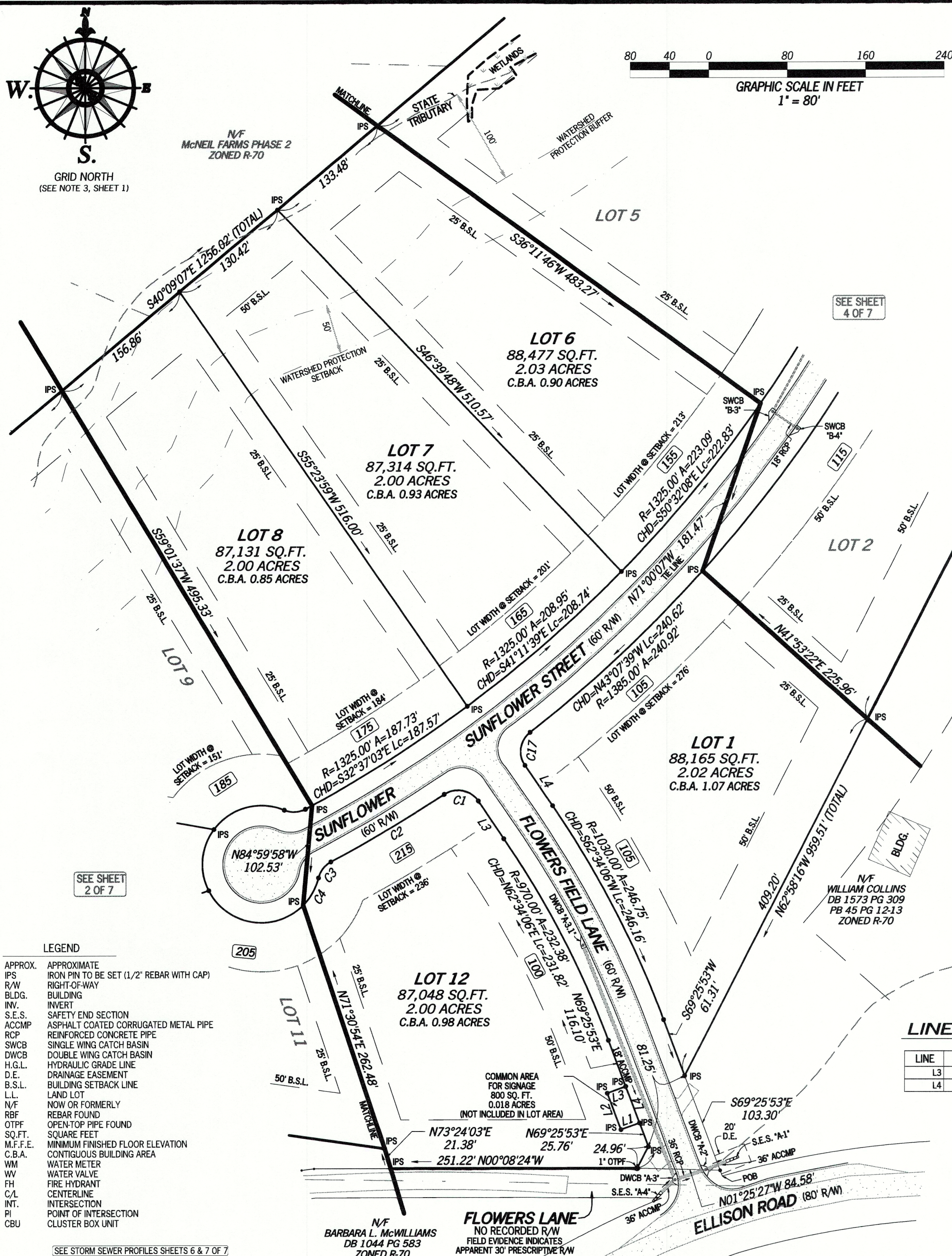
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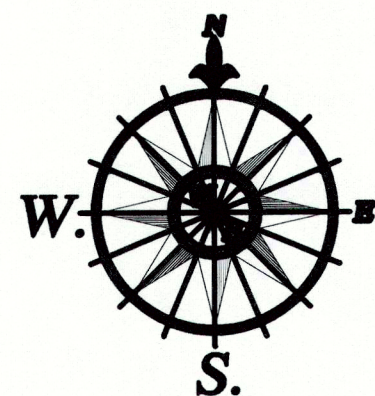
of 7

- LEGEND
- APPROX. APPROXIMATE
IPS IRON PIN TO BE SET (1/2" REBAR WITH CAP)
R/W RIGHT-OF-WAY
BLDG. BUILDING
INV. INVERT
S.E.S. SAFETY END SECTION
ACOMP ASPHALT COATED CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
H.G.L. HYDRAULIC GRADE LINE
D.E. DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
L.L. LAND LOT
N/F NOW OR FORMERLY
RBF REBAR FOUND
OTPF OPEN TOP PIPE FOUND
SQ.FT. SQUARE FEET
M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
C.B.A. CONTIGUOUS BUILDING AREA
WM WATER METER
WH WATER VALVE
FH FIRE HYDRANT
C/L CENTERLINE
INT. INTERSECTION
PI POINT OF INTERSECTION
CBU CLUSTER BOX UNIT

SEE STORM SEWER PROFILES SHEETS 6 & 7 OF 7

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GRID NORTH
(SEE NOTE 3, SHEET 1)

SHEET INDEX

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LAND LOT 76 ~ 7th DISTRICT ~ FAYETTE COUNTY, GEORGIA

LEGEND	
APPROX.	APPROXIMATE
IPS	IRON PIN TO BE SET (1/2" REBAR WITH CAP)
R/W	RIGHT-OF-WAY
BLDG.	BUILDING
INV.	INVERT
S.E.S.	SAFETY END SECTION
ACCOMP.	ASPHALT COATED CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
H.G.L.	HYDRAULIC GRADE LINE
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
L.L.	LAND LOT
N/F	NOW OR FORMERLY
RBF	REBAR FOUND
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LOT 6

LOT 5
131,547 SQ.FT.
3.02 ACRES
C.B.A. 0.89 ACRES

LOT 4
172,102 SQ.FT.
3.95 ACRES
M.F.F.E. = 889.34
C.B.A. 0.76 ACRES

LOT 3
213,895 SQ.FT.
4.91 ACRES
M.F.F.E. = 889.34
C.B.A. 1.14 ACRES

LOT 2
86,981 SQ.FT.
2.00 ACRES
C.B.A. 0.76 ACRES

N/F
WILLIAM COLLINS
DB 1573 PG 309
PB 45 PG 12-13
ZONED R-70

N/F
SCARBROUGH GROUP, INC.
DB 4153 PG 100 & 102
ZONED R-70

CURVE TABLE

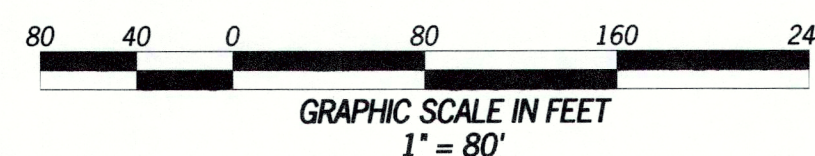
CURVE	ARC	RADIUS	CHD. BRG.	CHD.
C10	107.12'	1325.00'	S57°40'31"E	107.10'
C11	22.29'	25.00'	S85°32'17"E	21.56'
C12	70.66'	60.00'	S77°20'47"E	66.65'
C13	50.00'	60.00'	S19°44'06"E	48.57'
C14	50.00'	60.00'	S28°00'42"W	48.57'
C15	121.85'	60.00'	N69°56'03"W	101.97'
C16	21.10'	25.00'	N35°55'40"W	20.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N23°39'58"E	9.09'
L2	N67°01'22"W	12.88'
L3	N00°56'52"W	15.39'

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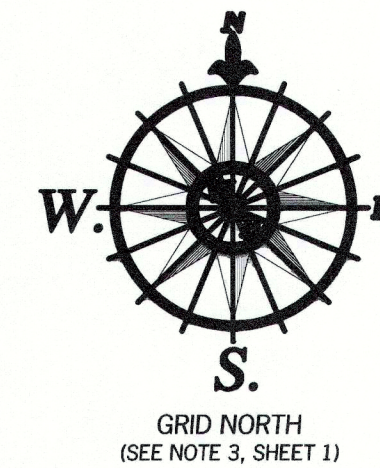
15,006 / 15022

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OF 7

SHEET INDEX

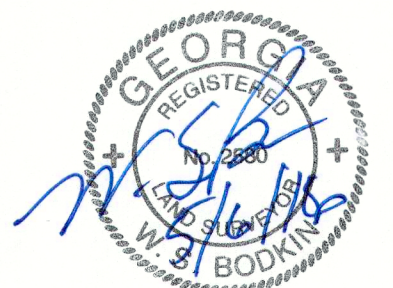
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Final Plat of FLOWERS FIELD SUBDIVISION LAND LOT 76 ~ 7th DISTRICT ~ FAYETTE COUNTY, GEORGIA



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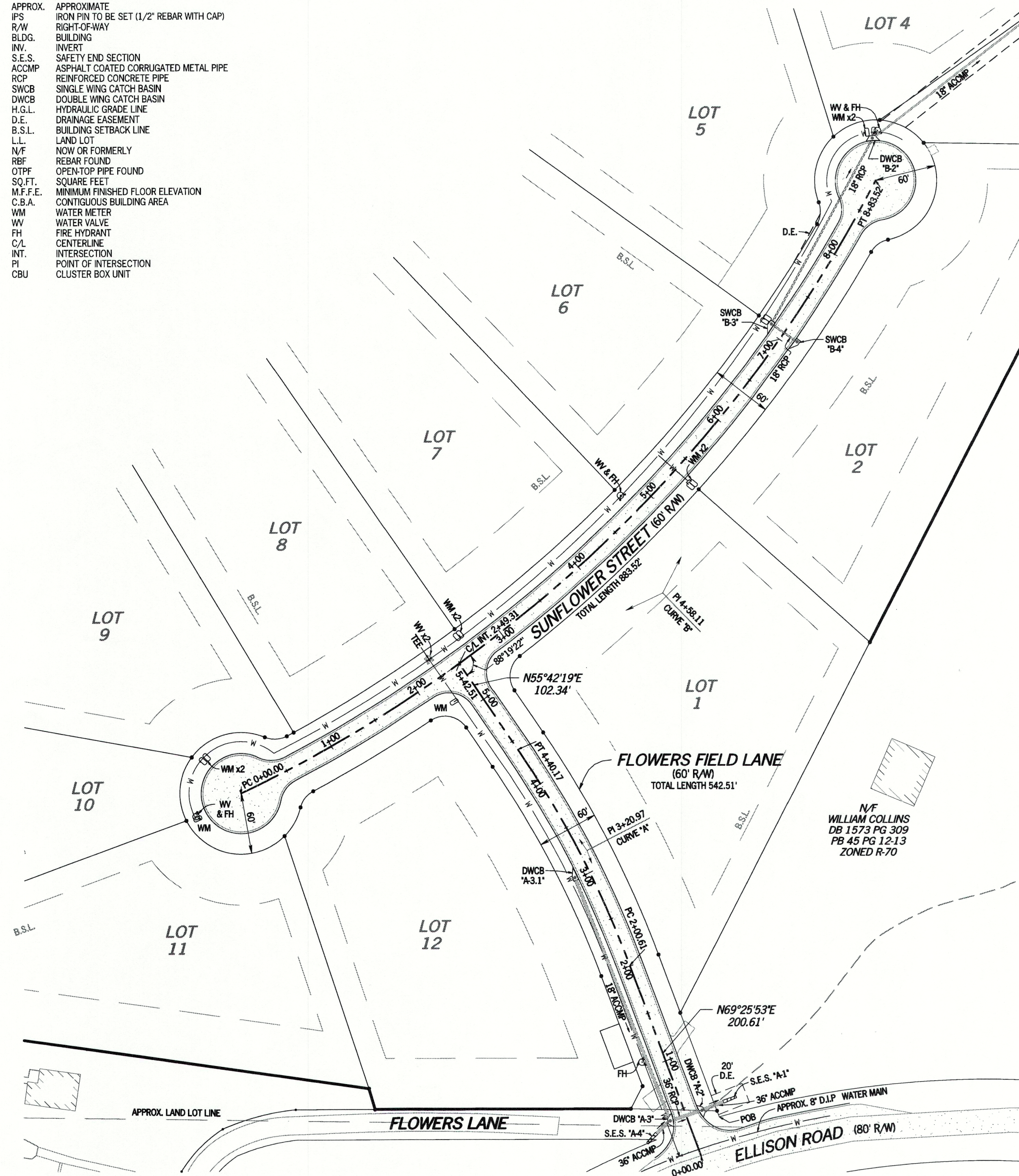
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LEGEND

APPROX.	APPROXIMATE
IPS	IRON PIN TO BE SET (1/2" REBAR WITH CAP)
R/W	RIGHT-OF-WAY
BLDG.	BUILDING
INV.	INVERT
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WV	WATER VALVE
FH	FIRE HYDRANT
C/L	CENTERLINE
INT.	INTERSECTION
PI	POINT OF INTERSECTION
CBU	CLUSTER BOX UNIT



CURVE 'A' TABLE

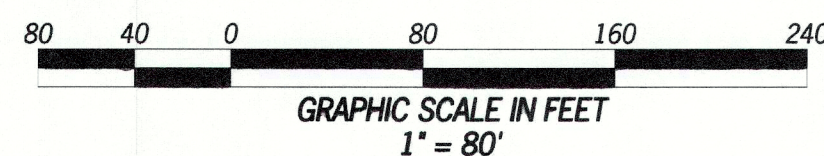
PI	3+20.97
DLT=	13°43'34"
R=	1000.00
A=	239.56
CHD=	N62°34'06"E
Lc=	238.99
Dc=	5°43'46"
T=	120.36
Ang=	13°43'34"

CURVE 'B' TABLE

PI	4+58.11
DLT=	37°21'34"
R=	1355.00
A=	883.52
CHD=	S44°06'35"E
Lc=	867.95
Dc=	4°13'42"
T=	458.11
Ang=	37°21'34"

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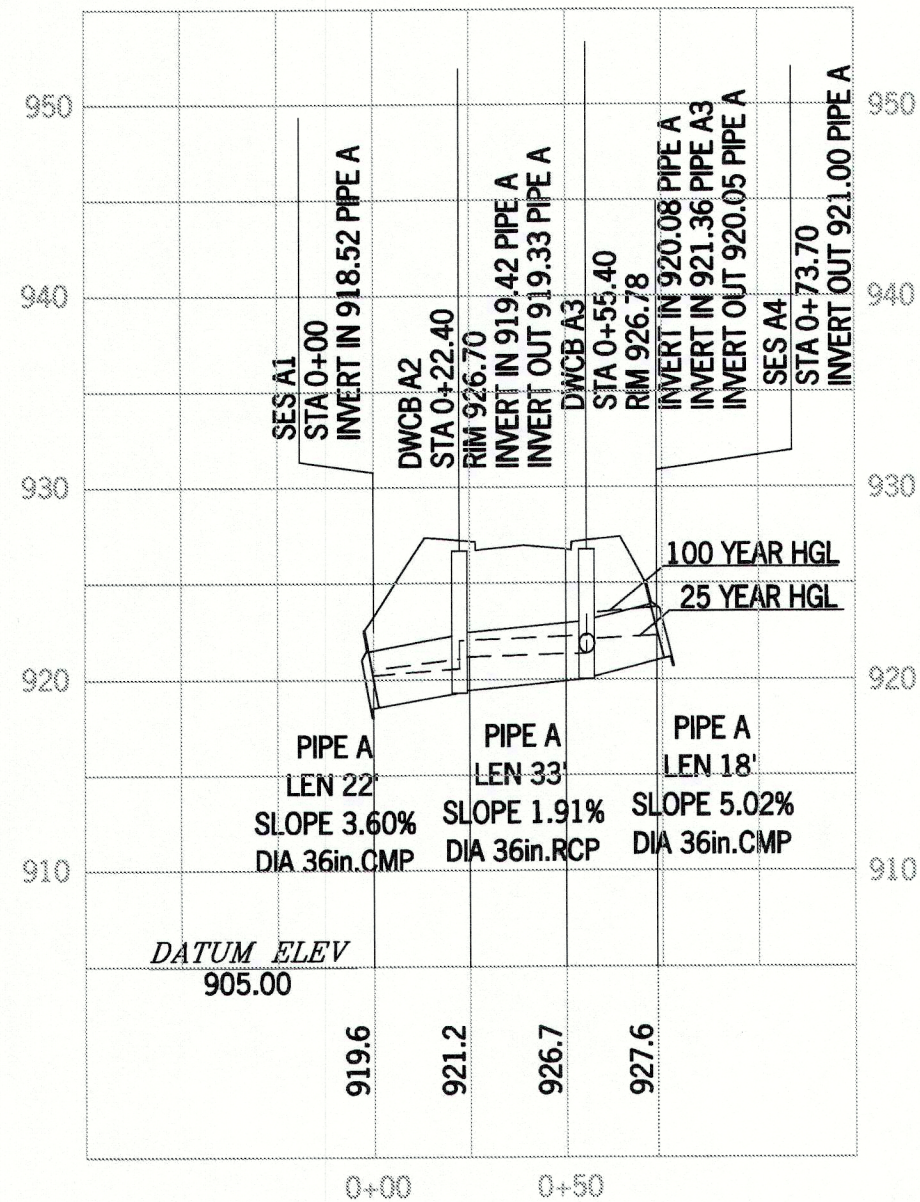
STORM DRAIN SEWER LINE "A"

Run: storm A.asb

Pipe Label	Node Label	North	East	Station	Rim Elev.	Struct. Offset	Struct. Elev.	Struct. Type	Node Dim.	Drop
PIPE A	SES A1	1267443.9684	2177565.8834	55.4000	0.0000	0.0000	926.7800	mh	48.0000	0.1000
PIPE A	DWCB A3	1267443.9684	2177565.8834	55.4000	0.0000	0.0000	926.7800	mh	48.0000	0.1000
PIPE A	DWCB A2	1267443.9684	2177565.8834	55.4000	0.0000	0.0000	926.7800	mh	48.0000	0.1000
PIPE A	SES A1	1267443.9684	2177565.8834	55.4000	0.0000	0.0000	926.7800	mh	48.0000	0.1000

Sump Elev.	Pipe Size	Start Inv.	Finish Inv.	Can-Cen 2D Length	Pipe Slope	Pipe Drop	Pipe Descr.	Rough Coeff.	Pipe Flow
920.9964	36.0000	920.9954	920.0767	18.3000	0.0502	0.9187	CMP	0.0220	52.9800
920.0467	36.0000	920.0467	919.4164	33.0000	0.0191	0.6303	RCP	0.0130	2.4220
919.3264	36.0000	919.3264	918.5200	22.4000	0.0360	0.8064	CMP	0.0220	1.7200
918.5200									

Lateral Name #1	Lateral Inv. #1	Lateral Flow #1	Lateral Name #2	Lateral Inv. #2	Lateral Flow #2	Inlet Flow	Design Flow	% Vel.	4/D
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	52.9800	13.0575	55.8261	
STORM A3 ASB	921.3600	2.1800	0.0000	0.0000	0.0000	58.1800	13.7909	57.6346	
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	59.9000	11.7563	67.7213	



AS-BUILT STORM DRAIN LINE "A"
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

LEGEND

APPROX.	APPROXIMATE
IPS	IRON PIN TO BE SET (1/2" REBAR WITH CAP)
R/W	RIGHT-OF-WAY
BLDG.	BUILDING
INV.	INVERT
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M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
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WM	WATER METER
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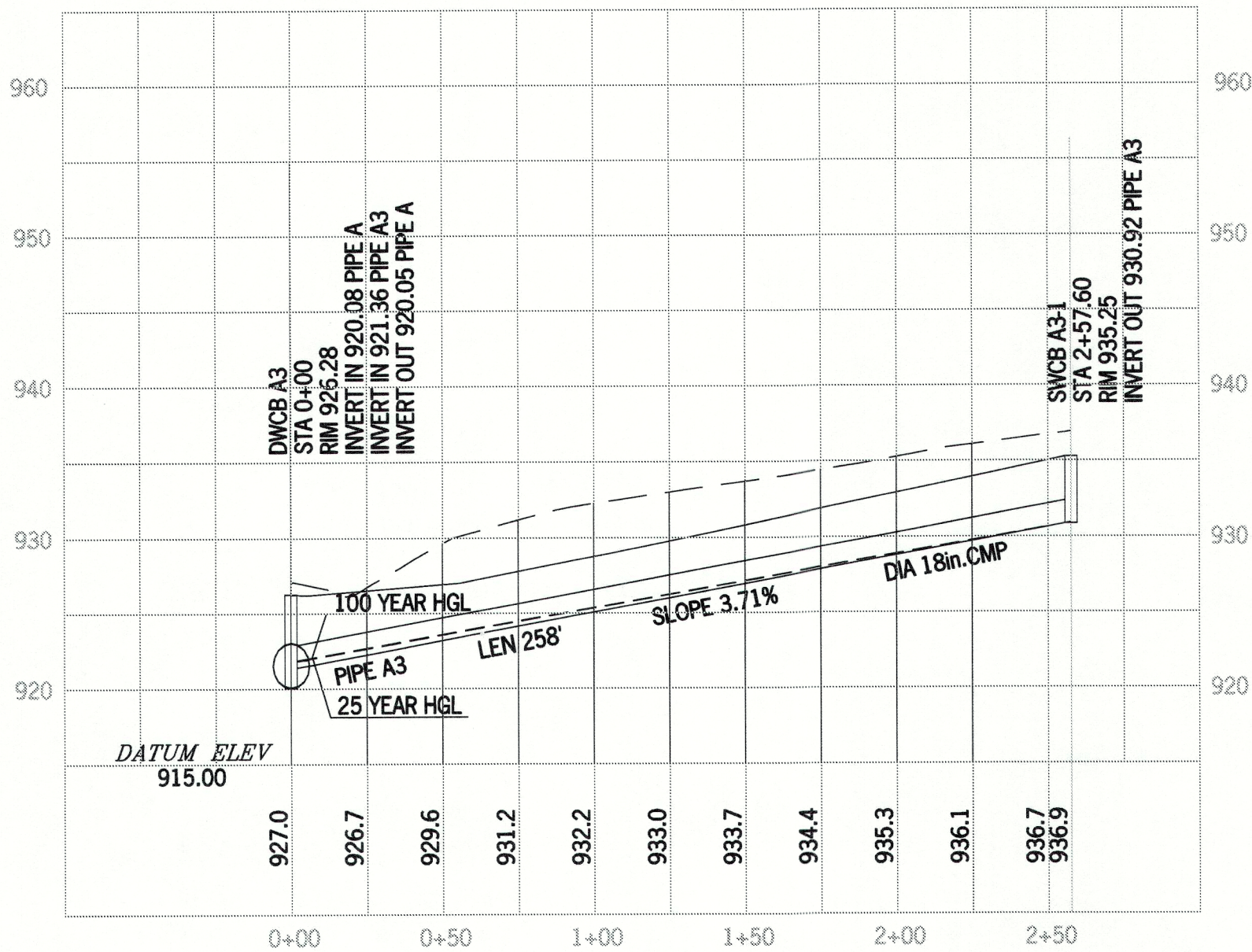
STORM DRAIN SEWER LINE "A-3"

Run: storm A3.asb

Pipe Label	Node Label	North	East	Station	Rim Elev.	Struct. Offset	Struct. Elev.	Struct. Type	Node Dim.	Drop
PIPE A3	SES A1	1267537.2983	2177806.6106	257.6000	0.0000	0.0000	935.2500	mh	48.0000	0.1000
PIPE A3	DWCB A3	1267537.2983	2177806.6106	257.6000	0.0000	0.0000	935.2500	mh	48.0000	0.1000
PIPE A3	DWCB A3	1267537.2983	2177806.6106	257.6000	0.0000	0.0000	935.2500	mh	48.0000	0.1000
PIPE A3	DWCB A3	1267537.2983	2177806.6106	257.6000	0.0000	0.0000	935.2500	mh	48.0000	0.1000

Sump Elev.	Pipe Size	Start Inv.	Finish Inv.	Can-Cen 2D Length	Pipe Slope	Pipe Drop	Pipe Descr.	Rough Coeff.	Pipe Flow
930.9170	18.0000	930.9170	921.3600	257.6000	0.0371	9.5570	CMP	0.0220	2.1800
921.3600									

Lateral Name #1	Lateral Inv. #1	Lateral Flow #1	Lateral Name #2	Lateral Inv. #2	Lateral Flow #2	Inlet Flow	Design Flow	% Vel.	4/D
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.1800	5.1456	28.9169	



AS-BUILT STORM DRAIN LINE "A3"
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

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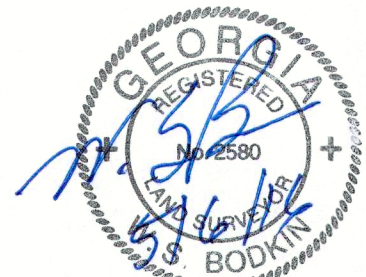
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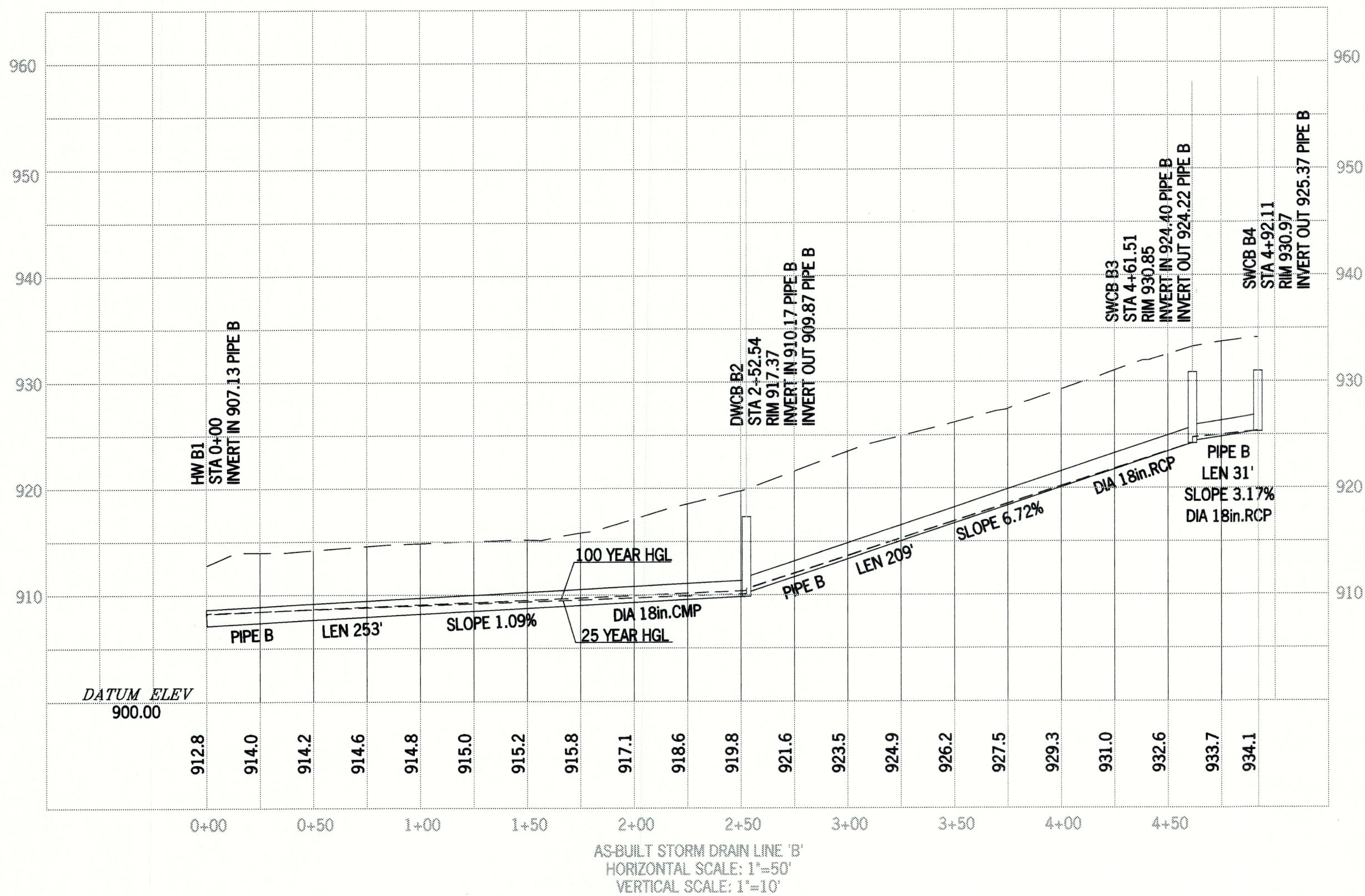
STORM DRAIN SEWER LINE "B"

Run: storm B asb

Pipe Label	Node Label	North	East	Station	Rim Offset	Struct Elev.	Struct Type	Node Dim.	Drop
PIPE B	SWCB B4	1267319.1427	2178334.5255	492.1129	0.0000	930.9700	mh	48.0000	0.1000
PIPE B	SWCB B3	1267344.2350	2178352.0481	461.5079	0.0000	930.8500	mh	48.0000	0.1800
PIPE B	DWCB B2	1267244.6852	2178335.6326	252.5381	0.0000	917.3700	mh	48.0000	0.3000
HW B1		1267045.1922	2178690.4847	0.0000	0.0000	910.7400	end	0.0000	0.1000

Sump Elev	Pipe Size	Start Inv.	Finish Inv.	Can-Cen 2D Length	Pipe Slope	Pipe Drop	Pipe Descr.	Rough Coeff	Pipe Flow
925.3690	18.0000	925.3690	924.3991	30.6050	0.0317	0.9699	RCP	0.0220	1.5200
924.2191	18.0000	924.2191	910.1700	208.9698	0.0572	14.0490	RCP	0.0130	3.1900
909.8700	20.0000	909.8700	907.1300	252.5381	0.0109	2.7400	CMP	0.0220	2.2800
907.1300									

Lateral Name #1	Lateral Inv. #1	Lateral Flow #1	Lateral Name #2	Lateral Inv. #2	Lateral Flow #2	Inflow	Design Flow	Design Vel.	% d/D
0.0000	0.0000		0.0000	0.0000	0.0000	1.5200	4.3865	25.0532	
0.0000	0.0000		0.0000	0.0000	0.0000	4.7100	11.5466	28.1418	
0.0000	0.0000		0.0000	0.0000	0.0000	6.9900	4.3763	68.6745	



SHEET INDEX

- 1) COVER SHEET, GRAPHIC INDEX, PARENT PARCEL PLAT, NOTES & VICINITY MAP
- 2) PLAT DETAIL FOR LOTS 9, 10 & 11
- 3) PLAT DETAIL FOR LOTS 1, 6, 7, 8, 12
- 4) PLAT DETAIL FOR LOTS 2, 3, 4, 5
- 5) STORMWATER DRAIN SEWER AND DOMESTIC WATERLINE AS-BUILT, RIGHT-OF-WAY CENTERLINE DETAIL
- 6) STORMWATER DRAIN SEWER LINE AS-BUILT PROFILES
- 7) STORMWATER DRAIN SEWER LINE AS-BUILT PROFILES



REVISIONS

12/07/15	PER PLANNING & ZONING COMMENTS
01/29/16	PER COUNTY COMMENTS
04/10/16	PER COUNTY COMMENTS
05/05/16	PER COUNTY COMMENTS

Final Plat
of
**FLOWERS
FIELD SUBDIVISION**
LAND LOT 76 ~ 7th DISTRICT ~ FAYETTE COUNTY, GEORGIA

LEGEND

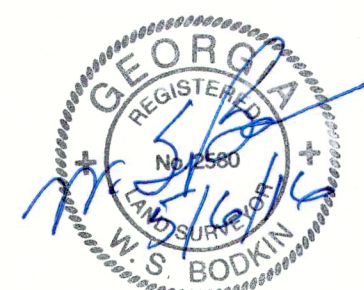
APPROX.	APPROXIMATE
IPS	IRON PIN TO BE SET (1/2" REBAR WITH CAP)
R/W	RIGHT-OF-WAY
BLDG.	BUILDING
INV.	INVERT
S.E.S.	SAFETY END SECTION
ACOMP	ASPHALT COATED CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
H.G.L.	HYDRAULIC GRADE LINE
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
L.L.	LAND LOT
N/F	NOW OR FORMERLY
RBF	REBAR FOUND
OTPF	OPEN-TOP PIPE FOUND
SQ.FT.	SQUARE FEET
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
C.B.A.	CONTIGUOUS BUILDING AREA
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
C/L	CENTERLINE
INT.	INTERSECTION
PI	POINT OF INTERSECTION
CBU	CLUSTER BOX UNIT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION OF THE PROPERTY FOR THE PURPOSE OF THE TRANSFERENCE OF TITLE ON EACH INDIVIDUAL LOT AS SHOWN HEREON. AS WELL AS TO SATISFY VARIOUS REQUIREMENTS MANDATED BY THE GOVERNING MUNICIPALITY.

PROVERBS 22:28 - REMOVE NOT THE ANCIENT LANDMARK WHICH YOUR FATHERS HAVE SET.
DEUTERONOMY 27:17 - "CURSED BE HE WHO REMOVES HIS NEIGHBOR'S LANDMARK. AND ALL THE PEOPLE SAY, 'AMEN.'"


DRAINAGE EASEMENT LOCATIONS SHOWN HEREON BEYOND PERMANENT STRUCTURES, ARE APPROXIMATE. SAID EASEMENTS WERE DETERMINED BY CURRENT WATER COURSES AT THE TIME OF SURVEY AND DO NOT PURPORT TO REFLECT ANY FUTURE EFFECTS OF MAN-MADE OR NATURAL DISTURBANCES.



Omni Consulting Services
475 Swanson Road
Tyrone, GA 30290
ph: 770-486-7370
fax: 770-692-2237
omni@omnicons.com

ALL SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING. THE DIMENSIONS OF WHICH ARE 18 X 24 INCHES. THESE SCALES NOTED HEREON ARE HEREBY CHANGED BY THE RATIO OF OVERALL SHEET DIMENSIONS OF THE PRINT TO CORRESPONDING DIMENSIONS OF THE ORIGINAL DRAWING. THIS DRAWING IS THE PROPERTY OF OMNI CONSULTING SERVICES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

DATE	12/07/15
SCALE	AS SHOWN
JOB NO.	15.006 / 15022

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: May 26, 2016
Subject: Minor Subdivision Plat to be considered on June 2, 2016

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of the Martha Eva Richardson Estate

OWNER/APPLICANT

Stephen R. & Maegan E. Caldwell, and
Bruce & Amy Clark, Owners

Recommend **APPROVAL**

On the Minor Subdivision Plat of the Martha Eva Richardson Estate that was signed off on 05/24/16.

MINOR SUBDIVISION PLAT OF THE MARTHA EVA RICHARDSON ESTATE

GENERAL NOTES

- OWNERS:
STEPHEN R. & MAEGAN E. CALDWELL
125 SANDY LAKE CIRCLE
Fayetteville, GA 30214
404-406-4265

BRUCE & AMY CLARK
708 McBRIDE ROAD
Fayetteville, GA 30215
404-441-8906
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 31.976 ACRES

2 LOTS - ZONED A-R

MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA: 5 ACRES

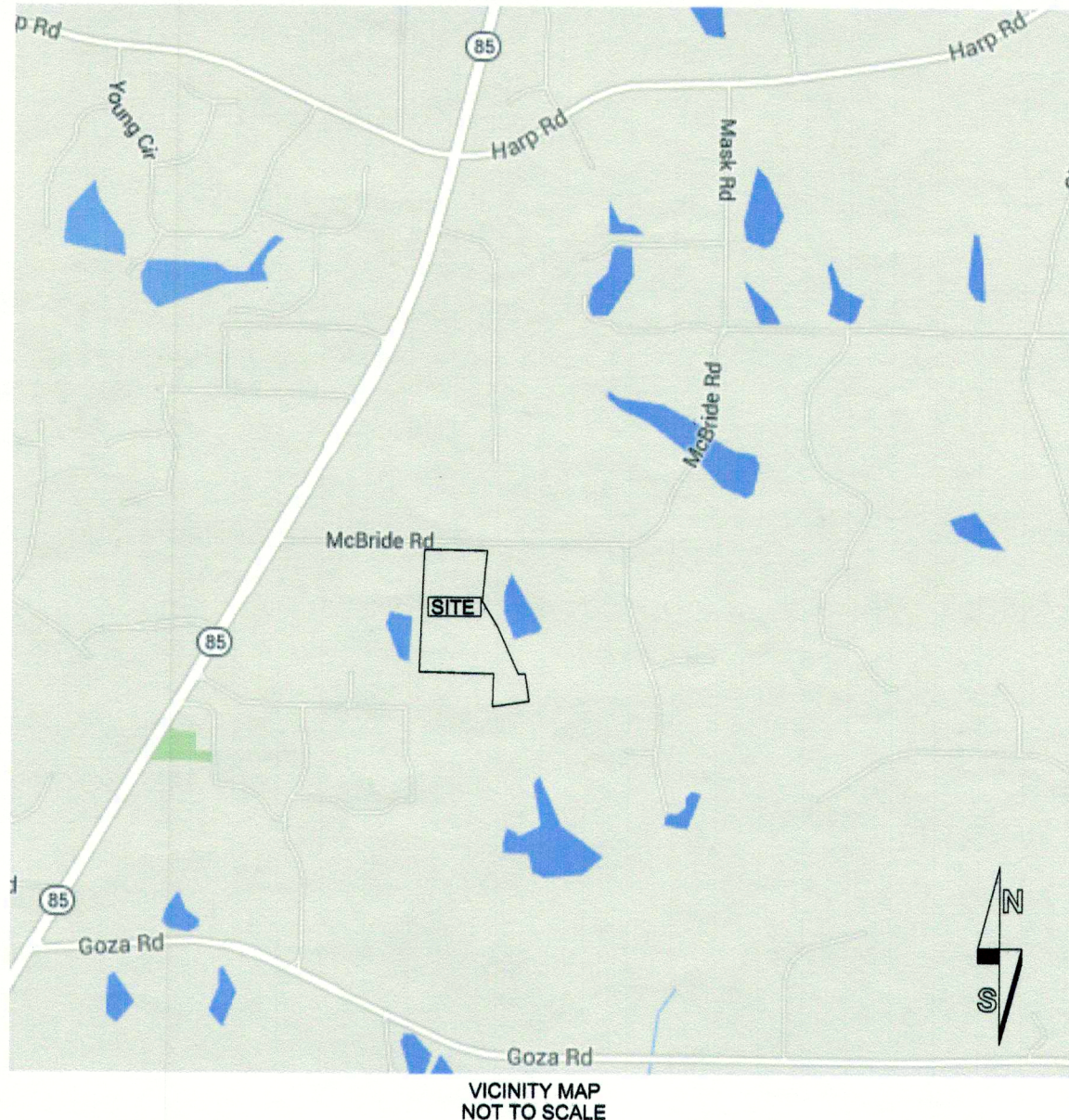
LOT WIDTH: 250 FT

FLOOR AREA: 1,200 SQ FT

FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET

REAR YARD SETBACK: 75 FT

SIDE YARD SETBACK: 50 FT
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY WELL.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THE PROPERTY.
- THERE ARE NO GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- ALL LOTS EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY LIMITED DETAIL FLOOD STUDY AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS. A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 13113C0113E AND 13113C0114E, DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOT 2 IS 834.47. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1 WILL BE BASED ON THE LOCATION OF THE STRUCTURE AND WILL BE DETERMINED AT TIME OF PERMITTING.
- EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE STATE WATERS ON THIS SITE AS SHOWN.
- THE STRUCTURE ON LOT 1 IS TO BE REMOVED.
- THERE WERE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS.
- ALL THAT PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF McBRIDE ROAD HAVING AN EXISTING 60' FOOT RIGHT-OF-WAY. TEN FEET SHALL BE DEDICATED TO CREATE A MINIMUM 80 FOOT RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON AND ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY, UPON RECORDATION OF SAID MINOR SUBDIVISION PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.
- WATERSHED BUFFERS AND SETBACKS ARE MEASURED FROM THE 100 YEAR BASE-FLOOD ELEVATION OR 100' FROM THE WRESTED VEGETATION OF TRIBUTARY EAST OF SITE AND 50' FROM THE WRESTED VEGETATION OF TRIBUTARY SHOWN ON LOT 1 AND 2.
- VARIANCE REQUEST SHALL BE SUBMITTED TO THE ZONING BOARD OF APPEALS WITHIN 180 DAYS OF APPROVAL OF THIS PLAT.



LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=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
F.F.E.=FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS/REPRESENTATIVES OF THE MARTHA EVA RICHARDSON ESTATE SUBDIVISION, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 5/18/16

SIGNED [Signature]
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE 5-17-16

SIGNED [Signature]
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 5-24-16

SIGNED [Signature]
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE _____

SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE 5/24/16

SIGNED [Signature]
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

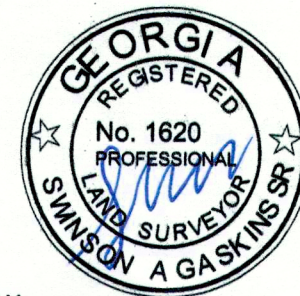
DATE 5/19/16

SIGNED [Signature]
FIRE MARSHAL

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: [Signature] 5/17/16
GA RLS SWINSON A. GASKINS, SR.
NUMBER 1620



SOIL CLASSIFICATION DELINEATION

I, GREG A. WOMBOUGH DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY GREENCASTLE ENGINEERING, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

DATE _____

SIGNATURE OF SOIL CLASSIFIER

PROFESSIONAL ENGINEER

REGISTRATION NO. _____

P.O. BOX 2114

PEACHTREE CITY, GA 30269

PHONE: 678-360-6909

Prepared For:

**THE ESTATE OF
MARTHA EVA RICHARDSON**

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TOR TOTAL STATION

Job No. McBRIDE

Drawn By: R.D.G. Reviewed By: s.a.g.

Issue Date: 02/01/16

F.W.P.D.: 01/09/16

Revisions _____ Date _____

PAGE 1 OF 2

**S.A. GASKINS &
ASSOCIATES, LLC**

surveyors planners development consultants

P.O. BOX 321 BROOKS, GA 30205

678-571-3054

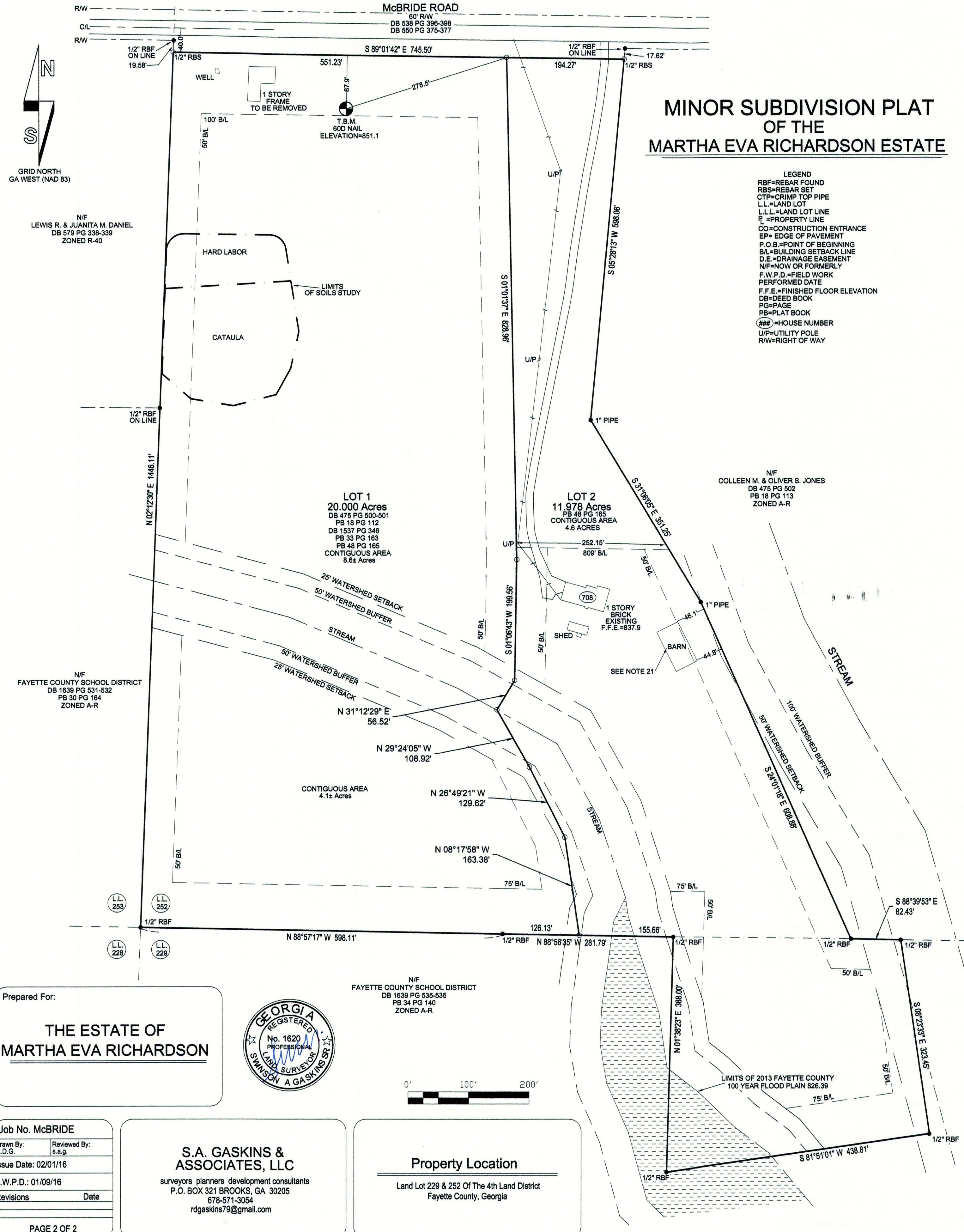
rdgaskins79@gmail.com

Property Location

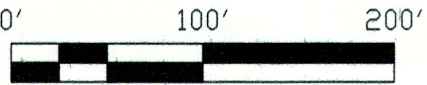
Land Lot 229 & 252 Of The 4th Land District
Fayette County, Georgia

MINOR SUBDIVISION PLAT
OF THE
MARTHA EVA RICHARDSON ESTATE

- LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
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B/L=BUILDING SETBACK LINE
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DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY



Prepared For:
**THE ESTATE OF
MARTHA EVA RICHARDSON**



Job No. McBride	
Drawn By: R.D.G.	Reviewed By: s.a.g.
Issue Date: 02/01/16	
F.W.P.D.: 01/09/16	
Revisions	Date
PAGE 2 OF 2	

**S.A. GASKINS &
ASSOCIATES, LLC**
surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Property Location
Land Lot 229 & 252 Of The 4th Land District
Fayette County, Georgia

REQUESTED ACTION: C-H to M-1

PROPOSED USE: Auto Repair, Paint, Body Shop

EXISTING USE: Auto Sales

LOCATION: SR 85 North

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 200 + 201

OWNER: Ron Zappendorf

PLANNING COMMISSION PUBLIC HEARING: June 2, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: June 23, 2016

APPLICANT'S INTENT

Applicant proposes to establish an auto repair, paint, and body shop on 2.45 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 2.45 acre tract fronting on SR 85 North in Land Lot(s) 200 + 201 of the 5th District. SR 85 North is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is currently zoned C-H.

History: On October 25, 2001 the BOC considered Petition 1085-01 requesting a rezoning from C-H to M-1 for the Subject Property. A motion to approve the petition was made and seconded but failed by a vote of 1-3. The BOC had concerns with pollution going into Morning Creek.

B. SURROUNDING ZONING AND USES

The general situation is a 2.45 acre tract that is zoned C-H. In the vicinity of the subject property is land which is zoned M-1. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North & East	62.4	M-1	Dixie Land Fun Park (Floodplain area)	Conservation Areas
South	1.7 2.9	M-1 M-1	Auto Sales/Repairs Lawn Mower Sales/Repairs	Light Industrial
West (across SR 85)	3.5	M-1	Auto Repairs	Commercial

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Industrial & Conservation Areas. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone C-H from to M-1 for the purpose of developing an auto repair, paint, and body shop.

State Route Overlay

Due to the frontage on State Route 85 any further development of the property is subject to the requirements of the State Route 85 Overlay Zone. The Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements, and in cases where there is a conflict between requirements, the most restrictive regulation applies. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 85 , a 50 foot setback for impervious surfaces from right-of-way of SR 85, and architectural standards for buildings which require a residential character including a pitched peaked roof, a residential façade, and doors and windows of a residential character.

Access

The Concept Plan submitted indicates one (1) access from SR 85 North.

E. REVIEW OF CONCEPT PLAN

The Concept Plan indicates that the existing building is approximately 17 feet from the side property line and will not meet the 25 foot side yard setback for M-1.

Section 110-170. of the Zoning Ordinance states:

A property that is improved with a legally existing structure, which would become nonconforming in terms of the setbacks only within the zoning district for which a rezoning is being sought, may be considered for rezoning, except as otherwise provided in Article VI. O-I. and Article VII. Transportation Corridor Overlay Zone. Upon approval of the rezoning request, a variance authorized by the Zoning Board of Appeals shall be necessary for the structure to remain within the setback (see Article IX.) Any enlargement, expansion, or extension of said structure which serves to increase nonconformance, either vertical and/or horizontal, shall only be made with the authorization of the Zoning Board of Appeals. Any new structure shall comply with the dimensional minimum requirements herein.

Staff is recommending a condition that a variance for the existing building's encroachment into the side yard setback be authorized by the Zoning Board of Appeals within 180 days from the effective date of this rezoning, if approved. If the variance is denied, the owner/developer agrees to take all necessary action consistent with the direction of the Zoning Board of Appeals. If the owner/developer fails to take action to obtain a decision from the Zoning Board of Appeals within 180 days and that time period has expired, the property owner agrees to remove that portion of the existing building encroaching into the side yard setback within 30 days from the date of the expiration.

F. DEPARTMENTAL COMMENTS

Water System

1250-15 is approved. Water available.

Public Works/Engineering

No comments from Engineering.

Environmental Management

Floodplain - The property DOES contain floodplain per FEMA FIRM panel 13113C0106E dated Sept 26, 2008. Per Fayette County Floodplain Management Ordinance Sec. 104-86 any stream with a drainage area less than 100 acres, the area of special flood hazard shall be determined. The area of special flood hazard areas shall be determined for all manmade hazards. The elevation of the lowest floor, including basement and building access of any development shall be a least 3 feet above the base flood elevation for any lots that contain or are adjacent to a special flood hazard area.

Wetlands The property DOES contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed If replatted, Watershed DOES apply.

Groundwater - The property IS NOT within a groundwater recharge area.

Stormwater - This development is subject to the Post-Development Stormwater Management is any additional pervious area is permitted.

Environmental Health Department

Our department inspected and approved a new septic system to serve the property located at 1591 Hwy 85N on 2/23/16. The system was installed to solely serve the existing structure and proposed business at this address. As the septic system is currently functional and is considered approved by this department, there are no objections to the proposed rezoning at this location.

Fire

The bureau of fire prevention will neither approve nor deny requests that fall outside the scope of ISO requirements.

Georgia Department of Transportation

I don't see any issues with the rezoning.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from C-H to M-1 for the purpose of developing auto repair, Paint, and body shop. Per Section 11-11 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Industrial & Conservation Areas. This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a non-residential district support this petition.

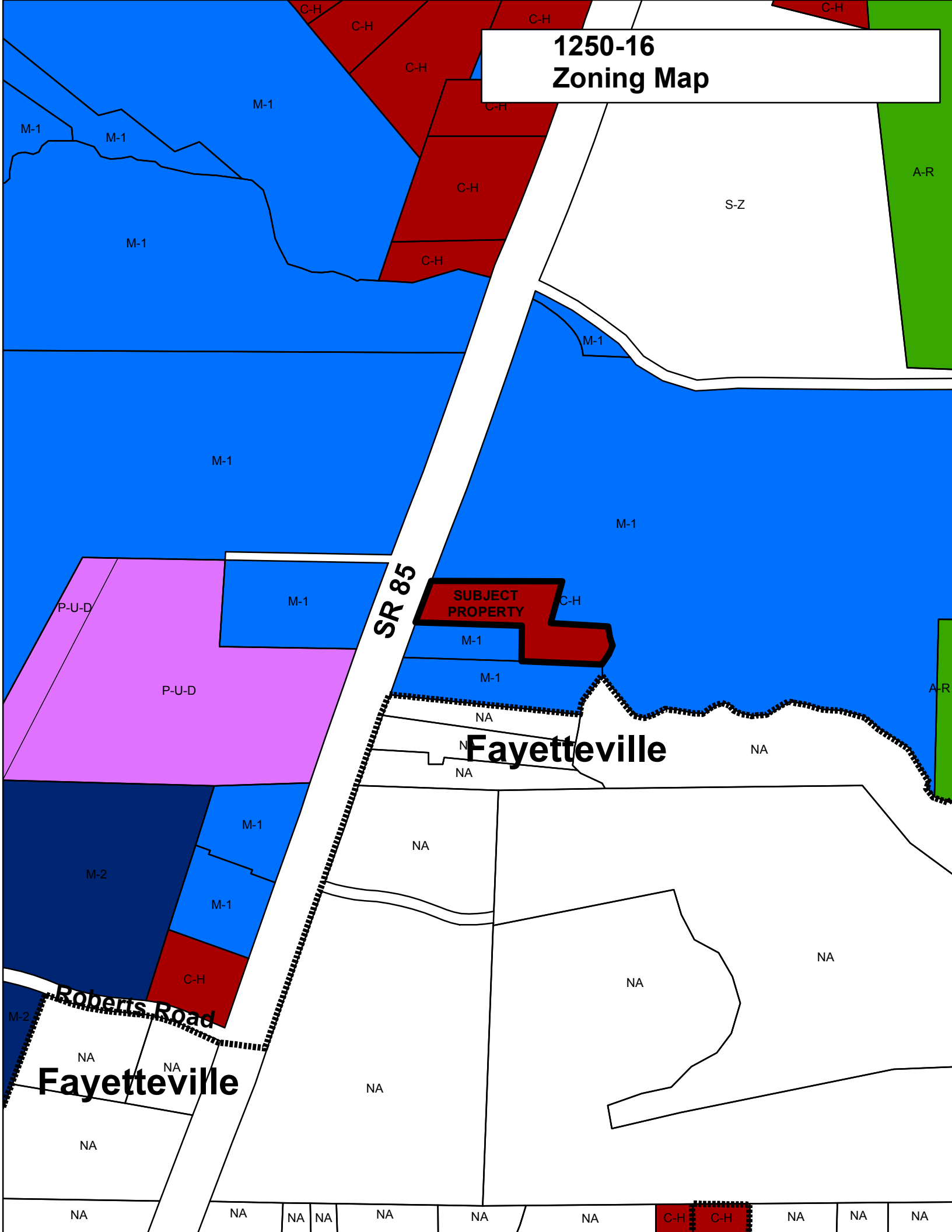
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved M-1 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. That a variance for the existing building's encroachment into the side yard setback be obtained from the Zoning Board of Appeals within 180 days from the effective date of this rezoning. If the variance is denied, the owner/developer agrees to take all necessary action consistent with the direction of the Zoning Board of Appeals. If the owner/developer fails to take action to obtain a decision from the Zoning Board of Appeals within 180 days and that time period has expired, the property owner agrees to remove that portion of the existing building encroaching into the side yard setback within 30 days from the date of the expiration. *(This condition is required for compliance with the Zoning Ordinance, Section 110-170.)*

1250-16 Zoning Map



1250-16

Land Use Plan Map

**LIGHT
INDUSTRIAL**

COMMERCIAL

**CONSERVATION
AREAS**

**LOW DENSITY
RESIDENTIAL**

**LIGHT
INDUSTRIAL**

SR 85

**SUBJECT
PROPERTY**

**LIGHT
INDUSTRIAL**

COMMERCIAL

Fayetteville

**HEAVY
INDUSTRIAL**

Roberts Road

Fayetteville

COMMERCIAL

1250-16
Aerial Map



SR 85

**SUBJECT
PROPERTY**

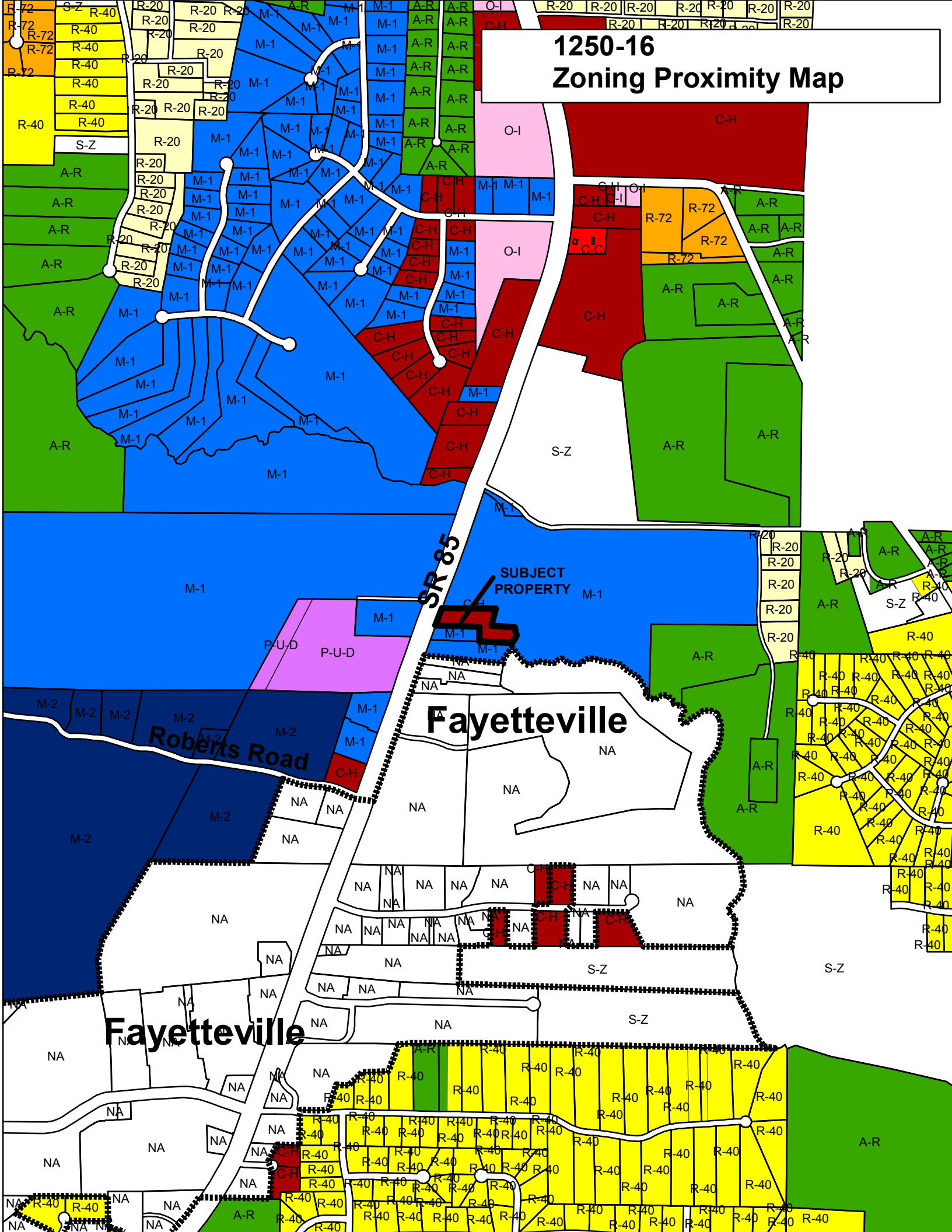
Fayetteville

Robert's Road

Fayetteville

1250-16

Zoning Proximity Map



REQUESTED ACTION: A-R to R-50

PROPOSED USE: Single-Family Residential Subdivision

EXISTING USE: Agricultural Residential

LOCATION: Dogwood Trail

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 104

OWNER: Claudine B. Morris , Christine B. Thorton & Betty S. Shubert

AGENT: Randy Boyd

PLANNING COMMISSION PUBLIC HEARING: June 2, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: June 23, 2016

APPLICANT'S INTENT

Applicant proposes to develop a Single-Family Residential Subdivision consisting of 68 lots on 100.967 acres.

STAFF RECOMMENDATION

APPROVAL

1.

1256-16

INVESTIGATION

A. PROPERTY SITE

The subject property is a 100.967 acre tract fronting on Dogwood Trail in Land Lot(s) 104 of the 7th District. Dogwood Trail is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence and is currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 100.967 acres tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R & R-22 (PTC). See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Dogwood Trail)	11.8 6.0 11.0	A-R A-R A-R	Single-Family Residential Single-Family Residential Undeveloped	Low Density Residential (1Unit/1 to 2 Acres)
South (in PTC)	Seven lots in Kedron Hills Subdivision (PTC) ranging in size from .69 to 1.06 acres	R-22 (22,000 Sq Ft)	Single-Family Residential	SFM – Single-family Medium (.25 to 1.0 acres) (PTC)
East	9.4 9.0 15.1 22.3 9.44 1.0	A-R A-R A-R A-R A-R A-R	Single-Family Residential Undeveloped Single-Family Residential Single-Family Residential Single-Family Residential Undeveloped	Low Density Residential (1Unit/1 to 2 Acres)
West	44.4	A-R	Single-Family Residential	Low Density Residential (1Unit/1 to 2 Acres)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/ 1 to 2 Acres) and Conservation Areas. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-50 for the purpose of developing a Single-Family Residential Subdivision.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Access

The Concept Plan submitted indicates one (1) access from Dogwood Trail.

E. TRAFFIC AND TRIP GENERATION

Per the Institute of Transportation Engineers' "Trip Generation, 8th edition", the average trip generation of a single family residential unit is 9.57 trips in a 24 hour weekday, 0.75 trips between 7:00am and 9:00am, and 1.01 trips between 4:00pm and 6:00pm.

<u>Rezoning Petition 1256-16</u>			
<u>ITE Trip Generation 8th edition</u>			
	Weekday	7:00 am – 9:00am	4:00pm – 6:00pm
68 Dwelling Units	650 trips	51trips	68 trips

The latest Georgia Department of Transportation Annual Average Daily Traffic estimate for Dogwood Trail at a point near Tyrone Road is 2,950 vehicles.

F. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Deficiencies include, but are not limited to:

Side yard setbacks on lots 7, 12, 24, 42, 43, 44, and 65 are shown with 30 foot setbacks. Side yard setbacks in the R-50 zoning district require a 20 foot setback.

G. DEPARTMENTAL COMMENTS

Water System

Water Available. 8" Main on Dogwood Trail.

Public Works/Engineering

1. If left as A-R, the parcel could be divided into 14 lots using existing road frontage. Under the proposed rezoning to R-50, the amount of traffic would be more than four times as great but the number of curb cuts onto Dogwood reduced from 14 to 1.
2. A deceleration lane will be required at the entrance and probably some type of left turn lane (either full lane or turn lane with right hand passing option).
3. No ROW dedication is required (Dogwood is Collector with existing 80' shown on survey).
4. Any new road shall meet minimum offset distances, which does not seem to be a factor for this parcel.

Environmental Management

Floodplain The property **DOES** contain Zone A floodplain, per FEMA FIRM panel 13113C0079E dated Sept 26, 2008, and additional floodplain delineated in the Fayette County 2013 Future Conditions Flood Study. This development is subject to the Floodplain Management Ordinance.

Wetlands The property **MAY** contain wetlands and a wetland determination will be required as part of the development submittals. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed This property **IS** subject to the Watershed Protection ordinance. Any state waters identified on site are subject to a 50 ft. watershed buffer measured from wrested vegetation and a 25 ft. setback as measured from the buffer.

Groundwater The property **IS** within a groundwater recharge area.

Stormwater This development **IS** subject to the Post-Development Stormwater Management Ordinance.

Environmental Health Department

No Objections

Fire

Must provide fire hydrants 600 ft. apart.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-50 for the purpose of developing Single-Family Residential Subdivision. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/ 1 to 2 Acres) and Conservation Areas. This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL.**

**1256-16
Zoning Map**

Tyrone

Tyrone

Farr Road

Tyrone

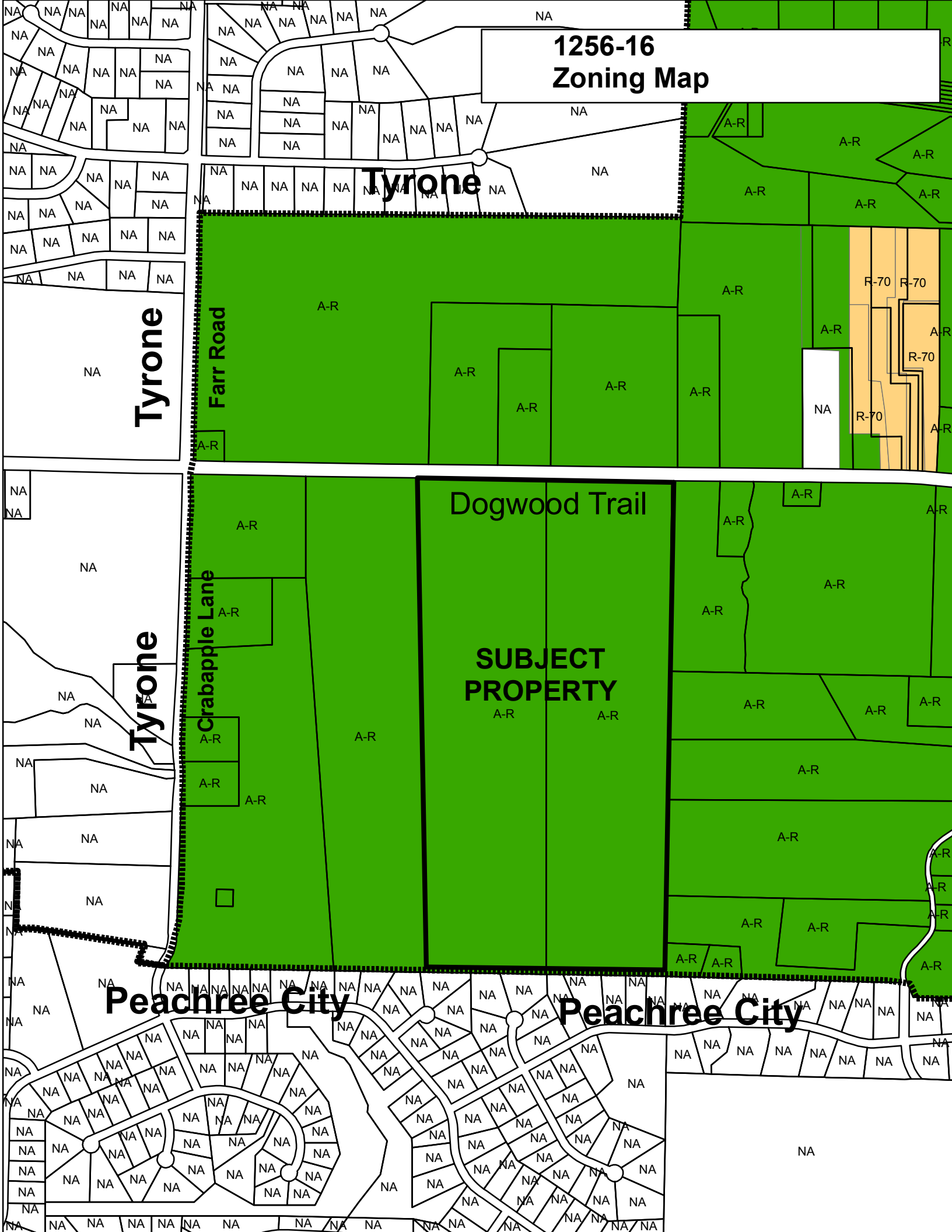
Crabapple Lane

Dogwood Trail

**SUBJECT
PROPERTY**

Peachree City

Peachree City



1256-16

Land Use Plan Map

City_Limits

Tyrone

Tyrone

Farr Road

LOW DENSITY
RESIDENTIAL

Dogwood Trail

SUBJECT
PROPERTY

CONSERVATION
AREAS

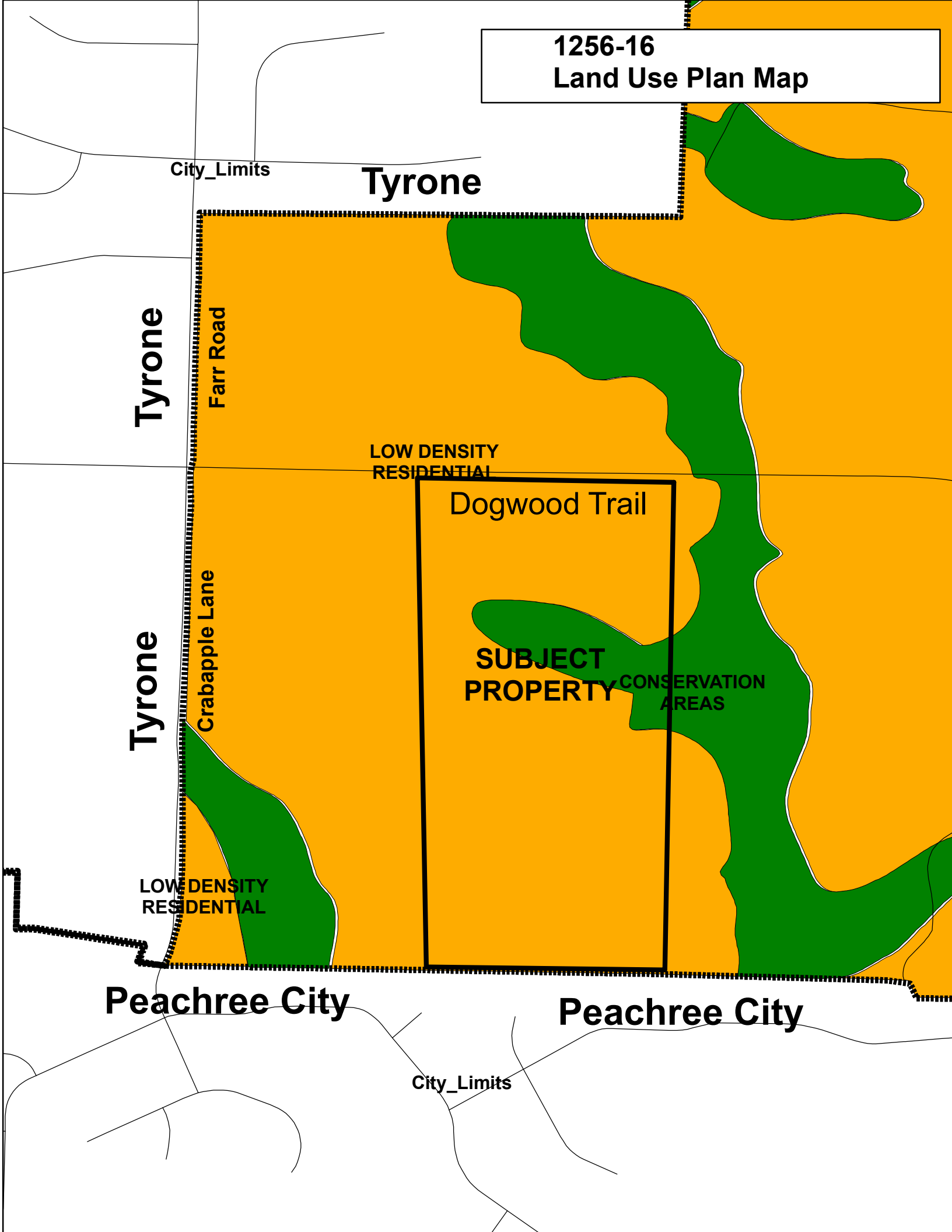
Crabapple Lane

LOW DENSITY
RESIDENTIAL

Peachree City

Peachree City

City_Limits



1256-16
Aerial Map

Tyrone

Tyrone

Farr Road

Dogwood Trail

**SUBJECT
PROPERTY**

Tyrone

Crabapple Lane

Peachree City

Peachree City

1256-16

Zoning Proximity Map

