

BOARD MEMBERS

Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Danny England
Al Gilbert
Jim Graw

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
December 21, 2017
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 December 7, 2017.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Brooks Farms. The property will consist of one residential lot zoned A-R, is located in Land Lot 135 of the 4th District and fronts on Brooks Woolsey Road.
3. Consideration of Minor Subdivision Plat of Charles W. Johnson Estate and Douglas G. Johnson. The property will consist of three residential lots zoned A-R, is located in Land Lot 136 of the 4th District and front(s) on Grant Road, Malone Road, and Williamson Drive.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: December 15, 2017
Subject: Minor Subdivision Plat to be considered on December 21, 2017

MINOR SUBDIVISION PLAT

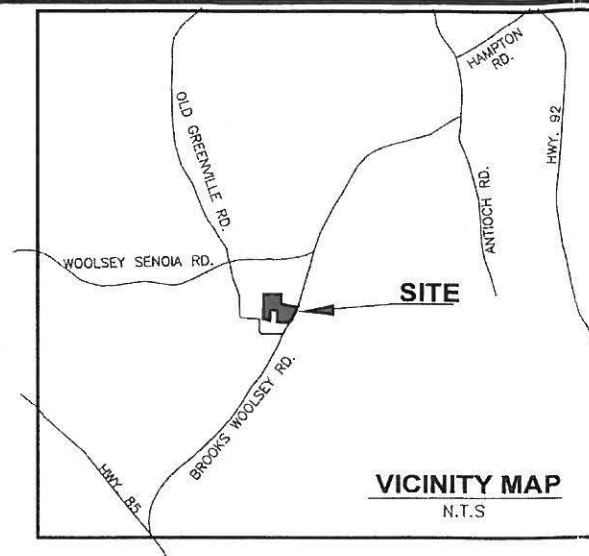
Minor Subdivision Plat of Brooks Farm

OWNER/APPLICANT

Trinity & Cicely Foster

Recommend **APPROVAL** for the Minor Subdivision Plat.

RESERVED FOR CLERK OF THE SUPERIOR COURT



NOTES:

OWNER: TRINITY & CICELY FOSTER,
343 BROOKS WOOLSEY ROAD
FAYETTEVILLE, GA. 30215
PHONE: (678) 662-1922
FAX: 404-768-8576
PARCEL: 0427 087
ZONED: A-R
MINIMUM LOT SIZE = 5.00 ACRES
MINIMUM LOT WIDTH = 250' (AT BUILDING LINE)
FRONT SETBACK = 100'
SIDE SETBACK = 50'
REAR SETBACK = 75'
MINIMUM FLOOR AREA = 1,200 SQ. FT.
LOT AREA = 16.778 ACRES

SEWER SERVICE AS PER SEPTIC SYSTEM
WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.

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

THERE ARE NO WETLANDS ON THIS PROPERTY AS PER NATIONAL WETLANDS INVENTORY.

THIS PROPERTY DOES NOT HAVE ANY STATE WATERS.

THERE ARE NO NEW ROADS OR COMMON AREAS TO BE DEDICATED ON THIS PROPERTY.

THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 57,895 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED: TOPCON GTS-313.

FLOOD NOTE:

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY FIRM PANEL NUMBER: 13113C0155E DATED: SEPTEMBER 26, 2008.

SURVEYORS CERTIFICATION:

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 to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property 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.



Tim L. Miller GA. RLS # 3150

11-29-17
Date:

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

REVISION BLOCK

NO.	DATE	DESCRIPTION	
1	4/25/17	ADDRESSED COUNTY MARK-UPS	JWS
2	10/26/17	ADDED 5 ACRE TRACT, UPDATED STATE SURVEY PLAT REQUIREMENTS.	JWS
2	11/29/17	REMOVED 5 ACRE TRACT	TLM

LEVEL III SOIL SURVEY:

I, (NAME) DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY _____ IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER _____

COMPANY ADDRESS & TELEPHONE _____

GEORGIA DHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER REGISTRATION NO. _____

REGISTRATION NUMBERS/LICENSE NUMBERS _____

CONTIGUOUS AREAS:

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 10.78 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

OWNERS CERTIFICATE

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

OWNER _____

DATE _____

OWNER _____

DATE _____

APPROVALS:

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 12/15/17 SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON: ____/____/____

DATE _____ SIGNED _____
SECRETARY

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 12/14/2017 SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL. ALL FIRE HYDRANT(S) LOCATED AS SHOWN.

DATE _____ SIGNED _____
FIRE MARSHAL

MINOR SUBDIVISION PLAT



PROJECT NO.: B17012
MINOR/FINAL PLAT
DRAWN BY: TLM/LGS
(NOT TO SCALE)
DATE: 11-29-2017
SHEET 1 OF 2

SIBLEY-MILLER
SURVEYING & PLANNING INC.

2062 HWY. 42 NORTH
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7533
www.sibleysurveying.com

BROOKS FARM
16.778 ACRES
LAND LOT 135, 4th. DISTRICT
FAYETTE COUNTY, GEORGIA

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: December 15, 2017
Subject: Minor Subdivision Plat to be considered on December 21, 2017

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Charles W. Johnson Estate
and Douglas G. Johnson

OWNER/APPLICANT

Douglas G. Johnson

Recommend **APPROVAL** for the Minor Subdivision Plat.

CLOSURE & EQUIPMENT CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,389 FEET AND ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 353,987 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION. FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2017.

SPECIAL NOTE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ORIGINAL PARCEL 0427-012 INTO 2 TRACTS, CREATING 1 NEW TRACT.

CURRENT OWNER

DOUGLAS G. JOHNSON
504 PIONEER TRAIL
JACKSON, GA 30233
PH: 478-994-3865

NOTES

1. REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
3. THE HORIZONTAL DATA SHOWN HEREON IS REFERENCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM AND IS BASED UPON STATIC GPS OBSERVATIONS UTILIZING AN IGAIGE IG3 GPS RECEIVER AND PROCESSED USING NGS OPUS.
4. THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED AS FAYETTE COUNTY TAX PARCEL 0427-012 AND THE ADDRESS IS 194 GRANT ROAD.
5. UNLESS OTHERWISE NOTED HEREON, ALL IRON PINS FOUND ARE 1/2" REBAR.
6. THIS SURVEY IS BASED ON THE REFERENCE DOCUMENTS STATED HEREON. NO TITLE ABSTRACT WAS PROVIDED TO RPLS WHILE PERFORMING THIS SURVEY.
7. BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13113C0155E FOR FAYETTE COUNTY, GA, DATED 9/26/2008, THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
8. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS ENTITLED "RLS 3122".
9. THERE ARE NO NEW STREETS, UTILITIES, OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION.
10. THE CURRENT ZONING IS "A-R" (AGRICULTURAL-RESIDENTIAL DISTRICT).
11. MINIMUM DIMENSIONAL ZONING REQUIREMENTS FOR A-R DISTRICT:
LOT WIDTH AT FRONT SETBACK LINE = 250'
FLOOR AREA = 1,200 SQ.FT.
LOT AREA = 217,800 SQ.FT. OR 5 ACRES
FRONT SETBACK MAJOR THOROUGHFARE:
ARTERIAL = 100'; COLLECTOR = 100'
FRONT SETBACK MINOR THOROUGHFARE = 75'
REAR SETBACK = 75'
SIDE SETBACK = 50'
MAXIMUM STRUCTURE HEIGHT = 35' (EXCEPT AGRICULTURAL STRUCTURES)
12. ALL STRUCTURES SHOWN HEREON ARE TO REMAIN.
13. REFERENCE PLAT OF SUBJECT PROPERTY IS PB 9, PG 101.
14. EACH LOT WILL BE SERVED BY EXISTING FAYETTE COUNTY WATER LINES, PRIVATE EXISTING WELLS AND PRIVATE SEPTIC SYSTEMS. TRACT 3 CURRENTLY HAS A SEPTIC SYSTEM.
15. THERE ARE NO STATE WATERS ON THE SUBJECT PROPERTY, TO MY KNOWLEDGE.
16. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY, TO MY KNOWLEDGE.
17. THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE SUBJECT PROPERTY, TO MY KNOWLEDGE.

CERTIFICATION

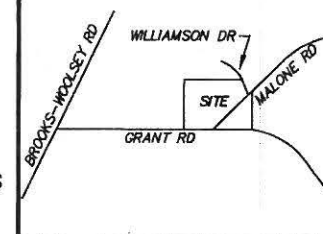
AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING. THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS MAP OR PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL IS SHOWN HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL.

ZONING REVIEW OFFICER DATE

FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 OCGA 15-6-67.

12/14/17
DAVID G. BENNETT - GA RLS NO. 3122 DATE

VICINITY MAP NOT-TO-SCALE



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
FENCE	-X-
OVERHEAD UTILITIES	---OHP, T, TV---
LAND LOT LINE (LLL)	---
BUILDING SETBACK LINE	---
STORM DRAIN PIPE	==SD==
ASPHALT	[Pattern]
BUILDING/DWELLING	[Pattern]
UTILITY POLE	⊗
IRON PIN FOUND (SEE NOTE 5)	●
IRON PIN SET (SEE NOTE 8)	○
CONCRETE MONUMENT FOUND	□
POINT OF REFERENCE	P.O.R.
POINT OF BEGINNING	P.O.B.
DEED BOOK & PAGE	DB, PG
LAND LOT	LL
OPEN TOP PIPE	OTP
EASEMENT	ESMT
BUILDING SETBACK LINE	BSL
RIGHT OF WAY	R/W
CORRUGATED METAL PIPE	CMP

APPROVAL SIGNATURES

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

DATE SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE FIRE MARSHAL

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

CONTIGUOUS AREAS

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE CHARLES W. JOHNSON ESTATE SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER

DATE

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.

12/14/17
DAVID G. BENNETT - GA RLS NO. 3122 DATE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°20'39" W	150.01'
L2	S 45°21'57" W	451.70'
L3	N 45°21'57" E	392.30'
L4	N 57°09'27" E	253.38'
L5	N 87°11'37" W	85.22'
L6	S 02°31'03" W	14.85'
L7	N 89°20'39" W	149.16'
L8	N 89°20'39" W	373.21'
L9	S 02°31'03" W	43.62'
L10	N 89°20'39" W	98.67'

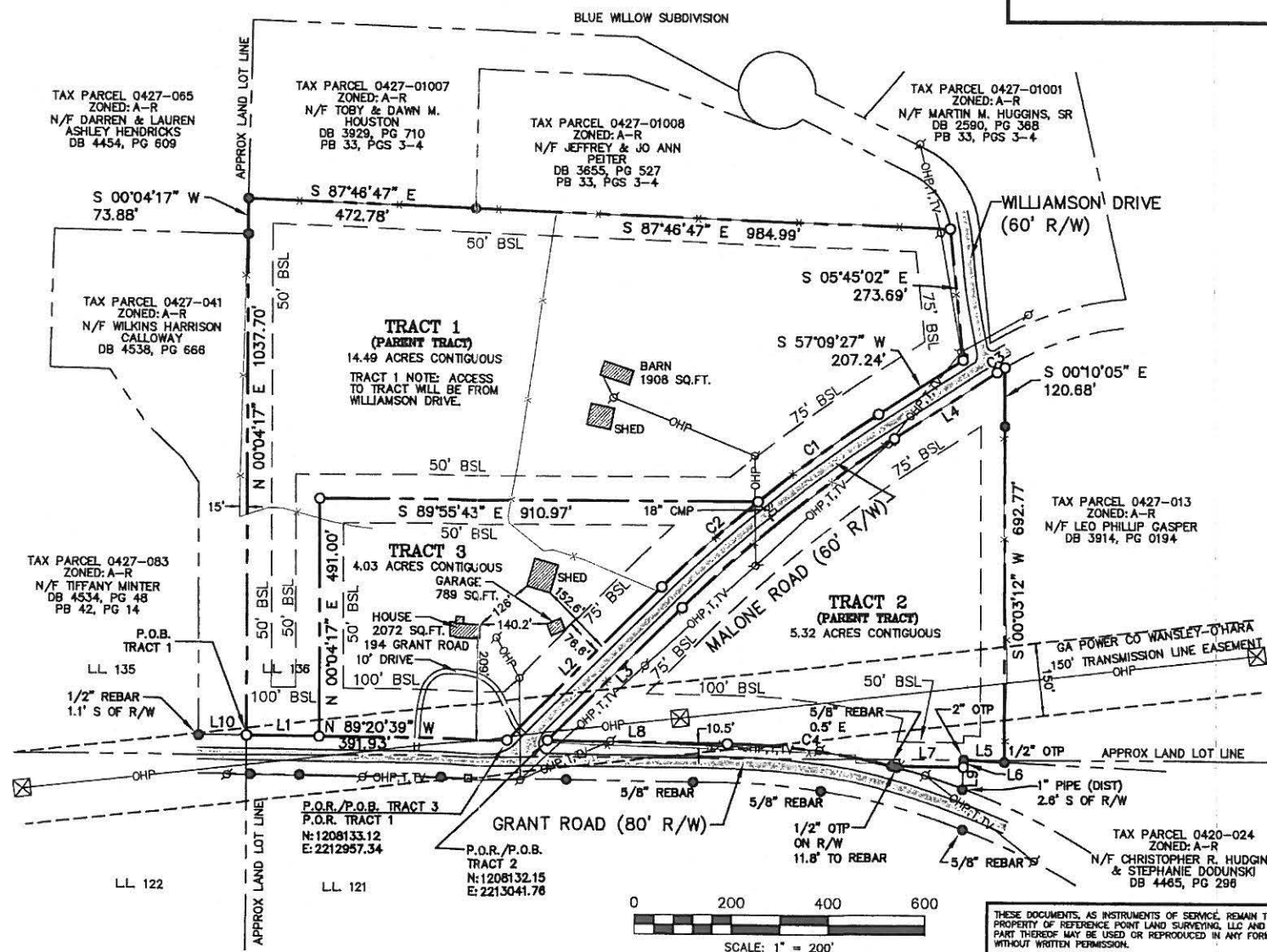
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2919.09'	309.36'	S 53°53'06" W	309.22'
C2	2918.79'	265.85'	S 48°14'23" W	265.76'
C3	590.28'	18.94'	N 58°43'27" E	18.94'
C4	1459.86'	341.86'	N 82°38'08" W	341.07'

PROPERTY AREA SUMMARY

TRACT 1 = 886,772 SQ.FT OR 20.36 ACRES
TRACT 2 = 420,030 SQ.FT. OR 9.64 ACRES
TRACT 3 = 318,133 SQ.FT. OR 7.30 ACRES

TOTAL AREA = 1,624,935 SQ.FT OR 37.30 ACRES



MINOR SUBDIVISION PLAT
FOR
CHARLES W. JOHNSON ESTATE
AND
DOUGLAS G. JOHNSON

REVISIONS

R.L.S. NO. 3122
DATE: 12/13/2017
CHKD: DGB
DRWN: DGB
PROJ. #: JNSN 2017-1
DRAWING #: 2017-11-C
SCALE: 1" = 200'

SHEET 1 OF 1

REFERENCE POINT
LAND SURVEYING, LLC
9 N. LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478)365-8808
COA#: LSF001263



4TH LAND DISTRICT
GEORGIA

LAND LOT 136
FAYETTE COUNTY

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF REFERENCE POINT LAND SURVEYING, LLC AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.