

**BOARD MEMBERS**

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

**STAFF**

Peter A. Frisina, Director of Community Services  
Chanelle N. Blaine, Zoning Administrator  
Howard Johnson, Planning & Zoning Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**January 3, 2019**  
**7:00 pm**

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

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1. Election of the Chairman.
2. Election of the Vice-Chairman.
3. Election of the Secretary.

**NEW BUSINESS**

4. Consideration of a Minor Subdivision Plat of Chappell Farms. The property will consist of five (5) residential lot zoned A-R, is located in Land Lot 187 of the 4<sup>th</sup> District and front(s) on Chappell Road and Old Greenville Road.

**PUBLIC HEARING**

5. Consideration of a Petition RP-069-18 to revise the Final Plat of Keyland Woods to add one lot to the subdivision by subdividing Lot 1A into two separate lots. The property is located in Land Lots 25 & 26 of the 5th District and fronts Lockwood Road & SR 92 South.
6. Consideration of a Petition RP-070-18 to revise the Final Plat of North Bend to reconfigure Lot 1 by adding/exchanging property from an adjacent tract. The property is located in Land Lot 202 of the 5th District and fronts Corinth Road.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: December 21, 2018  
Subject: Minor Subdivision Plat to be considered on January 3, 2019

**FINAL PLAT**

Minor Subdivision Plat of Chappell Farm

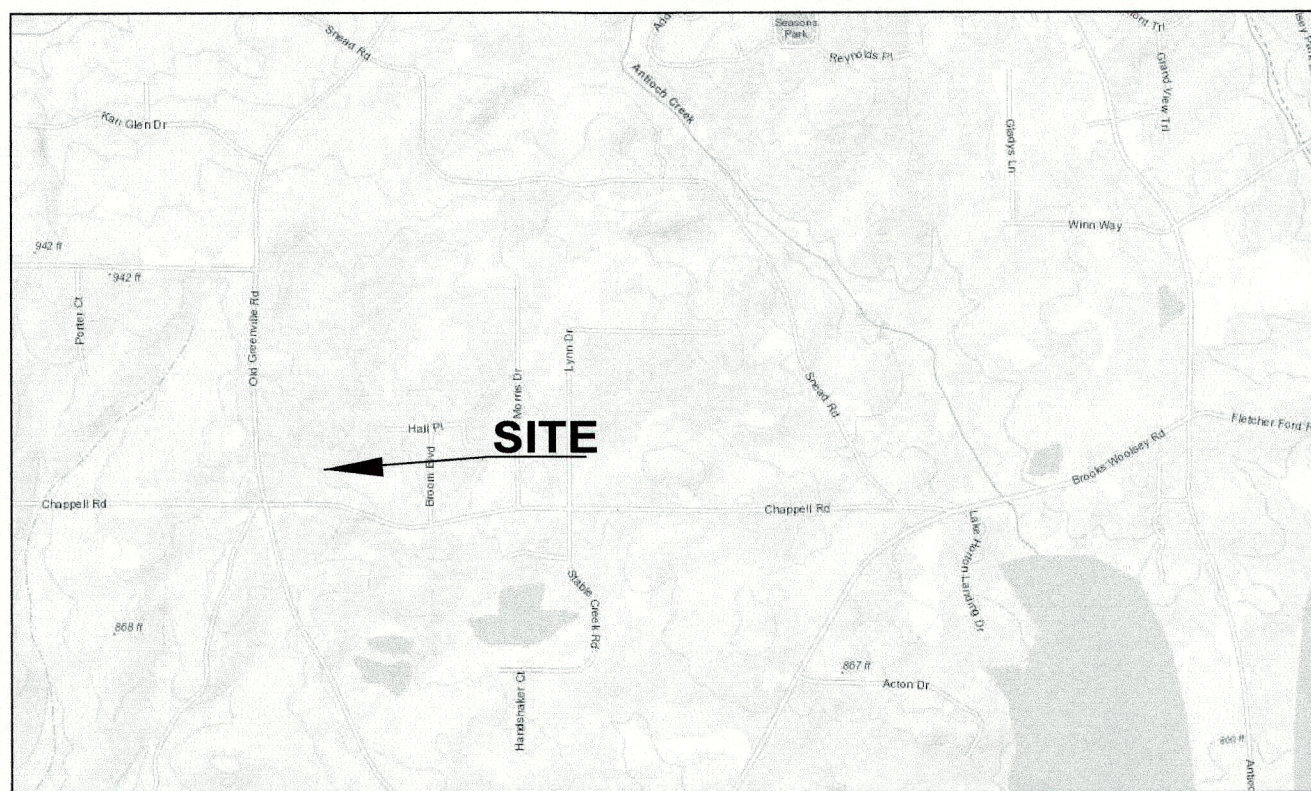
**OWNER/APPLICANT**

ROD WRIGHT CORP, LLC

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



RESERVED FOR CLERK OF THE SUPERIOR COURT



VICINITY MAP

N.T.S.

NOTES:

OWNER: ROD WRIGHT CORP  
P.O. BOX 629  
FAYETTEVILLE GA  
PHONE: (770) 480-5606  
FAX: 404-768-8576  
PARCEL: 0435 005  
ZONED: A-R  
SITE AREA 27.054 ACRES  
5 LOTS  
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.

SEWER SERVICE AS PER SEPTIC SYSTEM  
WATER SERVICE PROVIDED BY PRIVATE WATER WELL

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 HAS STATE WATERS ON THE PROPERTY

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

THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY.

THERE ARE NO EASEMENTS ASSOCIATED WITH THIS 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

12-6-18

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	12-6-18	FAYETTE COUNTY COMMENTS
2	12-20-18	PLATTED UPDATED LEVEL 3 SOILS

LEVEL III SOIL SURVEY:

I, (NAME) DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY AES, INC. 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 173 FULTON CT. JPTC GA 30269

GEORGIA DHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER  
REGISTRATION NO. 224  
REGISTRATION NUMBERS/LICENSE NUMBERS

CONTIGUOUS AREAS:

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.  
TRACT 1 3.255 ACRES, TRACT 2 2.839 ACRES, TRACT 3 2.357 ACRES,  
TRACT 4 2.348 ACRES, TRACT 5 2.009 ACRES

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

12-20-18

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 \_\_\_\_\_ 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 \_\_\_\_\_ SIGNED \_\_\_\_\_  
ZONING ADMINISTRATOR

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

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
FIRE MARSHAL

SIBLEY-MILLER

SURVEYING & PLANNING INC.

\*TOPOGRAPHICAL SURVEYS  
\*LAND SURVEYING  
\*LAND PLANNING  
\*CONSTRUCTION LAYOUT  
\*LAND DEVELOPMENT DESIGN  
\*CIVIL ENGINEERING  
2062 HWY. 42 NORTH  
MCDONOUGH, GA. 30253  
PHONE: (770) 320-7555  
FAX: (770) 320-7333  
www.sibleysurveying.com

MINOR SUBDIVISION PLAT

CHAPPELL FARMS  
5 TRACTS AS SHOWN  
LAND LOT 187, 4th. DISTRICT  
FAYETTE COUNTY, GEORGIA



PROJECT NO.: B18061  
MINOR SD PLAT

DRAWN BY: TLM

SCALE: 1"= 100'

DATE: 12-6-2018

SHEET 1 OF 2

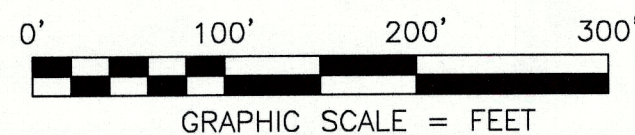


RESERVED FOR CLERK OF THE SUPERIOR COURT



**LEGEND**

WOODEN POWER POLE	---	⊗
EX. OVERHEAD POWER LINES	---	E
EX. FENCE	---	X
POB = POINT OF BEGINNING		
IPS = IRON PIN SET (#4 REBAR)		
DB. = DEED BOOK		
PB. = PLAT BOOK		
PG. = PAGE		
N/F = NOW OR FORMERLY		
EX. = EXISTING		
RCP = REINFORCED CONCRETE PIPE		
EX. BUILDING	---	[Hatched Box]
EX. ASPHALT	---	[Solid Black Box]
EX. CONCRETE	---	[Dotted Box]
EX. WALL	---	[Cross-hatched Box]
EX. GRAVEL	---	[Stippled Box]



OLD GREENVILLE RD.  
80' R/W  
ASPHALT

APPROX. LLL

CHAPPELL RD.  
80' R/W  
ASPHALT

N/F  
JONES  
NO DEED FOUND  
0435 010  
ZONED AR

AXLE  
FOUND

N 88°20'33" E  
444.65'

N/F  
FOWLER  
DB. 3890 PG. 107  
0435 019  
ZONED AR

NOTE:  
THERE ARE NO EASEMENTS  
ASSOCIATED WITH THIS PROPERTY

**PROPERTY LINE DATA**

LINE	BEARING	DISTANCE
L1	N 13°55'39" W	39.52'
L2	N 02°32'21" W	22.43'
L3	N 02°32'21" W	250.00'
L4	N 02°32'21" W	250.00'
L5	S 89°56'14" W	154.18'

**PROPERTY LINE CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	26.58'	24.66'	N 51°59'43" W
C2	3159.58'	400.26'	400.00'	N 10°17'54" W
C3	3159.58'	227.75'	227.70'	N 04°36'15" W
C4	1664.90'	187.68'	187.58'	N 86°50'00" W

SIBLEY-MILLER

**SURVEYING & PLANNING INC.**  
 \*TOPOGRAPHICAL SURVEYS  
 \*LAND SURVEYING  
 \*LAND PLANNING  
 \*CONSTRUCTION LAYOUT  
 \*DEVELOPMENT DESIGN  
 \*CIVIL ENGINEERING  
 2082 HWY. 42 NORTH  
 McDONOUGH, GA. 30253  
 PHONE: (770) 320-7555  
 FAX: (770) 320-7333  
 www.sibleysurveying.com

MINOR SUBDIVISION PLAT

CHAPPELL FARMS  
 5 TRACTS AS SHOWN  
 LAND LOT 187, 4th. DISTRICT  
 FAYETTE COUNTY, GEORGIA



PROJECT NO.: B18061  
 MINOR SD PLAT

DRAWN BY: TLM  
 SCALE: 1"= 100'

DATE: 12-6-2018  
 SHEET 2 OF 2



**PETITION NUMBER:** RP-069-18

**REQUESTED ACTION:** Request approval to revise the Final Plat of Keyland Woods to add one (1) lot to the subdivision by subdividing Lot 1A.

**EXISTING USE:** Single-Family Residential

**ZONING DISTRICT:** R-40

**LOCATION:** 100 Lockwood Road, Fayetteville, GA 30215

**LAND LOT/DISTRICT:** Land Lot 25 & 26 of the 5th District

**APPLICANT:** K. Palmer, LLC

### **INVESTIGATION**

The Final Plat for Keyland Woods was recorded in 1974 per Clerk of Superior Court records. Rezoning 225-72, A-R to R-40, was approved by the Board of Commissioners on September 23, 1972. No conditions were placed on the rezoning. The subject property contains 3.549 acres.

#### **Subdivision Regulations**

**Sec. 104-595. - Approval of subdivisions.**

**(2) Final plat or minor subdivision plat**

**j. Revision to a recorded final plat.**

*Revision to a recorded final plat.* A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See [section 104-596](#) for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.



## **Final Plat**

Should this request be approved, a revised Final Plat for Lot 1A must be submitted, approved, and recorded.

## **Department Comments**

**Planning and Zoning:** The concept plan indicates three (3) accessory structures on proposed lot 1 with a combined footprint of 2,207 square feet. Per Sec. 110-79. - Accessory structures and uses. of the zoning ordinance the property would be limited to no more than two (2) accessory structures with a combined total footprint of 1,800 square feet as follows:

(c) *Number and size.* The number and size of accessory structures shall conform to the requirements described herein.

(1) Accessory structures shall be limited to one of the following options:

a. Two accessory structures, per individual lot, that shall not exceed a combined total footprint of 1,800 square feet or a combined total footprint of 3,600 square feet on a lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind. One of these accessory structures may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure;

The concept plan also indicates that one of the accessory structures on proposed lot 1 is within the side and rear setback. Prior to approval of a revised Final Plat these accessory structure issues will need to be rectified through variances from the Zoning Board of Appeals and/or removal or relocation of accessory structures.

In addition, the Environmental Health Dept. has indicated potential issues with the location of existing septic drainline. Please note that septic tanks and septic drain field lines are subject to setbacks per Sec. 110-93. - Septic tank and septic drain field line setbacks. as follows:

Septic tanks shall be set back a minimum of ten feet from the property line. Septic drain field lines shall be set back a minimum of five feet from the property line. In the case where a buffer is required, septic tanks and septic drain field lines shall be set back a minimum of 25 feet from the property line (see section 110-94).

**Water System:** Water Available

**Environmental Management:** EMD has no comment



**Environmental Health Dept.:** Our records indicate drainline was added to the on-site sewage management system serving the subject property (see attached record). Documents indicate this activity was permitted by our department on 8/23/1994 with the installation inspected/approved on 1/20/1995. In a 7/19/18 e-mail from Robert Kurbes of our department to Rik Galpin our department addressed this activity and advised the need for any new property lines to not be crossed or come within 5' of existing drainline. In reviewing the revised plat and the on-site sewage management system inspection report this requirement does not appear to have been met. Therefore, our department is not in the position to approve the revised final plat. At this time consideration will need to be given to relocating (or replacing) drain line or adjusting location of property line between proposed Tracts 1 and 2. Drainline construction will have to be permitted by our department.

**Fire Marshal:** The bureau of fire prevention will neither approve nor deny requests that fall outside fire prevention code requirements.

**County Engineer/Public Works Director:** 1. A right-of-way dedication of 5 ft. is required along Lockwood Road to meet current "local road" R/W standards.

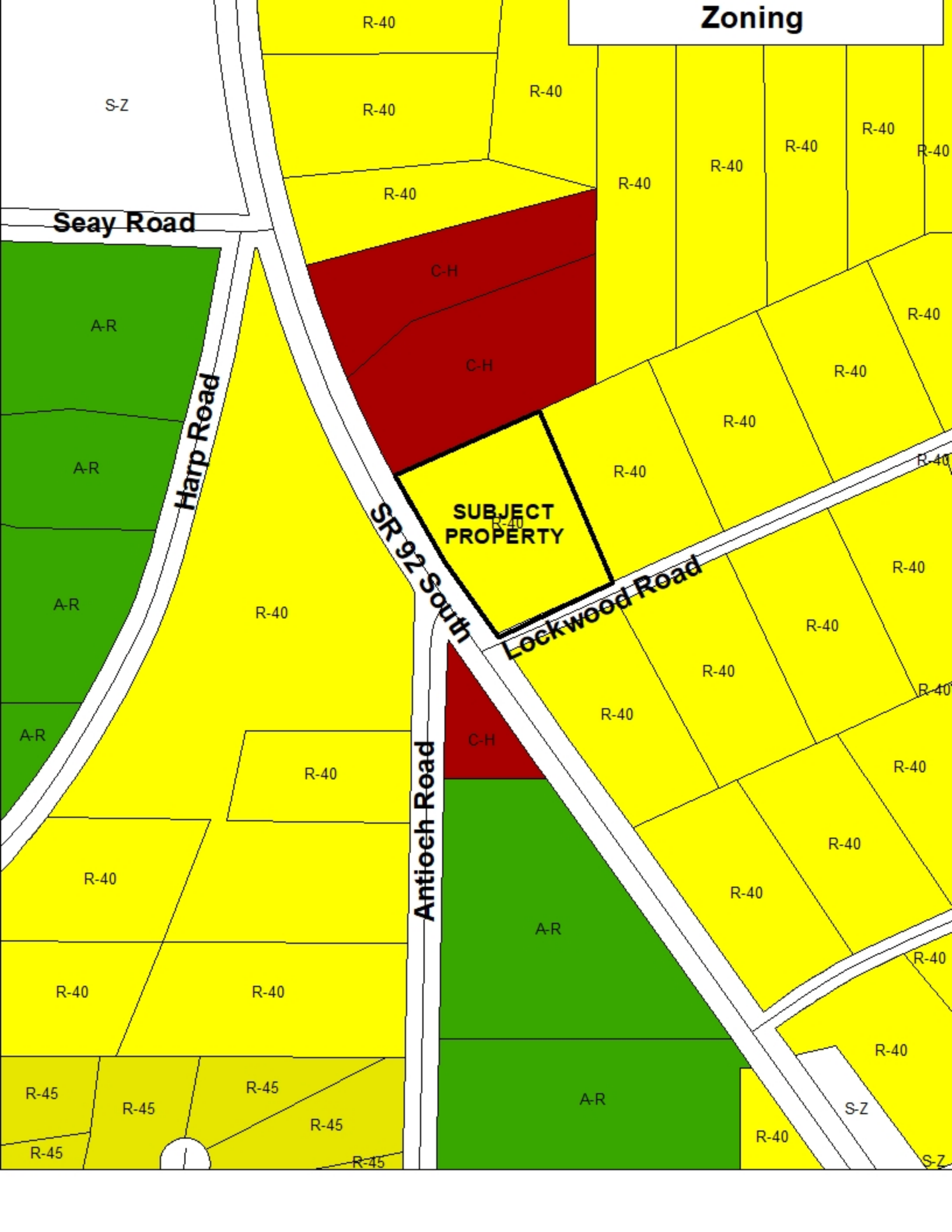
2. The plat should reflect the 10-19-18 GDOT acquisition of property (BK 4803, Page 94-102) and the permanent easements associated with the project.

### **STAFF ANALYSIS**

Staff recommends **APPROVAL** of this request so the revised Final Plat procedure can begin. The applicant will need to address the aforementioned departmental issues as well as any other issues discovered through the revised Final Plat procedure prior to approval.

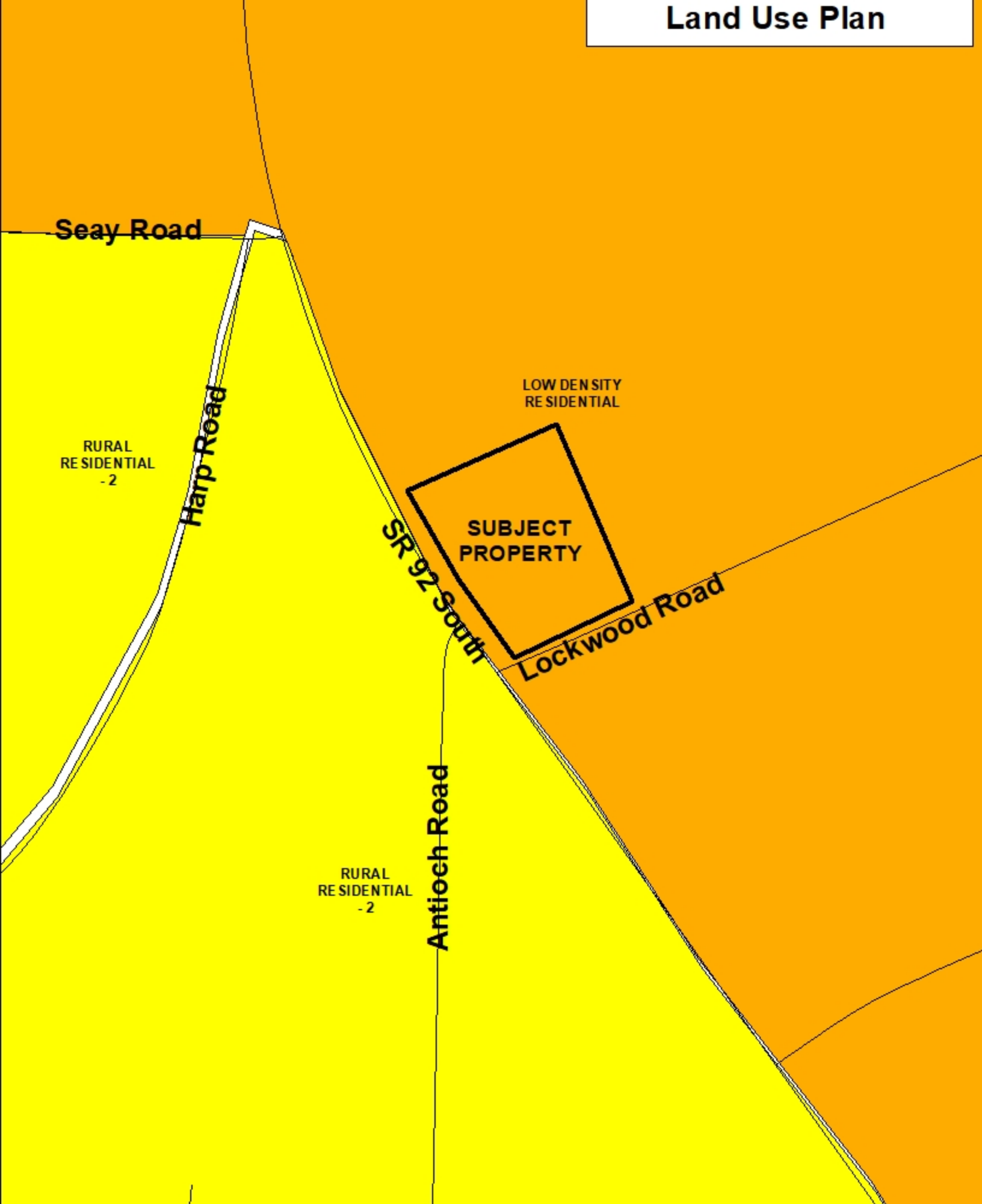


# Zoning





# Land Use Plan





# Aerials





APPLICATION TO REVISE A RECORDED PLAT  
(PUBLIC HEARING)

PETITION NO: RP-<sup>069</sup> - 18

NAME OF RECORDED PLAT: KEYLAND WOODS

OWNER OF PROPERTY: K PALMER, LLC

MAILING ADDRESS: P. O. BOX 2506, PEACHTREE CITY, GA 30269-2506

PHONE: 770-487-9997

E-MAIL: michael@thehydegroupp.co

AGENT FOR OWNER: W. Michael Hyde, Mgr.

MAILING ADDRESS: P.O. Box 2506, Peachtree City, GA 30269

PHONE: 770-487-9997

E-MAIL: POTSTIP@gmail.com

LOCATION: LAND LOT(S) 25&26 DISTRICT 5TH ROAD LOCKWOOD ROAD

LEGAL DESCRIPTION ATTACHED: ON PLAT ZONING: R-40

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED:

TOTAL NUMBER OF LOTS: 2 TOTAL NUMBER OF ACRES: 3.55

DATE OF PLANNING COMMISSION HEARING:

DATE OF COUNTY COMMISSIONERS HEARING:

REASON FOR REVISION: SUBDIVIDE LOT 1A INTO TWO SEPARATE TRACTS OF LAND

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I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

Nov. 30, 20 18

[Signature]  
OWNER/AGENT'S SIGNATURE

Nov. 30, 20 18

[Signature]  
NOTARY PUBLIC

**SIGN FEE**

Received from \_\_\_\_\_ the amount of \$ \_\_\_\_\_ to cover the cost of the sign deposit. Applicant will be billed later for the cost of advertising.

Date Paid: \_\_\_\_\_

Receipt No. \_\_\_\_\_

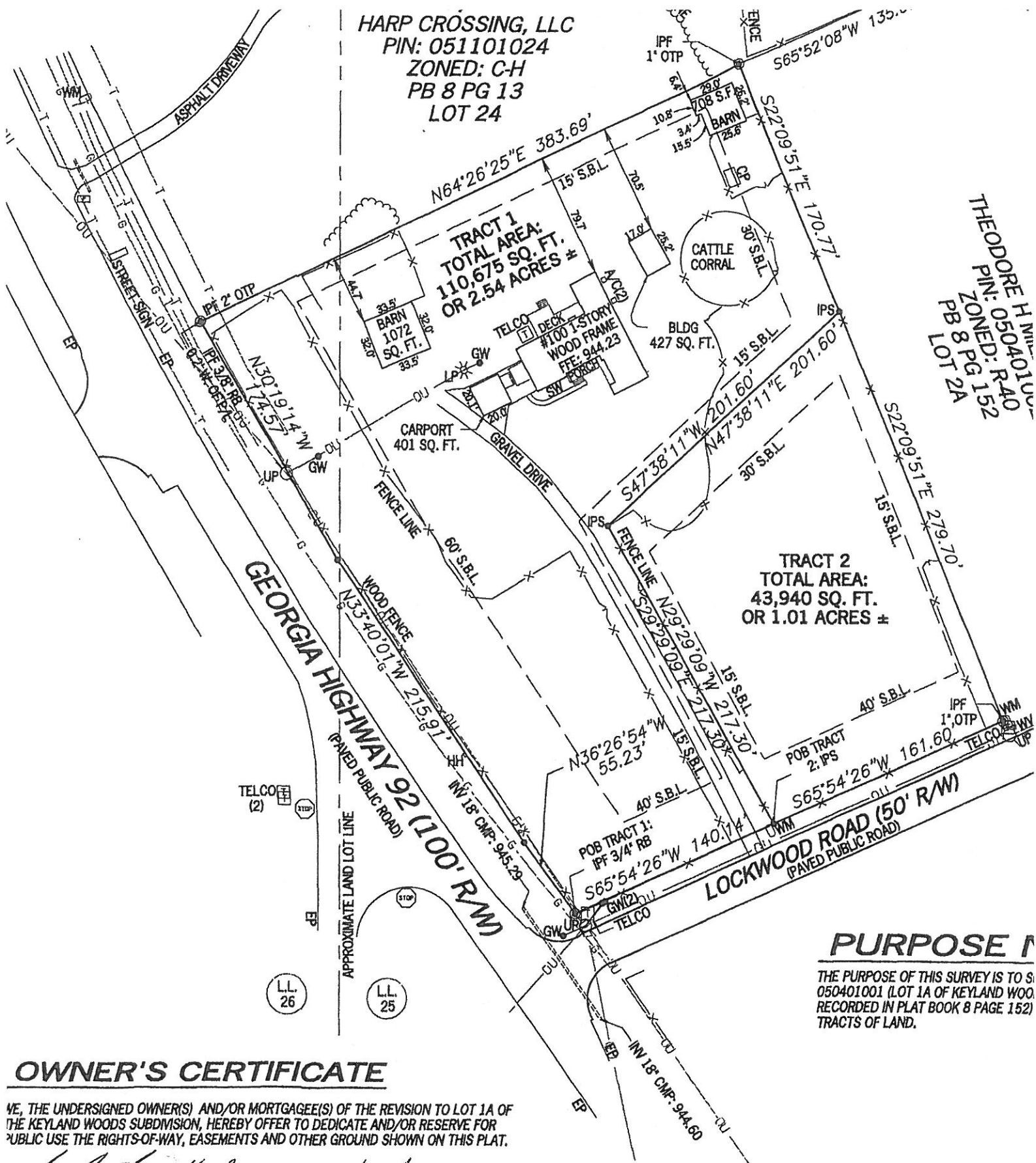
Cash: \_\_\_\_\_

Check No. \_\_\_\_\_



HARP CROSSING, LLC  
PIN: 051101024  
ZONED: C-H  
PB 8 PG 13  
LOT 24

THEODORE H. M...  
PIN: 050401001  
ZONED: R-40  
PB 8 PG 152  
LOT 2A



TRACT 2  
TOTAL AREA:  
43,940 SQ. FT.  
OR 1.01 ACRES ±

## PURPOSE

THE PURPOSE OF THIS SURVEY IS TO S...  
050401001 (LOT 1A OF KEYLAND WOODS...  
RECORDED IN PLAT BOOK 8 PAGE 152)  
TRACTS OF LAND.

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE REVISION TO LOT 1A OF  
THE KEYLAND WOODS SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR  
PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

[Signature] 11/30/18  
OWNER DATE

\_\_\_\_\_  
OWNER DATE

\_\_\_\_\_  
MORTGAGEE DATE

EACH BUILDABLE LOT HAS A MINIMUM 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.



## SUBJECT PROPERTY

OWNER: K PALMER, LLC

SITE ADDRESS: 100 LOCKWOOD ROAD, FAYETTEVILLE, GA 30215

PARCEL ID: 050401001

TOTAL AREA: 3.55 ACRES ±  
TRACT 1 AREA: 2.54 ACRES ±  
TRACT 2 AREA: 1.01 ACRES ±

LOTS WILL BE SERVICED VIA MUNICIPAL WATER AND SEPTIC TANK

### REFERENCES:

- 1) DEED BOOK 918 PAGE 334
- 2) PLAT BOOK 8 PAGE 152
- 3) REZONING PETITION #225-72 APPROVED 9/23/1972
- 4) PRELIMINARY PLAT OF KEYLAND WOODS APPROVED 7/26/1972

## ZONING INFORMATION

ZONED: R-40 (SINGLE-FAMILY RESIDENTIAL)  
\*REZONING PETITION #225-72 APPROVED 9/23/1972

MINIMUM LOT SIZE: 1 ACRE PER DWELLING  
MINIMUM FLOOR AREA: 1,500 SQ. FT.  
MINIMUM LOT WIDTH: 125 FEET

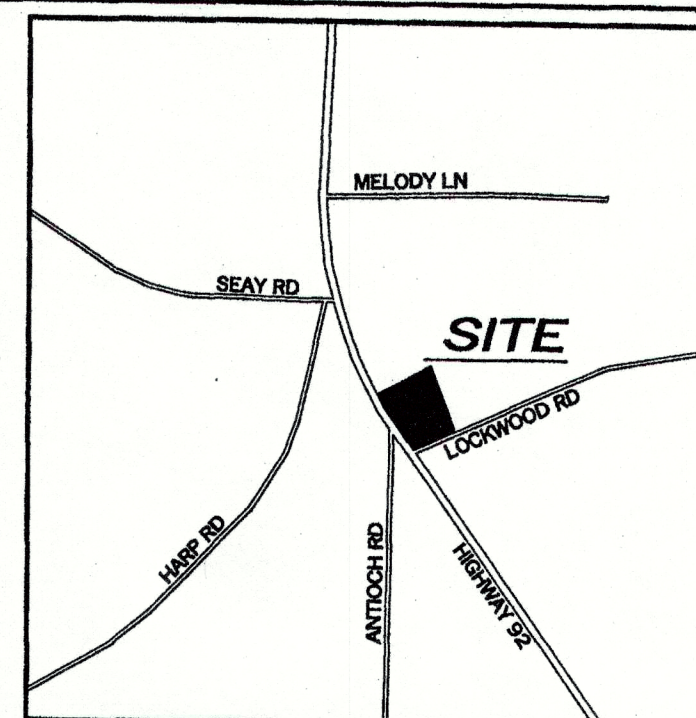
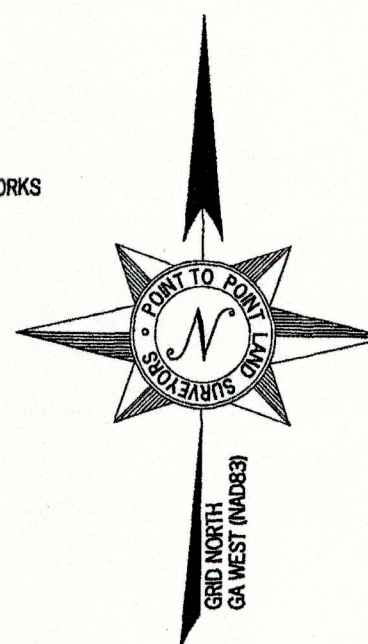
SETBACKS:  
FRONT - 60 FEET (ARTERIAL)  
FRONT - 40 FEET (MINOR THOROUGHFARE)  
SIDE - 15 FEET  
REAR - 30 FEET

ALL ZONING INFORMATION SHOULD BE VERIFIED  
WITH THE PROPER ZONING OFFICIALS

## GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS  
SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95%  
CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET  
TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS  
DATES OF SURVEY: 2/28/18  
DATUM / EPOCH: NAD 83(2011) EPOCH: 2010.0000  
PUBLISHED / FIXED CONTROL USE: N/A  
GEOID MODEL: 12B  
COMBINED GRID FACTOR(S): 1.00029756



VICINITY MAP  
NOT TO SCALE

## GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY  
REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN  
HEREON. BASED ON LIMITED COURTHOUSE RESEARCH, NO EASEMENTS WERE FOUND  
ASSOCIATED WITH THE SUBJECT PROPERTY.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE  
TO WITHIN ONE FOOT IN 573,542 FEET.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200  
ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 2/28/18)

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED  
TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE  
THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (GA WEST NAD 83).

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER  
F.I.R.M. COMMUNITY PANEL NO. 13113C0114E DATED SEPTEMBER 26, 2008.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING  
OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND  
FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY  
UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA,  
EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT  
THAT ANY 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 ANY  
UNDERGROUND UTILITIES.

## APPROVALS

APPROVED BY THE FAYETTE COUNTY HEALTH DEPARTMENT

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
ZONING ADMINISTRATOR

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.

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE REVISION TO LOT 1A OF  
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PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

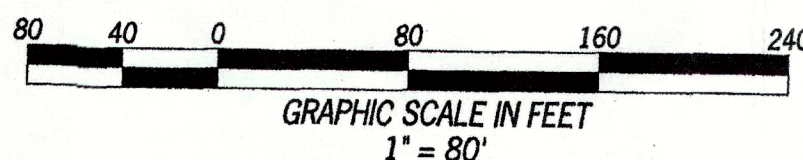
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
MORTGAGEE: \_\_\_\_\_ DATE: \_\_\_\_\_  
MORTGAGEE: \_\_\_\_\_ DATE: \_\_\_\_\_

### LEGEND

- |  |                                     |
|--|-------------------------------------|
| POB POINT OF BEGINNING                 | SS SANITARY SEWER MANHOLE           |
| PCP POINT OF COMMENCEMENT              | SM STORM DRAIN MANHOLE              |
| IPS IRON PIN SET (1/2" REBAR WITH CAP) | UP UTILITY POLE                     |
| IPF IRON PIN FOUND                     | LP LIGHT POLE                       |
| RB REBAR                               | INV INVERT                          |
| OTF OPEN TOP PIPE FOUND                | FW FIRE HYDRANT                     |
| CMF CONCRETE MONUMENT FOUND            | EP EDGE OF PAVEMENT                 |
| UP UTILITY POLE                        | BC BACK OF CURB                     |
| LP LIGHT POLE                          | OU OVERHEAD UTILITY                 |
| INV INVERT                             | CMP CORRUGATED METAL PIPE           |
| FW FIRE HYDRANT                        | RCP REINFORCED CONCRETE PIPE        |
| EP EDGE OF PAVEMENT                    | HDPE HIGH DENSITY POLYETHYLENE PIPE |
| BC BACK OF CURB                        | GW GUY WIRE ANCHOR                  |
| OU OVERHEAD UTILITY                    | TR TRANSFORMER                      |
| CMP CORRUGATED METAL PIPE              | CLF CHAIN LINK FENCE                |
| RCP REINFORCED CONCRETE PIPE           | WV WATER VALVE                      |
| HDPE HIGH DENSITY POLYETHYLENE PIPE    | WM WATER METER                      |
| GW GUY WIRE ANCHOR                     | N/F NOW OR FORMERLY                 |
| TR TRANSFORMER                         | R/W RIGHT-OF-WAY                    |
| CLF CHAIN LINK FENCE                   |                                     |
| WV WATER VALVE                         |                                     |
| WM WATER METER                         |                                     |
| N/F NOW OR FORMERLY                    |                                     |
| R/W RIGHT-OF-WAY                       |                                     |

EACH BUILDABLE LOT HAS A MINIMUM 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.

WETLANDS SHOWN ON THIS PLAT 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.



## TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOTS 25 & 26, 5TH  
DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT A 3/4-INCH REBAR FOUND AT THE INTERSECTION OF THE EASTERLY  
RIGHT-OF-WAY OF GEORGIA HIGHWAY 92 (HAVING A 100-FOOT RIGHT-OF-WAY) AND THE  
NORTHWESTERLY RIGHT-OF-WAY OF LOCKWOOD ROAD (HAVING A 50-FOOT RIGHT-OF-WAY);  
THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 92: NORTH  
36°26'54" WEST, 55.23 FEET TO A POINT; THENCE, NORTH 33°40'01" WEST, 215.91 FEET  
TO A POINT; THENCE, NORTH 30°19'14" WEST, 174.57 FEET TO A 2-INCH OPEN TOP PIPE  
FOUND; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND RUNNING, NORTH 64°26'25"  
EAST, 383.69 FEET TO A 1-INCH OPEN TOP PIPE; THENCE, SOUTH 22°09'51" EAST, 170.77  
FEET TO A 1/4-INCH REBAR SET; THENCE, SOUTH 47°38'11" WEST, 201.60 FEET TO A  
1/4-INCH REBAR SET; THENCE, SOUTH 29°29'09" EAST, 217.30 FEET TO A 1/4-INCH REBAR  
SET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF LOCKWOOD ROAD; THENCE RUNNING  
ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 65°54'26" WEST, 140.14 FEET TO A  
3/4-INCH REBAR FOUND AND THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA WEST STATE PLANE COORDINATE SYSTEM (NAD 83).

SAID TRACT CONTAINS 2.54 ACRES (110,675 SQUARE FEET), MORE OR LESS.

## TRACT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOTS 25 & 26, 5TH  
DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A 3/4-INCH REBAR FOUND AT THE  
INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 92 (HAVING A  
100-FOOT RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY OF LOCKWOOD ROAD  
(HAVING A 50-FOOT RIGHT-OF-WAY); THENCE RUN ALONG SAID NORTHWESTERLY  
RIGHT-OF-WAY OF LOCKWOOD ROAD, NORTH 65°54'26" EAST, 140.14 FEET TO A 1/4-INCH  
REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY  
RIGHT-OF-WAY AND RUNNING, NORTH 29°29'09" WEST, 217.30 FEET TO A 1/4-INCH REBAR  
SET; THENCE, NORTH 47°38'11" EAST, 201.60 FEET TO A 1/4-INCH REBAR SET; THENCE,  
SOUTH 22°09'51" EAST, 279.70 FEET TO A 1-INCH OPEN TOP PIPE FOUND ALONG SAID  
NORTHWESTERLY RIGHT-OF-WAY OF LOCKWOOD ROAD; THENCE RUNNING ALONG SAID  
RIGHT-OF-WAY, SOUTH 65°54'26" WEST, 161.60 FEET TO A 1/4-INCH REBAR SET AND THE  
TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA WEST STATE PLANE COORDINATE SYSTEM (NAD 83).

SAID TRACT CONTAINS 1.01 ACRES (43,940 SQUARE FEET), MORE OR LESS.

## SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS  
UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON  
EXIST OR ARE MARKED "FUTURE" AND THEIR SIZES, LOCATIONS AND  
MATERIALS ARE CORRECTLY SHOWN.

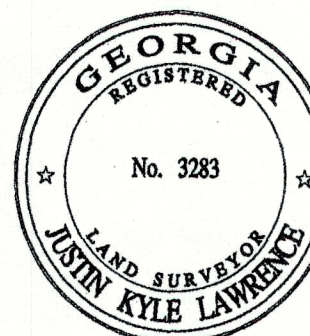
BY: \_\_\_\_\_  
JUSTIN KYLE LAWRENCE, GEORGIA REGISTERED LAND SURVEYOR NO. 3283

## SURVEYOR'S 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.

CERTIFICATE OF AUTHORIZATION: LSF000843

JUSTIN KYLE LAWRENCE, GA REGISTERED LAND SURVEYOR #3283

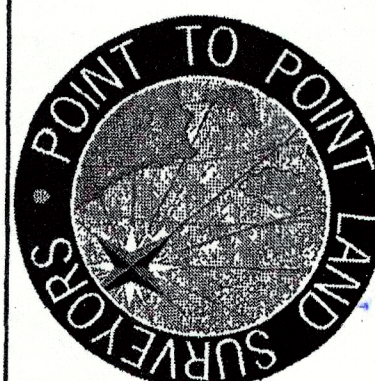


REVISION TO THE FINAL PLAT OF:

A FINAL PLAT REVISION PREPARED BY:

POINT TO POINT  
LAND SURVEYORS

1010 Pennsylvania Avenue  
McDonough, GA 30253  
(p) 678.565.4440 (f) 678.565.4497  
(w) pointtopointsurvey.com



LAND LOTS: 25 & 26

DISTRICT: 5TH

SECTION: N/A

CITY: (UNINCORPORATED)

COUNTY: FAYETTE

STATE: GEORGIA

DATE: AUGUST 28, 2018

DRAWN BY: GSH

CHKD BY: JKL

APPROVED BY: C. INER

JOB #: 180910GA

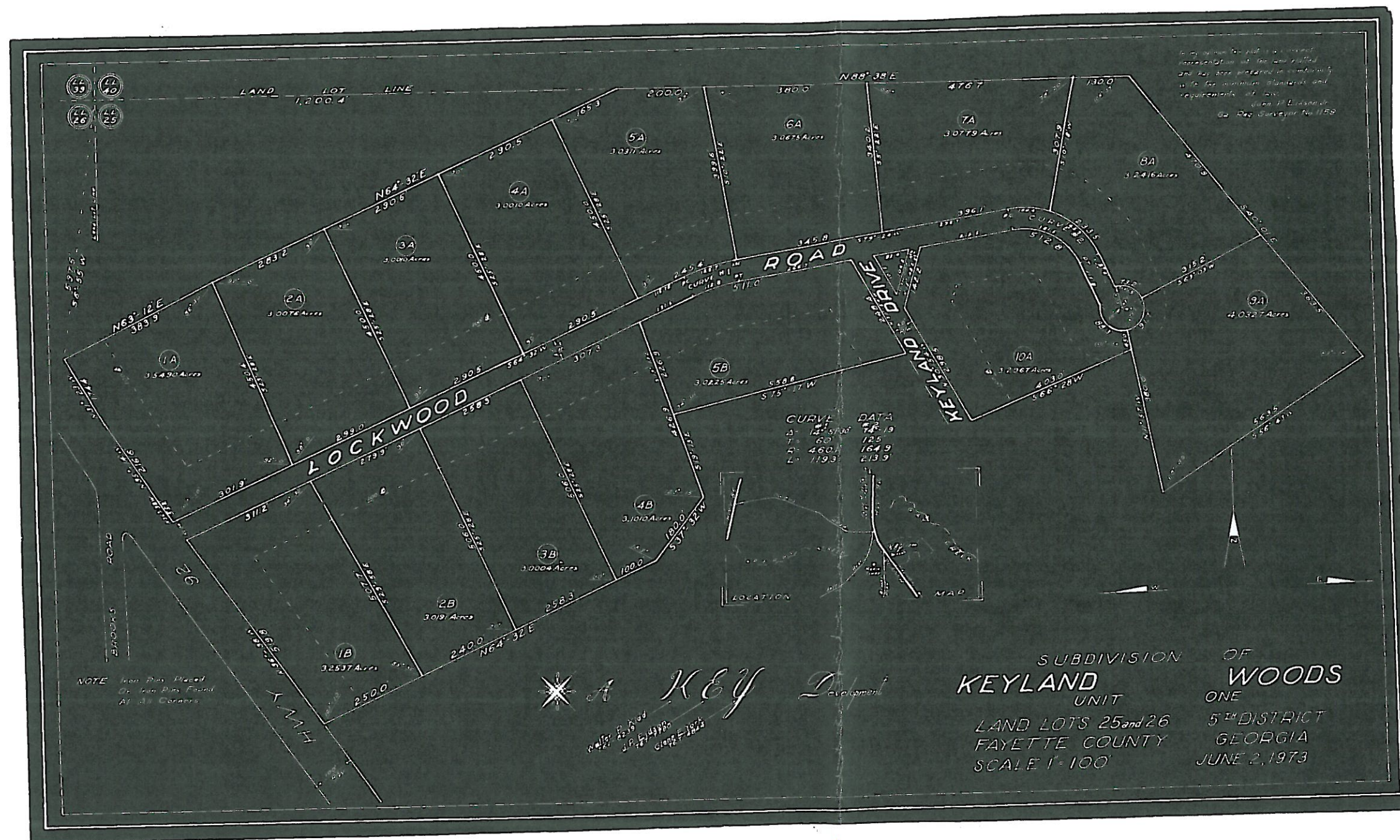
FILE #: 18-C-023

SHEET NUMBER:

1

OF 1 SHEET





R-40  
225-72



**PETITION NUMBER:** RP-070-18

**REQUESTED ACTION:** Request approval to revise the Final Plat of North Bend subdivision to reconfigure Lot 1 by adding/exchanging property from an adjacent tract which contains the Berachah Bible Church.

**EXISTING USE:** Single-Family Residential

**ZONING DISTRICT:** R-40

**LOCATION:** 320 Corinth Road

**LAND LOT/DISTRICT:** Land Lot 202 of the 5th District

**APPLICANT:** Berachah Bible Church, INC.

### **INVESTIGATION**

The Final Plat for North Bend subdivision was recorded on August 31, 1983. Rezoning 459-83, A-R to R-40, was approved by the Board of Commissioners on July 14, 1983. No conditions were placed on the rezoning.

#### **Subdivision Regulations**

**Sec. 104-595. - Approval of subdivisions.**

**(2) Final plat or minor subdivision plat**

**j. Revision to a recorded final plat.**

*Revision to a recorded final plat.* A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See [section 104-596](#) for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.



## **Final Plat**

Should this request be approved, a revised Final Plat for Lot 1 must be submitted, approved, and recorded.

## **Department Comments**

**Planning and Zoning:** The concept plan indicates an accessory structure on the reconfigured lot 1 is within the side setback. Prior to approval of a revised Final Plat this accessory structure issue will need to be rectified through a variance from the Zoning Board of Appeals, removal or relocation of the accessory structure, or realignment of the property line. The applicant has indicated in the Letter of Intent that the structure will moved to meet the setback. In addition, as this revision will result in a change to the property containing the Berachah Bible Church, the site plan for the church will need to be updated prior to any further church building projects.

**Water System:** No Conflict

**Environmental Management:** EMD has no comment.

**Environmental Health Dept.:** Our department has record of an on-site sewage management system inspection report (repair) dated 9/27 /1990 that represents the system serving North Bend S/D, lot 1. In addition, we have records of systems that serve the church (310 Corinth Road) dated 11/7 /1990 and 5/25/2007. Based on our review of the inspection reports and a site evaluation performed 12/12/18, it appears the plat revision (property line adjustment) will not adversely impact compliance of the subject systems. Copies of the inspection documents are attached to this report.

**Fire Marshal:** Approved

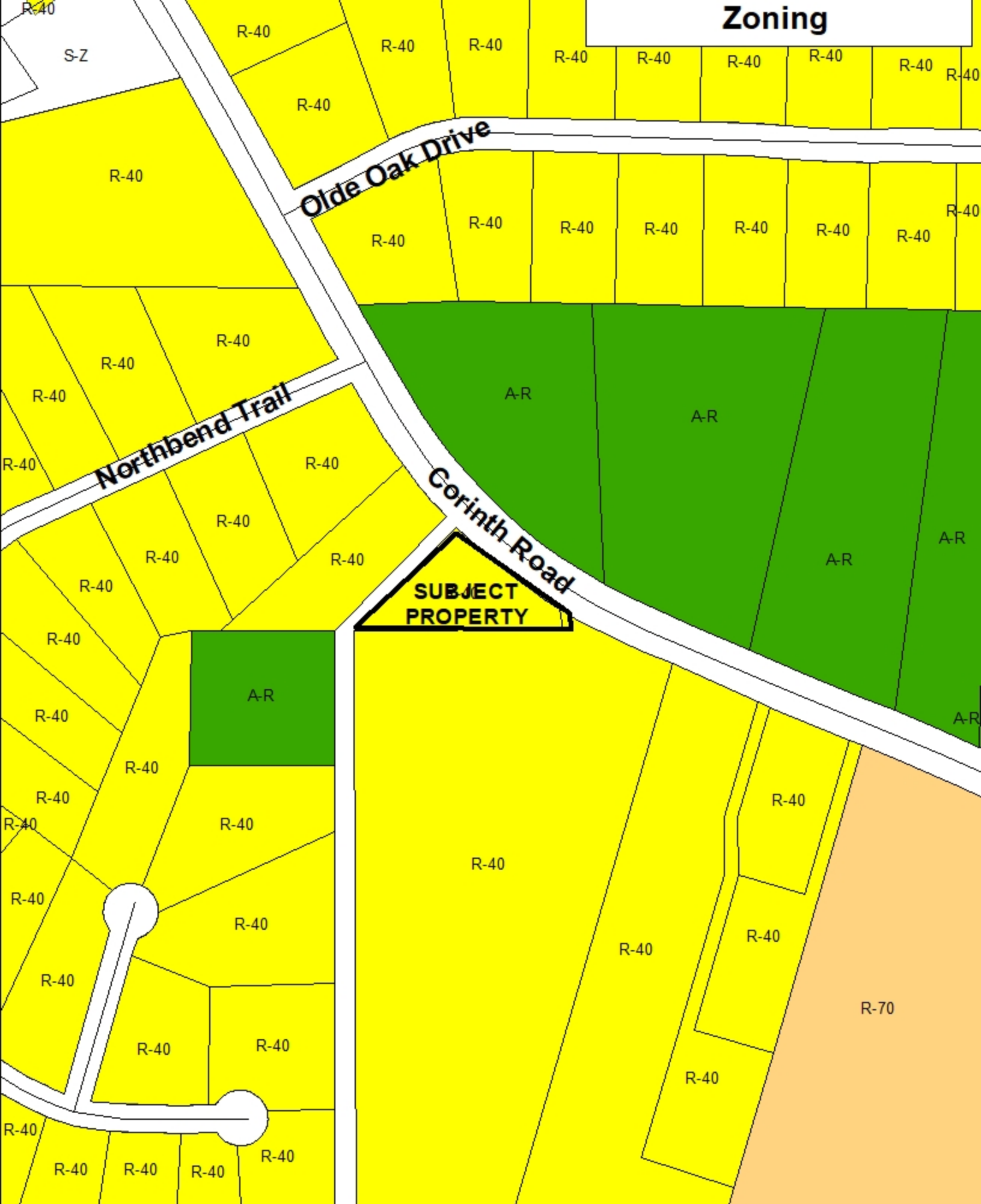
**County Engineer/Public Works Director:** No Public Works/Engineering comments on the proposed plat revision. I understand the revision is not creating a new lot nor requesting new or improved access to Corinth Road.

## **STAFF ANALYSIS**

Staff recommends **APPROVAL** of this request so the Final Plat procedure can begin. The applicant will need to address the aforementioned issues as well as any other issues discovered through the revised Final Plat procedure prior to approval.



# Zoning





# Land Use Plan

ENVIRONMENTALLY  
SENSITIVE AREAS

Olde Oak Drive

Northbend Trail

Corinth Road

SUBJECT  
PROPERTY

Low Density Residential  
(1 Unit / 1 Acre)



# Aerials



Olde Oak Drive

Northbend Trail

Corinth Road

SUBJECT  
PROPERTY



## Letter of Intent

12/18/18

Randy M. Boyd  
Agent for Berachah Bible Church, Inc.  
P.O. Box 64  
Zebulon, Ga. 30295

Fayette County, Ga. Planning & Zoning Department  
Pete Frisina, Director  
Stonewall Administrative Complex  
140 Stonewall Avenue, West  
Suite 202  
Fayetteville, Ga. 30214

RE: Petition NO. RP-070-18  
Lot 1 North Bend Subdivision (Tax Parcel No. 0546 02001)  
and 13.34 Acre Tract (Tax Parcel No. 0546 044)

Dear Mr. Frisina,

It is the intent of the Berachah Bible Church, Inc. to reconfigure Lot 1 of the North Bend Subdivision. A triangular shaped tract of land (0.235 acres) on the southeast corner of Lot 1 will be added to the 13.34 acres to the south which is also owned by Berachah Bible Church, Inc. A tract of land (0.241 acres) located at the northwest corner of the 13.34 acre site will be added to Lot 1 to create the revised 1.000 acre lot. The existing shed at the rear of the house will be moved to be clear of the 15' side building line.

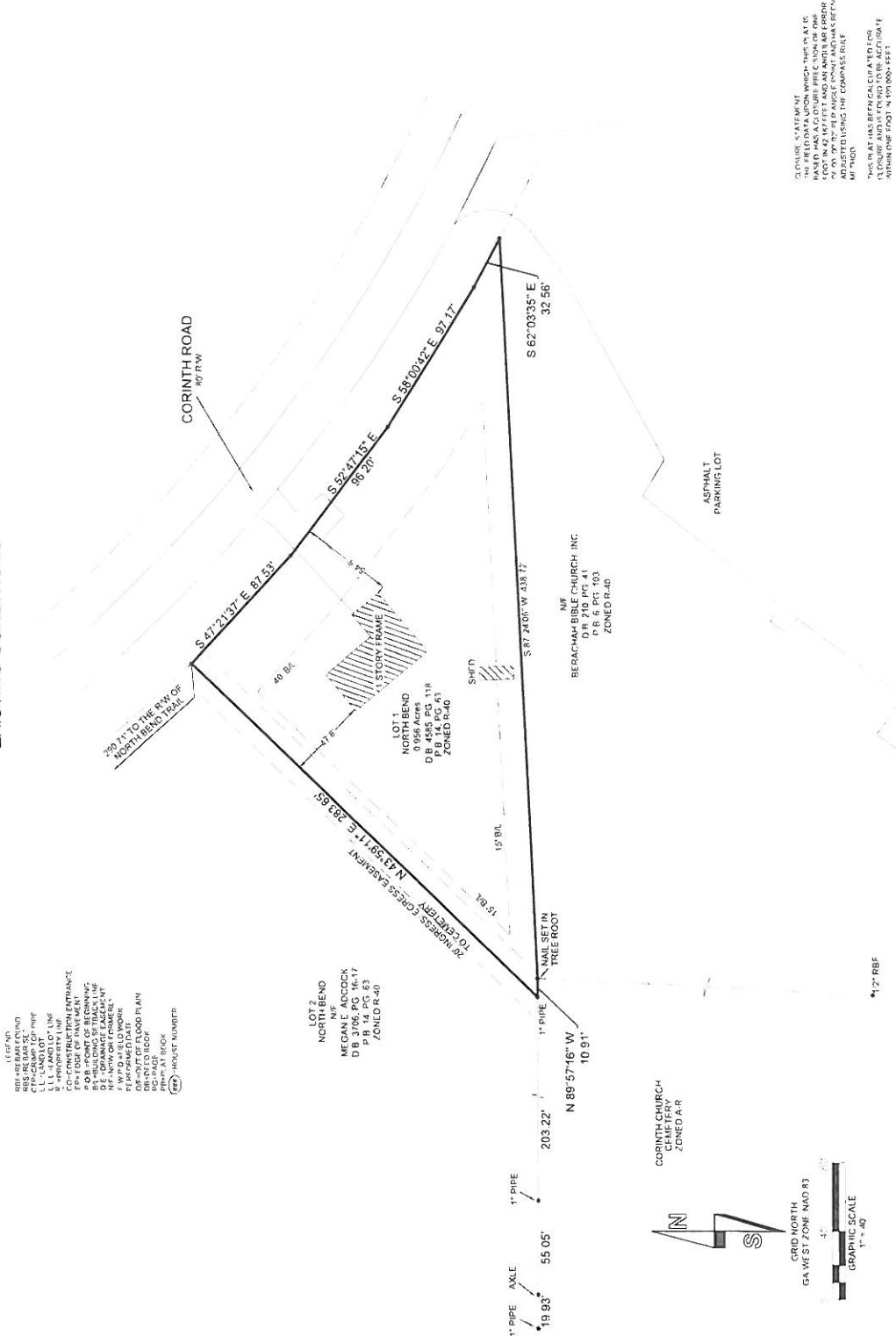
Respectfully submitted,

*Randy M. Boyd*

Randy M. Boyd



1. E OF NO.  
RBI = REBAR FOUND  
RBS = REBAR SET  
CRS = CRIMP TOP MPT  
L1 = LAND LOT  
L1, L2 AND L3 = LINE  
L = PROPERTY LINE  
CO = CONSTRUCTION ENTRANCE  
POB = POINT OF BEGINNING  
B1 = BUILDING SETBACK LINE  
D1 = DRAINAGE EASEMENT  
NF = NOW OR FORMERLY  
FWD = FIELD WORK  
PE = REINFORCED  
OF = OUT OF FLOOD PLAIN  
DR = DRAINAGE  
PG = PAGE  
PMT = AT BOOK  
H = HOUSE NUMBER



CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS IS  
BASED HAS A CLOSE PROXIMITY OF ONE  
FOOT IN 42,167 FEET AND AN ANGULAR ERROR  
OF 00.00" PER TRIANGLE 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 LEICA 401 TOTAL  
STATION

FLOOD STATEMENT  
ACCORDING TO FMA FLOOD  
INSURANCE RATE MAP NUMBER  
13117C019E, DATED SEPTEMBER  
2004, THIS PROPERTY DOES NOT  
WITHIN A SPECIAL FLOOD HAZARD  
AREA

**S.A. GASKINS &  
ASSOCIATES, LLC**  
surveyors planners development consultants  
P.O. BOX 303 BROOKS, GA 30205  
678-571-3054  
rgaskins79@gmail.com

**Property Location**  
Land Lot 202 Of The 5th Land District  
Fayette County Georgia

BERACHAH BIBLE  
CHURCH, INC.



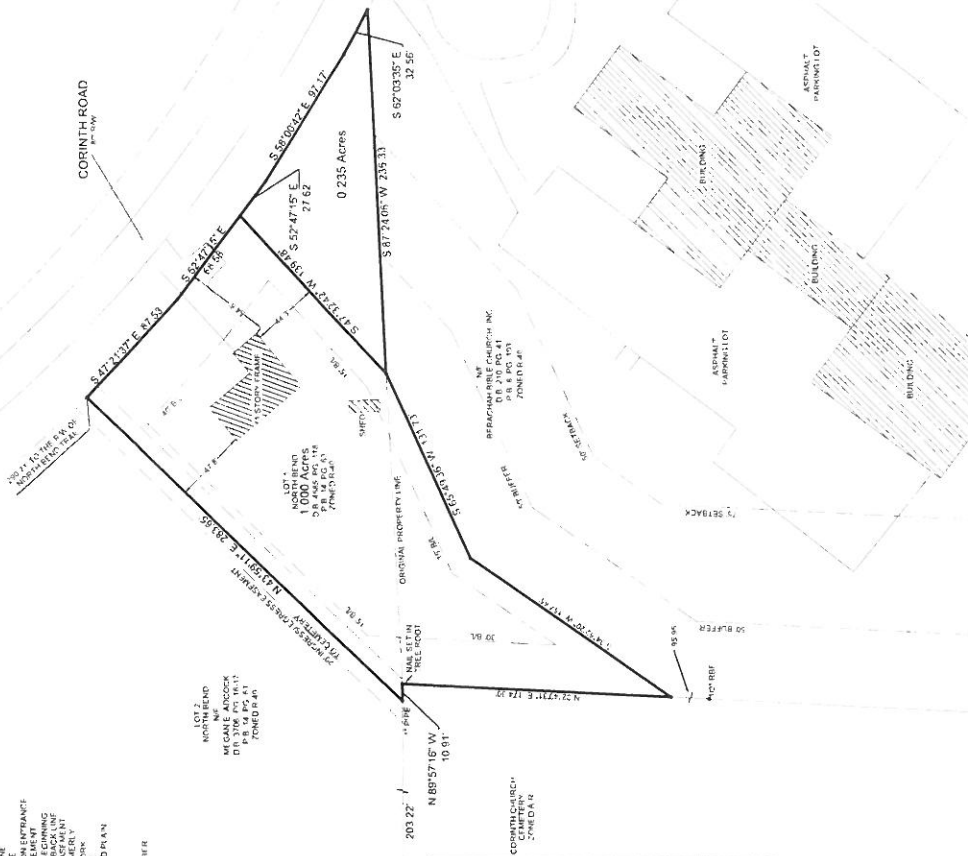
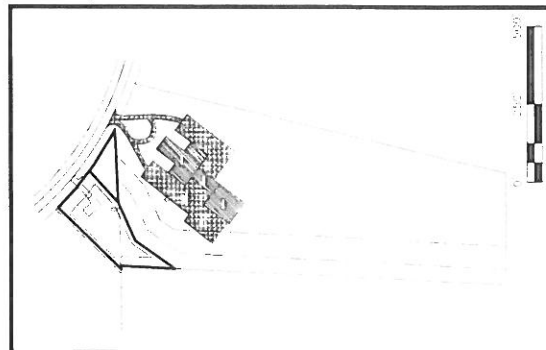
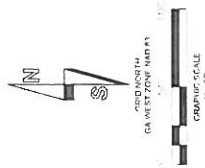
Job No 18-154	Revised R M P
Drawn By R M P	Issue Date 11/29/18
	F W P D 11/27/18
	Revisions

Prepared For



LEGEND

RDF - RETAIN POINT  
HBS - REMARK SET  
TTS - CRIMP TOP PIPE  
L L H AND LOT  
L L L L AND LOT LINE  
CO - CONSTRUCTION ENTRANCE  
EP - EDGE OF PAVEMENT  
P - POINT OF BEGINNING  
R1 - RAILROAD SETBACK LINE  
R2 - DRAINAGE SETBACK LINE  
NS - NEW OR FORMERLY  
F W P D - FEED WORK  
PER - PERMITTEE  
DE - OUT OF FLOOD PLAIN  
NB - DECK BOOK  
PC - PACE  
PR - PLANT BOOK  
H - HOUSE NUMBER



“CLOSED STATEMENT”  
THE FIELD DATA UPON WHICH THIS PIAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 42,167 FEET AND AN ANGULAR ERROR  
OF  $00^{\circ} 00' 00''$  PER ANGLE POINT AND HAS BEEN  
ADJUSTED USING THE COMPASS RULE

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

ANGULAR & LINE MEASUREMENTS WERE  
OBTAINED USING A LEICA 403 TC @ 40' STATION

\*LOCAL STATEMENT  
ACCORDING TO FEMA FLOOD  
INSURANCE RATE MAP NUMBER  
13113C0106E DATED SEPTEMBER 26  
2008 THIS PROPERTY DOES NOT LIE  
WITHIN A SPECIAL FLOOD HAZARD  
AREA

**S A GASKINS &  
ASSOCIATES, LLC**  
surveyors, planners, development consultants  
P O BOX 303 BROOKS GA 30205  
678-571-3054  
rdgaskinsrq@gmail.com

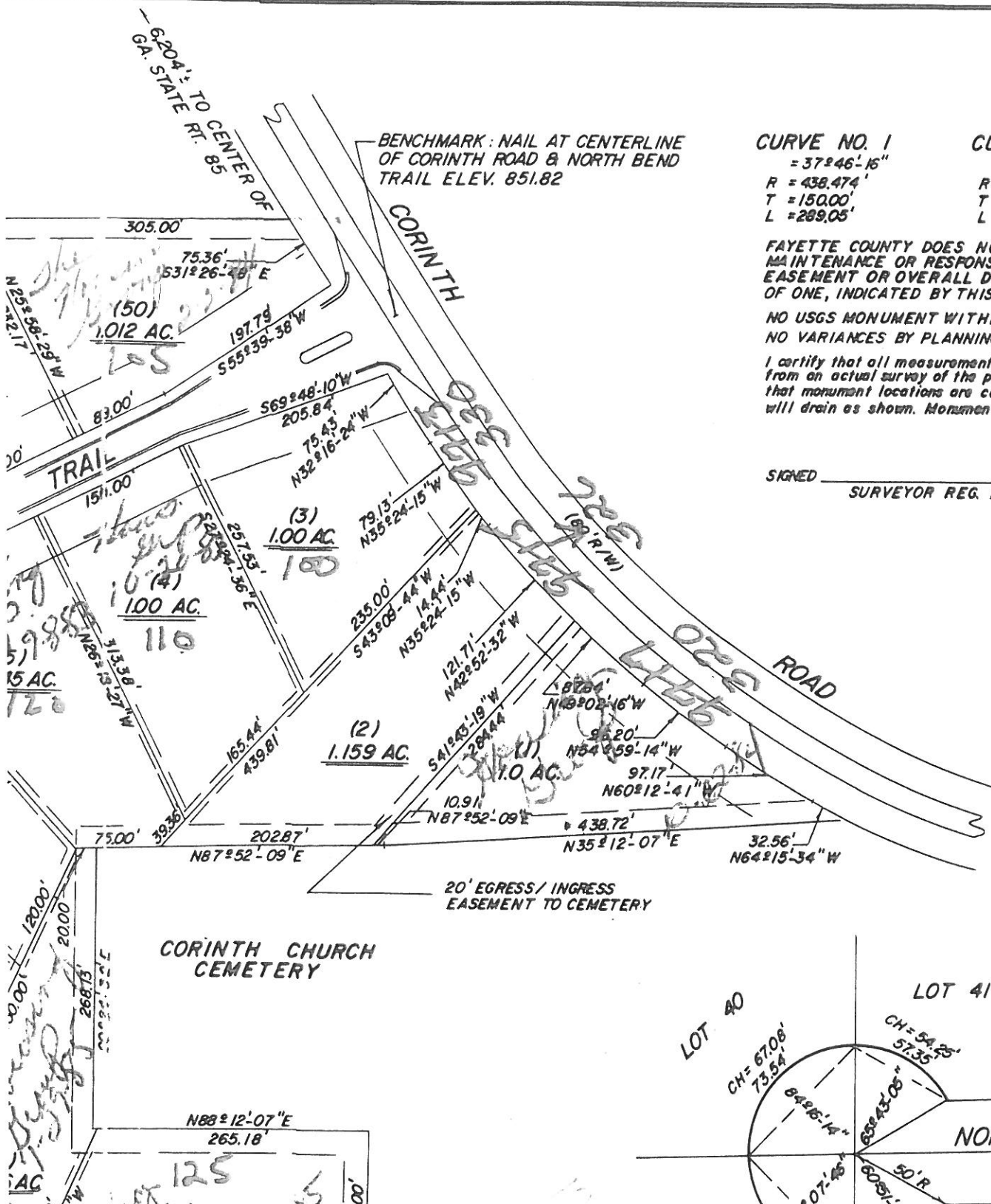
**Property Location**  
Land Lot 202 Of The 5th Land District  
Fayette County Georgia

BERACHAH BIBLE  
CHURCH, INC.



Job No. 18-154  
Drawn By  
R R G  
Issue Date 11/29/18  
F W P D 11/27/18  
Revisions





CURVE D.

**CURVE NO. 1**  
 = 37°46'16"  
 R = 438.474'  
 T = 150.00'  
 L = 289.05'

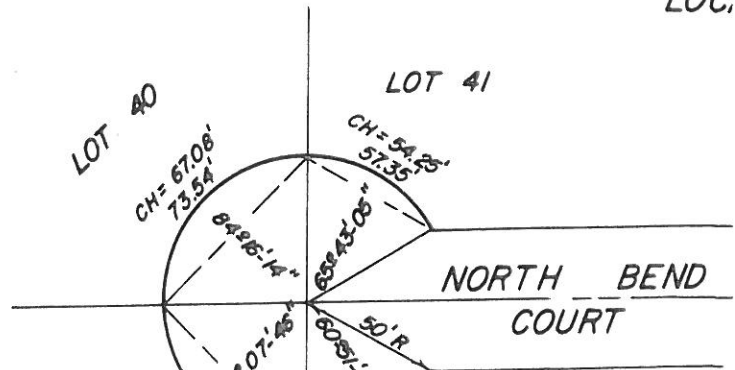
**CURVE NO. 2**  
 = 40°48'48"  
 R = 537.592'  
 T = 200.00'  
 L = 382.94'

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

NO USGS MONUMENT WITHIN 500' OF THIS SUBL NO VARIANCES BY PLANNING AND ZONING BOARD.

I certify that all measurements are correct and were from an actual survey of the property made under my that monument locations are correctly shown; and, the will drain es shown. Monuments are shown by iron pin

SIGNED \_\_\_\_\_  
 SURVEYOR REG. 1327





APPLICATION TO REVISE A RECORDED PLAT  
(PUBLIC HEARING)

PETITION NO: RP- 070 - 18

NAME OF RECORDED PLAT: NORTH BEND SUBDIVISION (P.B. 14, PG. 63)

OWNER OF PROPERTY: BERACH BIBLE CHURCH, INC

MAILING ADDRESS: 320 CORINTH ROAD, JONESBORO, GA.

PHONE: 404-275-1677 30238

E-MAIL: boyd2227@gmail.com

AGENT FOR OWNER: RANDY M. BOYD

MAILING ADDRESS: P.O. BOX 64, ZEBULON, GA. 30295

PHONE: 404-275-1677

E-MAIL: boyd2227@gmail.com

LOCATION: LAND LOT(S) 202 DISTRICT 5th ROAD CORINTH ROAD

LEGAL DESCRIPTION ATTACHED: ✓ ZONING: R-40

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: ✓

TOTAL NUMBER OF LOTS: 1 TOTAL NUMBER OF ACRES: 1.00

DATE OF PLANNING COMMISSION HEARING: JANUARY 3, 2019

DATE OF COUNTY COMMISSIONERS HEARING: JANUARY 24, 2019

REASON FOR REVISION: RECONFIGURE LOT 1, NORTH BEND SUBDIVISION (SEE LETTER OF INTENT)