

BOARD MEMBERS

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

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
April 18, 2019
7:00 pm

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

1. Consideration of Minutes of the Planning Commission meeting held on Thursday April 4, 2019.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Hardy Estates. The property will consist of three (3) residential lots zoned A-R, is located in Land Lot 7 of the 4th District and fronts on Mask Road.
3. Consideration of a Final Plat of Benedetti Estates. The property will consist of two (2) residential lots zoned R-70. This property is located in Land Lot 16 of the 9th District and fronts on Lees Lake Road.

OLD BUSINESS

4. Discussion of the State Route 54 West Corridor

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: April 10, 2019
Subject: Minor Subdivision Plat to be considered on April 18, 2019

MINOR SUBDIVISION PLAT

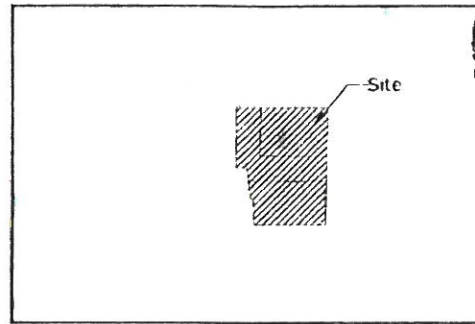
OWNER/APPLICANT 

Minor Subdivision Plat of Hardy Estates

Travis Hardy

Recommend **APPROVAL** for the Minor Subdivision Plat received 3/21/19.

Minor Subdivision Plat of
Hardy Estates
 Land Lot 7 of the 4th District
 Fayette County, Georgia



Vicinity Map
 (Not to Scale)

This Plat is recorded for the Clerk of the Superior Courts

GENERAL NOTES:

- OWNER'S DEVELOPER**
 Tractor Homes
 204 Mack Road
 Decatur, GA 30025
 Contact: Kay Harde 678-264-3307
- SURVEYOR**
 Four Corners Surveying, L.L.C.
 P.O. Box 15
 Taylor, GA 30280
 770-540-7926
 770-828-9377
 Web: www.fourcornersurveying.com
- CLOSURE DATA**
 Final Closure - 1.51:30.000
 Angle Final Error - 20"
 Equipment Used - Topcon 3005W, Sokkia SA-1A Top on Hiper-GA GPS System
 Adjustment Method - Compass Rule
 Plat Closure - 1.00:30.000
- SITE DEVELOPMENT DATA**
 Location - Land Lot 7 of the 4th District, Fayette County, Georgia
 Site Data - 3 Lot
 Total Area of Project - 69.585 Acres 3,031,318 Sq. Ft.
- Tax Parcel ID** - 6404 003 0404 002 & 0404 052
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:**
 For A-R Zoning district
 Minimum lot width at front setback line - 250'
 Minimum front area of house - 1,200 Sq. Ft.
 Minimum lot area - 217,800 Sq. Ft.
 Front yard - 75' (except 100' for 2-4 units)
 Side yard - 50'
 Rear yard - 75'
 Maximum height of structures - 35'
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
- Capped 5" to 8" to be set at 28 bit corners unless otherwise noted.
- In my opinion a portion of this property appears to be within a 100 year flood plain according to Fayette County's MNGWRF 2013 Limited Detail Study (F.R.M. #23313C01651 Dated 09/26/2018).
- There are no groundwater recharge areas on the property.
- There are state waters on this property.
- There are no wetlands on this property as per Fayette County GIS Site. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- This survey is subject to all easements, right-of-way and restrictions shown or not shown, recorded or not recorded.
- There were no recorded easements, liens associated with the property. This survey was performed without the benefit of a current and accurate title search. Therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- Sanitary service is provided by individual septic systems on each lot.
- Lot water service is provided by individual wells.
- All distances shown are horizontal ground distance. No conversion factor used.
- All existing structures, buildings, or improvements on the property to remain.
- Fayette County does not accept the ownership, maintenance or responsibility for any drainage easement or normal drainage plan on the back of one indicated by this plat.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is void only if print has original seal and original signature of surveyor.
- No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.
- Each residential building lot has a minimum contiguous area of 2.0 Acres that is free and clear of zoning buffers setback watershed protection buffers and setbacks jurisdictional wetlands and easements of any kind.
- This plat supersedes the plat for Hardy Estates record in Plat Book 53 Page 157-158 on 12/06/2018.

Owner's Acknowledgment:

The owner of the land shown on this plat and whose name is subscribed hereon and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent _____ Date _____
 Owner/Agent _____ Date _____

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

LEVEL III SOIL SURVEY

I, Travis Hardy, do hereby certify that the Level III Soil Survey information provided on this plat was performed by RTG in accordance with the procedures specified in the Georgia Department of Natural Resources Current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional _____ Georgia DHP Soil Classifier _____
 Professional Engineer
 Registration No. _____
 Registration Number/Issue Number _____
 Applied Environmental Sciences
 807 Glades Trace #337
 Norcross, Georgia 30275
 (678) 261-4038

The term "Certification" as used in Rule 18C-6-.05(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(b) and (1), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 43-15-2, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate

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 approval or affirmations should be equated with the appropriate governmental bodies by any purchaser or user of this plat or 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.

By Travis Hardy 2696 11-15-18
 G.A.L.S. Ronald T. Gudwin License #0 Date



FOUR CORNERS SURVEYING
 P.O. BOX 15 TAYLOR, GA 30280 770-540-7926 R 770-828-9377
 WWW.FOURCORNERSURVEYING.COM



Plat Sheet	Page
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

Hardy Estates
 108 Mack Road
 Land Lot 7 of the 4th District
 Fayette County, Georgia

Travis Hardy

Job #: 18-202MF-P
 Drawn By: JTB
 Reviewed By: RTG
 Date: 11/15/18
 F.W.P.D.: 09/24/18
 Scale: 1" = 200'
 Sheet: 1 of 2

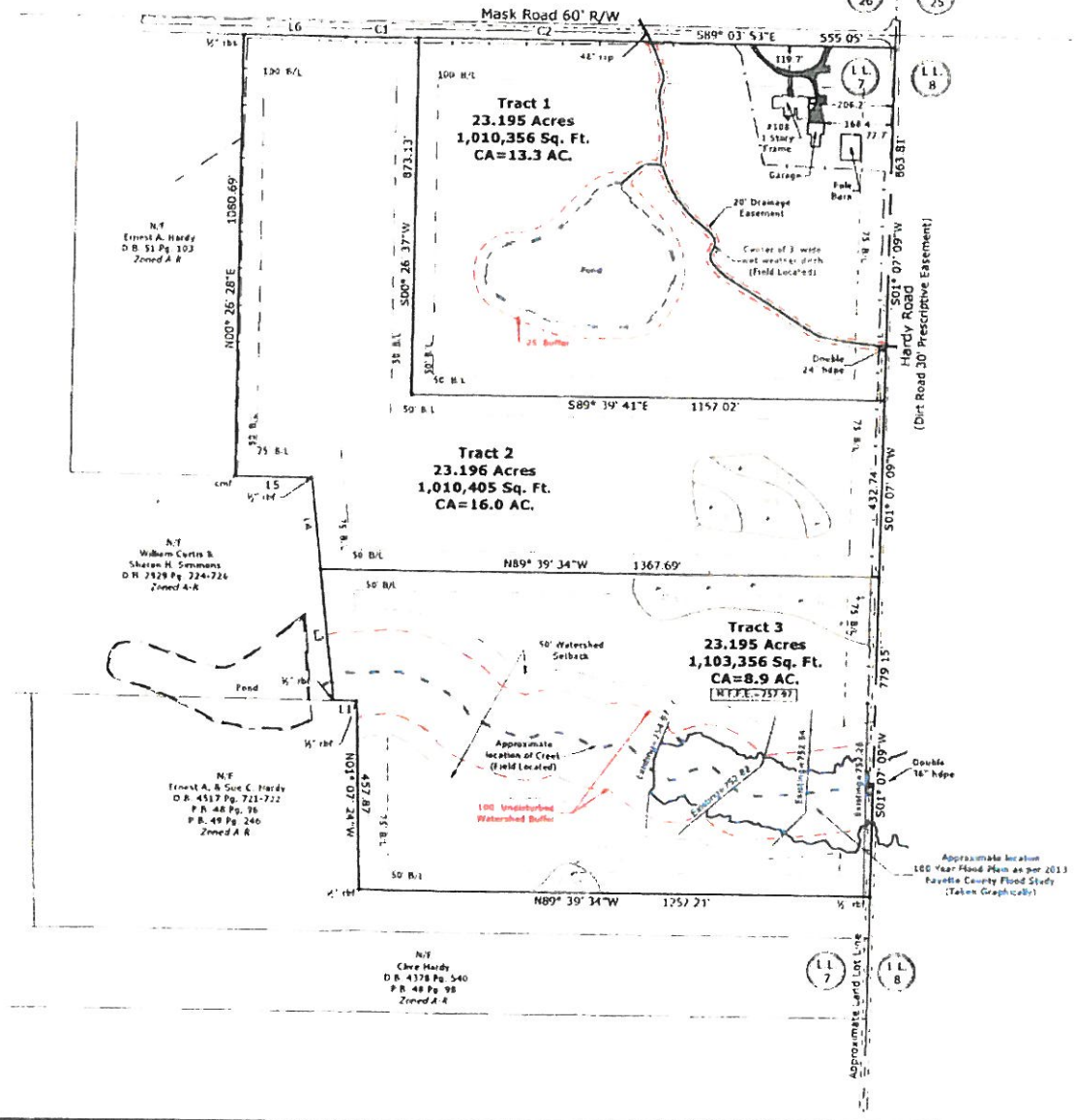
Minor Subdivision Plat of
Hardy Estates
 Land Lot 7 of the 4th District
 Fayette County, Georgia

- Legend**
- OTP - Open Top Pipe
 - RF - Rebar Found
 - R/S - Rebar Set
 - R/W - Right of Way
 - RF - Iron Pin Found
 - P.O.B. - Point of Beginning
 - B.L. - Building Line
 - D.E. - Drainage Easement
 - N.P. - New or Formerly
 - CA - Certification Area
 - F.W.D. - Field Work Performed Date
 - G - Gas Valve
 - W - Water Meter
 - U - Utility Pole
 - D - Drop Sidel
 - L - Line Indent
 - L - Light Pole
 - F - Fence
 - ⊙ - Drainage Manhole
 - OIE— - Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	181.31'	54486.35'	S89° 44' 25"E	181.31'
C2	612.19'	54486.35'	S89° 19' 23"E	612.18'

Line Table		
Line #	Direction	Length
L1	N89° 06' 24"W	57.78'
L3	N05° 57' 32"W	322.74'
L4	N05° 57' 32"W	227.41'
L5	N89° 27' 45"W	184.10'
L6	S89° 09' 58"E	243.96'



GRAPHIC SCALE 1" = 200'
 0 100 200 400

FOUR CORNERS SURVEYING

P.O. BOX 15 TYRONG, GA 30280 770-560-3810 & 770-827-5377
 FOUR_CORNERS@GMAIL.COM

Plotted For: **Hardy Estates**
 108 Mask Road
 Land Lot 7 of the 4th Land District
 Fayette County, Georgia

Plotted For: **Travis Hardy**

Job #: **18-202MFP**
 Drawn By: **JCB**
 Reviewed By: **RTG**
 Date: **11/15/18**
 P.W.P.D.: **09/24/18**
 Scale: **1" = 200'**
 Sheet **2 of 2**

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: April 10, 2019
Subject: Final Plat to be considered on April 18, 2019

FINAL PLAT

Benedetti Estates

OWNER/APPLICANT



Silvia A. Benedetti

Recommend **APPROVAL** of the Final Plat received 3/21/2019.

MAR 26 2019

Final Plat of Benedetti Estates

Land Lot 16 of the 9th District
Fayette County, Georgia
02/08/19

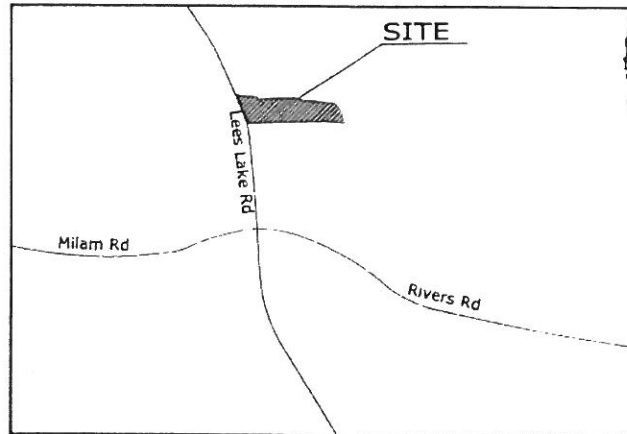
This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

- OWNER/DEVELOPER:**
Silvia A. Benedetti
639 Lees Lake Road
Fayetteville, GA 30214
Contact: Silvia A. Benedetti (770)696-1135
- SURVEYOR:**
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- CLOSURE DATA:**
Field Closure = 1" IN 10,000+
Angle Point Error = < 20"
Equipment Used = Topcon 3005W, Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method = Compass Rule
Plat Closure = 1" IN 100,000+
- SITE DEVELOPMENT DATA:**
Location: Land Lot 16 of the 9th District, Fayette County, Georgia
Site Data = 2 Lot
Total area of project = 10.667 Acres 464,657 Sq. Ft.
- Tax Parcel ID: 0902 047
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:**
For R-70 Zoning district
Minimum lot area: 2 Acres (87,120 Sq. Ft.)
Minimum lot width at front setback line = 175'
Minimum floor area of house = 1,500 Sq. Ft.
Minimum lot size = 217,800 Sq. Ft.
Front yard = 50' (Local) - 75' (Collector)
Side yard = 25'
Rear yard = 50'
Maximum height of structure = 35'
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion a portion of this property appears to lie within a 100 year flood plain according F.I.R.M. #13113C0018E & #13113C0016E Dated 09/26/2006
- There are no groundwater recharge areas on the property.
- There are state waters on this property.
- There are no wetlands on this property as per U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded
- There were no recorded easements found associated with the property. This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- Sewer service is provided by individual septic systems on each lot.
- Lots water service is provided by individual wells.
- All distances shown are horizontal ground distance. No conversion factor used
- All existing structures, buildings, or improvements on the property, to remain. There is a variance to reduce the side yard setback from 25 feet to 3 feet to allow the existing shed/barn to remain. (Variance Petition Number: A-692-18.)
- 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.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- The purpose of this plat is to divide the 10.667 acre tract into two parcels.
- Each residential building lot has a minimum contiguous area of 0.9 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

DISCLAIMER:

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information. This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.



Vicinity Map
(Not to Scale)

Owner's Acknowledgment:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent _____ Date _____
Owner/Agent _____ Date _____

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 _____

LEVEL III SOIL SURVEY

I, Larry F. McEver, P.E. # 121070 do hereby certify that the Level III Soil Survey information provided on this plat was performed by Resource Engineers, Inc. in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional _____ Georgia DHR Soil Classifier, _____
Professional Engineer _____
Registration No. _____
Registration Number/License Numbers _____ # 121070
Resource Engineers, Inc.
8305 Spence Road
Fairburn, GA 30213
770-969-8923

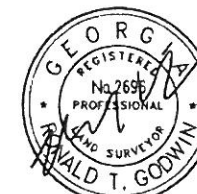
The term "Certification" as used in Rule 180-6-.09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

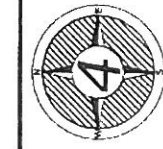
Surveyor's Certificate:

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.

BY: Ronald T. Godwin 2696 02/08/19
GA R.L.S. License NO. Date



FOUR CORNERS SURVEYING™
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET



Page:	
Plat/Deed Book:	D.B. 1238 575

Benedetti Estates
639 Lees Lake Road
Land Lot 16 of the 9th District
Fayette County, Georgia

Silvia A. Benedetti

Job #: 16-040 FP
Drawn By: JCB
Reviewed By: RTG
Date: 02/08/19
F.W.P.D.: 04/01/16
Scale: 1" = 100'
Sheet: 1 of 2

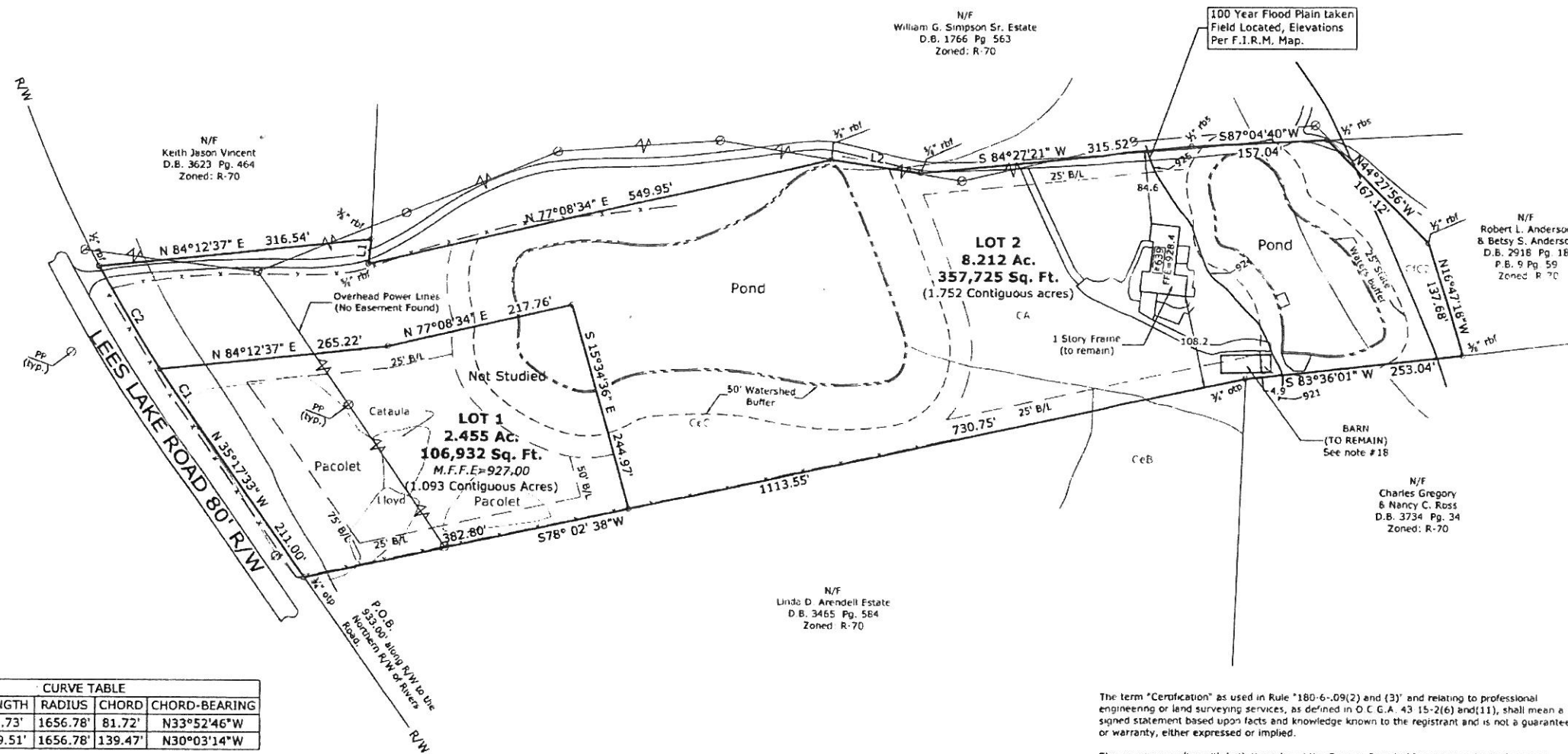
Final Plat of Benedetti Estates

Land Lot 16 of the 9th District
Fayette County, Georgia
02/08/19

Legend

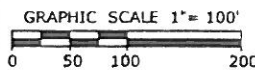
- OTP=Open Top Pipe
- RBF=Rebar Found
- RBS=Rebar Set
- R/W=Right of Way
- IPF=Iron Pin Found
- P.O.B.=Point of Beginning
- B/L=Building Line
- D.E.=Drainage Easement
- N/F=Now or Formerly
- CA=Contiguous Area
- F.W.P.D.=Field Work Performed Date
- ⊕=Gas Valve
- ⊕=Water Meter
- ⊕=Utility Pole
- ⊕=Drop Inlet
- ⊕=Fire Hydrant
- ⊕=Light Pole
- x—=Fence
- ⊕=Drainage Manhole
- DHE—=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD-BEARING
C1	81.73'	1656.78'	81.72'	N33°52'46"W
C2	139.51'	1656.78'	139.47'	N30°03'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.61	S06°56'37"W
L2	103.94	S81°35'20"E



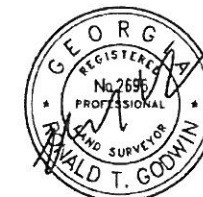
The term "Certification" as used in Rule 180-6-.09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

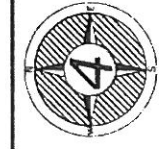
Surveyor's Certificate:

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.

BY: GA R.L.S. Ronald T. Godwin License NO. 2696 Date 02/08/19



FOUR CORNERS SURVEYING
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET



Page:	575
Plot/Deed Book:	D.B. 1218
Plot/Deed No.:	575

Benedetti Estates
639 Lees Lake Road
Land Lot 16 Of The 9th Land District
Fayette County, Georgia

Silvia A. Benedetti

Job #: 16-040 FP
Drawn By: JCB
Reviewed By: RTG
Date: 02/08/19
F.W.P.D.: 04/01/16
Scale: 1" = 100'
Sheet: 2 of 2