

BOARD MEMBERS

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

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
May 2, 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 18, 2019.

PUBLIC HEARING

2. Consideration of Petition No. 1283-19, Joe B. Brock, Daniel B. Brock, and James G. Brock, Jr., Owners, and Rod Wrightcorp, Agent, request to rezone 8.756 acres from A-R to R-70. This property is located in Land Lot 3 of the 5th District, and fronts on Harris Road.
3. Consideration of Petition No. 1284-19, Michael M. Vuocolo, Owner, and Rod Wrightcorp, Agent, request to rezone 21.275 acres from A-R to R-70. This property is located in Land Lot 2 of the 5th District, and fronts on Harris Road.

OLD BUSINESS

4. Discussion of the State Route 54 West Corridor

REQUESTED ACTION: A-R to R-70

PROPOSED USE: Residential Subdivison

EXISTING USE: Single-Family Residential

LOCATION: Harris Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 3

OWNER: Joe B. Brock, Daniel B. Brock, and James G. Brock, Jr.

AGENT: Rodwrightcorp

PLANNING COMMISSION PUBLIC HEARING: May 2, 2019

BOARD OF COMMISSIONERS PUBLIC HEARING: May 23, 2019

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivison consisting of four (4) lots on 8.756 acres.

STAFF RECOMMENDATION

APPROVAL

1.

1283-19

INVESTIGATION

A. PROPERTY SITE

The subject property is an 8.756 acre tract fronting on Harris Road in Land Lot 3 of the 5th District. Harris Road is classified as a Local road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is an 8.756 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned PUD and A-R. 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	12.7	A-R	Undeveloped	Rural Residential – 2 (1 Unit/ 2 Acres)
South (across Harris Road)	3 lots - one plus acres	PUD-PRD	Whitewater Creek Subdivision – Single-Family Residential	Rural Residential – 2 (1 Unit/ 2 Acres)
East	4.2	A-R	Single-Family Residential	Rural Residential – 2 (1 Unit/ 2 Acres)
West	49.0	A-R (1284-19 – 21 acres A-R to R-70)	Undeveloped	Rural Residential – 2 (1 Unit/ 2 Acres)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential -2 (1 Unit/ 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-70 for the purpose of developing a 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.

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.

G. DEPARTMENTAL COMMENTS

Water System

Water Available on Redwine Road

Public Works/Engineering

1. Harris Road is a County local. The provided survey shows an existing 60-ft ROW, which is appropriate for this road. No additional dedication is required.
2. Access to Harris Road for these lots will be predominately from Redwine Road and Harp Road. There is a stop sign at both ends of Harris Road.
3. There are no existing traffic data for Harris Road, but staff considers it a low volume road based on field observations. The rezoning could result in the number of lots increasing from one to four. The three extra lots would add approximately 29 trips per day.
4. Minimum sight distances will have to be provided for the proposed new road intersection. Engineering has not field checked at this time.

Environmental Management

State Water determination will be required prior to Final Plat approval. Watershed Protection and Floodplain Management applies. Stormwater Management may apply.

Environmental Health Department

No comment.

Fire

Must connect to Fayette County Water System and extend waterline to Harris Road for fire protection. Fire hydrant spacing must be no more than 600ft apart.

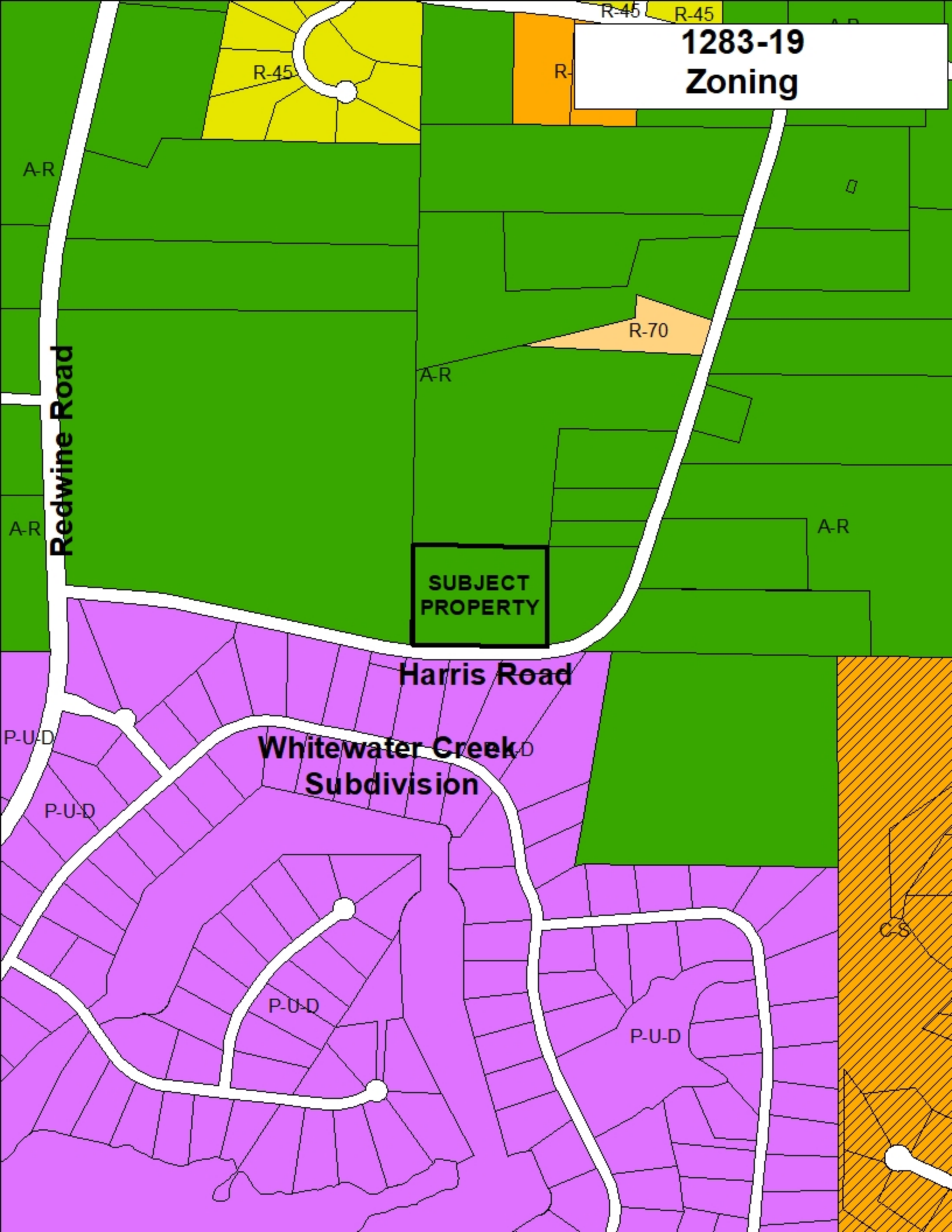
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-70 for the purpose of developing 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 Rural Residential -2 (1 Unit/ 2 Acres). 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.**

**1283-19
Zoning**



RURAL

1283-19
Land Use Plan

Redwine Road

**SUBJECT
PROPERTY**

Harris Road

**Whitewater Creek
Subdivision**

RURAL
RESIDENTIAL
- 2

**ENVIRONMENTALLY
SENSITIVE AREAS**

1283-19
Aerials

Redwine Road

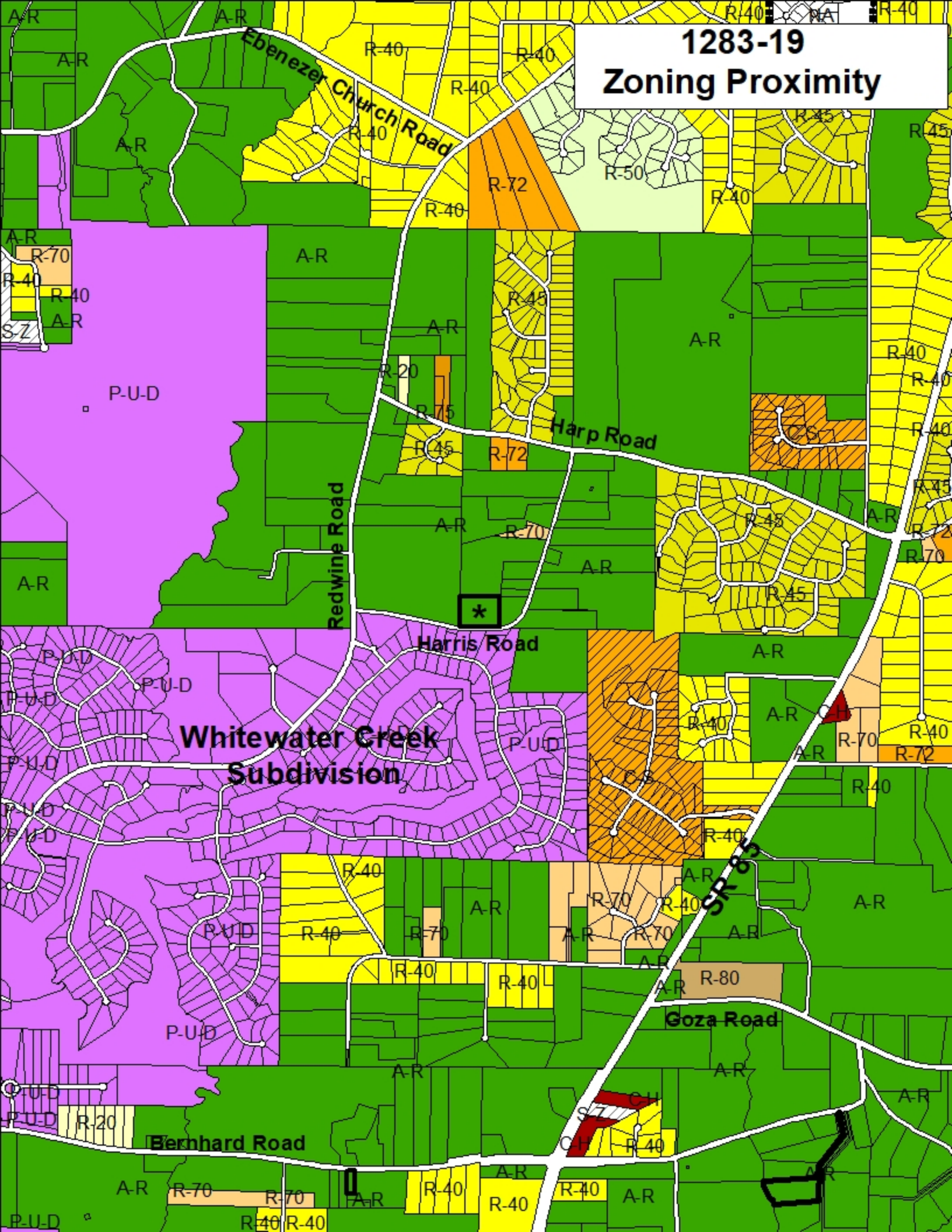
**SUBJECT
PROPERTY**

Harris Road

**Whitewater Creek
Subdivision**



1283-19
Zoning Proximity



**APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: (1) Joe Blalock Brock, (2) Daniel Braxton Brock; and (3) James Gordon Brock, Jr.

MAILING ADDRESS: 565 Harris Road, Fayetteville, Georgia 30215

PHONE: (770) 876 3397 E-MAIL: jimbrock100@gmail.com

AGENT FOR OWNERS: Rodwrightcorp

MAILING ADDRESS: P.O. Box 620, Fayetteville, Georgia 30214

PHONE: (770) 294-7990 E-MAIL: thesubdivider@gmail.com

PROPERTY LOCATION: LAND LOT 3 LAND DISTRICT 5 PARCEL 0502 017
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 9

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-70

ZONING OF SURROUNDING PROPERTIES: PUD, A-R, and R-40

PRESENT USE OF SUBJECT PROPERTY: Single-Family Residence

PROPOSED USE OF SUBJECT PROPERTY: 4 lots of approximately 2 acres each

LAND USE PLAN DESIGNATION: Rural Residential (1 Unit/2 Acres) (compatible with R-70 zoning)

NAME AND TYPE OF ACCESS ROAD: Harris Road (Local Road)

LOCATION OF NEAREST WATER LINE: Redwine Road

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1283-19

☐ Application Insufficient due to lack of: _____

by Staff: _____

Date: _____

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff: _____

Date: _____

DATE OF PLANNING COMMISSION HEARING: _____

DATE OF COUNTY COMMISSIONERS HEARING: _____

Received from _____ a check in the amount of \$ _____ for
application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____

Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

(1) Joe Blalock Brock, (2) Daniel Braxton Brock; and (3) James Gordon Brock, Jr.

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0502 017

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 3 of the 5th District, and (if applicable to more than one land district) Land Lot(s) N/A of the N/A District, and said property consists of a total of 9 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Rodwrightcorp to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Joe Blalock Brock
Signature of Property Owner 1

83 Burnt Pine DR Naples FL 34119
Address

Daniel Braxton Brock
Signature of Property Owner 2

1418 Gold Hunter Rd SAN ANTONIO TX 78249
Address

James Gordon Brock
Signature of Property Owner 3

565 Harris Rd, Fayetteville, GA 30215
Address

[Signature]
Signature of Authorized Agent

100 Woodsey Park Dr. Fayetteville GA 30215
Address

[Signature]
Signature of Notary Public

03/25/2019
Date

see attached
Signature of Notary Public

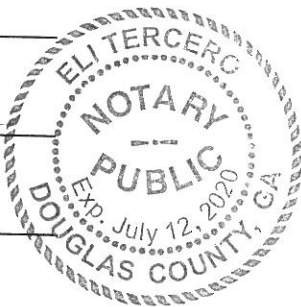
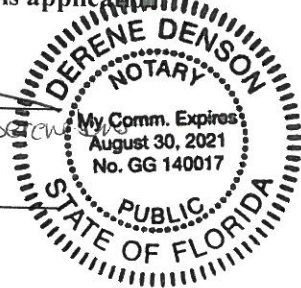
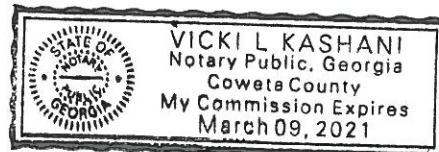
Date

[Signature]
Signature of Notary Public

3/27/19
Date

Vicki L. Kashani
Signature of Notary Public

3-29-19
Date



NAME: Rodwrightcorp PETITION NUMBER: _____

ADDRESS: 565 Harris Road, Fayetteville, Georgia 30215

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

(1) Joe Blalock Brock, (2) Daniel Braxton Brock; and (3) James Gordon Brock, Jr. affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 350.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-70.

This property includes: (check one of the following)

☒ See attached legal description on recorded deed for subject property or

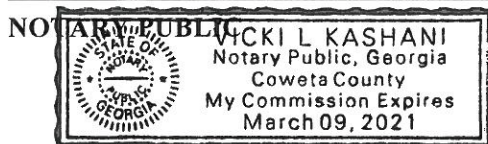
☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the _____ day of _____, 20____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _____ day of _____, 20____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF March, 2019.

Vicki L. Kashani



[Signature]
APPLICANT'S SIGNATURE

RETURN TO

JAMES G. BROCK
365 HARRIS ROAD
FAYETTEVILLE, GA
30215

Doc ID: 007385600003 Type: GLR
Filed: 01/10/2007 at 02:10:00 PM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 3162 PG 354-356

After recording, return to: John C. McGinn, P.C.
510 Northlake Drive
Peachtree City, Ga. 30269

STATE OF GEORGIA

COUNTY OF FAYETTE

EXECUTOR'S DEED

THIS INDENTURE is made as of November 30, 2006, between James Gordon Brock, Jr. and Joe Blalock Brock, as executors of the last will and testament of Kathleen Blalock Brock (hereinafter referred to as the "Deceased"), late of Fayette County, Georgia (hereinafter referred to as "Grantor") and to James Gordon Brock, Jr. as to a Life Estate or so long as he resides within caption property, with remainder to Joe Blalock Brock, Daniel Braxton Brock, and James Gordon Brock, Jr. (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in Item IV of the will of the Deceased, it having been duly probated and recorded in the Court of Probate of Fayette County, Georgia), for and in consideration of the sum of Ten Dollars (\$10) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and

convey unto Grantee, all that tract or parcel of land lying and being in Land Lot 3 of the 5th District of Fayette County, Georgia (hereinafter referred to as the "Land"), as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the 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 Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

signed, sealed and delivered in
the presence of:

Elizabeth Steed

Unofficial Witness

GRANTOR:

James Gordon Brock Jr (SEAL)

James Gordon Brock, Jr., Executor
Under the will of Kathleen Blalock
Brock

Jackie M. Hope
Notary Public

Commission Expiration Date Georgia
FEB. 24, 2008

(NOTARIAL SEAL)

Deborah Brock

Unofficial Witness



Joe Blalock Brock (SEAL)

Joe Blalock Brock, Executor Under
the will of Kathleen Blalock Brock

Michelle E. Zettle
Notary Public

Commission Expiration Date 9/6/09

(NOTARIAL SEAL)



Exhibit "A"

Parcel One: All that tract or parcel of land lying and being in Land Lot 3 of the 5th District of Fayette County, Georgia, as per plat of survey dated April 23, 1970, prepared by William H. Alexander, Jr., Registered Land Surveyor, recorded in Plat Book 5, Page 155, Fayette County Records, and being more particularly described as follows:

Beginning at an iron pin at the southwest corner of Land Lot 3; thence running north 1 degree 25 minutes east, along the west line of Land Lot 3 four hundred eighteen (418) feet to an iron pin; thence running due east six hundred twenty six (626) feet to an iron pin; thence running south 1 degree 25 minutes west, four hundred eighteen (418) feet to a point on the south line of Land Lot 3; thence running west, within the right of way of Harris Road, along the south line of Land Lot 3, six hundred twenty six (626) feet to the point of beginning.

Parcel Two: All that tract or parcel of land lying and being in Land Lot 3 of the 5th District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the West Land Lot line of Land Lot 3, 426.9' North of the Southwest corner of Land Lot 3; thence N 01 degree 37 minutes 17 seconds E a distance of 209.00' to an iron pin found; thence S 89 degrees 47 minutes 45 seconds E a distance of 626.00'; thence S 01 degree 37 minutes 17 seconds W a distance of 209.00' to an iron pin found; thence N 89 degrees 47 minutes 45 seconds W a distance of 626.00' to the point of beginning, as shown on plat of survey by Lum Hall & Associates, Inc., dated April 12, 1991. Said tract contains 3.003 acres.

The tracts described are contiguous tracts. Any portion of the first tract lying and being within the right of way of Harris Road is excluded.

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

(1) Joe Blalock Brock, (2) Daniel Braxton Brock;
I/We, and (3) James Gordon Brock, Jr., said property owner(s) of subject property requested to be rezoned,
hereby agree to dedicate, at no cost to Fayette County, Sixty (60) feet of right-of-way along
Harris Road (Local Road) as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

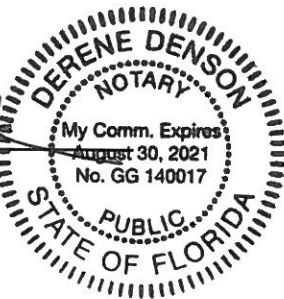
Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 25th day of March, 2019.

Joe Blalock Brock
SIGNATURE OF PROPERTY OWNER



James Gordon Brock, Jr.
SIGNATURE OF PROPERTY OWNER

Derene Denson
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

Daniel Braxton Brock 3/28/19
SIGNATURE OF PROPERTY OWNER

Sworn to and subscribed before me this 22
day of March, 2019.

NOTARY PUBLIC

Sworn to and subscribed before me this _____
day of _____, 2019.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

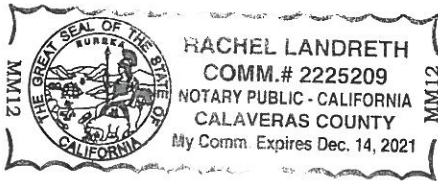
State of California

County of Calaveras }

On 3.28.2019 before me, Rachel Landreth notary public
Date Here Insert Name and Title of the Officer

personally appeared Daniel Braxton Brock
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Consent & Agent auth. form

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

This certificate is attached to a 1 page document dealing with/entitled agreement for future right-of-way and dated 3.28.2019

California JURAT

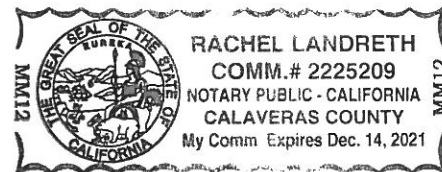
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Calaveras

Subscribed and sworn to (or affirmed) before me on this 28th day of March, 2019, by Daniel Braxton Brock,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature [Handwritten Signature] (Seal)

DISCLOSURE STATEMENT

Please check one:

Campaign contributions - X No Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS
CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

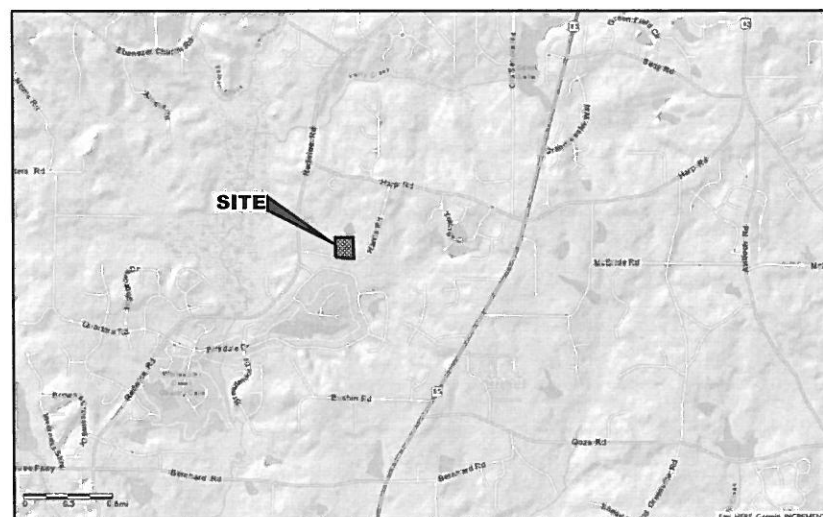
(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

HISTORY: Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

DATE: MARCH 28th, 2019



Map unit legend			
Clayton, Fayette, and Henry Counties, Georgia (Ga625)			
Clayton, Fayette, and Henry Counties, Georgia (Ga625)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB	Cecil sandy loam, 2 to 6 percent slopes	6.0	68.2%
CeC	Cecil sandy loam, 6 to 10 percent slopes	0.6	7.3%
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	1.7	19.8%
WH	Wehadkee soils, 0 to 2 percent slopes, frequently flooded	0.4	4.7%
Totals for Area of Interest		8.8	100.0%

565 HARRIS ROAD, FAYETTEVILLE, GA 30215

Soil Map—Clayton, Fayette, and Henry Counties, Georgia

Map Unit Legend

Soil Map—Clayton, Fayette, and Henry Counties, Georgia (GA625)


Map Unit Symbol	Map Unit Name	Acres in ACI	Percent of ACI
CeB	Cecil sandy loam 2 to 6 percent slopes	6.0	68.2%
CeC	Cecil sandy loam 6 to 10 percent slopes	0.6	7.3%
CIC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	1.7	19.8%
WH	Wehadkee soils, 0 to 2 percent slopes, frequently flooded	0.4	4.7%
Totals for Area of Interest		8.8	100.0%

Web Soil Survey

National Cooperative Soil Survey

Natural Resources

Conservation Service



LEGEND

POWER POLE ----- ϕ

EX. OVERHEAD POWER LINES ----- \times -----

EX. FENCE ----- \times -----

IPS = IRON PIN SET (#4 REBAR)

CMP = CORRUGATED METAL PIPE

RCP = REINFORCED CONCRETE PIPE

CPP = CORRUGATED PLASTIC PIPE

POB = POINT OF BEGINNING

DB = DEED BOOK


PR. = PLAT BOOK


PG = PAGE


N/Y = NOW OR FORMERLY


EX. = EXISTING


R/W = RIGHT OF WAY

FIRE HYDRANT ----- 

WATER VALVE ----- 

EX. BUILDING ----- 

EX. ASPHALT ----- 

EX. CONCRETE ----- 

[illegible]

©SIBLEY-MILLER
SURVEYING & PLANNING INC.
(ALL RIGHTS RESERVED)
PURSUANT TO THE AGREEMENT
BETWEEN SIBLEY-MILLER AND THE
PARTY FOR WHICH THE
DOCUMENTS HAVE BEEN
PREPARED THESE DOCUMENTS
AND ALL DATA, PLANS,
SPECIFICATIONS, AND OTHER
INFORMATION CONTAINED
HEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF SMSMP, AND
BE USED ONLY IN CONNECTION
WITH THE PROJECT FOR WHICH
THESE DOCUMENTS HAVE BEEN
PREPARED AND FOR THE
PURPOSES, ANY UNAUTHORIZED
USE OF THESE DOCUMENTS
SHALL BE WITHOUT LIABILITY
TO SMSMP AND SUBJECT TO
REASONABLE COMPENSATION
TO THE USER AS DETERMINED
BY SMSMP. ALL RIGHTS OF
DESIGN, ARE RESERVED.

**SIBLEY-MILLER
SURVEYING & PLANNING INC.**

2060 HWY. 42, NORTH
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7533

*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT

CONCEPT/ZONING PLAT
BLALOCK ESTATES
ROD WRIGHT CORP
4 LOTS - 565 HARRIS ROAD
LAND LOT 3, 5TH. DISTRICT

PROJECT NO.: B15
PRELIMINARY PL

DRAWN BY: JW

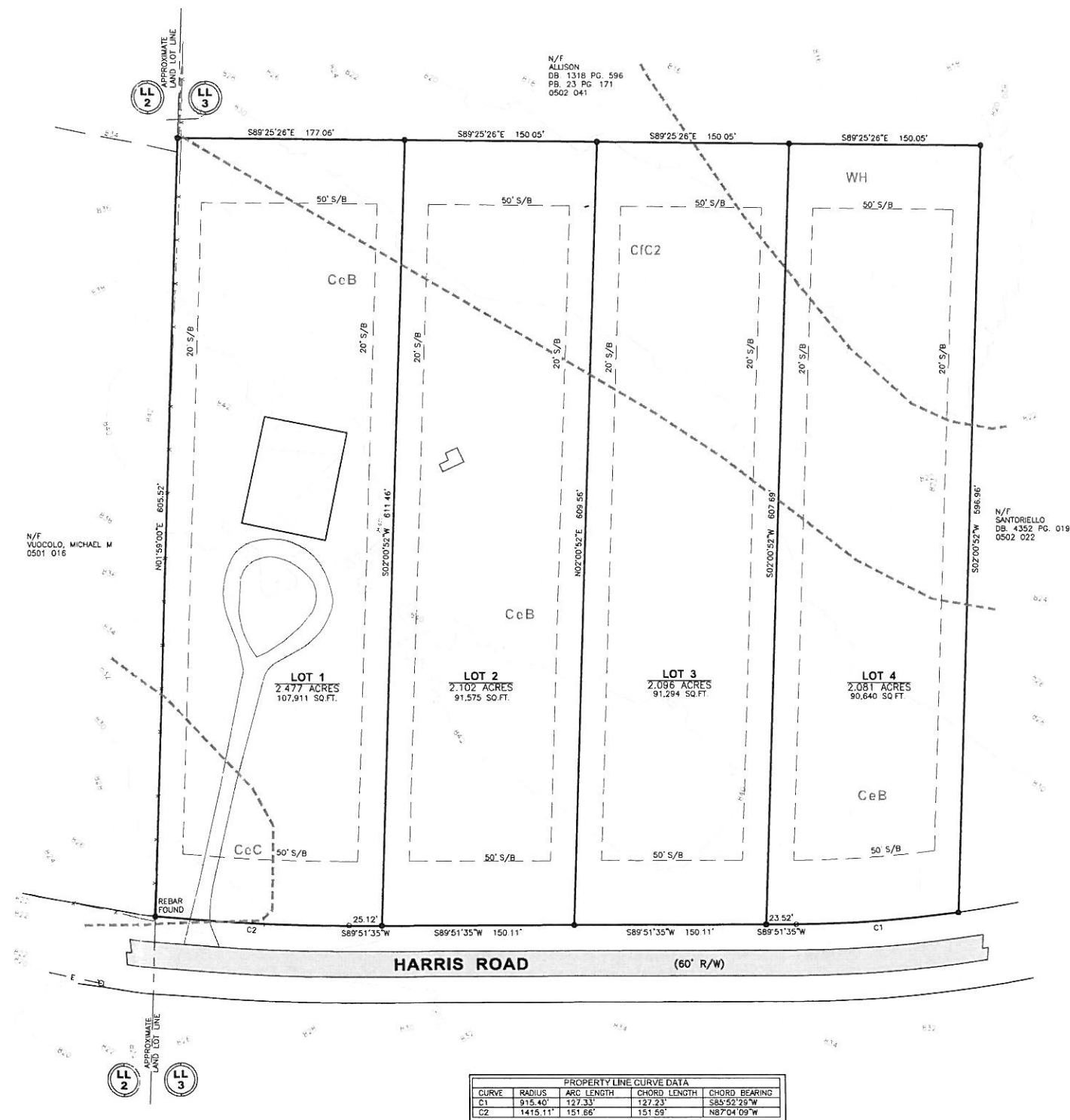
SCALE: 1" = 5'

DATE: MAR. 28, 2014

EQUIPMENT USED: TOPCON GTS-313

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE COUNTY PLANNING COMMISSION ON _____ / _____ / _____.

BY: _____



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
 O/F=OUT OF FLOOD PLAIN
 DB=DEED BOOK
 PG=PAGE
 PB=PLAT BOOK
 ###=HOUSE NUMBER

N/F
 REBECCA FIELDS ALLISON
 AND
 JIMMY C. ALLISON
 DB 1318 PG 596
 PB 23 PG 171

Doc ID: 009805650001 Type: PLAT
 Recorded: 01/14/2016 at 03:15:00 PM
 Fee Amt: \$8.00 Page 1 of 1
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court

BK 48 PG 134

S.A. GASKINS
 & ASSOCIATES, LLC.

SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS

P.O. BOX 321 Brooks, Ga. 30205

sagaskins@bellsouth.net

770-460-9342

JOHN 3.

IT IS HEREBY CERTIFIED THAT THIS PLAT
 CONFORMS TO ALL REQUIREMENTS OF THE
 GEORGIA PLAT ACT (O.C.G.A. 15-6-67).



SURVEY IS VALID ONLY IF PRINT
 HAS ORIGINAL SIGNATURE OF
 SURVEYOR

N/F
 CHARLES J. SANTORIELLO
 AND
 GERTUDE L. SANTORIELLO
 DB 207 PG 303
 PB 6 PG 102

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

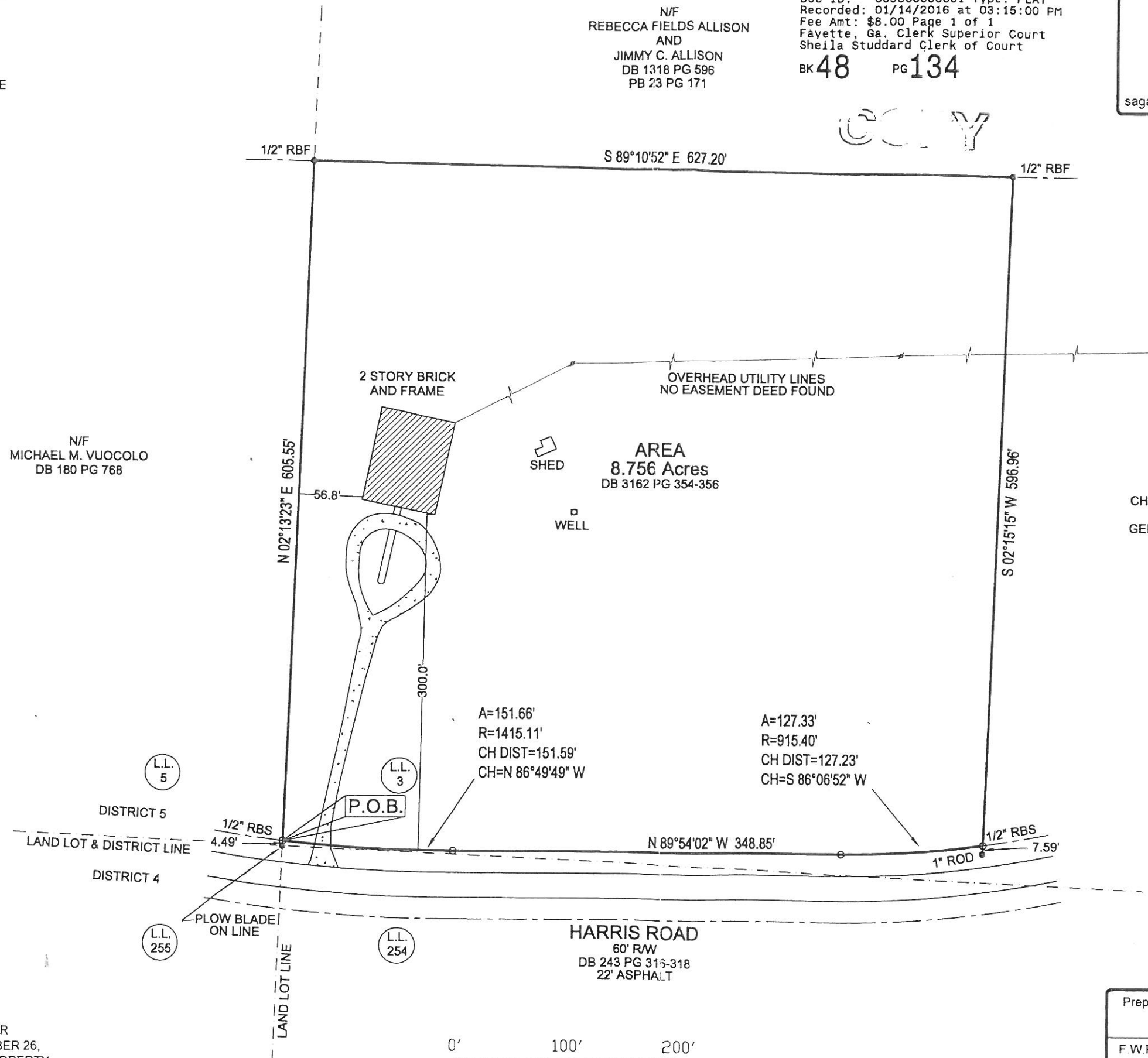
ANGULAR & LINEAR MEASUREMENTS WERE
 OBTAINED USING A LIECA 403 TCR TOTAL
 STATION

FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD
 INSURANCE RATE MAP NUMBER
 13113C0113E, DATED SEPTEMBER 26,
 2008, NO PORTION OF THIS PROPERTY
 LIES WITHIN A SPECIAL FLOOD HAZARD
 AREA

Prepared For:

JIM BROCK

F.W.P.D.	01/06/16	Date	01/11/16
Scale:	1" = 100'	Job No	SA15-232
County:	FAYETTE, GA	Land Lot.	3
		District	5TH



REQUESTED ACTION: A-R to R-70

PROPOSED USE: Residential Subdivison

EXISTING USE: Undeveloped

LOCATION: Redwine Road & Harris Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 2

OWNER: Michael M. Vuocolo

AGENT: Rodwrightcorp

PLANNING COMMISSION PUBLIC HEARING: May 2, 2019

BOARD OF COMMISSIONERS PUBLIC HEARING: May 23, 2019

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivison consisting of 10 lots on 21.275 acres.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 21.275 acre tract fronting on Redwine Road and Harris Road in Land Lot 2 of the 5th District. Redwine Road is classified as a Minor Arterial and Harris Road is classified as a Local road on the Fayette County Thoroughfare Plan. The subject property is undeveloped.

B. SURROUNDING ZONING AND USES

The general situation is a 21.275 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned PUD and A-R. 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	28.0	A-R	Undeveloped	Rural Residential – 2 (1 Unit/ 2 Acres)
South (across Harris Road)	6 lots - one plus acres	PUD-PRD	Whitewater Creek Subdivision – Single-Family Residential	Rural Residential – 2 (1 Unit/ 2 Acres)
East	8.76	A-R (1283-19 A-R to R-70)	Single-Family Residential	Rural Residential – 2 (1 Unit/ 2 Acres)
West (across Redwine Road)	9.90 31.0	A-R A-R	Undeveloped Undeveloped	Rural Residential – 2 (1 Unit/ 2 Acres)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential -2 (1 Unit/ 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to R-70 for the purpose of developing a 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.

Right-of -Way

The Concept Plan indicates 80 feet of right-of-way along Redwine Road. Redwine Road is classified as a Minor Arterial and requires 100 feet of right-of-way. Dedication of 10 feet of additional right-of-way at no cost to the County is required by Sec. 104.598 of the Subdivision Regulations.

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.

G. DEPARTMENTAL COMMENTS

Water System

Water Available on Redwine Road

Public Works/Engineering

1. Harris Road is a County local. The provided survey shows an existing 60-ft ROW, which is appropriate for this road. No additional dedication is required.
2. Redwine Road is an arterial. A ROW dedication shall be made that provides 50 feet of ROW as measured from the exiting Road centerline to the parcel's property line.
3. Access to Harris Road for these lots will be predominately from Redwine Road and Harp Road. There is a stop sign at both ends of Harris Road.
4. There are no existing traffic data for Harris Road, but staff considers it a low volume road based on field observations. The rezoning could result in the number of lots increasing from one to ten. The nine extra additional lots would add approximately 86 trips per day.
5. Minimum sight distances will have to be provided for the proposed lots and associated driveways. Engineering has not field checked at this time.

Environmental Management

Watershed Ordinance applies
Stormwater Management may apply
Floodplain management applies

Environmental Health Department

No comment

Fire

Must connect to Fayette County water system and extend the waterline to Harris road for fire protection. Fire hydrant spacing must be no more than 600ft apart.

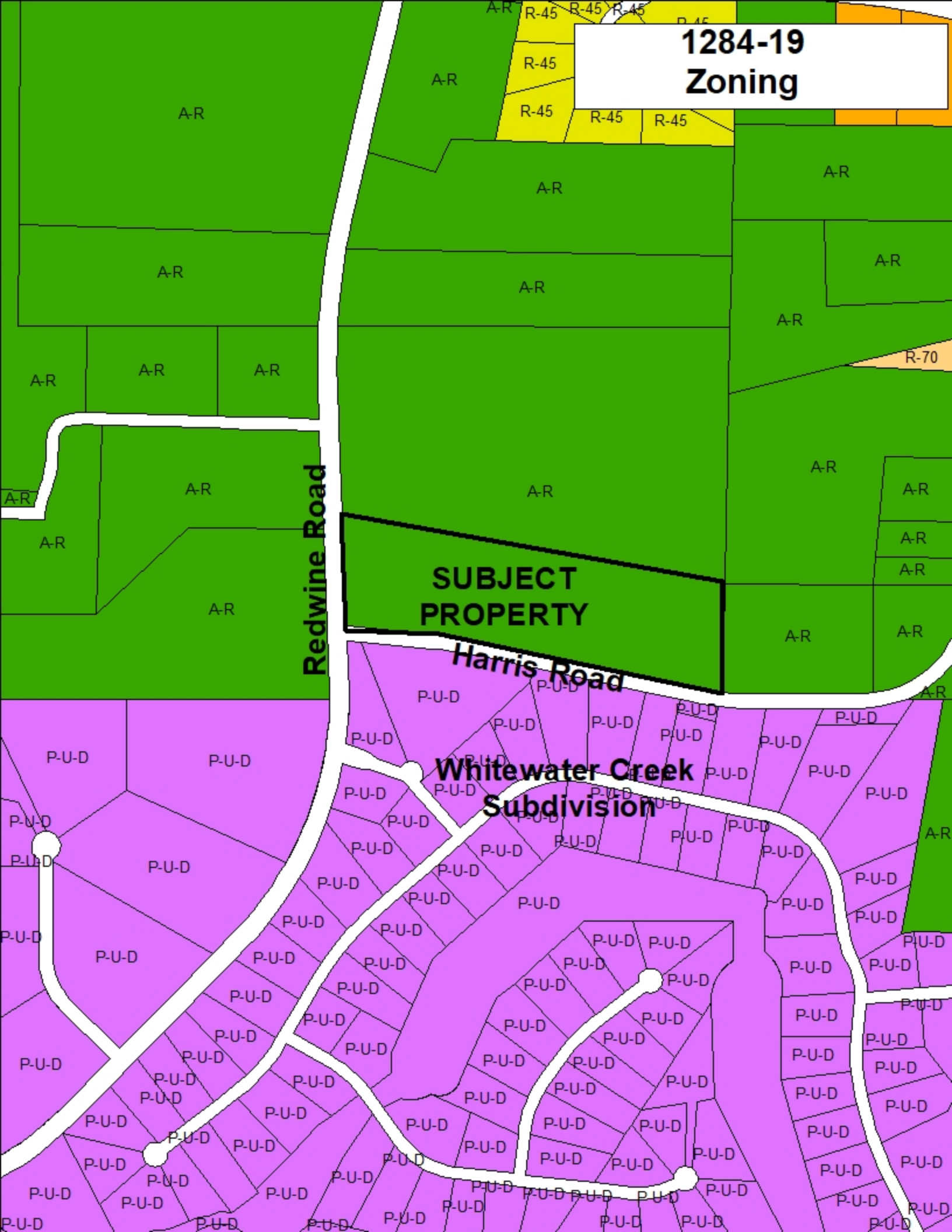
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-70 for the purpose of developing 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 Rural Residential - 2 (1 Unit/ 2 Acres). 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**.

**1284-19
Zoning**



1284-19
Land Use Plan

ENVIRONMENTALLY
SENSITIVE AREAS

Redwine Road

RURAL
RESIDENTIAL
-2

**SUBJECT
PROPERTY**

Harris Road

Whitewater Creek
Subdivision

ENVIRONMENTALLY
SENSITIVE AREAS

1284-19
Aerials

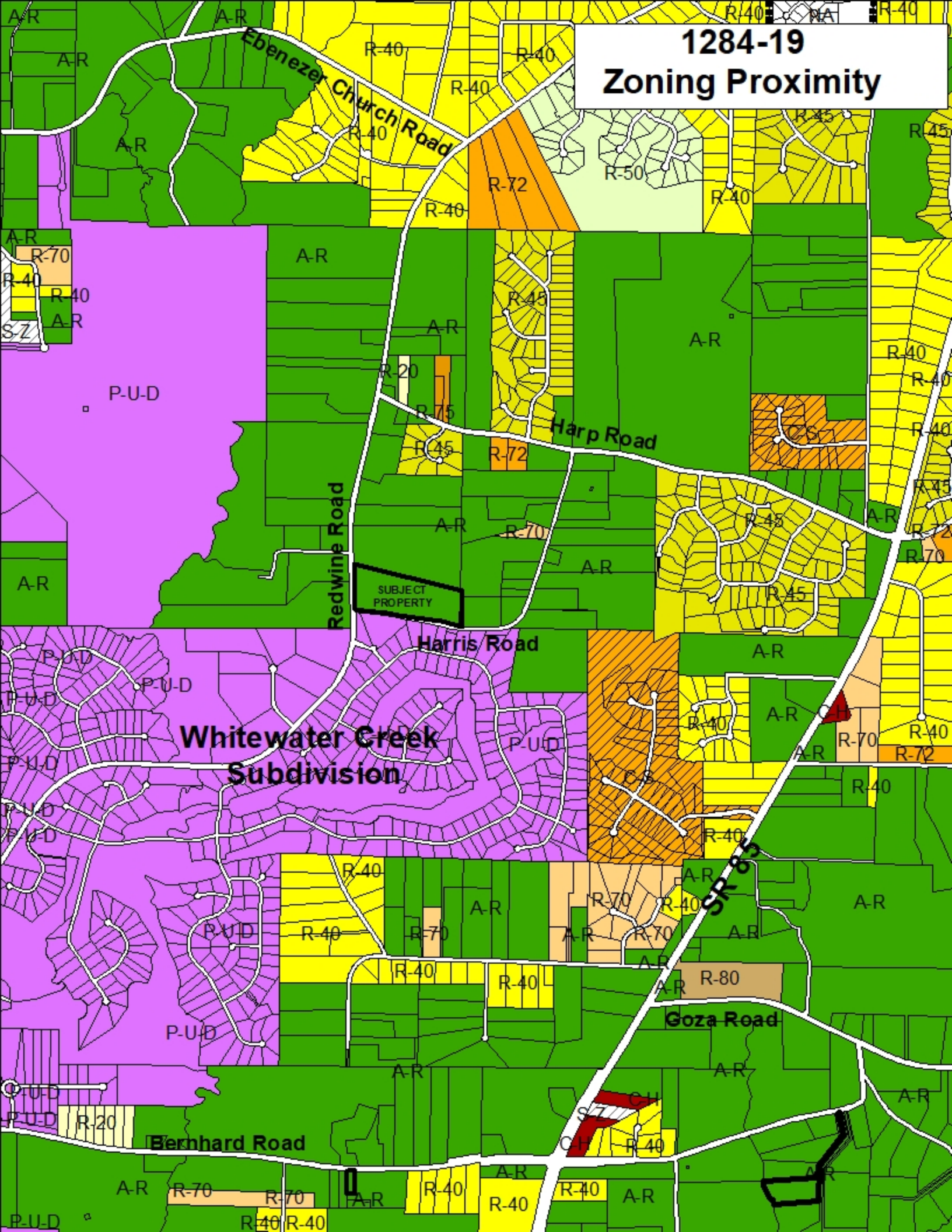
Redwine Road

**SUBJECT
PROPERTY**

Harris Road

**Whitewater Creek
Subdivision**

1284-19
Zoning Proximity



RODWRIGHTCORP

P. O. Box 629

Fayetteville, GA 30214


March 29, 2019

TO WHOM IT MAY CONCERN:

Please accept this as my letter of intent to rezone the property located at 1564 Redwine Road (21.275 acres) from AR to R-70. The subdivision name will be Hilltop Estates.

We appreciate your consideration of this matter.

Sincerely,



Rod Wright
President
770-294-7990

**APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: Michael M. Vuocolo

MAILING ADDRESS: P.O. Box 1240, Fayetteville, Georgia 30214

PHONE: (404) 312-5919 E-MAIL: thenimrod@hotmail.com

AGENT FOR OWNERS: Rodwrightcorp

MAILING ADDRESS: P.O. Box 620, Fayetteville, Georgia 30214

PHONE: (770) 294-7990 E-MAIL: thesubdivider@gmail.com

PROPERTY LOCATION: LAND LOT 2 LAND DISTRICT 5 PARCEL (part of) 0501 016
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 21.275

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-70

ZONING OF SURROUNDING PROPERTIES: PUD, A-R, and R-40

PRESENT USE OF SUBJECT PROPERTY: Undeveloped

PROPOSED USE OF SUBJECT PROPERTY: 10 single-family lots of approx. 2 acres each

LAND USE PLAN DESIGNATION: Rural Residential (1 Unit/2 Acres) (compatible with R-70 zoning)

NAME AND TYPE OF ACCESS ROAD: Redwine Road (Minor Arterial) and Harris Road (Local Road)

LOCATION OF NEAREST WATER LINE: Redwine Road

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1284-19

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff:  Date: 3/29/2019

DATE OF PLANNING COMMISSION HEARING: May 2, 2019

DATE OF COUNTY COMMISSIONERS HEARING: May 23, 2019

Received from _____ a check in the amount of \$ _____ for application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____ Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Michael M. Vuocolo

Please Print Names

Property Tax Identification Number(s) of Subject Property: (part of) 0501 016

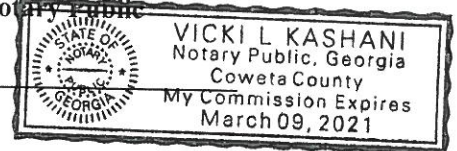
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 2 of the 5th District, and (if applicable to more than one land district) Land Lot(s) N/A of the N/A District, and said property consists of a total of 21.275 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Rodwrightcorp to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Michael M. Vuocolo
Signature of Property Owner 1
1564 Redwine Rd.
Fayetteville GA 30214
Address

Vicki L. Kashani
Signature of Notary Public
3-25-19
Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

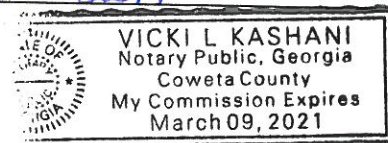
Signature of Notary Public

Address

Date

[Signature]
Signature of Authorized Agent
100 Woolsey Park Dr.
Fayetteville GA 30215
Address

Vicki L. Kashani
Signature of Notary Public
3-22-2019
Date



NAME: Rodwrightcorp PETITION NUMBER: _____

ADDRESS: 1564 Redwine Road, Fayetteville, Georgia 30214

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

Michael M. Vuocolo affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 45.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-70.

This property includes: (check one of the following)

☐ See attached legal description on recorded deed for subject property or

☒ Legal description for subject property is as follows:

See Attached

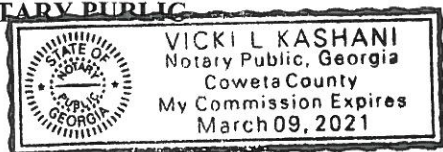
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the _____ day of _____, 20____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _____ day of _____, 20____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF March, 2019.

Vicki L. Kashani

NOTARY PUBLIC



[Signature]
APPLICANT'S SIGNATURE

STATE OF GEORGIA

FAYETTE

County.

BOOK 180 PAGE 768

THIS INDENTURE, Made this 25th day of May in the year of our Lord One Thousand, Nine Hundred and seventy-eight, between MARTHA REDWINE ROUNDTREE, Individually, and as Trustee under the Last Will and Testament of Hill Parks Redwine, Deceased of the County of Fayette and State of Georgia of the first part, and MICHAEL M. VUGCOLO

of the County of DeKalb and State of Georgia, of the second part.

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of TEN (\$10.00) AND OTHER VALUABLE CONSIDERATIONS * * * * * DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part, himself, his heirs and assigns, ~~all that~~

~~all that~~ a one-half undivided interest in and to All that tract or parcel of land lying and being in Land Lot 2 of the 5th District of Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Harris Road and the eastern land lot line of Land Lot 2 of the 5th District; thence running North 83 degrees 12 minutes 6 seconds West a distance of 57.42 feet; thence running North 80 degrees 30 minutes 22 seconds West a distance of 273.97 feet; thence running North 80 degrees 52 minutes 48 seconds West a distance of 343.52 feet; thence running North 78 degrees 57 minutes 53 seconds West a distance of 278 feet; thence running North 81 degrees 6 minutes 40 seconds West a distance of 95 feet; thence running North 84 degrees 27 minutes 57 seconds West a distance of 78.08 feet; thence running North 87 degrees 12 minutes 48 seconds West a distance of 433.24 feet to a point on the Easterly right-of-way line of a public road known as Redwine Road; thence running North along the Easterly right-of-way of Redwine Road a distance of 1264.25 feet; thence running North 87 degrees 52 minutes 59 seconds East a distance of 1,622.22 feet to a point on the East land lot line of Land Lot 2; thence running South 0 degrees 35 minutes 0 seconds East a distance of 1,510.60 feet to a point; thence running South 0 degrees 35 minutes 0 seconds East a distance of 1512 feet to the point of beginning, all as shown on a plat of survey prepared by Southeastern Engineers and Surveyors, Inc., dated March 28, 1978.

Fayette County, Georgia
Real Estate Transfer Tax
Paid 5/26/78 Date 5-26-78
Clerk of Superior Court

FILED 5-26-1978
RECORDED 5-26-1978
W. B. Ballard 1:30 p.m.
CLERK SUPERIOR COURT

TO HAVE AND TO HOLD the said bargained premises, together 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 him the said part Y of the second part, his heirs and assigns, forever, in fee simple.

And the said part Y of the first part, for her heirs, executors, and administrators, will and forever defend the right and title of the above described property unto the said part Y of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part has hereunto set her hand and seal, the day and year first above written.

Witness delivered in the presence of

[Signature]
Notary Public for the State of Georgia
My Commission Expires Aug. 9, 1981

[Signature] (Seal)
MARTHA REDWINE ROUNDTREE, Individually
and as Trustee under the Last Will
and Testament of Hill Parks Redwine,
Deceased

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Michael M. Vuocolo, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, Sixty (60) and one-hundred (100) feet of right-of-way along Redwine Road (Minor Arterial) and Harris Road (Local Road), respectively, as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below: (part of)
0501 016

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)


Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 25th day of March, 2019.


SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER


NOTARY PUBLIC



DISCLOSURE STATEMENT

Please check one:

Campaign contributions - X No Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS
CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

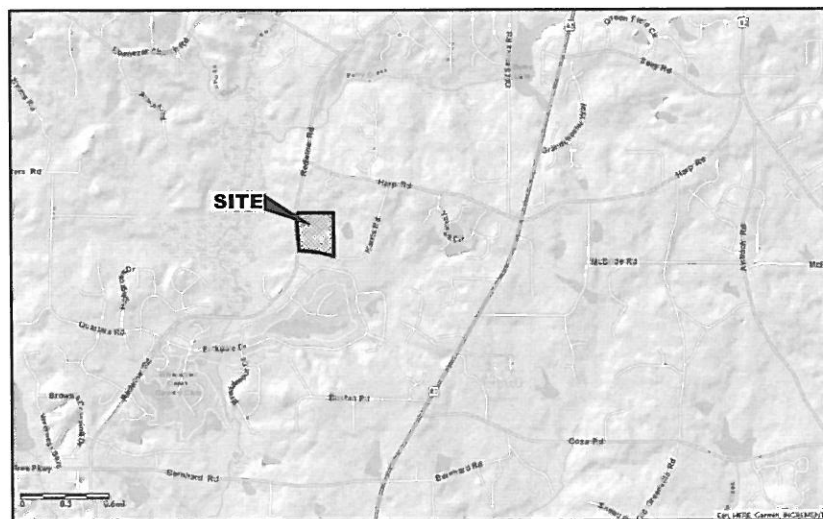
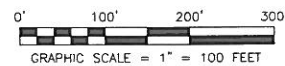
(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

HISTORY: Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

DATE: MARCH 1st, 2019



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. OWNER CONTACT: ROD WRIGHT CORP
116 CAMBRIDGE WOODS DRIVE
P.O. BOX 629
FAYETTEVILLE GA
CONTACT: ROD WRIGHT
PHONE = (770) 469-5006
FAX = 404-768-8576
2. TOTAL SITE AREA = 49.103 ACRES / 2,138,909 SQ. FT.
TRACT "1" (10 LOTS COMBINED) AREA = 21.275 ACRES / 926,731 SQ. FT.
TRACT "2" AREA = 27.828 ACRES / 212,178 SQ. FT.
3. PARCEL ID NUMBER 0501 0116 (OVERALL SITE)
4. NUMBER OF LOTS = 10 LOTS
5. ZONING
CURRENT ZONING A-R
MINIMUM LOT SIZE = 5.00 ACRES
MINIMUM LOT AREA = 250' (AT BUILDING LINE)
FRONT SETBACK = 100' (MAJOR THOROUGHFARE)
= 75' (MINOR THOROUGHFARE)
SIDE SETBACK = 50'
REAR SETBACK = 75'
MINIMUM FLOOR AREA = 1,200 SQ. FT.
BLDG HEIGHT LIMIT 35' (NOT FOR BARN, SILOS, OR OTHER
NON-HUMAN OCCUPIED STRUCTURES)
- PROPOSED ZONING R-70 (10 LOTS ONLY)
MINIMUM LOT AREA 87 120 SQ. FT. (2 ACRES)
MINIMUM LOT WIDTH (AT THE BUILDING LINE)
= 175' (MAJOR THOROUGHFARE)
= 150' (MINOR THOROUGHFARE)
FRONT SETBACK = 75' (MAJOR THOROUGHFARE)
= 50' (MINOR THOROUGHFARE)
SIDE SETBACK = 25'
REAR SETBACK = 50'
MINIMUM FLOOR AREA = 1,500 SQ. FT.
BLDG HEIGHT LIMIT 35'
9. AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY (TRACT 2 ONLY) IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - COMMUNITY PANEL NO. 13131C00113E DATED SEPTEMBER 26, 2008
10. LOTS TO BE SERVICED BY PUBLIC WATER (FAYETTE COUNTY)
SEWER AS PER INDIVIDUAL SEPTIC SYSTEM
11. 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.
12. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,305 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.
EQUIPMENT USED: TOPCON GTS-313
13. THE LANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP. OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.

WETLANDS CERTIFICATION

I, _____ OF _____
(name) (organization)
DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS _____
(subdivision name) ON _____ AND DETERMINED THAT THE PROPERTY
(date)
CONTAINS DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S.
ARMY CORPS OF ENGINEERS.

Signature of Wetland Delineator

Company Address & Telephone

SOIL CERTIFICATION:

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

Signature of Soil Classifier Georgia DHR Soil Classifier, Professional Geologist, or
Professional engineer Registration No. _____

Company Address & Telephone

PRELIMINARY STATEMENTS:

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) SECTION HAS BEEN APPROVED OR STREET BASE CONSTRUCTION ON AT LEAST ONE (1) SECTION HAS BEEN COMPLETED AND INSPECTED.

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE COUNTY PLANNING COMMISSION ON _____ / _____ / _____.


BY _____


CONTIGUOUS AREAS:		
LOT NO	CONTIGUOUS AREA	
	ACTUAL	R-70 MINIMUM
1	1.321 ACRES	0.9 ACRES
2	1.191 ACRES	0.9 ACRES
3	1.119 ACRES	0.9 ACRES
4	1.333 ACRES	0.9 ACRES
5	1.333 ACRES	0.9 ACRES
6	1.332 ACRES	0.9 ACRES
7	1.330 ACRES	0.9 ACRES
8	1.329 ACRES	0.9 ACRES
9	1.333 ACRES	0.9 ACRES
10	1.339 ACRES	0.9 ACRES


Map Unit Legend


Soil Map—Clayton, Fayette, and Henry Counties, Georgia (GA625)			
Map Unit Symbol	Map Unit Name	Acre in AOI	Percent of AOI
AmB	Appling sandy loam: 2 to 6 percent slopes	23.3	48.1%
CeB	Cecil sandy loam: 2 to 6 percent slopes	7.7	15.3%
CeC	Cecil sandy loam: 6 to 10 percent slopes	7.3	14.4%
ClC2	Cecil sandy clay loam: 6 to 10 percent slopes, eroded	3.4	6.8%
W	Water	3.4	6.7%
WH	Wetadkee soils: 0 to 2 percent slopes, frequently flooded	5.4	10.7%
Totals for Area of Interest		50.5	100.0%


LEGEND

POWER POLE ----- 

DX. OVERHEAD POWER LINES ----- 

EX. FENCE ----- 

APPROX. FLOOD ----- 

WETLANDS ----- 

IPS = IRON PIN SET (#4 REBAR)

CMP = CORRUGATED METAL PIPE

RCP = REINFORCED CONCRETE PIPE

CPP = CORRUGATED PLASTIC PIPE

POB = POINT OF BEGINNING

DB = DEED BOOK


PB = PLAT BOOK


PC = PAGE


N/W = NOW OR FORMERLY


EX = EXISTING


R/W = RIGHT OF WAY


FIRE HYDRANT ----- 

WATER VALVE ----- 

EX. BUILDING ----- 

EX. ASPHALT ----- 

EX. CONCRETE ----- 

EX. POND ----- 

REVISIONS

NO DATE DESCRIPTION

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PHONE (770) 320-7555
FAX (770) 320-7333
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CONCEPT/ZONING PLAT

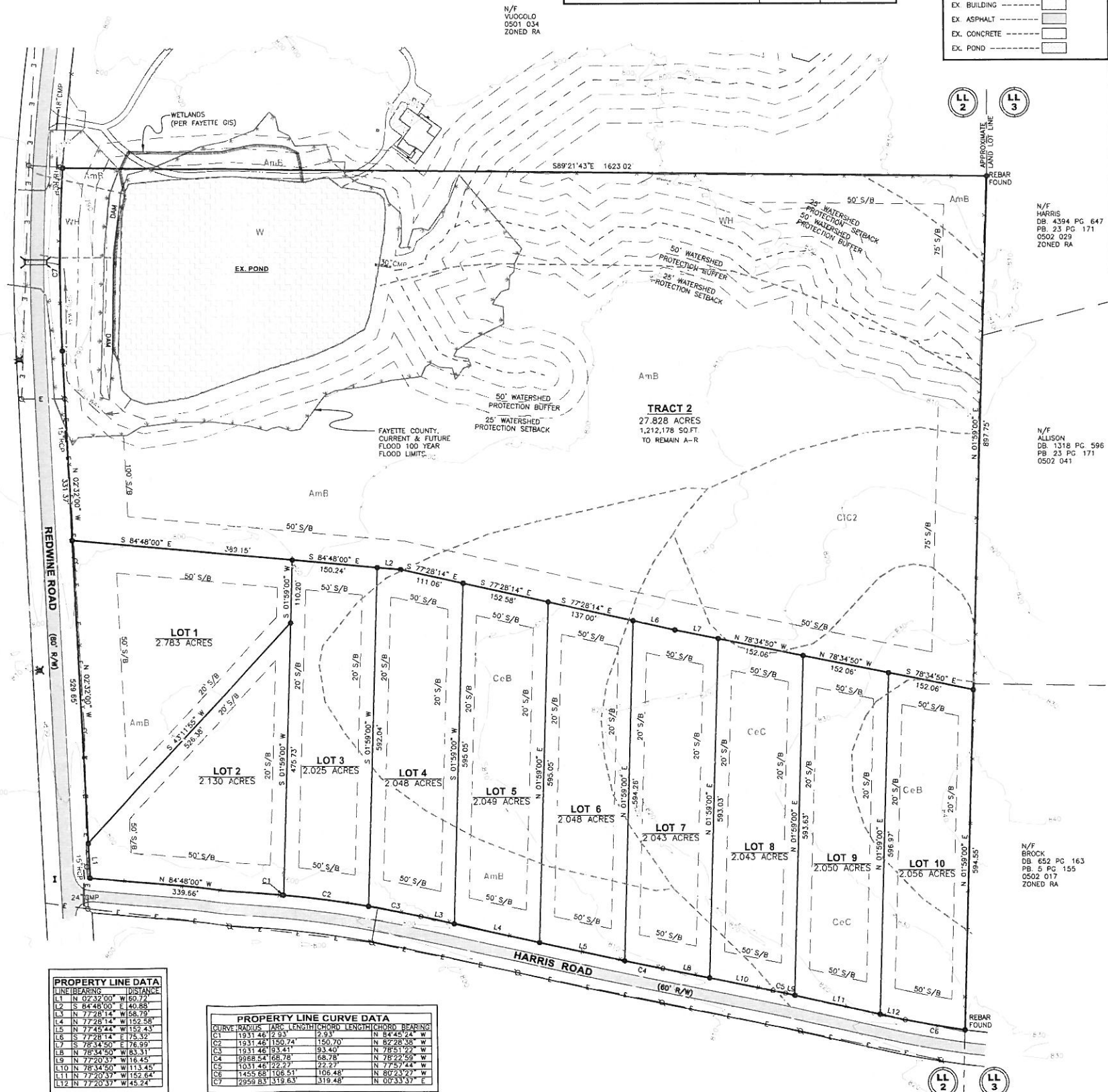
ROD WRIGHT CORP
LAND LOT 2, 5TH. DISTRICT
CITY (DELETE THIS LINE IF NO CITY)
ONE COUNTY, GEORGIA



PROJECT NO.: B19002
PRELIMINARY PLAT

DRAWN BY: JWS/TLN

DATE: MAR. 1, 2015



PROPERTY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 07 32 00"	W 60.72'
L2	S 84 48 00"	E 40.68'
L3	N 77 28 14"	W 58.79'
L4	N 77 28 14"	W 152.58'
L5	N 77 45 44"	W 152.43'
L6	S 77 28 14"	E 75.32'
L7	N 78 34 50"	E 76.99'
L8	N 78 34 50"	W 83.31'
L9	N 77 20 37"	W 16.45'
L10	N 78 34 50"	W 113.45'
L11	N 77 20 37"	W 152.64'
L12	N 77 20 37"	W 152.24'

PROPERTY LINE CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
C1	1931.46	2.93'	2.93'	N 84°45'24" W	
C2	1931.46	150.74'	150.70'	N 82°28'38" W	
C3	1931.46	93.41'	93.40'	N 78°51'22" W	
C4	9988.54	68.78'	68.78'	N 78°22'59" W	
C5	1031.46	22.27'	22.27'	N 77°57'44" W	
C6	1455.68	106.51'	106.48'	N 80°23'27" W	
C7	2959.83	319.63'	319.48'	N 00°33'37" E	

RESERVED FOR CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 47.885 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.

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 - PANEL NUMBER 13113C0113E
DATED: SEPTEMBER 26, 2008
A PORTION OF THIS PROPERTY IS WITHIN THE FAYETTE COUNTY
CURRENT AND FUTURE 100 YEAR FLOOD LIMITS (AS PLOTTED)

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON
THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE
MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES,
LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

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.

SURVEY ORDERED BY: ROD WRIGHT
FIELDWORK COMPLETED ON: JANUARY 24, 2019
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

N/F
VUOCOLO
0501 034
ZONED RA

N/F
ALLISON
DB. 131B PG. 598
PB. 23 PG. 171
0502 041

N/F
BROCK
DB. 652 PG. 163
PB. 5 PG. 155
0502 017
ZONED RA

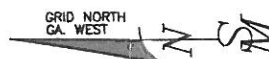
21.275 ACRES

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.

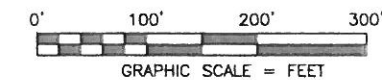


Tim L. Miller
Tim L. Miller GA. RLS # 3150 Date: 4-1-19



LEGEND

WOODEN POWER POLE	EX. FIRE HYDRANT
EX. OVERHEAD POWER LINES	EX. WATER METER
LIGHT POLE	EX. WATER VALVE
EX. FENCE	EX. BUILDING
POB = POINT OF BEGINNING	EX. ASPHALT
IPS = IRON PIN SET (#4 REBAR)	EX. CONCRETE
DB. = DEED BOOK	EX. POND
PB. = PLAT BOOK	
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
RCP = REINFORCED CONCRETE PIPE	



BOUNDARY SURVEY

ROD WRIGHT CORP.

21.275 ACRES
LAND LOT 2, 5TH. DISTRICT
FAYETTE COUNTY, GEORGIA

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PROJECT NO.: B19002
21.275 ACRE
BOUNDARY

DRAWN BY: TLM
SCALE: 1" = 100'

DATE: 4-1-19