



### **BOARD MEMBERS**

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

### **STAFF**

Peter A. Frisina, Director  
Chanelle N. Blaine, Zoning Administrator  
Howard Johnson, P & Z Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**September 17, 2020**  
**7:00 pm**

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

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1. Consideration of the Minutes of the Planning Commission meeting held on September 3, 2020.

### **NEW BUSINESS**

2. Consideration of a Minor Final Plat of Brent Fielder Estate. The property will consist of four (4) lots zoned R-70, is located in Land Lot(s) 50 & 51 of the 7<sup>th</sup> District and fronts on Sandy Creek Road.

### **OLD BUSINESS**

3. Discussion of O-I and the SR 54 Special Development District
4. Discussion of the Fayette County Sign Ordinance

This Public Hearing will be live-streamed at:

<https://livestream.com/accounts/4819394?query=fayette%20county&cat=account>

The call-in number of 770-305-5277 is provided for those who would like to make public comment during this Public Hearing.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: September 11, 2020  
Subject: Minor Final Plat to be considered on September 17, 2020

**MINOR FINAL PLAT**

Brent Fielder Estates

**OWNER/APPLICANT**

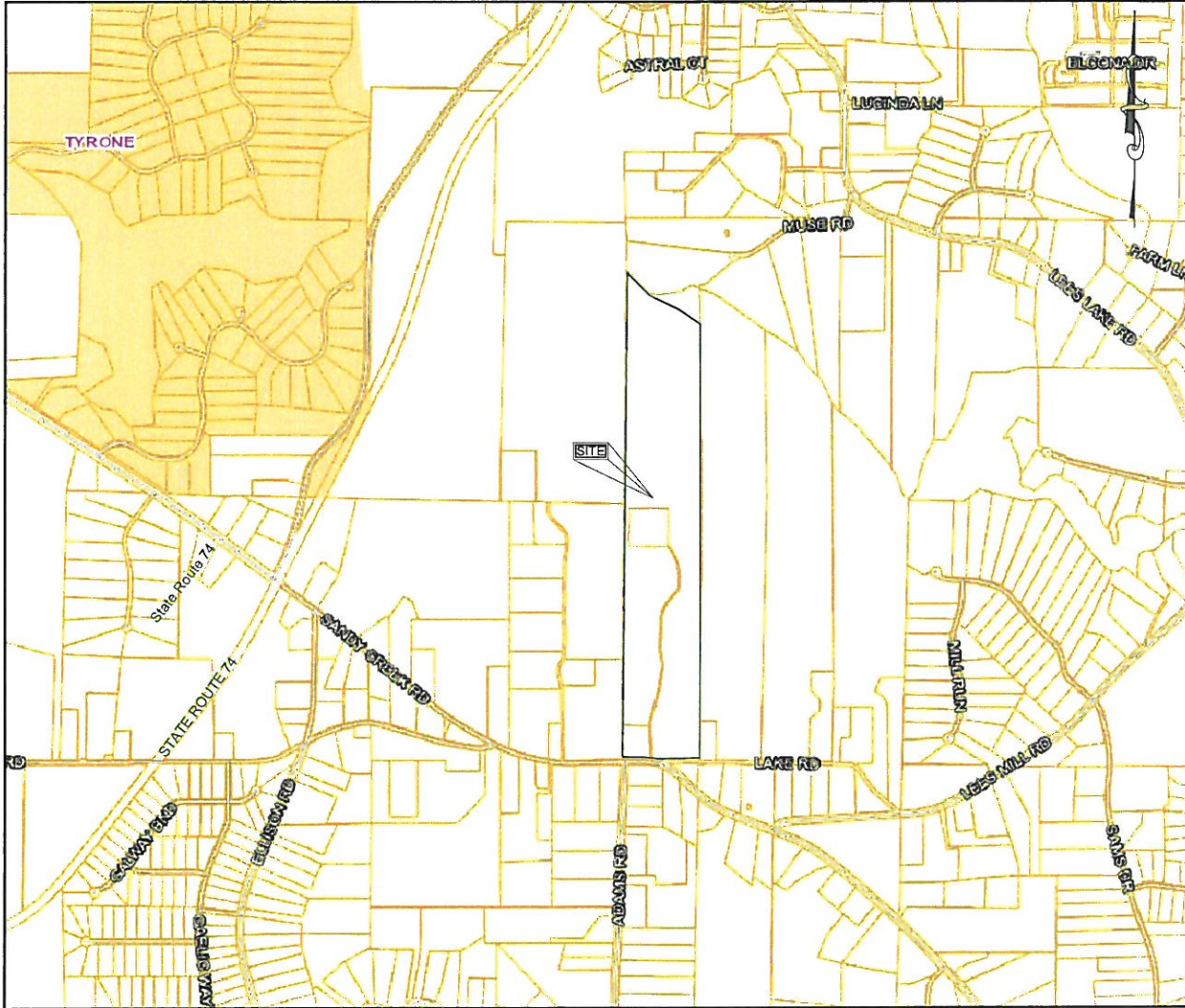
Legacy 356, LLC.

Recommend **APPROVAL** for the Final Plat.

# FINAL PLAT OF THE BRENT FIELDER ESTATES

PURPOSE OF THIS PLAT IS TO CREATE 4 INDIVIDUAL TRACTS

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.



VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATION**

WE, THE UNDERSIGNED OWNERS/REPRESENTATIVES OF THE BRENT FIELDER ESTATES SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

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

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

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT DISTANCE OF 290' FOR 25 MILES PER HOUR IS PROVIDED FOR TRACT II & 4 AS SHOWN ALONG LAKE ROAD.

BY: \_\_\_\_\_

GEORGIA REGISTERED LAND SURVEYOR NO. 1620

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY OR MUNICIPAL COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

**FINAL SURVEYOR'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 03 / 31 / 2020

**SOILS CLASSIFICATION DELINEATION**

I, FRANCIS M. McELHENNY DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY McELHENNY ENGINEERING, 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 \_\_\_\_\_ DATE \_\_\_\_\_

PROFESSIONAL ENGINEER  
REGISTRATION NO. PE 23163  
REGISTRATION NUMBERS/LICENSE NUMBERS  
77 ATLANTA STREET McDONOUGH, GA 30253  
PHONE 770 898 9378

- GENERAL NOTES**
- OWNER:  
"LEGACY 356, LLC"  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349  
PHONE: 770-634-3505  
EMAIL: BRENT@BRENTFIELDER.COM
  - SURVEYOR:  
S. A. GASKINS & ASSOCIATES, LLC  
P.O. BOX 321  
BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com
  - Total Acreage: 98.4± ACRES  
Total Number of Lots: 4
- Dimensional requirements: The minimum dimensional requirements in the R-70 zoning district shall be as follows:  
Lot area per dwelling unit: 87,120 square feet (two acres)
- Lot width:  
Major thoroughfare:  
Arterial: 175 feet  
Collector: 175 feet  
Minor thoroughfare: 150 feet  
Floor area: 1,500 square feet  
Front yard setback:  
Major thoroughfare:  
Arterial: 75 feet  
Collector: 75 feet  
Minor thoroughfare: 50 feet  
Rear yard setback: 50 feet  
Side yard setback: 25 feet  
Height limit: 35 feet
- SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM
  - WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
  - FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
  - THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
  - THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
  - 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
  - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0018E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE AE). THE MFFE FOR TRACT IV IS BASED OFF OF THIS BFE. ALSO ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0081E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE A.
  - EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.9 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT
  - THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
  - THERE ARE STATE WATERS ON THIS PROPERTY.
  - THERE ARE WETLANDS LOCATED ON THIS PROPERTY ALONG WHITEWATER CREEK AS SHOWN ON THE FAYETTE COUNTY GIS MAPS. 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.
  - THE EXISTING STRUCTURES OR FEATURES ON THIS PROPERTY ARE TO REMAIN

**FINAL PLAT APPROVAL CERTIFICATION**

APPROVED BY FAYETTE COUNTY ENGINEER

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION / /

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
SECRETARY

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

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

Job No. SA20-026A

Drawn By: j.a.c.	Reviewed By: s.a.g.
Issue Date: 03/31/20	
F.W.P.D.: 03/18/20	
Revisions	Date
Comments	05/27/20

Page 1 of 5



Prepared For:

**Brent Fielder**

**Property Location**

Land Lot 50 & 51 Of The 7th Land District  
Fayette County, Georgia

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

surveyors planners development consultants  
P.O. BOX 303 BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

N/F  
Byron F. Harper, ETAL  
C/O Debra Sorrow  
No Deed Found  
Zoned R-70

N/F  
Schuman Living Trust  
Richard R. Schuman &  
Lynda G. Schuman Trustees  
D.B. 4421, Pg. 525  
Zoned R-70

**FINAL PLAT OF THE BRENT FIELDER ESTATES**  
PURPOSE OF THIS PLAT IS TO CREATE 4 INDIVIDUAL TRACTS

**LEGEND**

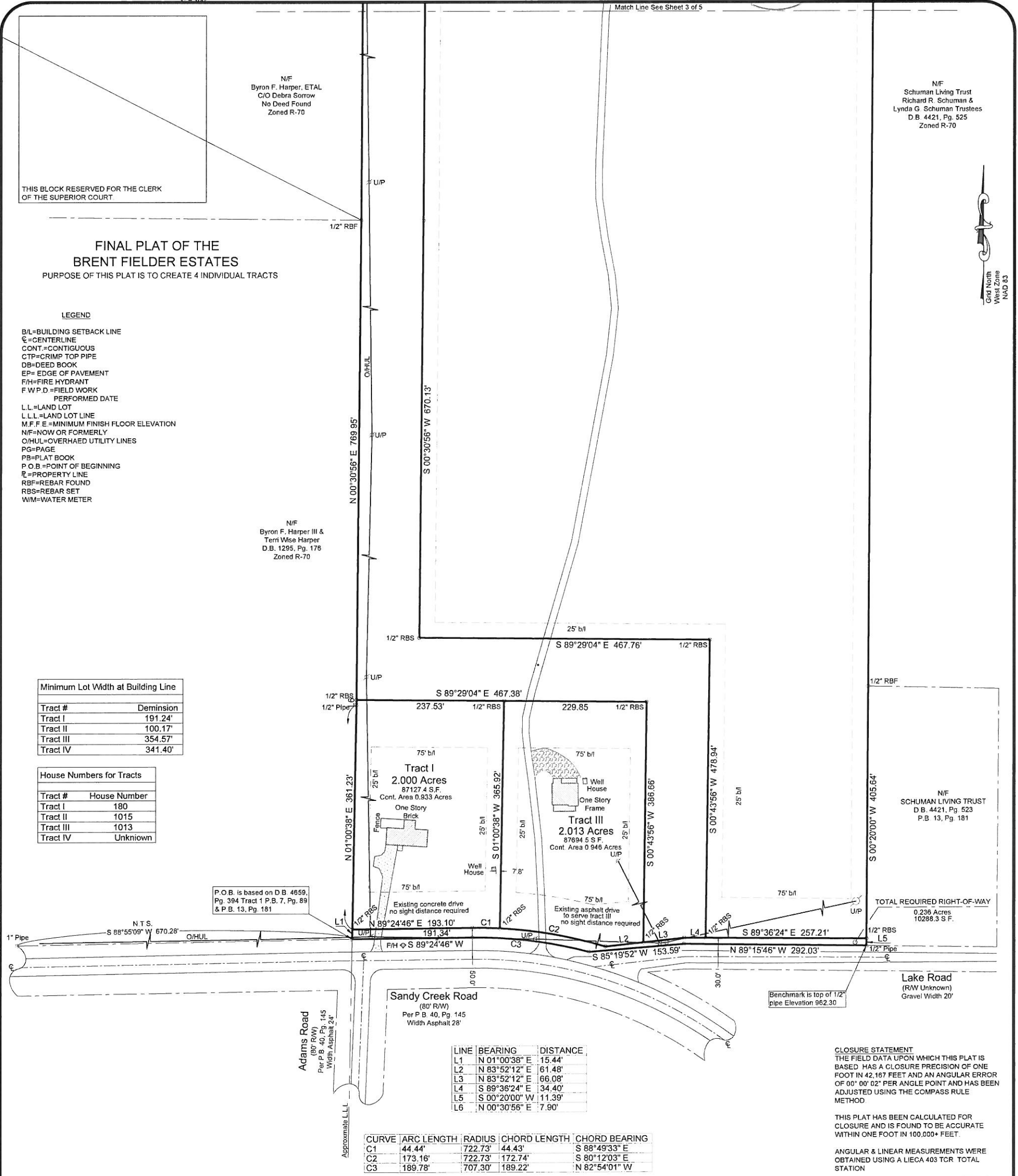
- B/L=BUILDING SETBACK LINE
- CL=CENTERLINE
- CONT.=CONTIGUOUS
- CTP=CRIMP TOP PIPE
- DB=DEED BOOK
- EP=EDGE OF PAVEMENT
- F/H=FIRE HYDRANT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- M.F.F.E.=MINIMUM FINISH FLOOR ELEVATION
- N/F=NOW OR FORMERLY
- O/HUL=OVERHAED UTILITY LINES
- PG=PAGE
- PB=PLAT BOOK
- P.O.B.=POINT OF BEGINNING
- PL=PROPERTY LINE
- RBF=REBAR FOUND
- RBS=REBAR SET
- W/M=WATER METER

N/F  
Byron F. Harper III &  
Terri Wise Harper  
D.B. 1295, Pg. 178  
Zoned R-70

Tract #	Demimion
Tract I	191.24'
Tract II	100.17'
Tract III	354.57'
Tract IV	341.40'

Tract #	House Number
Tract I	180
Tract II	1015
Tract III	1013
Tract IV	Unknown

P.O.B. is based on D.B. 4659,  
Pg. 394 Tract 1 P.B. 7, Pg. 89  
& P.B. 13, Pg. 181



LINE	BEARING	DISTANCE
L1	N 01°00'38" E	15.44'
L2	N 83°52'12" E	61.48'
L3	N 83°52'12" E	66.08'
L4	S 89°36'24" E	34.40'
L5	S 00°20'00" W	11.39'
L6	N 00°30'56" E	7.90'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	44.44'	722.73'	44.43'	S 88°49'33" E
C2	173.16'	722.73'	172.74'	S 80°12'03" E
C3	189.78'	707.30'	189.22'	N 82°54'01" W

**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

Job No. SA20-026A  
Drawn By: j.e.c.  
Reviewed By: s.a.g.  
Issue Date: 03/31/20  
F.W.P.D.: 03/18/20  
Revisions: \_\_\_\_\_ Date: \_\_\_\_\_  
Comments: 05/27/20



Prepared For:  
**Brent Fielder**

Property Location  
Land Lot 50 & 51 Of The 7th Land District  
Fayette County, Georgia

**S.A. GASKINS & ASSOCIATES, LLC**  
surveyors planners development consultants  
P.O. BOX 303 BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com

1" = 100'

Match Line See Sheet 4 of 5

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Tract IV  
85.5± Acres  
3725888.4 +/- S.F.  
D.B. 4659, Pg. 394  
Cont. Area 61.364 Acres  
M.F.F.E. = 860.3  
13.5± Acres Inside Flood Plain

Approximate L.L.L.

Approximate L.L.L.

LL 79

LL 50

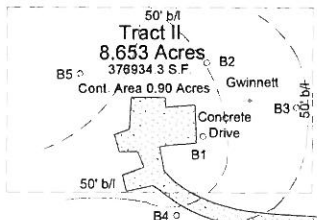
LL 78

LL 51

1/2" RBS

S 89°41'09" E 354.57'

1/2" RBS



S 00°18'51" W 254.00'

N 89°41'09" W 254.57'

25' b/l

#### LEGEND

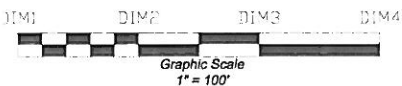
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N/F  
Byron F. Harper, ETAL  
C/O Debra Sorrow  
No Deed Found  
Zoned R-70

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N/F  
Schuman Living Trust  
Richard R. Schuman &  
Lynda G. Schuman Trustees  
D.B. 4421, Pg. 525  
Zoned R-70

Asphalt Drive

25' IMPERVIOUS AREA SETBACK  
50' WATERSHED PROTECTION BUFFER

Pond

1503.62'

S 00°18'51" W 1249.70'

S 00°20'29" W 3442.26'

Match Line See Sheet 2 of 5

Job No. SA20-026A

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Issue Date: 03/31/20	
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Prepared For:

Brent Fielder

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Fayette County, Georgia

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

surveyors planners development consultants  
P.O. BOX 303 BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com

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Match Line See Sheet 5 of 5

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01' 11" W 45,60.00' N

1/2" RBF

N/F  
Byron F. Harper Jr Family Trust  
Byron Harper III Richard Harper Trustee  
D.B. 3619, Pg. 428-429  
Zoned R-70

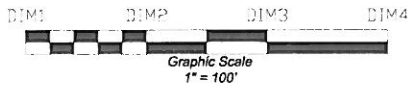
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1709.85'

25' b/l

1,000' Watershed Protection Impact Boundary Line

100 Year Flood Zone AE taken graphically from FEMA

S 00°20'29" W 1108.4'

1/2" RBF

Match Line See Sheet 3 of 5

N/F  
Schuman Living Trust  
Richard R. Schuman & Lynda G. Schuman Trustees  
D.B. 4421, Pg. 525  
Zoned R-70

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Comments: 05/27/20

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Prepared For:

**Brent Fielder**

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Fayette County, Georgia

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surveyors planners development consultants  
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rdgaskins79@gmail.com

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N/F  
James D. Garrett  
D.B. 1650, Pg. 748  
Zoned R-70

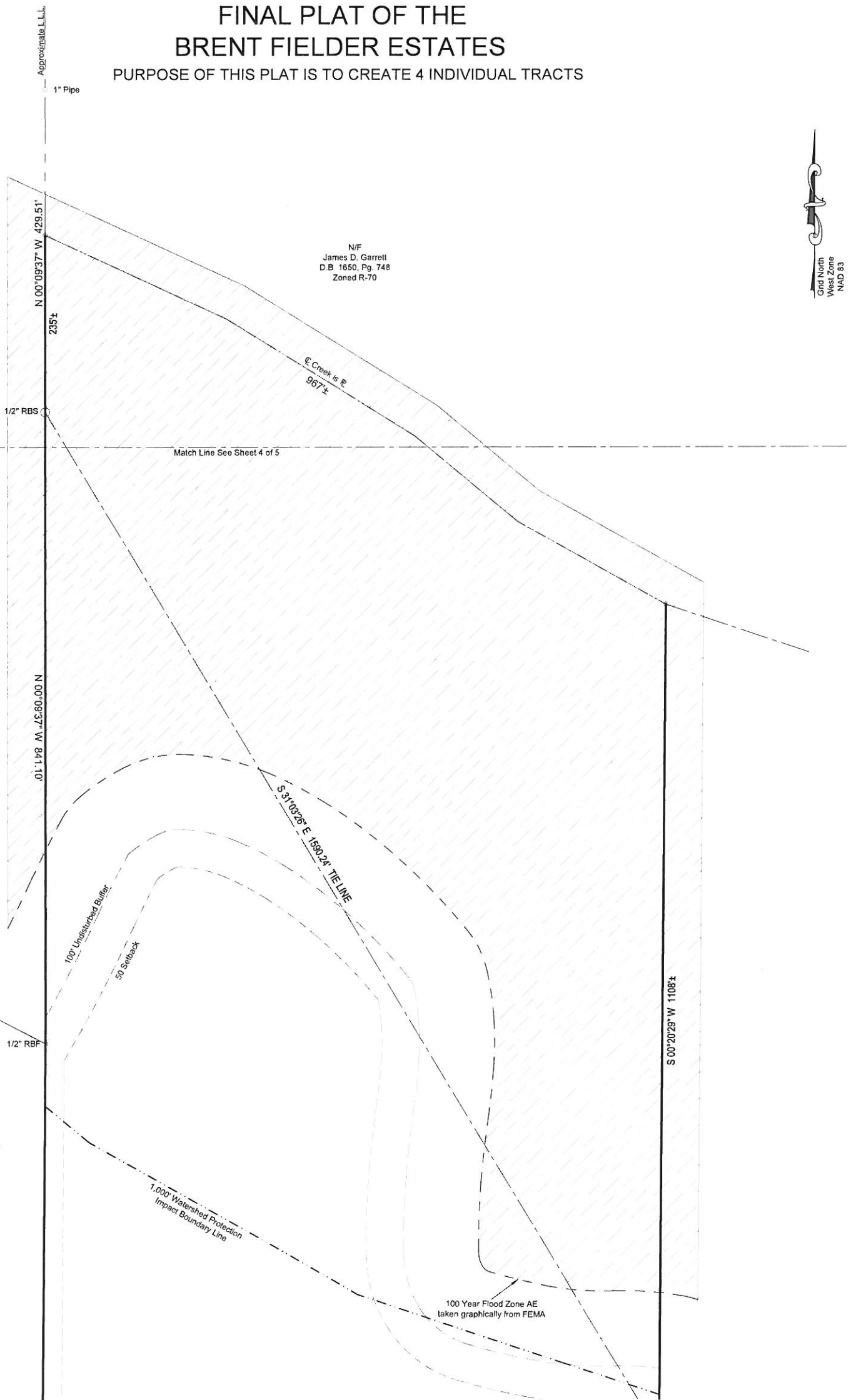
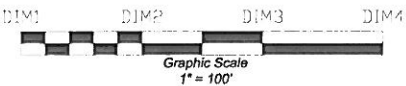
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N/F  
Byron F. Harper Jr. Family Trust  
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D.B. 3619, Pg. 428-429  
Zoned R-70

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(h) State Route 54 West Special Development District

- (1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.
- (2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:
  - a Businesses that supply services, equipment and/or resources to the film industry
  - b Call center
  - c Cellular phone/communication device sales and/or service
  - d Computer technology service, sales and/or repair
  - e Medical equipment sales, rental and/or repair.
  - f Restaurant, (no drive-through or drive-in)
  - g Television/radio broadcasting studio, movie/music/media productions or telecommunications
  - h Server farm/data center
  - i Internal access self-storage facility

(i) No direct exterior access to individual storage units shall be allowed, all individual storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet

(ii) Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the self-storage facility shall require a canopy. Vehicle loading/unloading bays also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.

(iii) Office, business and building contractor space with **associated** inside storage shall constitute a minimum of ~~20~~ **10** percent of the total building footprint area proposed for the ~~site~~ **internal access self-storage structure(s)** excluding the footprint of a **separate** vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility. **The office, business and building contractor space may be located within the footprint of the internal access self-storage structure or an equivalent amount of office, business and building contractor space may be located outside of the footprint in an attached portion of the structure.**

(iv) No outside storage of materials or equipment shall be allowed.



Sec. 108-\_\_ - LED Sign Brightness

- (a) During daylight hours between sunrise and sunset, luminance shall be no greater than 5,000 nits.
- (b) At all other times, luminance shall be no greater than 250 nits.

(Commentary: I found this range within a model sign ordinance.

Reference: 1 nit is equal to 3.426 lumens, .092903 foot-candles or 31.4159 lux.

Luminance meter for enforcement - cost: \$1,550 to \$2,400.)

**Definitions**

Foot-candle - A measure of illuminance, the amount of light falling onto a surface.

LED Sign – A sign utilizing light-emitting diodes.

Lumen - A unit of measure of luminous flux (see), or visible light.

Luminance - A measure of the brightness of a surface which is emitting light

Nit - A unit of measure of luminance.