

**BOARD MEMBERS**

John H. Culbreth, Sr.  
Danny England  
Brian Haren  
Arnold L. Martin  
Jim Oliver

**STAFF**

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

---

**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**March 18, 2021**  
**7:00 pm**

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

---

1. Consideration of the Minutes of the meeting held on March 4, 2021.

**NEW BUSINESS**

2. Consideration of a Minor Final Plat of Bracewell Estates. The property will consist of two (2) lots, with Lot 1 Zoned R-20 and Lot 2 Zoned A-R, is located in Land Lot 227 of the 13<sup>th</sup> District and fronts on Kite Lake Road.
3. Consideration of a Minor Final Plat of McCullough Estates. The property will consist of three (3) lots Zoned A-R, is located in Land Lot 120 of the 4<sup>th</sup> District and fronts on Grant Road.
4. Consideration of a Minor Final Plat of Joe L. Brown Property. The property will consist of one (1) lot, Zoned A-R, is located in Land Lot 36 of the 4<sup>th</sup> District and fronts on Highway 85 Connector.

**OLD BUSINESS**

5. Discussion of Recreational Vehicles
6. Discussion of the Fayette County Sign Ordinance

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: March 10, 2021  
Subject: Minor Final Plat to be considered on March 18, 2021

**PRELIMINARY PLAT**

Minor Final Plat of Bracewell Estates

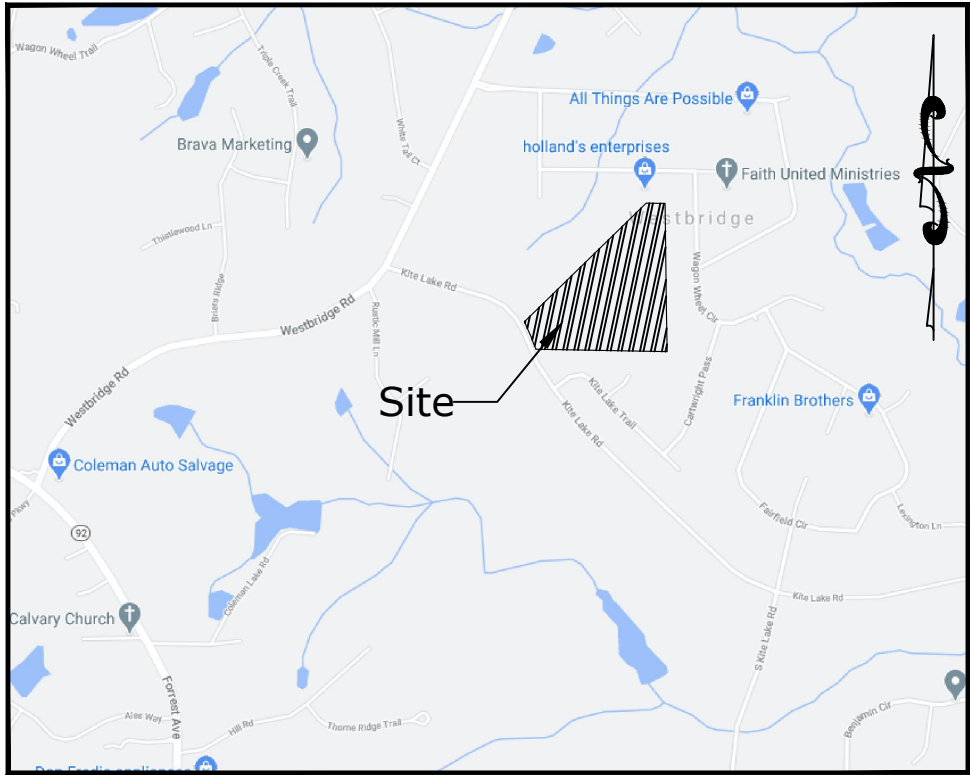
**OWNER/APPLICANT**



Robert & Christina Bracewell

Recommend **APPROVAL** for the Minor Final Plat signed March 15, 2021.

(Parent Tract Recorded in Deed Book 4052 Pages 3)  
Land Lot 227 of the 13th District  
Fayette County, Georgia



## Vicinity Map

(NOT TO SCALE)

## OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the Bracewell 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/Mortgagee | Date |
| Owner/Mortgagee | Date |

All property contained within the right-of-way of all new streets and all existing streets adjacent to the subdivision as indicated hereon, are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County upon recordation of said Final Plat with the Fayette County Clerk of Superior Court.

Owner's Acknowledgmet:

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 |

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      2696      01/08/2021  
License NO.      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 \_\_\_\_\_

### 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  
 F.W.P.D.=Field Work Performed Date  
=Gas Valve  
=Water Meter  
=Utility Pole  
=Drop Inlet  
=Fire Hydrant  
=Light Pole  
 —X—=Fence  
=Drainage Manhole  
 —OHE—=Over Head Electric Line  
 CA=Contiguous Area

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

1. OWNER/DEVELOPER:  
Robert & Christina Bracewell  
162 Kite Lake Road  
Fayetteville, GA 30214  
Phone (251)259-8076
  2. SURVEYOR:  
Four Corners Surveying, L.L.C.  
P.O. Box 15  
Tyrone, GA 30290  
770-560-3910  
770-823-9377  
four\_corners@bellsouth.net
  3. 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+
  4. SITE DEVELOPMENT DATA:  
Location: Land Lot 227 of the 13th District, Fayette County, Georgia  
Site Data = 2 Lot  
Total area of project = 28.320 Acres 1,233,593 Sq. Ft.
  5. Tax Parcel ID: #1302 003
  6. MINIMUM DIMENSIONAL ZONING REQUIREMENTS:  
Rezoning Petition Number: 1299-20 A-R to R-20 (12/10/2020)  
Conditions: If the existing driveway/curb is to serve the two proposed lots as a shared driveway/curb cut, or if it is to remain and only serve Lot 1, the Minor Final Plat shall indicate the driveway/curb cut easement area on Lot 2 serving as access to Lot 1 and an easement granting Lot 1 access over Lot 2, as indicated on the Minor Subdivision Plat, shall be recorded prior to the issuance of any building permits on Lots 1 and 2.
- |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Current Zonings</u><br>For A-R Zoning district<br>Minimum lot width at front setback line = 250'<br>Minimum floor area of house = 1,200 Sq. Ft.<br>Minimum lot size = (5 Acres) 217,800 Sq. Ft.<br>Front yard = 100' (Arterial) - 100' (Collector) - 75' (Local)<br>Side yard = 50'<br>Rear yard = 75'<br>Maximum height of structure = 35' | For R-20 Zoning district<br>Minimum lot width at front setback line = 150' (Arterial & Collector) 125' (Minor)<br>Minimum floor area of house = 1,200 Sq. Ft.<br>Minimum lot size = (1 Acres) 43,560, Sq. Ft.*<br>(1.5 Acres) 65,340 Sq. Ft.**<br>Front yard = 60' (Arterial) - 60' (Collector) - 40' (Local)<br>Side yard = 15'<br>Rear yard = 30'<br>Maximum height of structure = 35'<br>* (County Water/ Septic)<br>** (Well/Septic) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

3. All deed book references shown herein are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
4. Capped ½" re-bar to be set at all lot corners unless otherwise noted.
5. In my opinion this property appears not to lie within a 100 year flood plain according to FEMA Flood Insurance Rate Map of Fayette County and unincorporated areas dated September 26, 2008 F.I.R.M. #13113C0038E Dated 09/26/2008.
6. This property is located in a groundwater recharge area.
7. There are no state waters on this property.
8. There are no wetlands on this property as per The 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.
9. There were no recorded easements found associated with the property. This survey as 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.
10. Sewer service is provided by individual septic systems on each lot.
11. Lot water service is provided by individual well.
12. All distances shown are horizontal ground distance. No conversion factor used.
13. All existing structures, buildings, or improvements on this property to remain.
14. 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.
15. 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.
16. 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.
17. Each residential building lot has a minimum contiguous area of 0.6 Acres for A-R and 0.3 Acres for all other Zonings, that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
18. Each lot will be required to have a separate driveway for the purpose of ingress and egress as per Fayette County.

Sight Distance Certification:

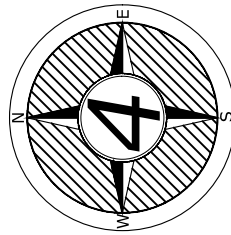
I hereby certify that the AASHTO minimum required sight distance of 390 feet for 35 miles per hour is provided for the lot shown on Kite Lake Road. Some locations may require the clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY:  2696 01/08/2021  
GA R.L.S. Ronald T. Godwin License NO. Date

**FOUR CORNERS  
SURVEYING<sup>TM</sup>**

---

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9310  
FOUR\_CORNERS@BELLSOUTH.NET

[illegible]

## Bracewell Estates

162 Kite Lake Road  
Land Lot 227 of the 13th Land District  
Fayette County, Georgia

Prepared For:

Job #:  
20-212MFP

Drawn By: JCB  
Reviewed By: RTG  
Date: 01/08/2021  
F.W.P.D.: 09/25/20  
Scale: 1" = 100'  
Sheet: 1 of 2



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  
F.W.P.D.=Field Work Performed Date  
G=Gas Valve  
W=Water Meter  
U=Utility Pole  
D=Drop Inlet  
F=Fire Hydrant  
L=Light Pole  
X=Fence  
M=Drainage Manhole  
OHE=Over Head Electric Line


This Box reserved for the Clerk of the Superior Courts.

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

2696  
License NO.

01/08/2021  
Date



| Curve Table |         |          |               |         |
|-------------|---------|----------|---------------|---------|
| Curve #     | Length  | Radius   | Bearing       | Chord   |
| C1          | 34.50'  | 574.77'  | N26° 00' 59"W | 34.49'  |
| C2          | 123.23' | 1888.89' | N21° 20' 02"W | 123.21' |

| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | N23° 58' 00"W | 66.52' |
| L2         | N23° 58' 00"W | 60.92' |

Grid North

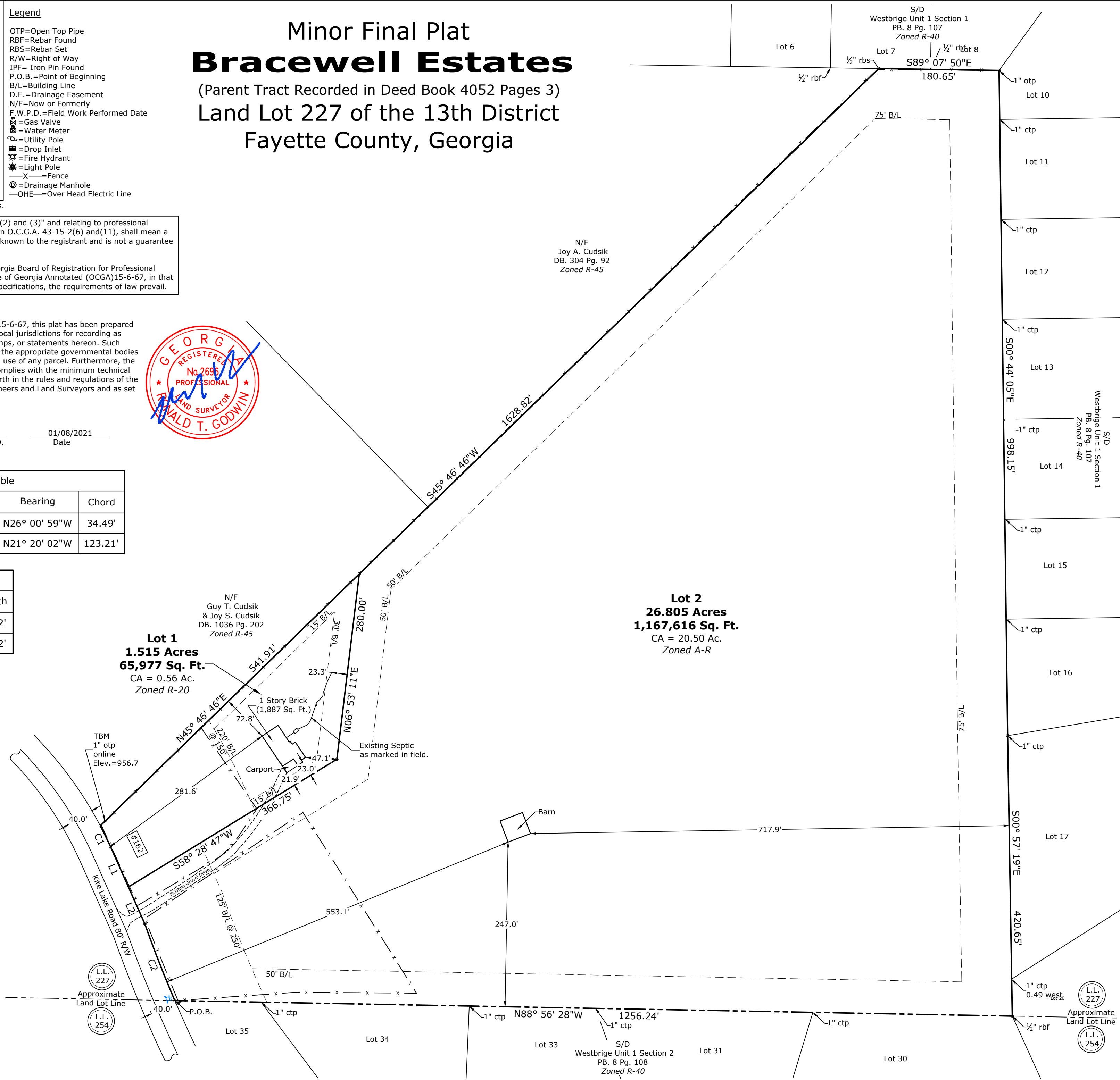
CLOSURE DATA:  
Field Closure=1"IN 10,000+  
Angle Point Error=< 20"  
Equipment Used=Topcon 3005W, Sokkia SX, &  
Topcon Hyper GA GPS System  
Adjustment Method=Compass Rule  
Plat Closure=1" IN 100,000+

GRAPHIC SCALE 1"= 100'

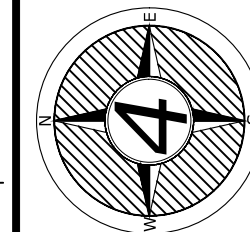


# Minor Final Plat Bracewell Estates

(Parent Tract Recorded in Deed Book 4052 Pages 3)  
Land Lot 227 of the 13th District  
Fayette County, Georgia



FOUR CORNERS  
SURVEYING™



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

| Page:              | 3    |
|--------------------|------|
| Plat/Deed Book DB: | 4052 |

Bracewell Estates

162 Kite Lake Road  
Land Lot 227 of the 13th Land District  
Fayette County, Georgia

Robert J. Bracewell  
& Christina C. Bracewell

Job #:  
20-212

Drawn By: JCB  
Reviewed By: RTG  
Date: 01/08/2021  
F.W.P.D.: 09/25/20  
Scale: 1" = 100'  
Sheet: 2 of 2

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: March 10, 2021  
Subject: Minor Final Plat to be considered on March 18, 2021

**PRELIMINARY PLAT**

Minor Final Plat for McCullough Estates

**OWNER/APPLICANT** 

Mark McCullough

Recommend **APPROVAL** for the Minor Final Plat signed March 15, 2021.



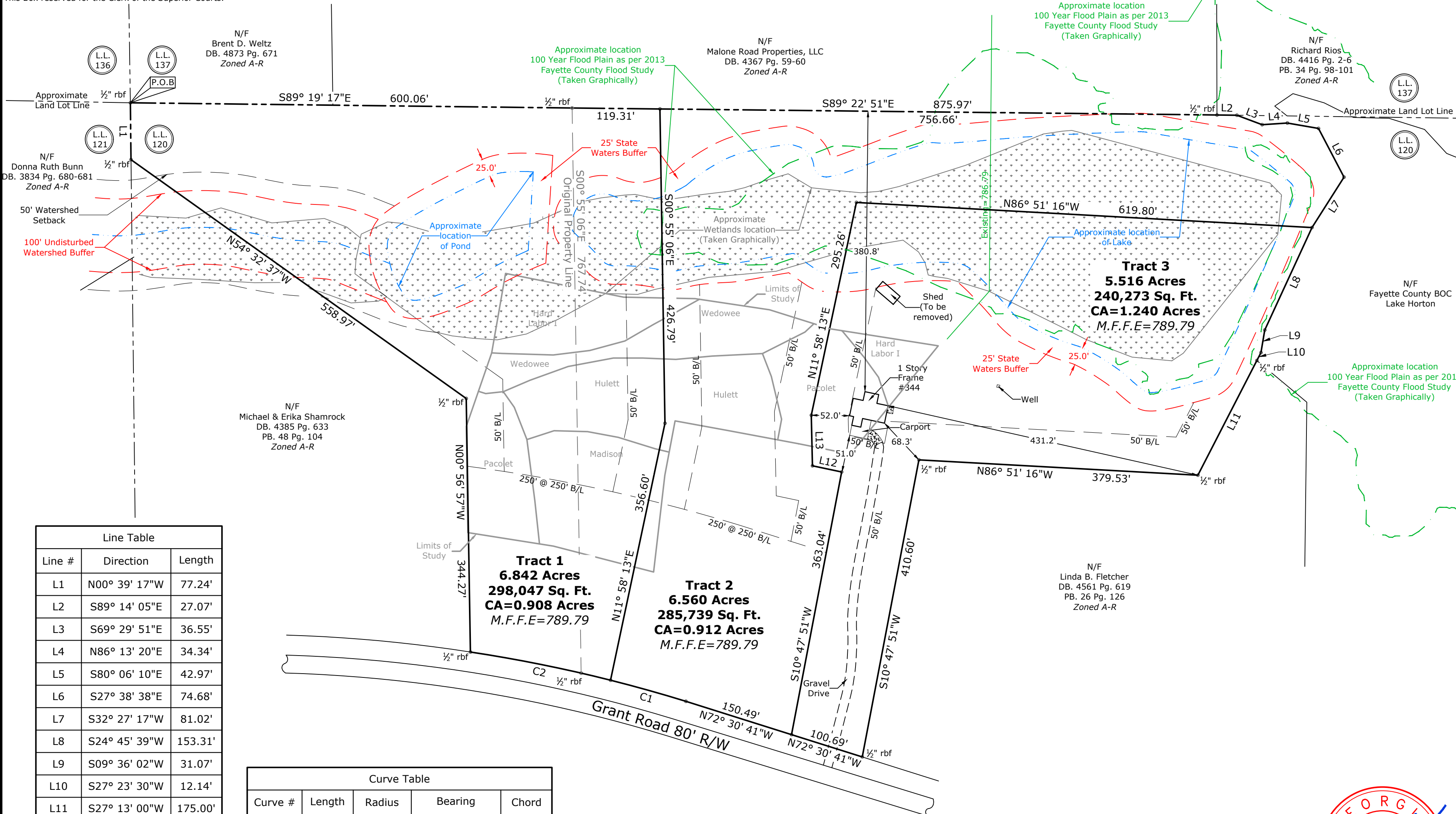


Minor Final Plat of  
**McCullough Estates**  
Land Lot 120 of the 4th District  
Fayette County, Georgia

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  
F.W.P.D.=Field Work Performed Date  
⊗=Gas Valve  
⊕=Water Meter  
⊙=Utility Pole  
⊖=Drop Inlet  
⊗=Fire Hydrant  
⊗=Light Pole  
X=Fence  
⊙=Drainage Manhole  
—OHE—Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.



**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+

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

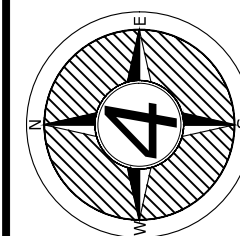
2696  
License NO.

09/29/2020  
Date

GRAPHIC SCALE 1" = 100'  
0 50 100 200



**FOUR CORNERS  
SURVEYING™**



|                |         |
|----------------|---------|
| Plat/Deed Book | Page:   |
| DB. 4773       | 609-610 |
| DB. 4811       | 134-136 |
| PB. 48         | 104     |

McCullough Estates

344 Grant Road  
Land Lot 120 Of The 4th Land District  
Fayette County, Georgia

Markco LLC

Prepared For:

Job #: 19-153MFP  
Drawn By: JCB  
Reviewed By: RTG  
Date: 09/29/2020  
F.W.P.D.: 09/20/19  
Scale: 1" = 100'  
Sheet: 2 of 2

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

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: March 12, 2021  
Subject: Minor Final Plat to be considered on March 18, 2021

**PRELIMINARY PLAT**

**OWNER/APPLICANT**

Minor Final Plat for Joe L. Brown Estates

Josh McCullough

Recommend **APPROVAL** for the Minor Final Plat signed March 15, 2021.



THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT.

GENERAL NOTES:

1. OWNER/DEVELOPER:  
JOSH MCCULLOUGH  
1301 HIGHWAY 85 CONN.  
BROOKS, GA 30205  
770-289-1516  
joshua30205@gmail.com
2. SURVEYOR:  
GASKINS & ASSOCIATES, LLC  
P.O. BOX 321  
BROOKS, GA 30205  
770-460-9342  
sagaskins@bellsouth.net
3. TOTAL NUMBER OF LOTS: 1  
TOTAL ACREAGE: 31.920 ACRES
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:  
ZONING DISTRICT = A-R  
MINIMUM LOT WIDTH AT BUILDING LINE = 250'  
MINIMUM LOT SIZE = 5.0 ACRES  
FRONT YARD SETBACK =

- 75' (MINOR)  
100' (COLLECTOR)  
100' (ARTERIAL)
- SIDE YARD SETBACK = 50'  
REAR YARD SETBACK = 75'  
MINIMUM HOUSE SIZE = 1,200 S.F.
4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.  
5. WATER TO BE PROVIDED BY AN ON-SITE WELL.  
6. 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.  
7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS,  
RIGHTS-OF-WAY, RESTRICTION SHOWN OR NOT  
SHOWN, RECORDED OR NOT RECORDED.  
8. THERE ARE GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.  
9. 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT  
CORNERS UNLESS NOTED OTHERWISE.  
10. BY GRAPHIC PLOTTING ONLY, THIS LOT IS LOCATED ON  
COMMUNITY PANEL NO. 13113C0165E, WHICH BEARS AN  
EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO PORTION  
OF THIS PROPERTY LIES WITHIN IN A 100 YEAR FLOODHAZARD AREA.  
11. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA  
OF 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS  
AND SETBACKS, WATERSHED PROTECTION BUFFERS AND  
SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS  
OF ANY KIND.  
12. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS  
ON THIS PROPERTY.  
13. THERE ARE NO STATE WATERS ON THIS SITE.  
14. THE EXISTING STRUCTURES OR FEATURES  
ON THE PROPERTY ARE TO REMAIN.  
15. THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY  
AS PER ON THE FAYETTE COUNTY GIS MAPS.  
16. THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY.  
17. PARENT TRACT IS NOT INTENDED TO BE PLATTED AS A SEPARATE BUILDING LOT.  
IF, AND WHEN PARENT TRACT IS INTENDED AS A BUILDING LOT IT MUST BE PLATTED  
PER THE FAYETTE COUNTY SUBDIVISION REGULATIONS AS APPLICABLE,  
PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS LOT IS LOCATED ON COMMUNITY PANEL No.  
13113C0165E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.  
NO PORTION OF THIS PROPERTY LIES WITHIN IN A 100 YEAR FLOOD HAZARD AREA.

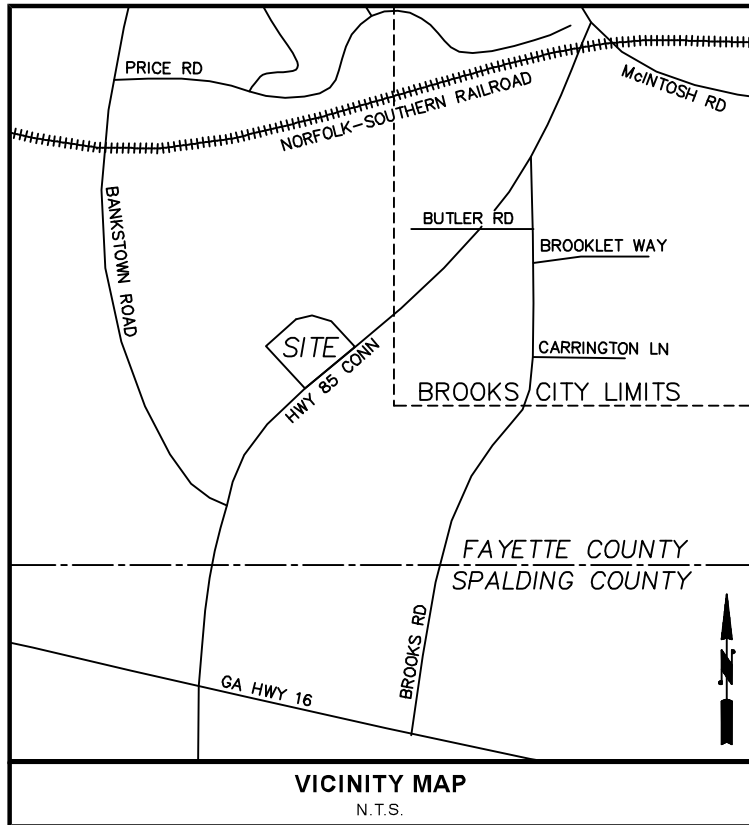
CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 37,111 FEET AND AN ANGULAR ERROR  
OF 00° 00' 01" 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 TS02 TOTAL  
STATION & GEOMAX CHAMPION PRO GPS ON  
THE TRIMBLE NETWORK.

LEGEND:

- RBF = REBAR FOUND  
RBS = REBAR SET  
L.L. = LAND LOT  
L.L.L. = LAND LOT LINE  
PL = PROPERTY LINE  
C/L = CENTERLINE  
P.O.B. = POINT OF BEGINNING  
B/L = BUILDING SETBACK LINE  
N/F = NOW OR FORMERLY  
F.W.P.D. = FIELD WORK PERFORMED DATE  
DB = DEED BOOK  
PB = PLAT BOOK  
PG=PAGE  
U/P = UTILITY POLE  
### = HOUSE NUMBER



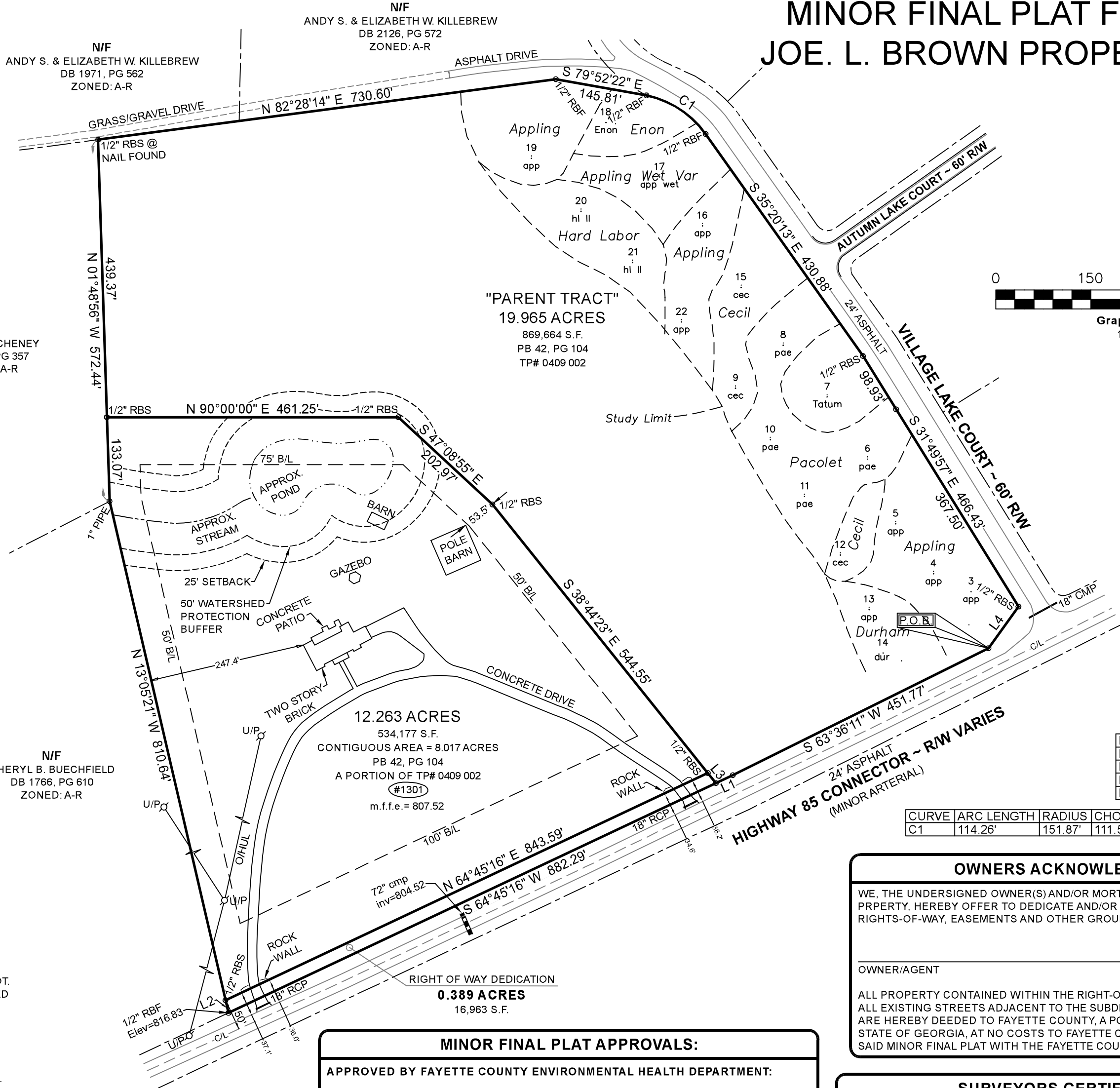
N/F  
DONALD K. CHENEY  
DB 2346, PG 357  
ZONED: A-R

N/F  
CHERYL B. BUECHFIELD  
DB 1766, PG 610  
ZONED: A-R

N/F  
ANDY S. & ELIZABETH W. KILLEBREW  
DB 1971, PG 562  
ZONED: A-R

N/F  
ANDY S. & ELIZABETH W. KILLEBREW  
DB 2126, PG 572  
ZONED: A-R

MINOR FINAL PLAT FOR  
JOE. L. BROWN PROPERTY



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 64°45'16" W | 29.59'   |
| L2   | N 13°05'21" W | 20.46'   |
| L3   | S 38°44'23" E | 20.57'   |
| L4   | S 35°47'30" W | 81.07'   |

| CURVE | ARC LENGTH | RADIUS  | CHORD LENGTH | CHORD BEARING  |
|-------|------------|---------|--------------|----------------|
| C1    | 114.26'    | 151.87' | 111.58'      | S 56°48'48\"/> |

OWNERS ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE JOE. L. BROWN  
PROPERTY, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE  
RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND  
ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON,  
ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE  
STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION OF  
SAID MINOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

MINOR FINAL PLAT APPROVALS:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR:

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY ENGINEER:

FAYETTE COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION:

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

APPROVED BY FAYETTE COUNTY FIRE MARSHAL:

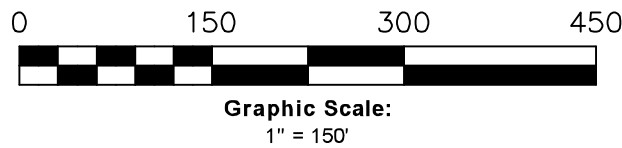
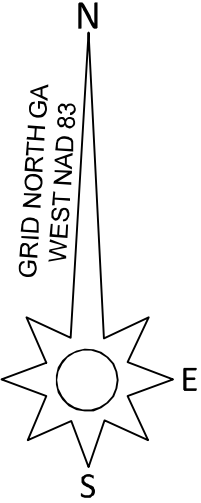
FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

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. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE  
LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE  
OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT  
REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL  
JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE  
INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT  
INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN  
HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE  
APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE  
NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH  
APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH  
APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

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).

SWINSON A. GASKINS, Sr. \_\_\_\_\_ DATE \_\_\_\_\_  
GEORGIA REGISTERED LAND SURVEYOR No.1620



S.A. GASKINS & ASSOCIATES, LLC

Surveyors - Planners - Development Consultants

P.O. BOX 321  
BROOKS, GA 30205

770-460-9342

PSALM 51

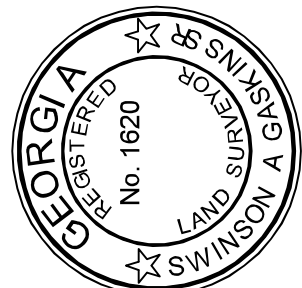
sagaskins@bellsouth.net

Property Location

Land Lot 36 Of The 4th Land District  
Fayette County, Georgia

JOSH MCCULLOUGH

Prepared For:



Job No. SA20-152A

Drawn By: M.W.R. Reviewed By: S.A.G.

Issue Date: 1/13/21

F.W.P.D.: 03/05/20

Revisions \_\_\_\_\_ Date \_\_\_\_\_

PAGE 1 OF 1

## **OLD**

### Sec. 110-91. - Recreational vehicles and boats.

Camping trailers, travel trailers, camper pick-up coaches, motorized homes, boat trailers and boats shall not be parked on any residential or A-R lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a principal building except in conjunction with the construction of a principal building for which a building permit has been issued. Application for a permit for the parking of such recreational vehicles shall be made to the zoning administrator. Such a permit shall be issued for a period not to exceed six months and shall not be renewable when associated with the construction of a dwelling. This provision shall not be interpreted as precluding the parking of such recreational vehicles for a period not to exceed 14 days.

One recreational vehicle, when utilized for temporary occupancy, shall be allowed to be parked in any zoning district on a lot which contains a single-family dwelling or in A-R or any residential zoning district. The duration shall not exceed 14 days and said duration shall be allowed two times per year. Recreational vehicles shall include camping trailers and travel trailers in addition to self-propelled vehicles which do not exceed 8½ feet in width, when in travel mode, and 45 feet in length, not including the towing vehicle.

## **NEW**

### Sec. 110-91. - Recreational vehicles and boats.

Recreational vehicles (camping trailers, travel trailers, camper pick-up coaches, and motorized homes), and/or, boats and trailer shall not be parked on any residentially zoned lot, A-R lot, or non-residential lot that has not been improved with a single-family dwelling (residential or non-residential) or principle building (non-residential). Only the owner/occupant's recreation vehicle or boat and trailer may be stored or parked on the lot except as otherwise allowed herein.

No owner/occupant's recreational vehicle or boat shall be used for living, sleeping and/or occupancy purposes when parked or stored on a residential or non-residential lot, or in any location not approved for such use. Exceptions will be given to this in conjunction with the construction or major renovation of a single-family residence for which a building permit has been issued. Application for a permit for the use of a recreational vehicle for temporary occupancy shall be made to the planning and zoning department. Such a permit shall be issued for a period not to exceed six months and shall not be renewable. If electrical, septic or water connections are necessary for use of a recreational vehicle a while constructing dwelling; a permit should be obtained from the Department of Building Safety and/or Environmental Health Department as applicable.

Visitors of the owner/occupant are allowed to park their recreational vehicle and utilize it for temporary occupancy, in any zoning district on a lot which contains a single-family dwelling. The duration shall not exceed 14 days and said duration shall only be allowed two times per year.

### **Definitions**

Vehicle, recreational, means a self-propelled or towed vehicle used as a temporary dwelling for travel and recreational purposes.

Park model home means a recreational vehicle which is wider than 8½ feet and is built on a single chassis mounted on wheels that bears a label, symbol, or other identifying mark indicating construction to nationally recognized standards ANSI 119.5

### **The following is proposed for Sec. 110-79. - Residential accessory structures and their uses.**

A park model home is allowed to be used as a guesthouse for temporary occupancy not to exceed 180 days per year. Park model homes would be subject to the applicable requirements from the Department of Building Safety such as the following:

- Setup on piers and anchored - only if the manufacturers installation instructions allow for this (they would have to submit the manufacturers installation instructions at time of permit like for mobile homes) / otherwise wheels would be required to remain.
- Tongue could be removed - only if allowed for in the manufacturers installation instructions.
- No permanent water connection – only a temporary connection to a frost free yard hydrant shall be allowed.
- No permanent connection to a septic system – only a temporary connection to a septic tank/dump station shall be allowed and the park model home shall be equipped with a holding tank.
- No permanent connection to electrical service – only a temporary connection to a stand-alone pedestal with a twist lock removable connection shall be allowed.
- No permanent separate attached decks/porches – only removable code compliant stairs shall be allowed.
- The park model home shall be skirted.

## **Park Models vs. Tiny Homes**

Park Models and Tiny Homes are similar in many aspects, providing their owners with the freedom of a simplified tiny living lifestyle many tiny house enthusiasts desire. Their differences are apparent in price, building code specifications and how they are intended to be used, while all the amenities and interior design can be nearly identical.

### **Park Models**

What sets Park Models apart as a seasonal or vacation living solution, is that they can go with you to new parts of the country as you choose to explore different destinations. Park Models and the term, PMRV (Park Model Recreational Vehicles), can be used interchangeably. PMRVs are floor plans that are 400 square feet or less, built on a metal frame with wheels and are therefore movable. Park Models can be installed as temporary residences where code and zoning permissions allow.

Since Park Models are temporary residences, people often install them at campgrounds and luxury parks as vacation getaways. Permission to install Park Models vary since they require to be hooked up to electricity, sewer and water to operate home style fixtures and appliances. They may be a great solution for a small space on personal property or other locations that allow for RVs.

Lakeside Park Models are certified as complying with ANSI A-119.5-15 standards, a construction standard created by the Recreation Vehicle Industry Association for PMRVs.

### **Tiny Houses**

Tiny “houses” come in all shapes and sizes. There are tiny houses on wheels, Park Model RVs (PMRVs) and tiny modular homes. These small structures have differences in construction and design that technically make them different types of dwellings.

As the tiny home movement continues to grow, confusion about which dwellings can qualify as homes has grown as well.

Much of the stigma around these tiny houses comes from television shows. People see a wide array of small houses on reality television shows. Many of these small, self-constructed dwellings are never permanently placed on land, are not inspected by trained professionals and are of varying quality.

The top concerns that state and local governments express around tiny “houses” are who builds the houses and how each one is built. Government officials express concerns with unregulated construction and the ability of small structures to meet safety and quality expectations.

Tiny homes, if built to code, are typically small modular homes and are designed to be lived in year-round. As small modular homes, tiny homes are built to IRC requirements as well as all applicable state and local building codes. This means they are built to comply with all applicable zoning and building requirements based on where the home will be permanently placed.

Park models are not tiny homes in that they are not designed for or intended for year round living. Instead they are built to the ANSI construction code for park models for seasonal occupancy.



















**NDI**

NATIONAL DESIGN AND INSPECTION, INC.

P.O. BOX 627

RUSSELLVILLE, ALABAMA 35653

**RECREATIONAL  
PARK TRAILER**

IN ACCORDANCE WITH ANSI A119.5

4518

**SEE DATA PLATE**

Sec. 108-3. - Definitions.

Wall sign means any sign attached parallel to a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface. ~~No wall sign shall extend more than six inches from any wall, building, or structure.~~

Sec. 108-162. - Wall signs.

- (a) Wall signs ~~shall be placed on the principal structure only, and~~ may be internally and externally illuminated. A permit shall be required.
- (1) *Number.* Each parcel containing a single business shall be allowed not more than one wall sign. On parcels containing multiple businesses, each business shall be allowed a wall sign.
  - (2) *Location.* No wall sign shall be placed on any roof or on top of any structure ~~or be allowed to extend above the roof line/eave or the top plane of any structure. No wall sign shall extend more than six inches from any wall, building, or structure. In addition, no part of a wall sign shall be at an elevation higher than 25 feet above the average ground level elevation along the side of the building on which the wall sign is installed. If a building has two or more stories, no signs shall be installed at a level above the bottom of the second floor windows, unless the building is a multitenant office or multitenant commercial structure wherein tenants have primary, direct access from their space to the outside. This access must include outside walkways and stairways properly designed for public use.~~
  - (3) *Erection.* All wall signs shall be safely and securely attached to the building wall, subject to the approval of the building official.
  - (4) *Size/calculation.* The allowable front wall sign area for each building shall not exceed two square feet per linear foot of the front length of the building or portion thereof occupied. If the sign is a panel or box, the total area including background is included. If a sign consists of individual letters, each attached directly to a building or structure, the area of the sign shall be measured by the area of the smallest rectangle or series of contiguous rectangles which enclose all the letters.