

BOARD MEMBERS

Danny England, Chairman
Arnold L. Martin, Vice-Chairman
Brian Haren
John H. Culbreth, Sr.
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
April 1, 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 18, 2021.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Kenneth Spaller Estates. The property will consist of one (1) lot zoned A-R, is located in Land Lot 130 of the 4th District and fronts on Highway 85 Connector.
3. Consideration of a Minor Final Plat for Smith Dairy Estates. The property will consist of seven (7) lots zoned A-R, is located in Land Lot 158 of the 4th District and front(s) on Rising Star Road and Massengale Road.

PUBLIC HEARING

4. Consideration of Petition No. 1303-21, Fayette County School System, Owner, and RODWRIGHT CORP, Agent, request to rezone 99.06 acres from A-R to C-S to develop a residential subdivision consisting of 36 lots. This property is located Land Lots 10 and 23 of the 5th district and Land Lot 247 of the 4th District and fronts on Inman Road and SR 92 South.
5. Consideration of Amendments to Chapter 108. Sign Ordinance, Regarding Sec. 108-3. – Definitions and Sec. 108-162 – Walls Signs.

NEW BUSINESS

6. Discussion of vehicle sales in C-C and C-H.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: March 25, 2021
Subject: Minor Final Plat to be considered on April 1, 2021

PRELIMINARY PLAT

Minor Final Plat for Kenneth Spaller Estates

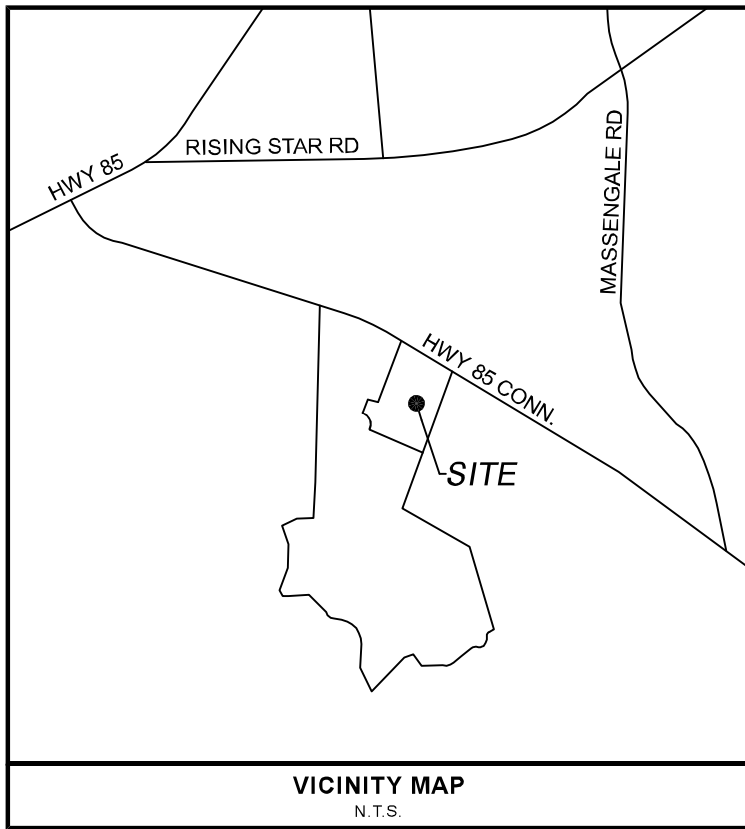
OWNER/APPLICANT

Don Spaller



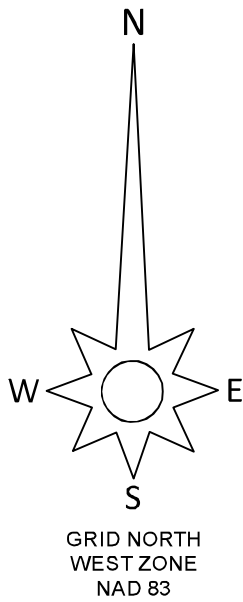
Recommend **APPROVAL** for the Minor Final Plat signed March 30, 2021.

MINOR FINAL PLAT FOR
KENNETH SPALLER ESTATES

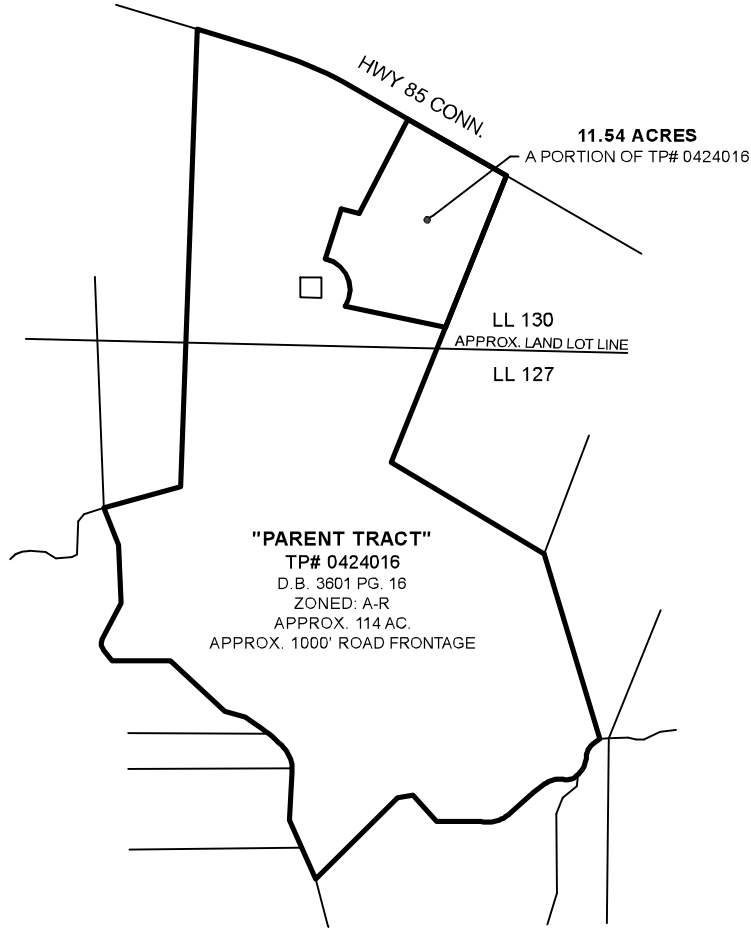


GENERAL NOTES:

- OWNER/DEVELOPER:
DON SPALLER
205 HWY 85 CONN.
BROOKS, GA. 30205
 - SURVEYOR:
GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
770-460-9342
sagaskins@bellsouth.net
 - TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 11.542 ACRES
MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
ZONING DISTRICT = A-R
MINIMUM LOT AREA: 217,800 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE = 250'
MINIMUM LOT SIZE = 5.0 ACRES
MINIMUM FLOOR AREA = 1,200 SF
FRONT YARD SETBACK = 75' (MINOR)
100' (COLLECTOR)
100' (ARTERIAL)
- SIDE YARD SETBACK = 50'
REAR YARD SETBACK = 75'
SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
WATER TO BE PROVIDED BY AN ON-SITE WELL.
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, RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
THERE ARE NO GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.
1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
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. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.
THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS OF THIS PROPERTY.
THERE ARE STATE WATERS ON THIS SITE.
THE EXISTING STRUCTURES OR FEATURES ON THE PROPERTY ARE TO REMAIN.
THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY AS PER ON THE FAYETTE COUNTY GIS MAPS AND ARE SHOWN HEREON.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.



PARCEL DIAGRAM
N.T.S.



FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS LOT IS LOCATED ON COMMUNITY PANEL No. 13113C0155E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
NO PORTION OF THIS PROPERTY LIES WITHIN IN A 100 YEAR FLOOD HAZARD AREA.

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).

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

DATE

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:

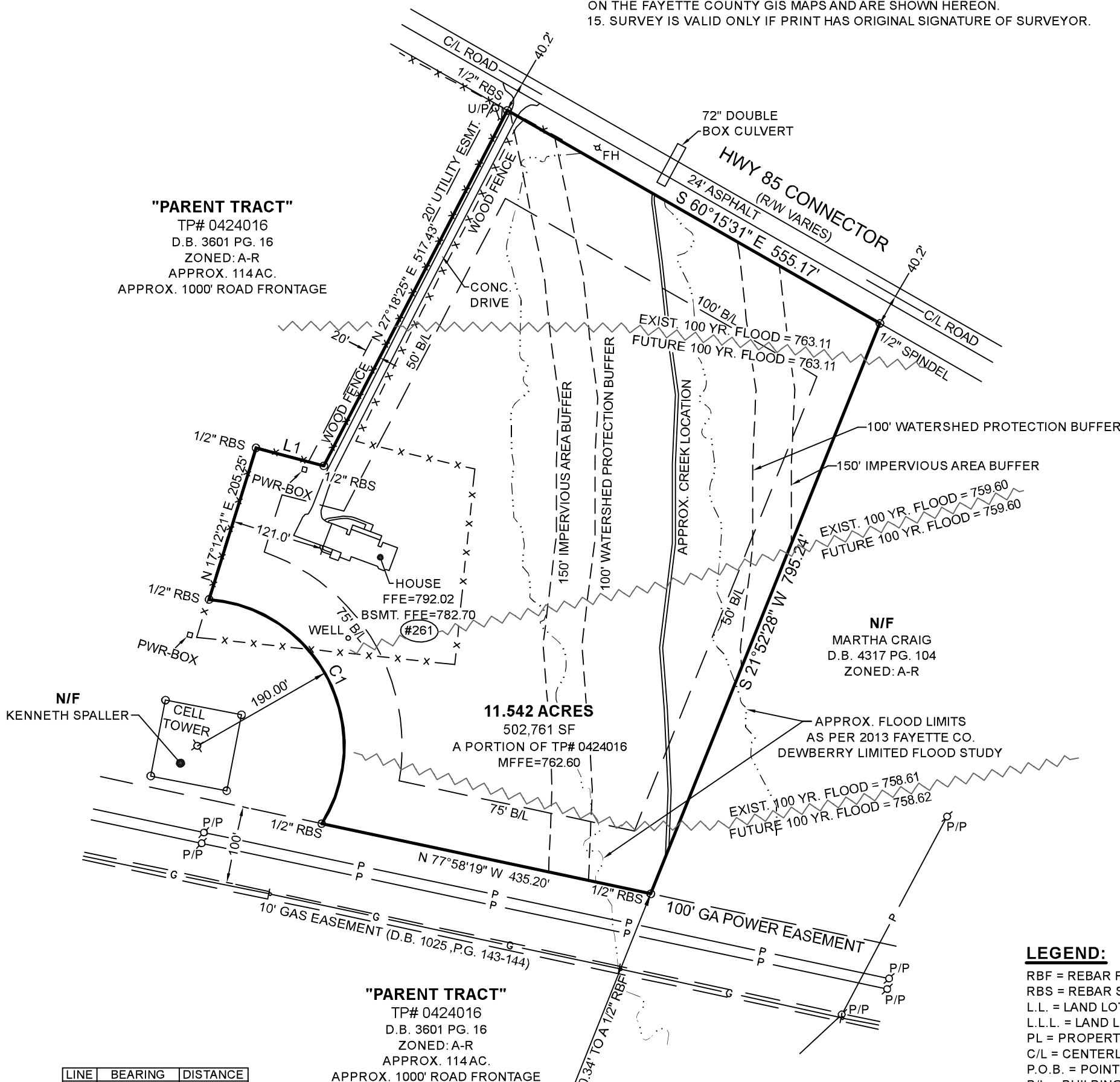
SECRETARY

DATE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL:

FIRE MARSHAL

DATE



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
ESMT. = EASEMENT
FH = FIRE HYDRANT
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
N.T.S. = NOT TO SCALE
F.W.P.D. = FIELD WORK PERFORMED DATE
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
P/P = POWER POLE
U/P = UTILITY POLE
R/W = RIGHT OF WAY
SF = SQUARE FEET
= HOUSE NUMBER

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,651 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.



Job No. SA20-136A

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

Issue Date: 12/16/20

F.W.P.D.: 10/13/20

Revisions Date



Prepared For:

DON SPALLER
JON SPALLER

Property Location

Land Lot 130 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
Surveyors - Planners - Development Consultants

P.O. BOX 321
BROOKS, GA 30205

sagaskins@bellsouth.net

PSALM 51

770-460-9342

To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: March 26, 2021

Subject: Minor Final Plat to be considered on April 1, 2021



MINOR FINAL PLAT

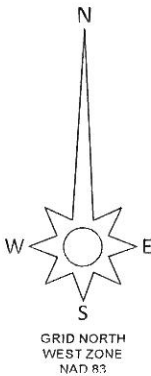
Smith Dairy Estates

OWNER/APPLICANT

James B. Smith

Recommend **APPROVAL** for the Final Plat.

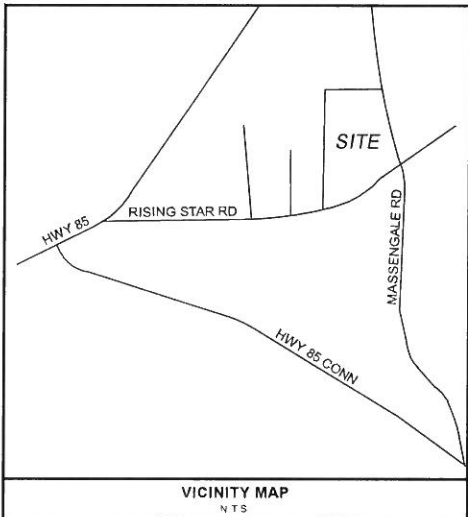
MINOR FINAL PLAT FOR
SMITH DAIRY ESTATES



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

GENERAL NOTES:

- OWNER/DEVELOPER
JAMES B. SMITH
33 WOODMEADOW DR
SALEM, NH 03079
- SURVEYOR
GASKINS & ASSOCIATES, LLC
P.O. BOX 321
BROOKS, GA 30205
770-460-9342
sagaskins@bellsouth.net
- TOTAL NUMBER OF LOTS: 7
TOTAL ACREAGE: 58.727 ACRES
MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
ZONING DISTRICT = A-R
MINIMUM LOT AREA = 217,800 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE = 255'
MINIMUM LOT SIZE = 5.0 ACRES
MINIMUM FLOOR AREA = 1,200 S.F.
FRONT YARD SETBACK = 75' (MINOR)
100' (COLLECTOR)
100' (ARTERIAL)
SIDE YARD SETBACK = 50'
REAR YARD SETBACK = 75'
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 NO 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. 13113C0155E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD 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. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.
12. THERE IS VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
13. THERE ARE NO STATE WATERS ON THIS SITE.
14. THERE ARE NO STRUCTURES OR FEATURES ON THIS PROPERTY.
15. THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY AS PER ON THE FAYETTE COUNTY GIS MAPS AND ARE SHOWN HEREON.
16. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
17. THE CEMETERY DEPICTED ON THIS PLAT WAS INVESTIGATED ON 2/27/2021 BY ARCHEOLOGIST ROBERT STEVE WEBB.
CONTACT INFO:
Robert Steve Webb
(R. S. Webb & Associates)
2800 Holly Springs Parkway, Suite 200
Holly Springs, Georgia 30142
770-345-0706
rsw.ebb.rswa@gmail.com
18. TREE PROTECTION FENCE WILL BE REQUIRED TO BE INSTALLED AND MAINTAINED AROUND THE CEMETERY DURING CONSTRUCTION FOR LOT A-7.



LOTA-7

Soil Properties					
Soil Series	Slope %	Depth to Restriction	Predicted Depth to Seasonal High Water Table	Depth / Estimated Percolation Rate	Depth / Loading Rate
Cecil	0-5	84 in	84 in	48-60 in / 45 min	A
Gwinnett	0-5	20 in	60 in	18-36 in / 90 min	K2
Parcels	0-5	84 in	84 in	48-60 in / 45 min	A

Suitability Codes

These soils are suitable for installation of on-site systems with proper maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation. Lower elevations concrete surface water.

Because of flooding, shallow seasonal water tables, soil horizons with very slow percolation rate, perched water tables, or imperfect drainage, these soils are generally not suitable for installation of a conventional on-site system.

C1: However, soil conditions identified at this site will allow a conventional system to meet minimum State Standards. Properties of the soil and site may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation. Non-conventional system design and installation must be approved by the local Environmental Health Specialist.

F: Because of soil limitations, these soils are unsuitable for installation of an on-site system.

Boring Log

Boring #	Depth to restriction	Depth to SHWVT
B1	84 in	84 in
B2	84 in	84 in
B3	36 in	36 in
B4	20 in	20 in
B5	36 in	36 in
B6	36 in	36 in
B7	24 in	24 in
B8	20 in	20 in
B9	84 in	84 in
B10	84 in	84 in
B11	84 in	84 in
B12	20 in	20 in
B13	20 in	20 in
B14	18 in	18 in
B15	18 in	18 in
B16	36 in	36 in

LOTS A-1, A-2, A-3, A-4, A-5, A-6

Soil Properties					
Soil Series	Slope %	Depth to Restriction	Predicted Depth to Seasonal High Water Table	Depth / Estimated Percolation Rate	Depth / Loading Rate
Cecil	0-5	84 in	84 in	48-60 in / 45 min	A
Gwinnett	0-5	20 in	60 in	18-36 in / 90 min	K2
Parcels	0-5	84 in	84 in	48-60 in / 45 min	A

Suitability Codes

These soils are suitable for installation of on-site systems with proper maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation. Commonly observed in Cecil map unit were inclusions with weathered rock and dense soil which could tend to restrict water movement.

K2: These soils generally have sufficient depth of soil material over bedrock to accommodate a septic system. However, inclusion of other soils with insufficient depth may occur. Test borings pits, and saturated soil hydraulic conductivity tests, or possibly a series of quality percolation tests may be needed to determine proper suitability for these areas.

Boring Log		
Boring #	Depth to restriction	Depth to SHWVT
B1	30 in	30 in
B2	60 in	60 in
B3	72 in	72 in
B4	30 in	30 in
B5	30 in	30 in
B6	60 in	60 in
B7	72 in	72 in
B8	30 in	30 in

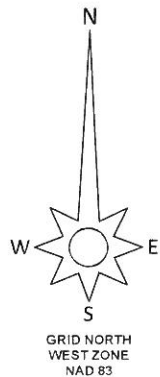
Boring Log		
Boring #	Depth to restriction	Depth to SHWVT
B9	30 in	30 in
B10	60 in	60 in
B11	72 in	72 in
B12	30 in	30 in
B13	30 in	30 in
B14	60 in	60 in
B15	72 in	72 in
B16	30 in	30 in

Boring Log		
Boring #	Depth to restriction	Depth to SHWVT
B17	30 in	30 in
B18	60 in	60 in
B19	72 in	72 in
B20	30 in	30 in
B21	30 in	30 in
B22	60 in	60 in
B23	72 in	72 in
B24	30 in	30 in

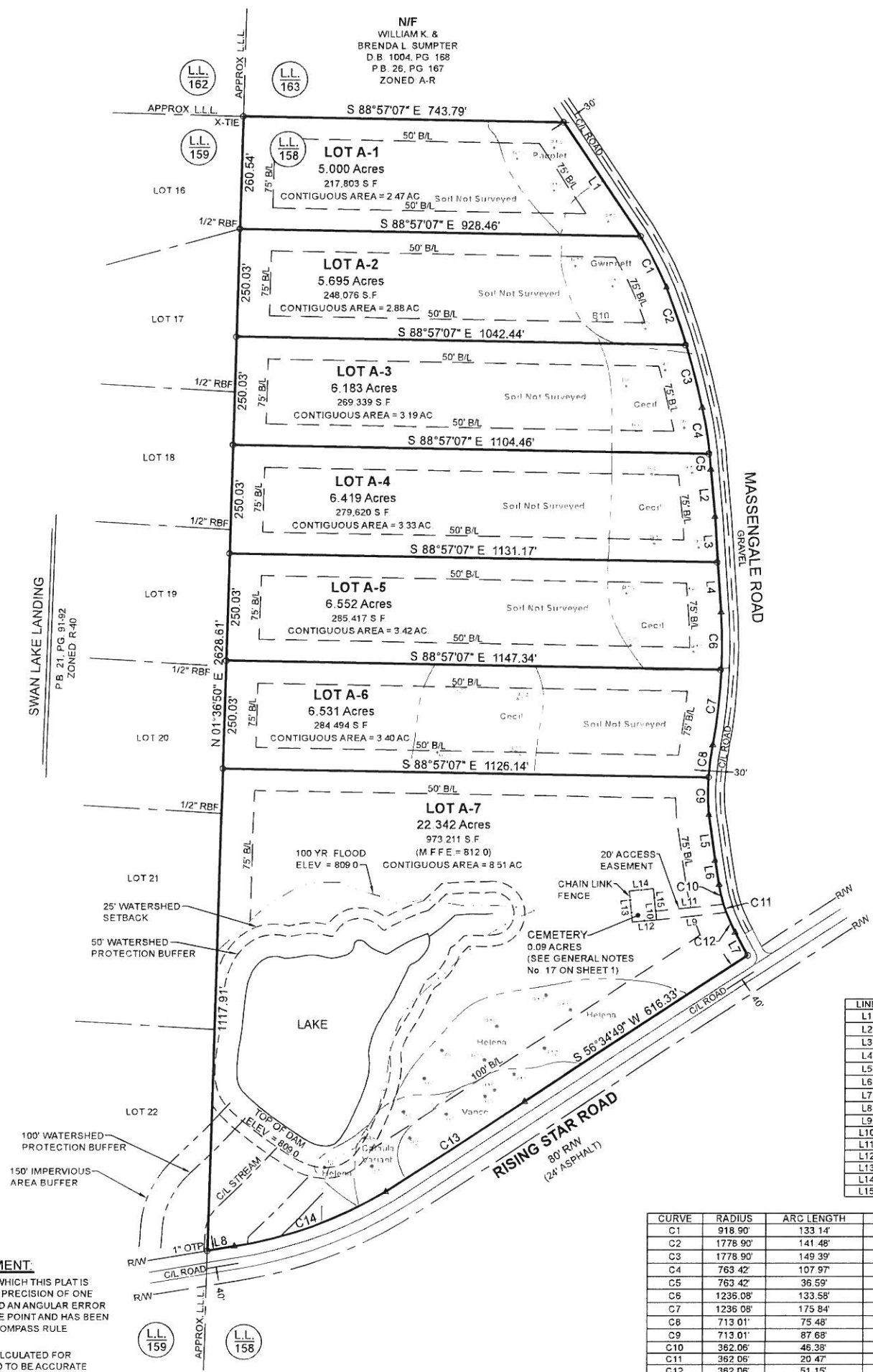
SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT DISTANCE OF 280' FOR 25 MILES PER HOUR IS PROVIDED FOR LOTS A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, 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MINOR FINAL PLAT FOR
SMITH DAIRY ESTATES



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



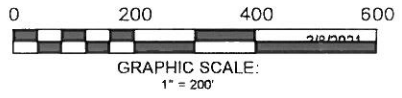
LEGEND:
RBF = REBAR FOUND
RBS = REBAR SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
C/L = CENTERLINE
P.O.B. = POINT OF BEGINNING
B/L = BUILDING SETBACK LINE
E.S.M.T. = EASEMENT
F.H. = FIRE HYDRANT
E.P. = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
N.T.S. = NOT TO SCALE
F.W.P.D. = FIELD WORK PERFORMED DATE
D.B. = DEED BOOK
P.B. = PLAT BOOK
P.G. = PAGE
P.P. = POWER POLE
U/P = UTILITY POLE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
= HOUSE NUMBER

CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,778 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 LIEGA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY THIS LOT IS LOCATED ON COMMUNITY PANEL No. 13113C0155E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.

LINE	BEARING	DISTANCE
L1	S 33°54'15" E	317.86'
L2	S 05°18'03" E	109.84'
L3	S 03°44'20" E	104.79'
L4	S 03°44'20" E	116.97'
L5	S 07°57'00" E	96.79'
L6	S 09°23'06" E	66.15'
L7	S 28°03'30" E	60.13'
L8	S 80°34'12" W	63.12'
L9	S 83°55'51" W	161.67'
L10	N 06°04'09" W	20.00'
L11	N 83°55'51" E	157.32'
L12	S 85°24'22" W	56.21'
L13	N 05°49'57" W	72.33'
L14	N 84°18'42" E	55.89'
L15	S 05°04'09" E	53.46'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	918.90'	133.14'	133.02'	S 27°13'57" E
C2	1778.90'	141.48'	141.44'	S 18°59'51" E
C3	1778.90'	149.39'	149.35'	S 14°18'48" E
C4	763.42'	107.97'	107.88'	S 09°37'42" E
C5	763.42'	36.59'	36.58'	S 04°12'13" E
C6	1236.08'	133.58'	133.52'	S 00°38'35" E
C7	1236.08'	175.84'	175.69'	S 06°31'42" W
C8	713.01'	75.48'	75.44'	S 06°17'15" W
C9	713.01'	87.68'	87.63'	S 00°16'04" E
C10	362.06'	46.38'	46.35'	S 13°03'17" E
C11	362.06'	20.47'	20.47'	S 18°20'39" E
C12	362.06'	51.15'	51.11'	S 24°00'40" E
C13	21161.47'	382.18'	382.18'	S 57°05'49" W
C14	998.31'	374.74'	372.54'	S 70°10'04" W



Job No. SA20-144A	
Drawn By: MWR	Reviewed By: SAG
Issue Date: 12/30/20	
F.W.P.D.: 11/14/20	
Revisions	Date
County Comments	3/8/2021



Prepared For:
JAMES B. SMITH

Property Location
Land Lot 158 Of The 4th Land District Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC Surveyors - Planners - Development Consultants
P.O. BOX 321 BROOKS, GA 30205
sagaskins@bellsouth.net PSALM 51 770-460-9342

REQUESTED ACTION: A-R to C-S (Conservation Subdivision)

PROPOSED USE: Residential Subdivision

EXISTING USE: Undeveloped

LOCATION: Inman Rd & SR 92 South

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 10 & 23 and 4th District, Land Lot 247

OWNER: Fayette County School District

AGENT: Rodwrightcorp

PLANNING COMMISSION PUBLIC HEARING: April 1, 2021

BOARD OF COMMISSIONERS PUBLIC HEARING: April 20, 2021

APPLICANT'S INTENT

Applicant proposes to rezone 99.06 acres from A-R to C-S for a residential conservation subdivision.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 99.06 acre tract fronting on Inman Road and SR 92 South in Land Lots 10 and 23 of the 5th district and Land Lot 247 of the 4th District. Inman Road is classified as an Arterial road and SR 92 South is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is an undeveloped portion of a Fayette County School System property.

B. SURROUNDING ZONING AND USES

The general situation is a 99.06 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-40. 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	Acres	Zoning	Use	Comprehensive Plan
North	5.00	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	5.00	A-R	Single-family Residential	
	5.94	A-R	Single-family Residential	
South (across SR 92)	5.00	A-R	Single-family Residential	Rural Residential – 3 (1 Unit/3 Acres)
	1.17	A-R	Undeveloped	
	38.08	A-R	Undeveloped	
East	26.1	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre) Rural Residential – 2 (1 Unit/2 Acres)
	1.00	A-R	Single-family Residential	
	2.00	A-R	Single-family Residential	
	2.3	A-R	Undeveloped	
	2.3	A-R	Single-family Residential	
	1.00	A-R	Single-family Residential	
	23.00	A-R	Elementary School	
East (across Inman Road)	36.26	A-R	Single-family Residential	

Direction	Acreage	Zoning	Use	Comprehensive Plan
West	1.00	R-40	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	1.00	R-40	Single-family Residential	
	1.00	R-40	Single-family Residential	
	1.6	R-40	Single-family Residential	
	1.8	R-40	Single-family Residential	
	1.2	R-40	Single-family Residential	Rural Residential – 2 (1 Unit/2 Acres)
	1.0	R-40	Single-family Residential	
	1.0	R-40	Single-family Residential	
	5.7	A-R	Single-family Residential	
	26.34	A-R	Single-family Residential	

C. COMPREHENSIVE PLAN

The majority of the subject property lies within an area designated for Rural Residential - 2 (1 Unit/2 Acres) (see attached Land Use Plan map). A smaller portion lies within an area designated Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan in terms of density.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to C-S (Conservation-Subdivision) for the purpose of developing a Conservation Subdivision.

Yield Plan

Staff reviewed and approved a yield plan which shows 36 lots on 99.06 acres and found it to comply with the regulations of the R-70 zoning district as required by the C-S zoning district. The minimum lot size required for R-70 is two (2) acres.

Development Plan

A Development Plan is required for the C-S zoning district. The Development Plan, as approved, establishes the basic layout and uses planned for the development. The Preliminary Plat and Final Plat will establish the detailed layout of the subdivision. The Development Plan indicates 36 total lots. The residential area is approximately 43.21 acres (45 percent) and the conservation area is approximately 54.85 acres (55 percent) which meets the requirements of the C-S zoning district.

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.

Access

The Development Plan submitted indicates one (1) access from Inman Rd.

E. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition. FCWS has no comment at this time.

Public Works/Engineering/Environmental Management

Recommended Conditions of Rezoning:

1. The developer shall provide a multi-use path that connects an internal street of the subdivision to the Inman Elementary School. The path shall meet applicable Development Regulations and Fayette County Master Path Plan - Path System Design Guidelines and be in a minimum 20-ft wide permanent access easement provided for public use or in property dedicated to Fayette County with the subdivision's right-of-way. The layout and location of the connection shall be approved by the Fayette County School System and Fayette County at the Preliminary Plat stage and shown, as constructed, on the Final Plat for the subdivision.

County Road Frontage Right of Way Dedication

Inman Road is a **minor arterial**. For Final Plat approval Fayette County will require a ROW dedication along the Inman Road frontage to provide **50 feet of ROW** as measured from the existing road centerline.

Traffic Data

According to the GDOT on-line traffic data, the annual average daily traffic for the Inman Road is **2,600 vehicles per day**. The project with **36 lots** would add **338 trips per day**. This would increase the existing traffic on Inman Road by **13.0%**

Site Distance

Minimum sight distances will have to be satisfied for the proposed new road intersection. Engineering has not field checked at this time.

Floodplain Management

The property **DOES** contain floodplain per FEMA FIRM panel 13131CO118E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands

The property **DOES** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed Protection

There **ARE** state waters located on the subject property and **WILL BE** subject to the Fayette County Watershed Protection Ordinance.

Groundwater

The property **IS NOT** within a groundwater recharge area.

Post Construction Stormwater Management

This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed with more than 5,000 square feet of impervious surfaces.

Environmental Health Department

This Dept. has no issue with the proposed rezoning. However, the septic system serving the Inman Elementary School will need to be located to determine if it crosses proposed property lines of new subdivision prior to signing Final Plat.

(Applicant's response: The School's septic system is not within the property RWC is seeking to rezone to C-S.)

Fire

No comments

Georgia Department of Transportation

There are no comments from GDOT concerning this rezoning proposal since there is not a request for access to state route 92; however if grading is desired within the GDOT right of way an encroachment permit should be applied and furthermore if in the future that an access is desired to the state route the appropriate GDOT encroachment permit will need to be obtained.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to C-S for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The majority of the subject property lies within an area designated for Rural Residential -2 (1 Unit/2 Acres) (see attached Land Use Plan map). A smaller portion lies within an area designated Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan in terms of density.
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.

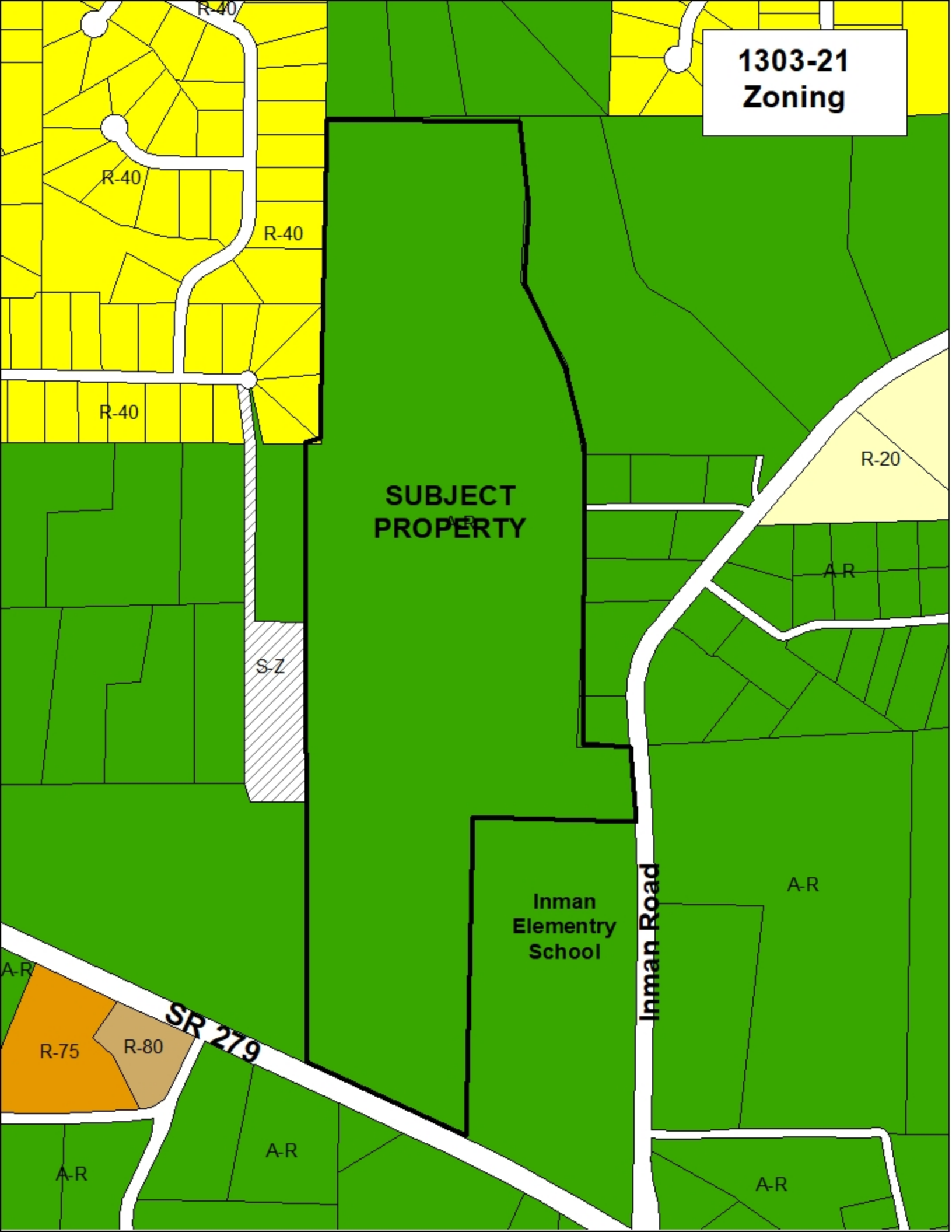
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved C-S **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The developer shall provide a multi-use path that connects an internal street of the subdivision to the Inman Elementary School. The path shall meet applicable Development Regulations and Fayette County Master Path Plan - Path System Design Guidelines and be in a minimum 20-ft wide permanent access easement provided for public use or in property dedicated to Fayette County with the subdivision's right-of-way. The layout and location of the connection shall be approved by the Fayette County School System and Fayette County at the Preliminary Plat stage and shown, as constructed, on the Final Plat for the subdivision. *(This condition will be administered by Engineering/Public Works/Environmental Management.)*

**1303-21
Zoning**



**SUBJECT
PROPERTY**

**Inman
Elementry
School**

Inman Road

SR 279

**1303-21
Land Use Plan**

LOW DENSITY
RESIDENTIAL

**SUBJECT
PROPERTY**

RURAL
RESIDENTIAL
2

Inman
Elementary
School

Inman Road

SR 279

RURAL
RESIDENTIAL
- 3

**1303-21
Aerials**

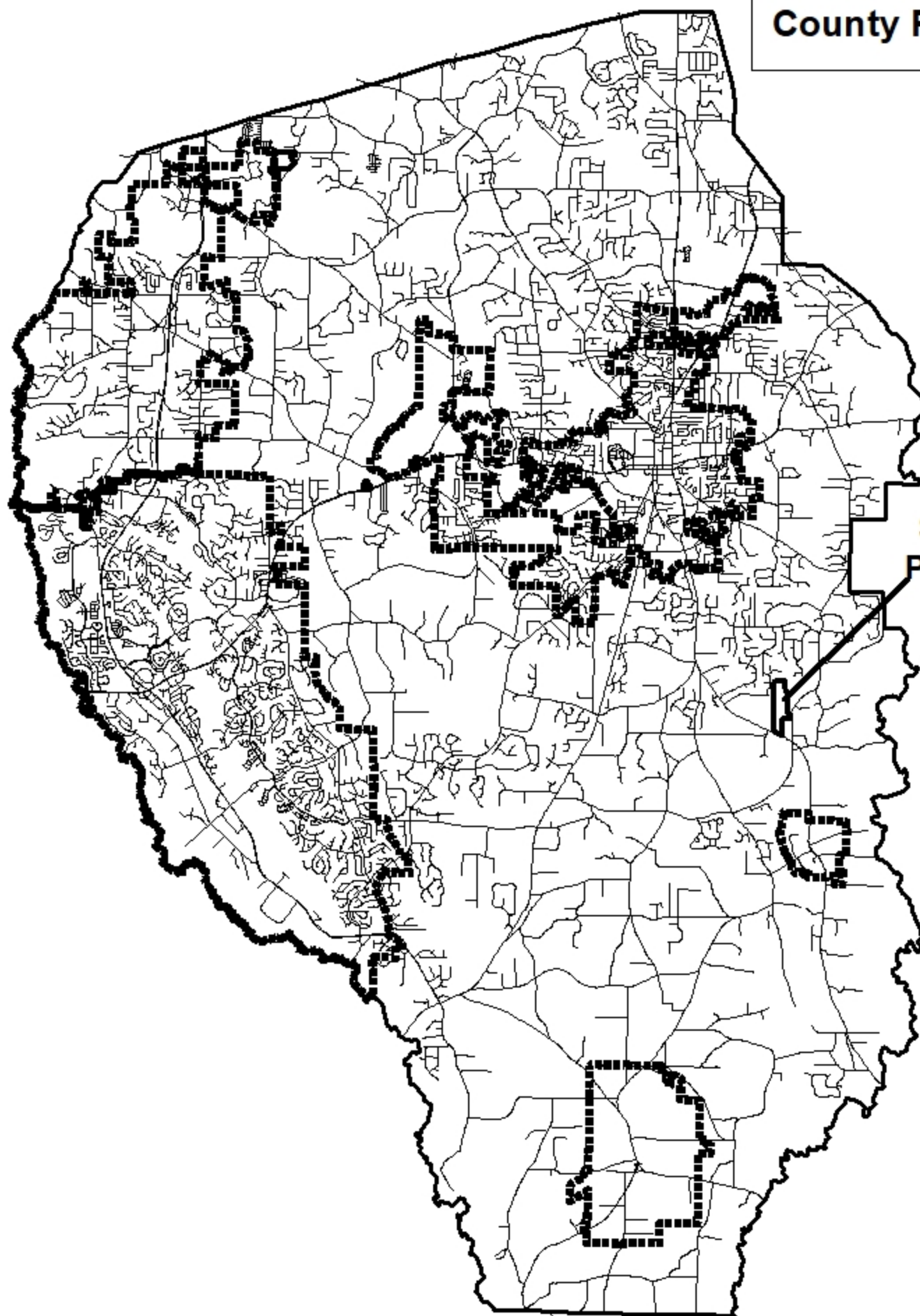
**SUBJECT
PROPERTY**

**Inman
Elementary
School**

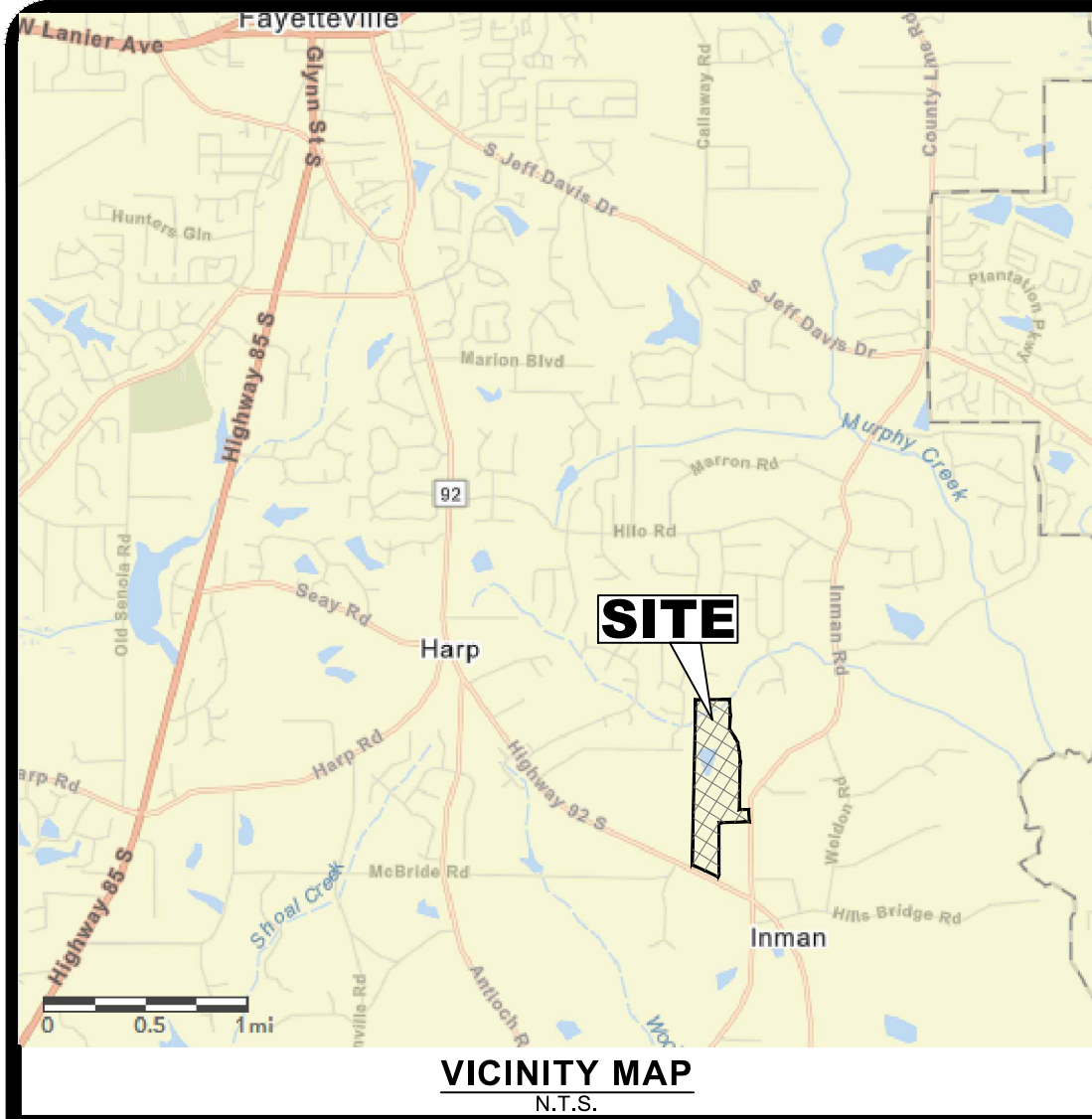
Inman Road

SR 279

1303-21
County Proximity

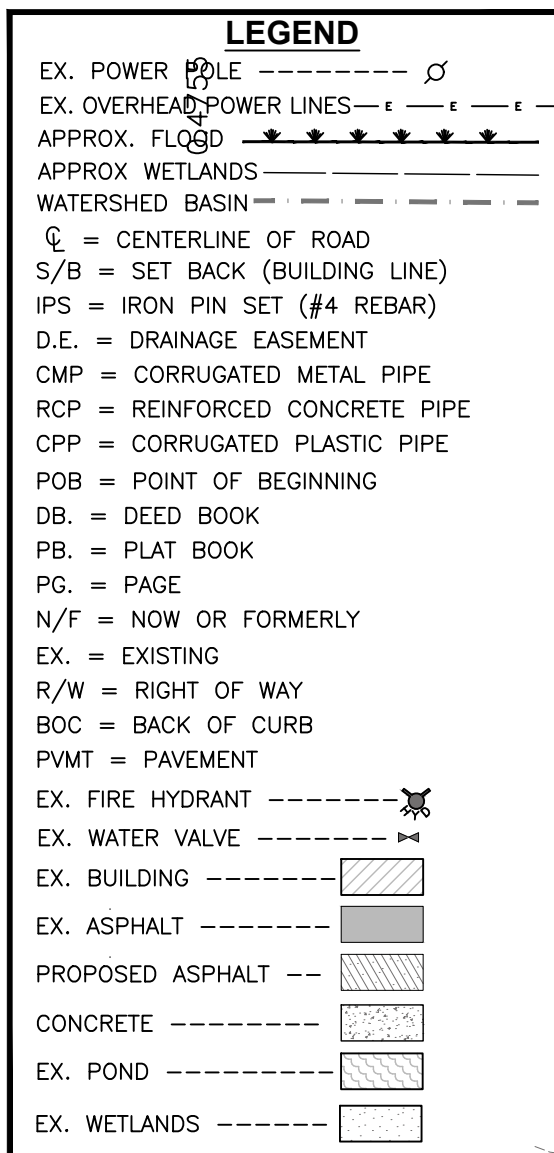


**SUBJECT
PROPERTY**



- GENERAL NOTES:**
- TOTAL SITE (TRACT) AREA = 99.055 ACRES
 - TOTAL AREA FOR 36 LOTS = 39.964 ACRES
 - NET DENSITY = 2.479 UNITS/ACRE
 - TOTAL CONSERVATION AREA = 54.85 ACRES (55% OF SITE)
 - TOTAL AREA IN RIGHT-OF-WAY = 4.243 ACRES
 - STREET LENGTHS : PAISLEE PARK DRIVE = 1,667' WRIGHT COURT = 1,178'
 - TOTAL LENGTH OF PROPOSED STREETS = 2,245'
 - PARCEL ID NUMBER: 0505 006 (PART OF)
 - NUMBER OF LOTS = 36 LOTS
 - PROPOSED ZONING: C-5**
 - MINIMUM LOT AREA 43,560 SQ. FT. (1 ACRES)
 - MINIMUM LOT WIDTH (AT THE BUILDING LINE) = 150' (MAJOR THOROUGHFARE) 125' (MINOR THOROUGHFARE)
 - FRONT SETBACK = 100' (ARTERIAL) & 75' COLLECTOR (M.J.R. THOROUGHFARE) = 50' (MINOR THOROUGHFARE)
 - SIDE SETBACK = 20'
 - REAR SETBACK = 30'
 - MINIMUM FLOOR AREA = 2,100 SQ. FT.
 - BLDG HEIGHT LIMIT 35'
 - FLOOD INFORMATION:**
 - AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - COMMUNITY PANEL NO. 13131C01186 DATED: SEPTEMBER 26, 2008
 - AS PER FAYETTE COUNTY GIS, CURRENT & FUTURE FLOOD MAPS, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD LIMITS - FLOOD HAZARD AREA (SEE SHEET 2 OF 2)
 - LOTS TO BE SERVICED BY: PUBLIC WATER (FAYETTE COUNTY) SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
 - 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.
 - THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,426 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. EQUIPMENT USED: TOPCON GTS-313
 - WETLANDS SHOWN ON THIS PLAN 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.

CONTIGUOUS AREAS (C.A.):
EACH RESIDENTIAL BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF MORE THAN 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.



SURVEYOR:
SIBLEY-MILLER SURVEYING & PLANNING, INC.
112 WEST CAMPGROUND ROAD
MCDONOUGH, GA 30134
CONTACT: **TIM MILLER**
GA REGISTERED SURVEYOR 3150
PHONE = (770) 320-7555
FAX = (770) 320-7333

OWNER /DEVELOPER:
ROD WRIGHT CORP
116 CAMBRIDGE WOODS DRIVE
P.O. BOX 629
FAYETTEVILLE, GA 30214-0629
PHONE = (770) 480-8606
FAX = (404) 768-8576
24 HOUR CONTACT
ROD WRIGHT
PHONE = (770) 294-7990
thesubdivider@gmail.com

BASIN INFORMATION WITH AREAS, PRE & POST CN VALUES WITH EST. Tc			
BASIN 'A' = ±1 Acres UNDISTURBED REAR YARD NO CHANGES TO PRE & POST FLOWS	BASIN 'B' ±14 Acres ONSITE, + 7.0 Acres OFFSITE EXISTING CN 50% PASTURE 50% WOODS = 58 POST CN = 65 GSMM FLOW PATH ±1200 LF Tc ±45 MIN.	BASIN 'C' - (INFLOW TO EX. POND) ±39 Acres ONSITE EXISTING CN = 55 WOODS POST CN = 65 GSMM ±13.0 Acres OFFSITE WEST PL CN=58 5.8 Acres EAST PL SCHOOL AREA CN = 80 FLOW PATH ±2500 LF Tc ±60 MIN.	BASIN 'D' - (INFLOW TO GAY CREEK) ±45 Acres ONSITE EX. CN=55 WOODS POST CN 65 PER GSMM FLOW PATH ±3500 LF Tc ±90 MIN.

PROPERTY LINE CURVE DATA			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	6158.23'	276.11'	276.09'
C2	7779.17'	81.70'	81.70'
C3	31448.78'	194.79'	194.79'
C4	20.00'	31.58'	28.40'
C5	230.00'	24.07'	24.06'
C6	20.00'	31.44'	28.30'
C7	20.00'	17.91'	17.32'
C8	60.00'	50.00'	48.57'
C9	60.00'	50.00'	48.56'
C10	60.00'	50.00'	48.57'
C11	60.00'	50.00'	48.57'

PROPERTY LINE CURVE DATA			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C12	60.00'	22.42'	22.29'
C13	20.00'	17.91'	17.32'
C14	20.00'	17.91'	17.32'
C15	60.00'	10.79'	10.78'
C16	60.00'	101.54'	89.85'
C17	60.00'	89.39'	81.35'
C18	60.00'	17.88'	17.29'
C19	20.00'	31.21'	28.14'
C20	20.00'	31.62'	28.43'
C21	170.00'	17.79'	17.78'
C22	60.00'	73.55'	69.03'



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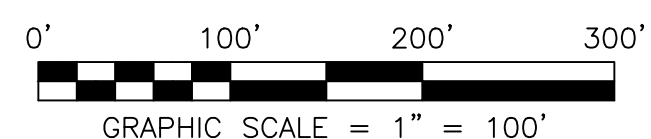
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*LAND SURVEYING
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*TOPOGRAPHICAL SURVEYS
*LAND PLANNING
*CIVIL ENGINEERING

DRAWING INDEX	
SHEET #	DESCRIPTION
1	DEVELOPMENT PLAN - SHEET 1 OF 2
2	DEVELOPMENT PLAN - SHEET 2 OF 2



REVISIONS	
NO.	DATE
1	3/1/2021

CONSERVATION SUBDIVISION
DEVELOPMENT PLAN OF
PAISLEE PARK
LAND LOT 247, 4th. DISTRICT
LAND LOTS 10 & 23, 5th. DISTRICT
FAYETTE COUNTY, GEORGIA

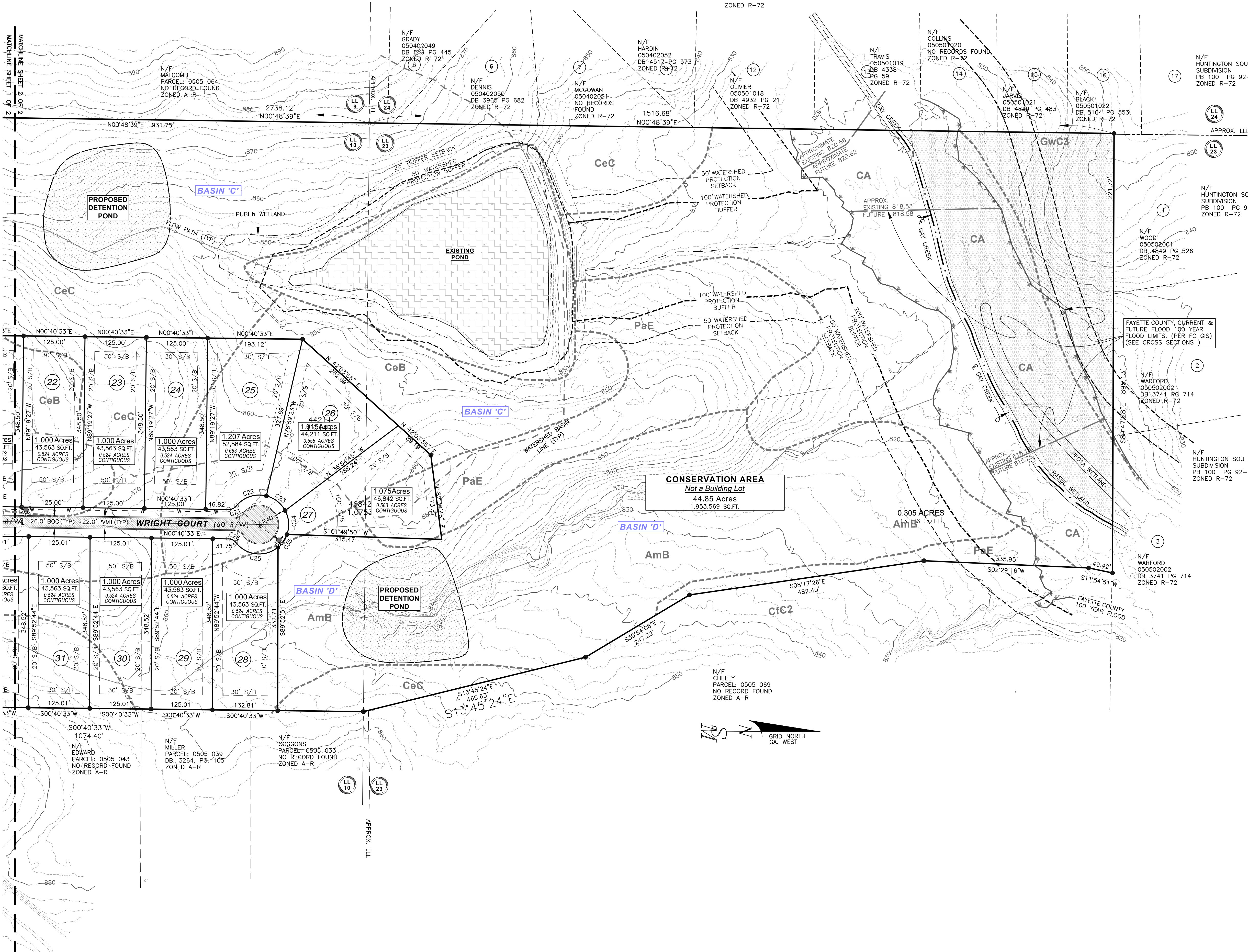
PROJECT #: **B202051**
DEVELOPMENT PLAN OF
PAISLEE PARK
SUBDIVISION
DRAWN BY: JWS/TM
SCALE: 1" = 100'
PLAT DATE: 3/1/2021
SHEET 1 OF 2

PROPERTY LINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C20	20.00'	31.21'	28.14'	N45°22'40"E
C21	20.00'	17.91'	17.32'	N24°58'59"W
C22	60.00'	67.72'	64.19'	N18°18'21"W
C23	60.00'	50.00'	48.57'	N37°54'15"E
C24	60.00'	50.07'	48.63'	N85°40'01"E
C25	60.00'	95.87'	85.99'	S06°13'03"W
C26	20.00'	17.91'	17.32'	S26°20'05"W
C35	60.00'	32.31'	31.92'	S54°59'05"E

SOIL LEGEND

Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmB	Appling sandy loam, 2 to 6 percent slopes	18.8	12.6%
CA	Carters loam, 0 to 2 percent slopes, frequently flooded	11.5	8.6%
CeB	Cecil sandy loam, 2 to 6 percent slopes	66.0	49.5%
CeC	Cecil sandy loam, 6 to 10 percent slopes	27.1	20.3%
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	0.1	0.1%
GwC3	Gwinnett sandy clay loam, 6 to 10 percent slopes, severely eroded	3.4	2.6%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	4.4	3.3%
W	Water	4.1	3.1%
WH	Wehadkee soils, 0 to 2 percent slopes, frequently flooded	0.0	0.0%
Totals for Area of Interest		133.4	100.0%

- MINIMUM WIDTH LOT WIDTH AT BUILDING LINE = 125'
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- WETLANDS PER THE LATEST U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP
- THERE ARE NO EASEMENTS ASSOCIATED WITH THIS PROPERTY



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10	3/1/2021

CONSERVATION SUBDIVISION
DEVELOPMENT PLAN OF
PAISLEE PARK
LAND LOT 247, 4th. DISTRICT
LAND LOTS 10 & 23, 5th. DISTRICT
FAYETTE COUNTY, GEORGIA

PROJECT #: **B202051**
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SCALE: 1" = 100'
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SHEET 2 OF 2

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. A wall sign shall not be mounted 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.