

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
May 6, 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 April 15, 2021.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Vander Woods. The property will consist of 13 lots zoned A-R, is located in Land Lot(s) 95 & 96 of the 4th District and fronts on Morgan Mill Road and Padgett Road.
3. Consideration of a Minor Final Plat of Twin Creeks. The property will consist of 19 lots zoned A-R, is located in Land Lot(s) 64 & 65 of the 4th District and fronts on Padgett Road.

PUBLIC HEARING

4. Consideration of Petition No. 1304-21 A, Harriet S. Hazelton and Sandra S. Barge, Co-Trustees of the Geraldine A. Stinchcomb Trust and Hugh G. Stinchcomb, Executor of the Estate of Hugh M. Stinchcomb, Owners, and Luis Arango and his attorneys, Bovis, Kyle, Burch & Medlin, LLC, Agent, request to rezone 23.421 acres from A-R to R-50 to develop a Residential Subdivision. This property is located Land Lots 59, 60 & 69 of the 5th District and fronts on SR 85 South.
5. Consideration of Petition No. 1304-21 B, Harriet S. Hazelton and Sandra S. Barge, Co-Trustees of the Geraldine A. Stinchcomb Trust and Hugh G. Stinchcomb, Executor of the Estate of Hugh M. Stinchcomb, Owners, and Luis Arango and his attorneys, Bovis, Kyle, Burch & Medlin, LLC, Agent, request to rezone 22.612 acres from A-R & C-C to R-50 to develop a residential subdivision. This property is located Land Lots 59, 60 & 69 of the 5th District and fronts on SR 85 South.
6. Consideration of Petition No. 1305-21, Wayne H. Wood, Joseph Scott Wood, Yancy Lee

Wood, Ernest R. Wood and Gayle Evonne Blizzard, Owners, and CK Spacemax. LLC/Ellen W. Smith, Esq., Agent, request to rezone 6.7187 acres from R-40 to C-H to develop a Self- Storage Facility. This property is located Land Lot 198 of the 13th District and fronts on SR 138.

7. Consideration of Petition No. 1306-21, William Kelvin Little, Executor, Golden Development Co, LLC, Owner, and Carrie Guthrie, Agent, request to rezone 1.82 acres from R-20 to O-I to develop Office Uses. This property is located Land Lot 125 of the 5th District and fronts on SR 54 West.
8. Consideration of Petition No. RP-078-21, Mary Rebecca Huie-Jolly, Owner, and Rev. Warren Johnson, Agent, request to revise the Final Plats of Pleasant Pointe Subdivision to change the principle use from residential to nonresidential to develop a church on Lot 5 in Unit I and Lot 1 in Unit II. This property is located Land Lots 150 & 151 of the 5th District and fronts on Felton Drive and McElroy Road.
9. Consideration of Amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions, Sec. 110-91. - Recreational Vehicles and Boats, and Sec. 110-79. - Residential Accessory Structures and Their Uses Concerning Recreational Vehicles.
10. Consideration of Amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions, Sec. 110-143. - C-C, Community Commercial District, Sec. 110-144. - C-H, Highway Commercial District, Sec. 110-146. - M-1, Light Industrial District, Sec. 110-146. - M-1, Light Industrial District, Sec. 110-147. - M-2, Manufacturing and Heavy Industrial District and Sec. 110-169. - Conditional Use Approval concerning Vehicle/Boat Sales.
11. Consideration of Amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-144. - C-H, Highway Commercial District Concerning Funeral Establishments.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: April 29, 2021
Subject: Minor Final Plat to be considered on May 6, 2021

MINOR FINAL PLAT

Minor Final Plat for Vander Woods

OWNER/APPLICANT

Vander Fayette, LLC



Recommend **APPROVAL** for the Minor Final Plat signed April 20, 2021.

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

REFERENCES

1. PLAT BOOK 8, PAGE 96, FAYETTE COUNTY RECORDS.
2. PLAT BOOK 19, PAGE 190, FAYETTE COUNTY RECORDS.
3. PLAT BOOK 37, PAGE 199, FAYETTE COUNTY RECORDS.
4. PLAT BOOK 38, PAGE 195, FAYETTE COUNTY RECORDS.
5. PLAT BOOK 39, PAGE 110, FAYETTE COUNTY RECORDS.
6. PLAT BOOK 39, PAGE 192, FAYETTE COUNTY RECORDS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS, AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY: Sean Shanks 11/19/20
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558 DATE

FAYETTE COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY: Robert J. Debien 11/19/20
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 DATE

GEORGIA SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FAYETTE COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

BY: Robert J. Debien 11/19/20
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 DATE

OWNER'S CERTIFICATE

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

BY: Dawn Seaberg 11/19/20
OWNER DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF A PORTION OF PADGETT ROAD, SAID ROAD HAVING AT LEAST A MINIMUM OF 60 FOOT RIGHT-OF-WAY & AN ADDITIONAL 10' WIDE STRIP (1,944 LF) ALONG MORGAN MILL ROAD AS INDICATED HEREON, IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

SIGHT DISTANCE CERTIFICATION

ALL PROPOSED DRIVES AND EASEMENT DRIVES SHALL MEET AASHTO SIGHT DISTANCE REQUIREMENTS: 280 FEET FOR PADGETT ROAD (25 MPH) AND 400 FEET MORGAN MILL ROAD (40 MPH). CLEARING OF THE RIGHT-OF-WAY MAY BE REQUIRED TO MEET THIS.

BY: Sean Shanks 11/19/20
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558 DATE

SOIL CLASSIFICATION CERTIFICATE

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2018 ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER Eric Hamilton #224
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

173 FULTON CT, PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE

WETLANDS CERTIFICATE

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS VANDER WOODS ON 5-18-19 AND DETERMINED THAT THE PROPERTY X CONTAINS _____ DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

BY: Eric Hamilton
WETLAND DELINEATOR APPLIED ENVIRONMENTAL SCIENCES, INC. | 90F GLENDA TRACE, STE. 327, NEWMAN GA 30265 | 678-262-4020

FAYETTE COUNTY APPROVAL

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA.

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____
SECRETARY

APPROVED BY FAYETTE COUNTY ENGINEER.

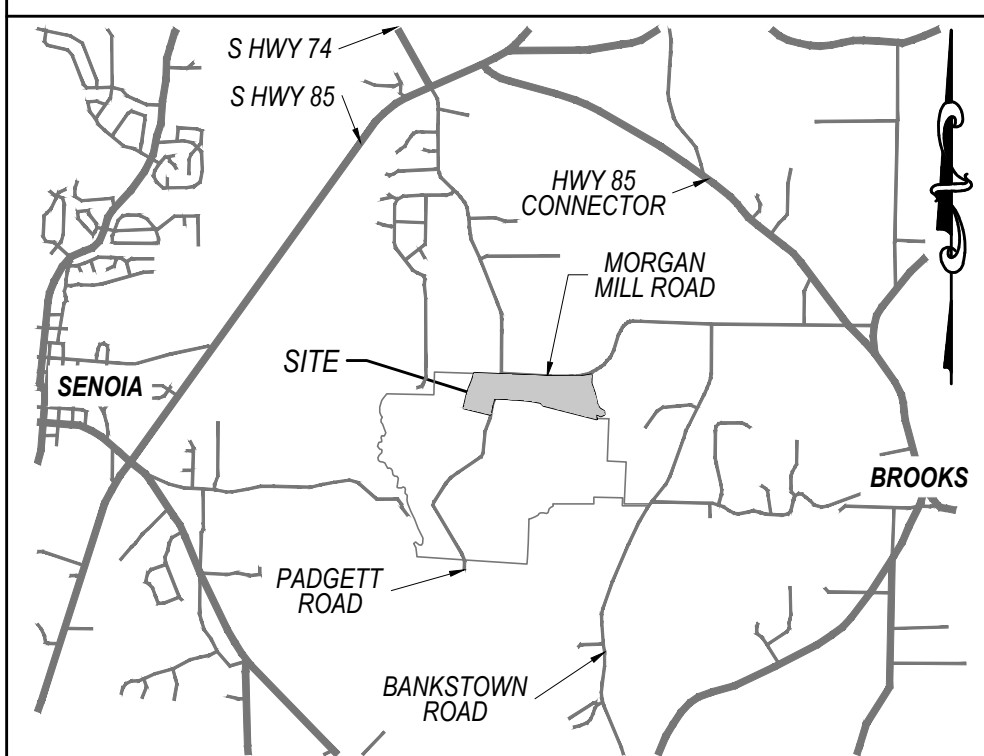
DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE _____ SIGNED _____
FIRE MARSHAL

MINOR FINAL PLAT OF: VANDER WOODS LAND LOTS 95 & 96 - 4TH DISTRICT FAYETTE COUNTY, GEORGIA

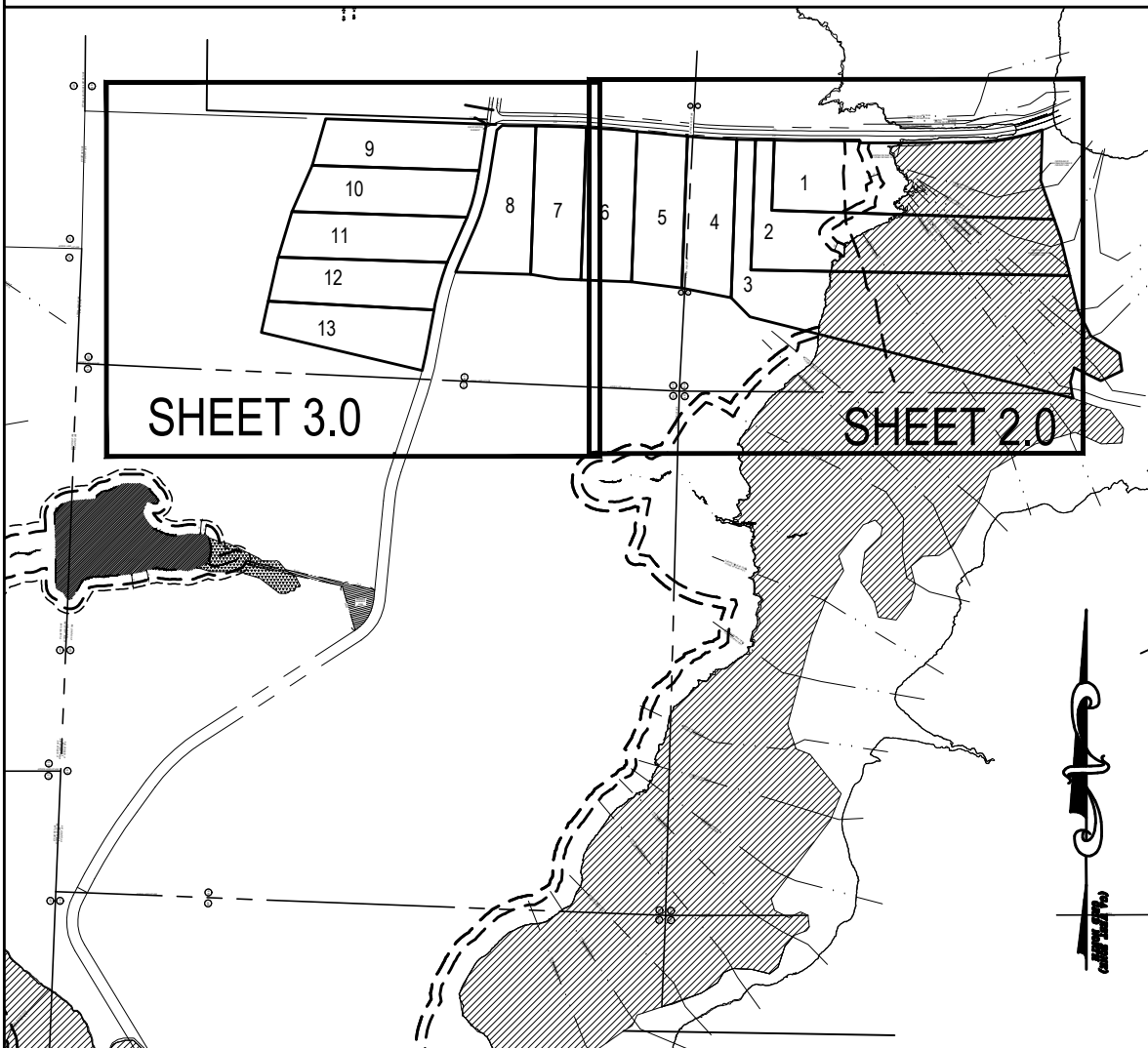
VICINITY MAP (NOT TO SCALE)



SHEET INDEX

1.0	COVER SHEET
2.0-3.0	MINOR FINAL PLAT
4.0	LEVEL III SOILS MAP

KEY SHEET (1" = 1,000')



ENGINEER INFORMATION

SEAN D. SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

SURVEYOR INFORMATION

ROBERT J. DEBIEN
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

OWNER INFORMATION

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 136,230 FEET, AND AN ANGULAR ERROR OF 0.01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,607,727 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED AUGUST 18, 2018 ON THIS PROJECT.

FLOOD NOTES

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0145E & 13113C0165E, EFFECTIVE DATE SEPTEMBER 26TH, 2008, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

THE FLOODPLAIN SHOWN ON THIS SURVEY IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

LOTS 6, 7, 8, 9, EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY PART IV OF THE DEVELOPMENT REGULATIONS, A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

CONTIGUOUS AREA

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.60 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

SITE NOTES

1. STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
2. WETLANDS EXIST ON THE SUBJECT PROPERTY.
3. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
4. NO CEMETERIES WERE FOUND ON THE PROPERTY.
5. THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55.
6. ALL KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, WILL BE ABANDONED DURING THE FINAL PLAT PROCESS.
7. NO ENTRANCE SIGNAGE WILL BE INSTALLED WITH THIS DEVELOPMENT.
8. 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.

WETLANDS NOTE

"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 THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

DEVELOPMENT DATA

1. SUBDIVIDER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
3. SURVEYOR: MOOREBASS CONSULTING, INC.
A. ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253
B. TELEPHONE NUMBER: (770) 914-9394
4. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOOREBASS CONSULTING, INC. AUGUST, 2018
B. LOCATION: FAYETTE COUNTY, GA
C. TAX ID: 041021, 0411001
D. ZONING: A-R
E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
F. TOTAL PARCEL AREA: 97.54 ACRES
G. PROPOSED NUMBER OF LOTS: 13 LOTS
H. RIGHT-OF-WAY AREA: 2.34 ACRES
I. 100 YEAR FLOODPLAIN AREA: 31.38 ACRES

- A. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
- B. CONTOUR INTERVAL: 2 FOOT
- C. TYPE OF STREETS: PUBLIC
- D. ROW WIDTH: 60' (PADGETT ROAD - 4,892 LF)
- E. ROW AREA: 2.34 ACRES (COMBINED ROW AREAS OF MORGAN MILL ROAD & PADGETT ROAD)
- F. PAVEMENT WIDTH: PAVEMENT WIDTH VARIES ALONG MORGAN MILL & GRAVEL ROAD WIDTH VARIES ALONG PADGETT ROAD
- G. STREET MAINTENANCE: FAYETTE COUNTY
- H. MINIMUM LOT SIZE: 5.0 AC (217,800 SF)
- I. MINIMUM CONTIGUOUS BUILDABLE AREA: 30 AC
- J. MINIMUM LOT WIDTH: 250' (AT BUILDING SETBACK)
- K. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
- L. MINIMUM FLOOR AREA: 1,200 S.F.
- M. BUILDING SETBACKS: FRONT: 100' (MORGAN MILL ROAD)
FRONT: 75' (PADGETT ROAD)
REAR: 75'
SIDE: 50'

- A. WATER: INDIVIDUAL WELLS
- B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
- C. ELECTRIC: COWETA-FAYETTE EMC

Moore Bass
CONSULTING
TALLAHASSEE
ATLANTA

PROJECT NAME
VANDER WOODS
FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	1	2	3	4	5	6	7	8	9	10
1	1/21/21	REVISED PER COUNTY REVIEW COMMENTS								
2	3/26/21	REVISED PER COUNTY REVIEW COMMENTS								

MB

A1041.0109-MFP-VW

DATE 11/5/20

CONTRACT # A1041.0109

DRAWN BY SDS

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to the Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all copyright, title, and other reserved rights, including the copyright.

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00008108

SEAL

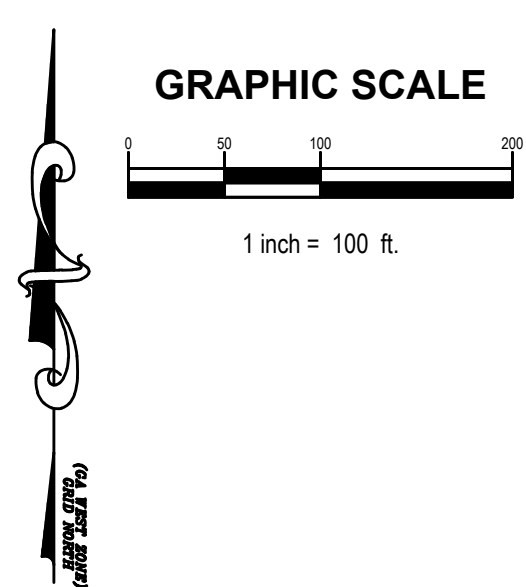
GEORGIA
REGISTERED
LAND SURVEYOR
No. 2964
ROBERT J. DEBIEN
11/19/20

SHEET TITLE

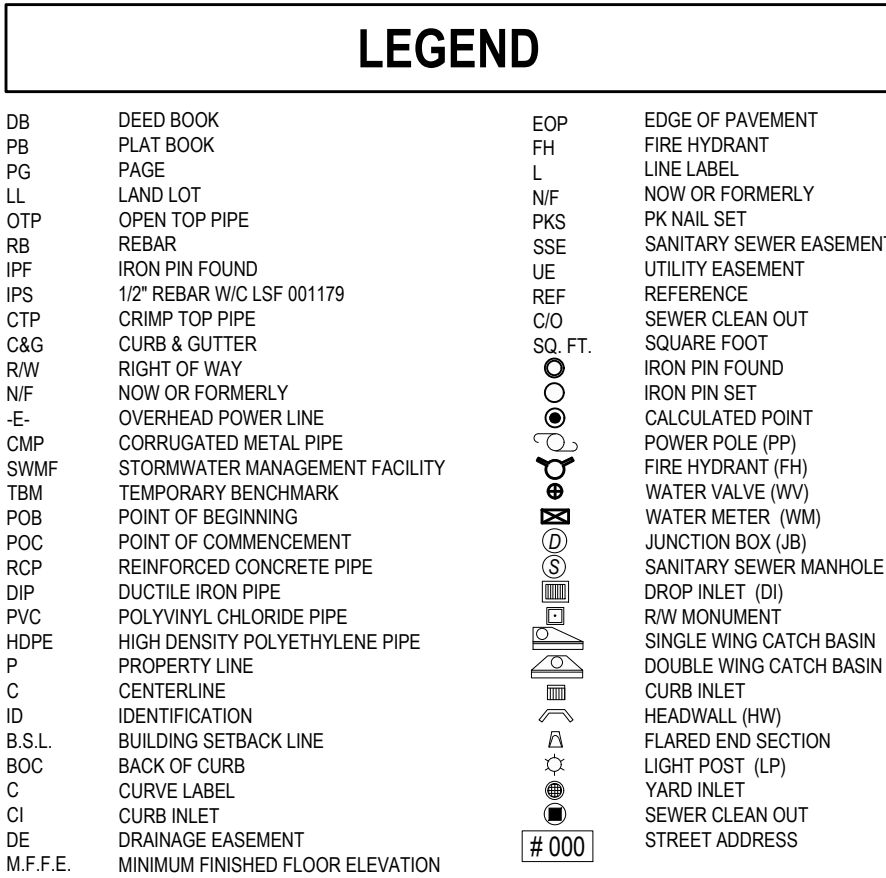
COVER
SHEET

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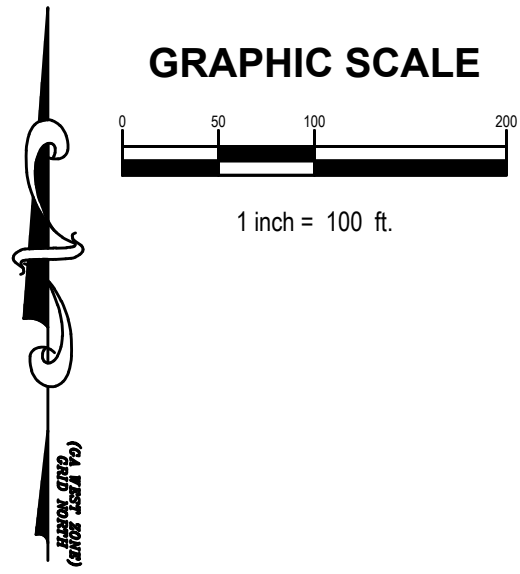
MINOR FINAL PLAT OF:
VANDER WOODS



Moore Bass

Q:\1041_0109\Workfiles\Survey\Minor Final Plat\Woods\A1041_0109-MFP-VW.dwg, 3.0-PLAT-estimates, Mar 26, 2024 - 9:05:02am

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.

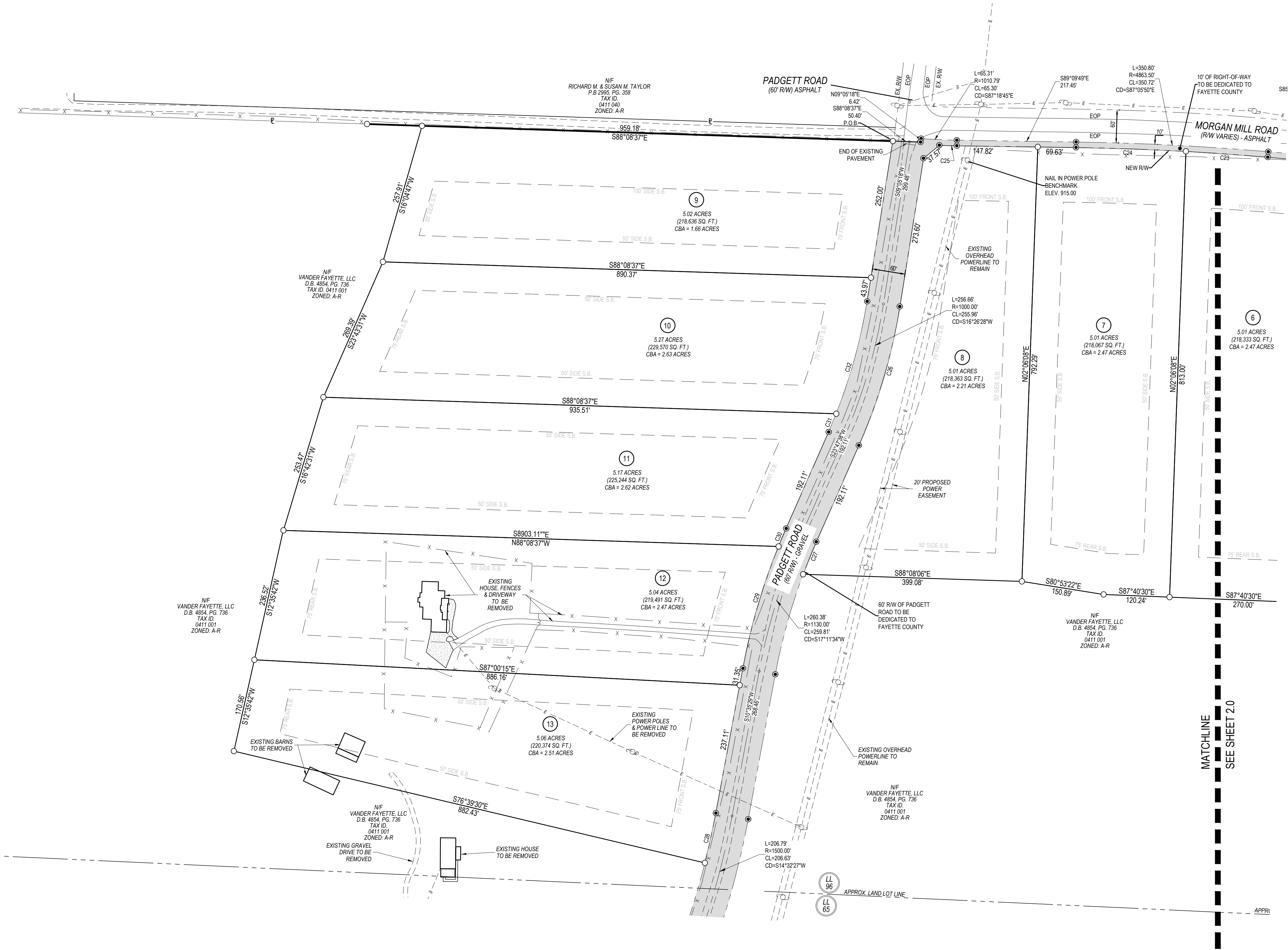


MINOR FINAL PLAT OF:
VANDER WOODS
LAND LOTS 95 & 96 - 4TH DISTRICT
FAYETTE COUNTY, GEORGIA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	153.53	11320.94	0.78	S89° 27' 36"E	153.53
C18	85.87	6445.94	0.76	N88° 29' 55"W	85.87
C19	70.19	6445.94	0.62	N87° 48' 18"W	70.19
C20	193.95	3589.96	3.10	N85° 56' 43"W	193.93
C21	12.95	3589.96	0.21	N84° 09' 57"W	12.95
C22	214.30	15230.54	0.81	N84° 36' 40"W	214.30
C23	149.67	4853.54	1.77	N85° 54' 52"W	149.67
C24	200.40	4853.50	2.37	N87° 58' 51"W	200.39
C25	31.72	1020.79	1.78	N88° 16' 24"W	31.72
C26	264.06	1030.00	14.69	S16° 26' 59"W	263.34
C27	63.92	1100.00	3.33	S22° 07' 46"W	63.91
C28	92.88	1470.00	3.62	N12° 24' 05"E	92.87
C29	231.72	1160.00	11.45	N16° 18' 51"E	231.34
C30	35.57	1160.00	1.76	N22° 43' 55"E	35.57
C31	35.96	970.00	2.12	N22° 43' 55"E	35.96
C32	212.70	970.00	12.56	N15° 23' 17"E	212.27

LEGEND

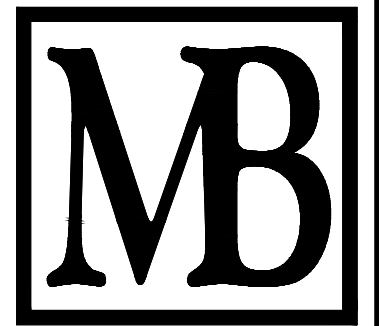
DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PL	PLAT	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/ LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	SO	SQUARE FOOT
CG	CURB & GUTTER	FT	FOOT
RW	RIGHT OF WAY		
NF	NOW OR FORMERLY		
E	OVERHEAD POWER LINE		
CMP	CORRUGATED METAL PIPE		
SWM	STORMWATER MANAGEMENT FACILITY		
BM	TEMPORARY BENCHMARK		
P	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
RC	REINFORCED CONCRETE PIPE		
ODP	DUCTILE IRON PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
P	PROPERTY LINE		
C	CENTERLINE		
ID	IDENTIFICATION		
B.S.L	BUILDING SETBACK LINE		
BOC	BACK OF CURB		
C	CURVE LABEL		
CI	CURB INLET		
DE	DRAINAGE EASEMENT		
M.F.F.E	MINIMUM FINISHED FLOOR ELEVATION		



Moore Bass
CONSULTING
TALLAHASSEE
ATLANTA

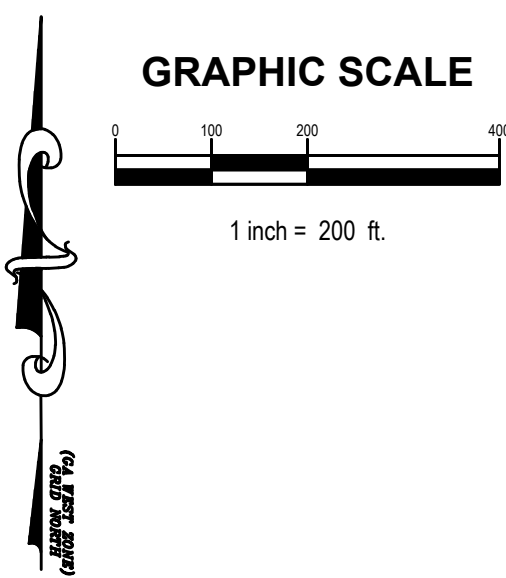
PROJECT NAME
VANDER WOODS FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC 270 N. JEFF DAVIS ROAD FAYETTEVILLE, GA 30214

REVISIONS
1 1/21/21 REVISED PER COUNTY REVIEW COMMENTS
2 3/26/21 REVISED PER COUNTY REVIEW COMMENTS

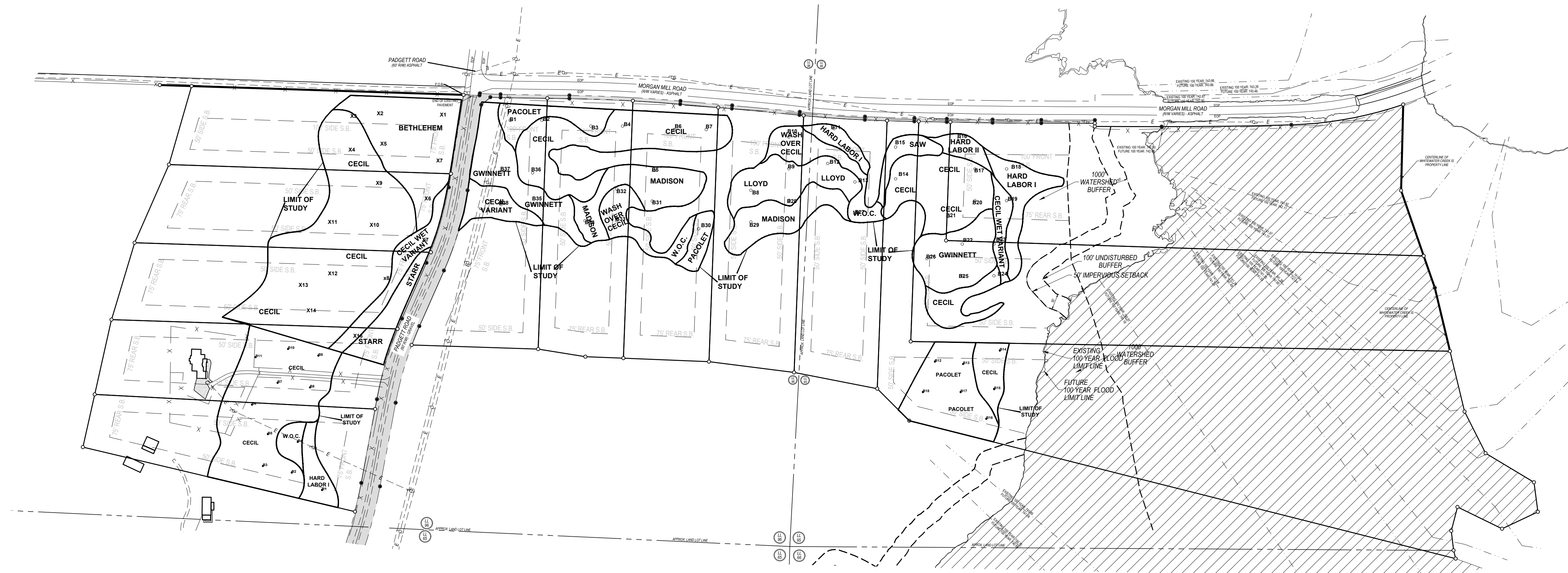


A1041.0109-MFP-VW	
DATE	11/5/20
CONTRACT #	A1041.0109
DRAWN BY	SDS
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to the Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all copyright, title, and other reserved rights, including the copyright.	
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 CERTIFICATE OF AUTHORIZATION NO. 00008108	
SEAL ROBERT J. DIBEN 1/10/20	
SHEET TITLE MINOR FINAL PLAT	
SHEET 3.0	

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.



MINOR FINAL PLAT OF:
VANDER WOODS
LAND LOTS 95 & 96 - 4TH DISTRICT
FAYETTE COUNTY, GEORGIA



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq ft)	Soil Suit. Code
Abell	>72	20-30	0-3	---	---	---	F2, F4
Bethlehem	60-72+	>72	4-12	24-36	60	---	N3
Cataula III	>72	24-36 (PWT)	1-6	---	---	---	O1
Cecil	>72	>72	2-10	36-48	60	---	A1
Cecil Variant	>72	>72	2-10	42-48	70	---	A5
Cecil Wet Variant (C.W.V.)	>72	60	1-5	24-36	70	---	P1
Gwinnett	60-72+	>72	2-10	24-36	60	---	N3
Hard Labor I	>72	30	1-5	12-18	75	0.12	C2
Hard Labor II	>72	40	2-8	18-28	75	0.12	F2, F4
Lloyd	>72	>72	4-10	36-48	65	---	A1
Madison	>72	>72	2-8	30-48	45	---	A1
Pacolet	>72	>72	2-8	30-48	45	---	A1
Rawings	48	>48	4-10	18-24	65	---	K1
Saw	30	>30	6-10	12-18	75	0.15	I1
Vance	>72	>72	1-6	48-54	75	---	A5
Wash Over Cecil (W.O.C.)	>72	>72	1-5	36-48	70	---	A2

PWT = Perched Water Table

SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, subsoilium is well drained. Trenches installed at the recommended depth should function effectively.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
- I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- K1 Soils generally have sufficient depth over bedrock to accommodate shallow conventional absorption fields. Inclusions of boulders, stones and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths. Hand auger borings have been advanced to 5 feet in this map unit.
- Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 5 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- Soils show evidence of a somewhat restrictive layer in the middle part of the profile in the Bt horizon. Brief perching of water may cause problems for absorption fields installed in the middle part of the soil profile. Soil appears to be well drained below somewhat restrictive layer. Conventional absorption field installed below restrictive layer should function effectively. Further investigation utilizing test pits is recommended to verify soil conditions below the restrictive layer to a depth of at least eight feet. If soil conditions below the restrictive layer are not suitable for conventional absorption fields, a shallow installation with an alternative absorption field producing class 1 effluent may be used.
- Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Installations deeper than 36 inches may require a treatment system producing Class 1 effluent.



Moore Bass
CONSULTING
TALLAHASSEE
ATLANTA

PROJECT NAME
VANDER WOODS
FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	
1	1/12/21 REVISED PER COUNTY REVIEW COMMENTS
2	3/28/21 REVISED PER COUNTY REVIEW COMMENTS

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: April 29, 2021
Subject: Minor Final Plat to be considered on May 6, 2021

MINOR FINAL PLAT

Minor Final Plat for Twin Creeks

OWNER/APPLICANT

Vander Fayette, LLC



Recommend **APPROVAL** for the Minor Final Plat signed April 20, 2021.

Q:\1041.0109\Wetlands\Survey\Minor Final\Twin Creeks\A1041.0109-MFP-TC.dwg, 13-COVER, satimss, Mar 26, 2021 - 9:22:32am


THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.

REFERENCES

1. PLAT BOOK 8, PAGE 96, FAYETTE COUNTY RECORDS.
2. PLAT BOOK 19, PAGE 190, FAYETTE COUNTY RECORDS.
3. PLAT BOOK 37, PAGE 199, FAYETTE COUNTY RECORDS.
4. PLAT BOOK 38, PAGE 105, FAYETTE COUNTY RECORDS.
5. PLAT BOOK 39, PAGE 110, FAYETTE COUNTY RECORDS.
6. PLAT BOOK 39, PAGE 192, FAYETTE COUNTY RECORDS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY:  DATE: 11/19/20
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558


FAYETTE COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY:  DATE: 11/19/20
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964

GEORGIA SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FAYETTE COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

 DATE: 11/19/20
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964

OWNER'S CERTIFICATE


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

BY:  DATE: 11/19/20
OWNER

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF A PORTION OF PADGETT ROAD, SAID ROAD HAVING AT LEAST A MINIMUM OF 60 FOOT RIGHT-OF-WAY & AN ADDITIONAL 10' WIDE STRIP (1,944 LF) ALONG MORGAN MILL ROAD AS INDICATED HEREON, IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

SIGHT DISTANCE CERTIFICATION

ALL PROPOSED DRIVES AND EASEMENT DRIVES SHALL MEET AASHTO SIGHT DISTANCE REQUIREMENTS: 280 FEET FOR PADGETT ROAD (25 MPH).
CLEARING OF THE RIGHT-OF-WAY MAY BE REQUIRED TO MEET THIS.

BY:  DATE: 11/19/20
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558

SOIL CLASSIFICATION CERTIFICATE

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2018 ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

BY:  #224
SIGNATURE OF SOIL CLASSIFIER GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE

WETLANDS CERTIFICATE

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS TWIN CREEKS ON 8-15-19 AND DETERMINED THAT THE PROPERTY "X" CONTAINS _____ DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

BY:  APPLIED ENVIRONMENTAL SCIENCES, INC., 190F GLENDA TRACE, STE. 327, NEWMAN GA 30285 (678-262-4020)

FAYETTE COUNTY APPROVAL

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA.

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____
SECRETARY

APPROVED BY FAYETTE COUNTY ENGINEER.

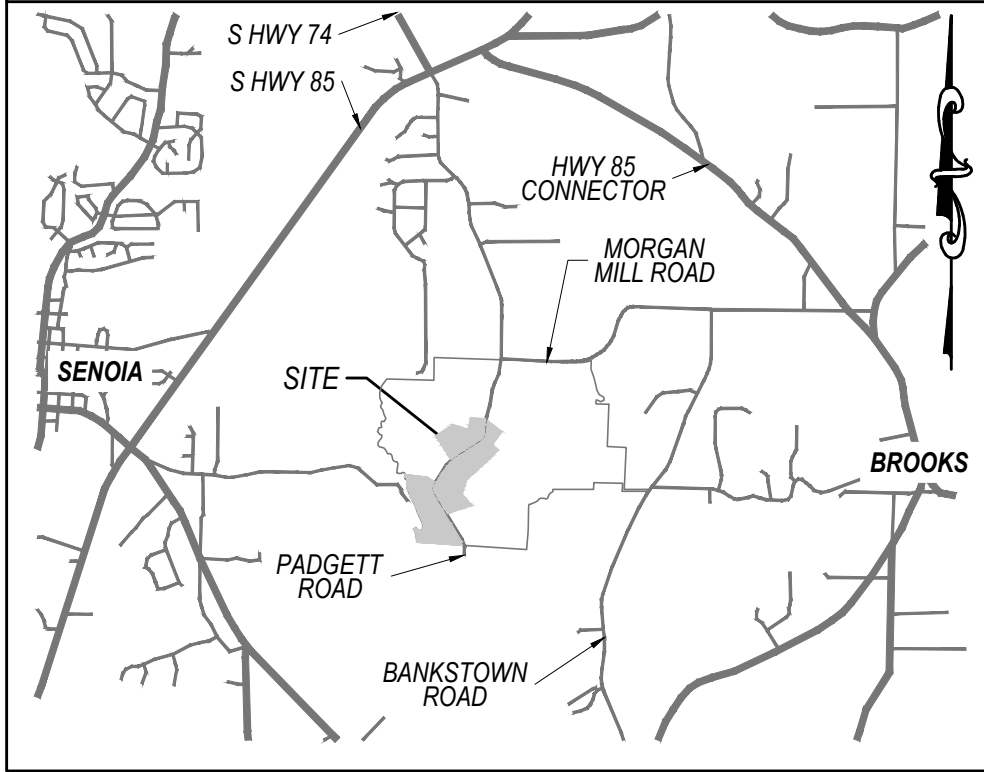
DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE _____ SIGNED _____
FIRE MARSHAL

MINOR FINAL PLAT OF: TWIN CREEKS LAND LOTS 64, 65 - 4TH DISTRICT & LAND LOTS 13 - 6TH DISTRICT FAYETTE COUNTY, GEORGIA

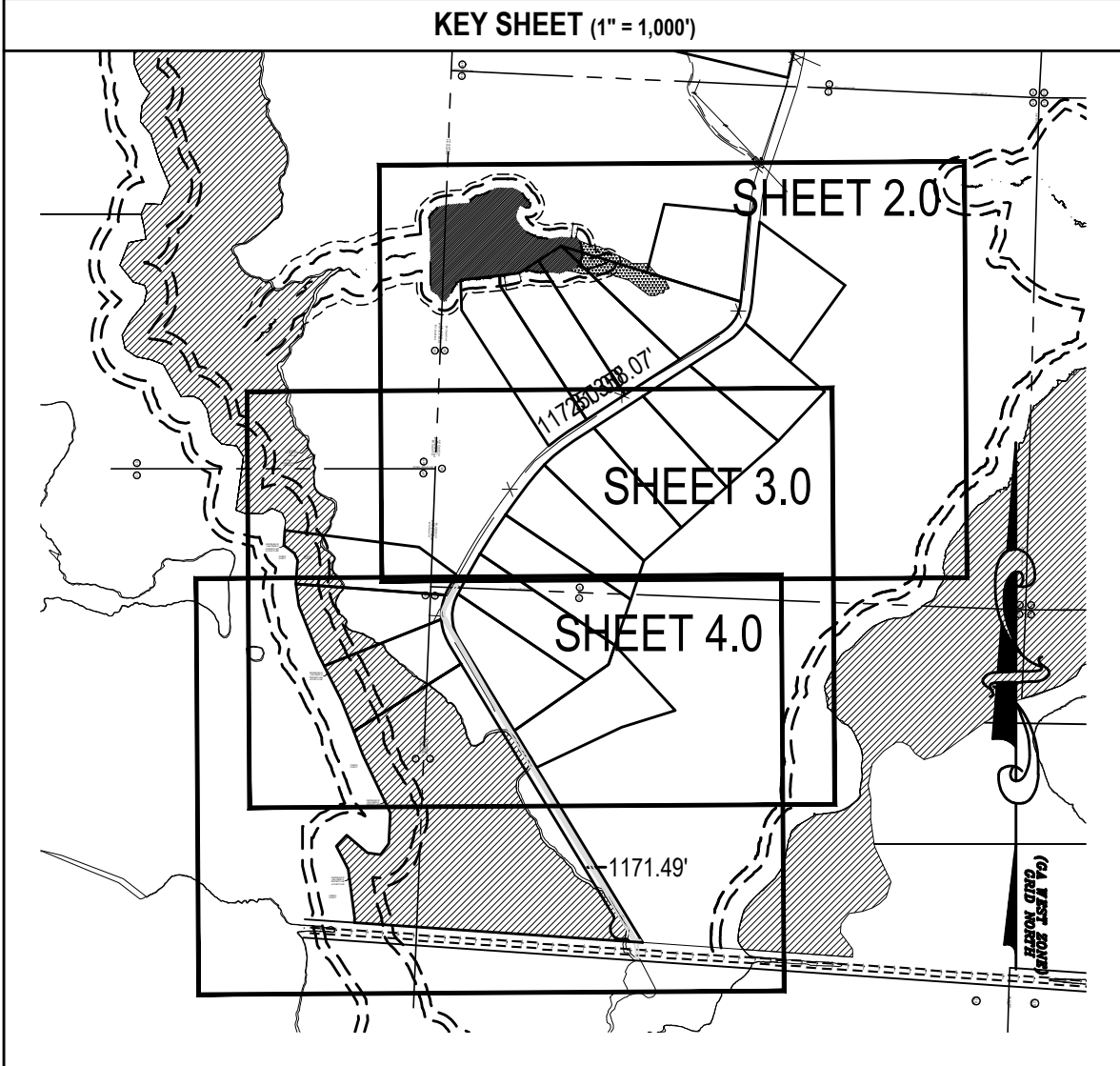
VICINITY MAP (NOT TO SCALE)



SHEET INDEX

1.0	COVER SHEET
2.0 - 4.0	MINOR FINAL PLAT
5.0	LEVEL III SOILS MAP

KEY SHEET (1" = 1,000')



ENGINEER INFORMATION

SEAN D. SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

SURVEYOR INFORMATION

ROBERT J. DEBIEN
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

OWNER INFORMATION

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 136,230 FEET, AND AN ANGULAR ERROR OF 0.01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,607,727 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED AUGUST 18, 2018 ON THIS PROJECT.

FLOOD NOTES

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0145E & 13113C0165E, EFFECTIVE DATE SEPTEMBER 26TH, 2008, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

THE FLOODPLAIN SHOWN ON THIS SURVEY IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

LOTS 6, 7, 8, 9, EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY PART IV OF THE DEVELOPMENT REGULATIONS, A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

CONTIGUOUS AREA

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.60 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

SITE NOTES

1. STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
2. WETLANDS EXIST ON THE SUBJECT PROPERTY.
3. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
4. NO CEMETERIES WERE FOUND ON THE PROPERTY.
5. THE OVERALL PRE-DEVELOPED CN FOR THIS SITE IS 55.
6. ALL KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, WILL BE ABANDONED DURING THE FINAL PLAT PROCESS.
7. NO ENTRANCE SIGNAGE WILL BE INSTALLED WITH THIS DEVELOPMENT.
8. 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.

WETLANDS NOTE

"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 THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

DEVELOPMENT DATA

1. SUBDIVIDER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
3. SURVEYOR: MOOREBASS CONSULTING, INC.
A. ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253
B. TELEPHONE NUMBER: (770) 914-9394
4. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOOREBASS CONSULTING, INC. AUGUST, 2018
B. LOCATION: FAYETTE COUNTY, GA
C. TAX ID: 041021, 0411001
D. ZONING: A-R
E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
F. TOTAL PARCEL AREA: 122.08 ACRES
G. PROPOSED NUMBER OF LOTS: 19 LOTS
H. RIGHT-OF-WAY AREA: 7.02 ACRES
I. 100 YEAR FLOODPLAIN AREA: 35.21 ACRES

- A. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
- B. CONTOUR INTERVAL: 2 FOOT
- C. TYPE OF STREETS: PUBLIC
- D. RAW WIDTH: 60' (PADGETT ROAD - 4,892 LF)
- E. R/W AREA: 7.02 ACRES PADGETT ROAD - TO BE DEDICATED
- F. PAVEMENT WIDTH: GRAVEL ROAD WIDTH VARIES ALONG PADGETT ROAD
- G. STREET MAINTENANCE: FAYETTE COUNTY
- H. MINIMUM LOT SIZE: 5.0 AC (217,800 SF)
- I. MINIMUM CONTIGUOUS BUILDABLE AREA: 0.60 AC
- J. MINIMUM LOT WIDTH: 250' (AT BUILDING SETBACK)
- K. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
- L. MINIMUM FLOOR AREA: 1,200 S.F.
- M. BUILDING SETBACKS: FRONT: 75'
REAR: 75'
SIDE: 50'

- A. WATER: INDIVIDUAL WELLS
- B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
- C. ELECTRIC: COVETA-FAYETTE EMC

Moore Bass
CONSULTING
TALLAHASSEE
ATLANTA

PROJECT NAME
TWIN CREEKS
FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	1	11/19/21	REVISED PER COUNTY REVIEW COMMENTS
	2	3/26/21	REVISED PER COUNTY REVIEW COMMENTS

MB

A1041.0109-MFP-TC

DATE 11/15/20

CONTRACT # A1041.0109

DRAWN BY SDS

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00008108

SEAL

GEORGIA
REGISTERED
LAND SURVEYOR
No. 2964
ROBERT J. DEBIEN
11/19/20

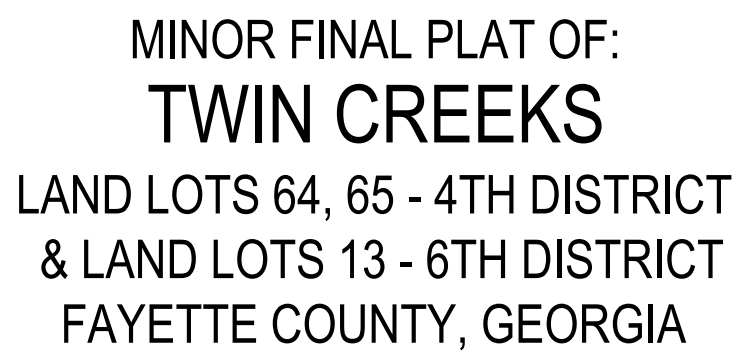
SHEET TITLE

COVER
SHEET

SHEET

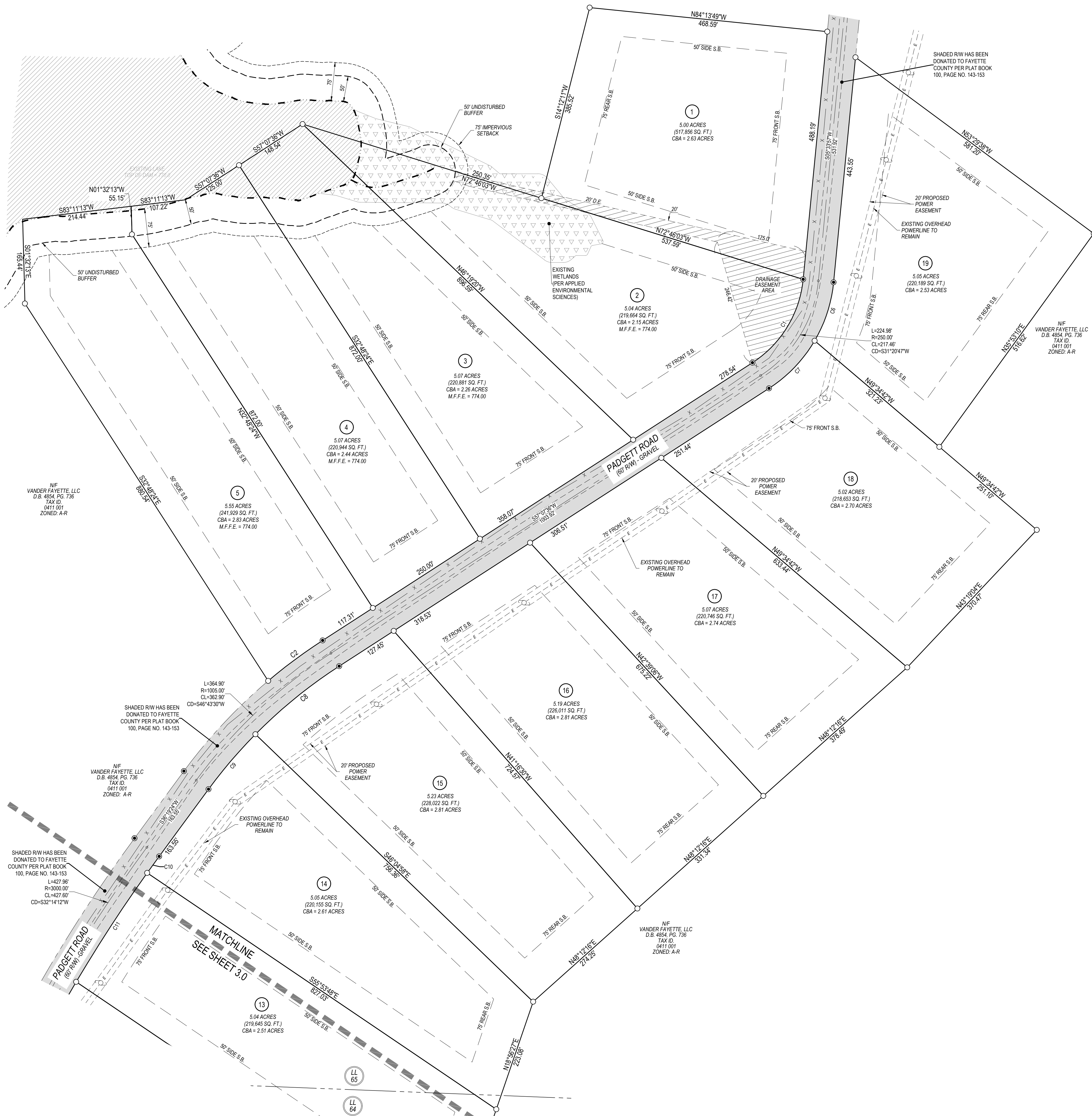
1.0

1 inch = 100 ft.



LEGEND

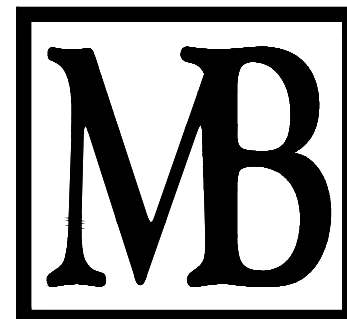
DB	DEED BOOK	EOP	EDGE OF PAVEMENT
BCC	BLT BOOK	FH	FIRE HYDRANT
PG	PAGE	LN	LINE LABEL
LT	LAND LOT	NF	NOW OR FORMERLY
OP	OPEN TOP BOOK	PK	PK-NAL SET
RR	REBAR	SS	SANITARY SEWER
IRP	IRON PN FOUND	UE	UTILITY EASEMENT
12	12" REBAR IN SF 001119	REF	REFERENCE
CMP	CRIMP TOP BOOK	CO	SEWER CLEAN OUT
G&G	GUTTER	SO, FT.	SQUARE FOOT
RW	RIGHT OF WAY	IRON PN FOUND	IRON PN FOUND
NF	NOW OR FORMERLY	IRON PN SET	IRON PN SET
OVH	OVERHEAD POWER LINE	CL	CALCULATED POINT
TMF	CORRUGATED METAL PIPE	FW	POWER POLE (F)
STW	STORMWATER MANAGEMENT FACILITY	FH	FIRE HYDRANT (H)
TEMP	TEMPORARY BENCHMARK	WV	WATER VALVE (WV)
POB	POINT OF BEGINNING	WM	WATER METER (WM)
PCP	POINT OF COMMENCEMENT	JN	JUNCTION BOX (JB)
RCB	REINFORCED CONCRETE PIPE	SM	SANITARY SEWER MANHOLE
DU	DUCTILE IRON PIPE	DN	DRAIN INLET (DI)
PCV	POLYVINYL CHLORIDE PIPE	RM	R/W MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SW	SINGLE WING CATCH BASIN
P	PROPERTY LINE	DB	DOUBLE WING CATCH BASIN
C	CENTERLINE	CU	CURB INLET
ID	IDENTIFICATION	HW	HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE	ED	FLARED END SECTION
BC	BACK OF CURB	LP	LIGHT POST (LP)
C	CURVE LABEL	YI	YARD INLET
CU	CURB INLET	SE	SEWER CLEAN OUT
DR	DRAINAGE EASEMENT	ST	STREET ADDRESS
M.F.E.	MINIMUM FINISHED FLOOR ELEVATION	# 000	



Moore Bass

PROJECT NAME	TWIN CREEKS FAYETTE COUNTY, GEORGIA
CLIENT NAME	VANDER FAYETTE, LLC 270 N. JEFF DAVIS ROAD FAYETTEVILLE, GA 30214

REVISIONS		
1	1/19/21	REVISED PER COUNTY REVIEW COMMENTS
2	3/26/21	REVISED PER COUNTY REVIEW COMMENTS



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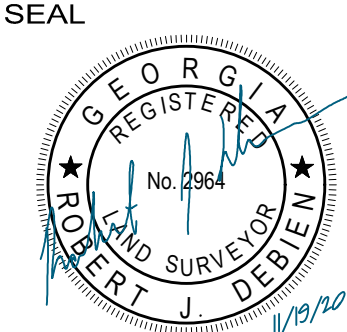
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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00008101



SHEET TITLE

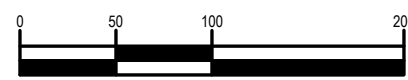
**MINOR
FINAL PLAT**

SHEET
2.0

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RECORDING INFORMATION.

GRAPHIC SCALE

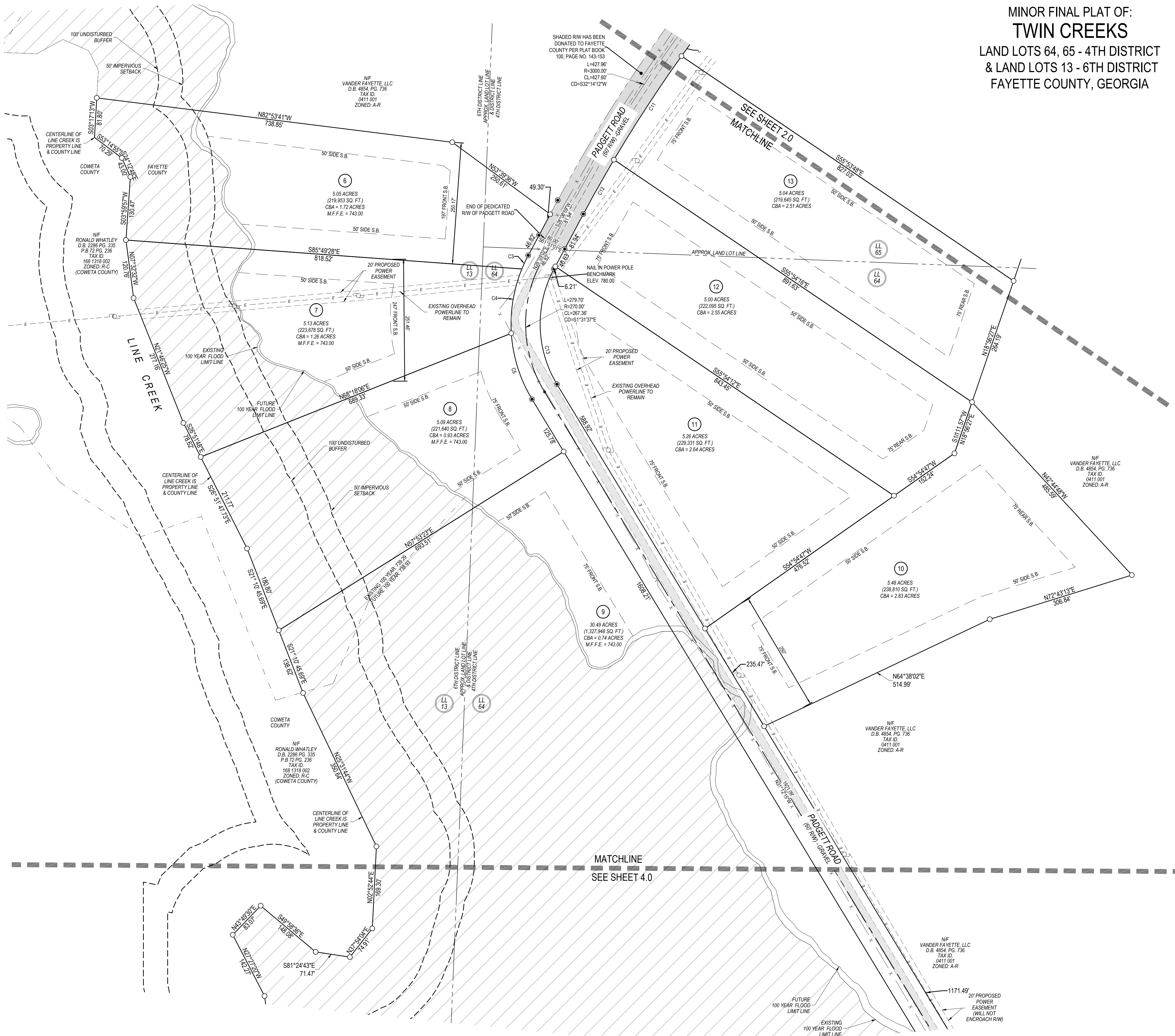


1 inch = 100 ft.



LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	PH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IFE	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/CLSP 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	CIO	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
RIW	RIGHT OF WAY	IPF	IRON PIN FOUND
NF	NOW OR FORMERLY	IPF	IRON PIN FOUND
-E-	OVERHEAD POWER LINE	IPF	IRON PIN FOUND
CMP	CORRUGATED METAL PIPE	IPF	IRON PIN FOUND
SWMF	STORMWATER MANAGEMENT FACILITY	IPF	IRON PIN FOUND
TBM	TEMPORARY BENCHMARK	IPF	IRON PIN FOUND
POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
POC	POINT OF COMMENCEMENT	IPF	IRON PIN FOUND
RCP	REINFORCED CONCRETE PIPE	IPF	IRON PIN FOUND
DIP	DUCTILE IRON PIPE	IPF	IRON PIN FOUND
PVC	POLYVINYL CHLORIDE PIPE	IPF	IRON PIN FOUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE	IPF	IRON PIN FOUND
P	PROPERTY LINE	IPF	IRON PIN FOUND
C	CENTERLINE	IPF	IRON PIN FOUND
ID	IDENTIFICATION	IPF	IRON PIN FOUND
B.S.L.	BUILDING SETBACK LINE	IPF	IRON PIN FOUND
BOC	BACK OF CURB	IPF	IRON PIN FOUND
C	CURB LABEL	IPF	IRON PIN FOUND
CI	CURB INLET	IPF	IRON PIN FOUND
DE	DRAINAGE EASEMENT	IPF	IRON PIN FOUND
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION	IPF	IRON PIN FOUND

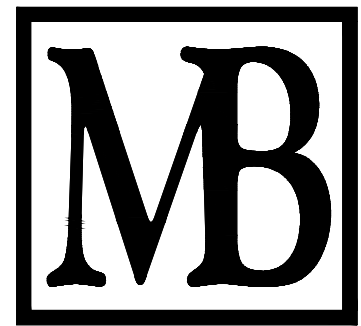


MINOR FINAL PLAT OF:
TWIN CREEKS
LAND LOTS 64, 65 - 4TH DISTRICT
& LAND LOTS 13 - 6TH DISTRICT
FAYETTE COUNTY, GEORGIA

Moore Bass
CONSULTING
TALLAHASSEE
ATLANTA

PROJECT NAME
TWIN CREEKS
FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	11/19/21	REVISED PER COUNTY REVIEW COMMENTS																		
2	3/18/21	REVISED PER COUNTY REVIEW COMMENTS																		



A1041.0109-MFP-TC

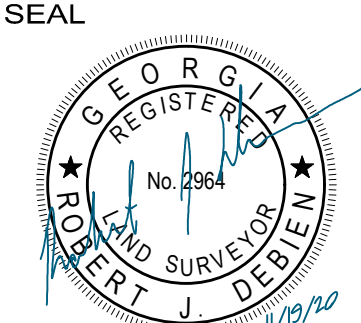
DATE 11/5/20

CONTRACT # A1041.0109

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00008108



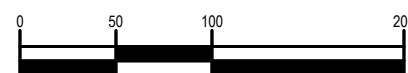
SHEET TITLE
MINOR
FINAL PLAT

SHEET
3.0

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GRAPHIC SCALE



1 inch = 100 ft.

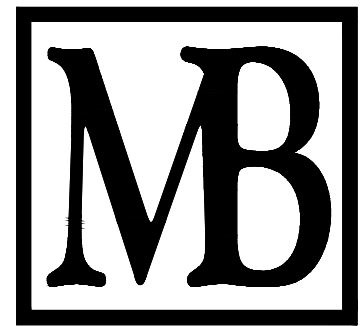


MINOR FINAL PLAT OF:
TWIN CREEKS
LAND LOTS 64, 65 - 4TH DISTRICT
& LAND LOTS 13 - 6TH DISTRICT
FAYETTE COUNTY, GEORGIA

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TALLAHASSEE
ATLANTA
www.moorebass.com

PROJECT NAME
TWIN CREEKS
FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	1	2	3	4	5	6	7	8	9	10
	11/19/21	REVISED PER COUNTY REVIEW COMMENTS								
	3/26/21	REVISED PER COUNTY REVIEW COMMENTS								



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DATE 11/5/20

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CERTIFICATE OF AUTHORIZATION NO. 00000108

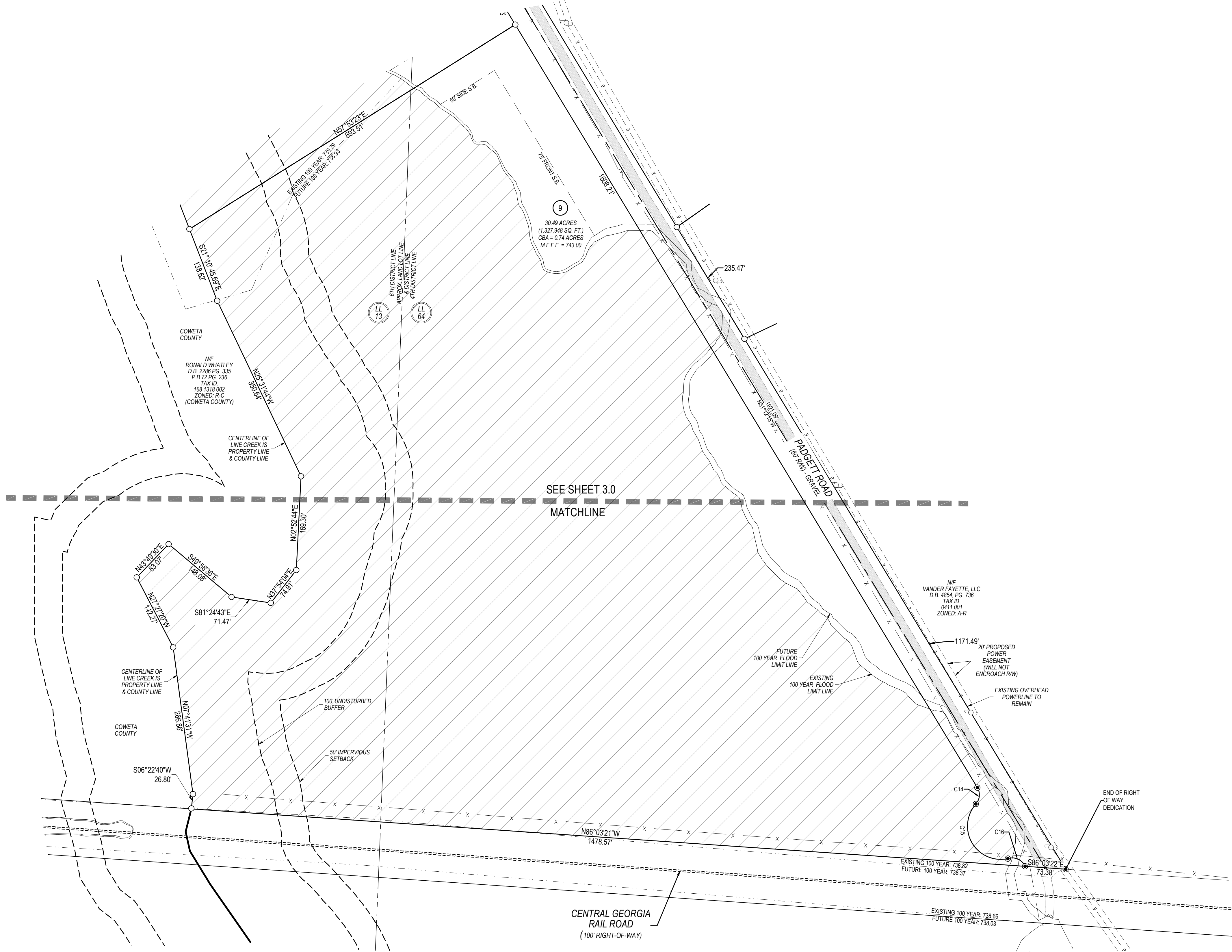


SHEET TITLE
**MINOR
FINAL PLAT**

SHEET
4.0

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PWS	PK WAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/ 1.5" 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	CO	SEWER CLEAN OUT
C&G	CURB & GUTTER	SO	SQUARE FOOT
RW	RIGHT OF WAY	REF	IRON PIN FOUND
NF	NOW OR FORMERLY	CO	IRON PIN SET
-E-	OVERHEAD POWER LINE	CP	CALCULATED POINT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY	FH	FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK	WM	WATER METER (WM)
POB	POINT OF BEGINNING	SSMH	SANITARY SEWER MANHOLE (SSMH)
POC	POINT OF COMMENCEMENT	DI	DROP INLET (DI)
RCP	REINFORCED CONCRETE PIPE	JB	JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE	WV	WATER VALVE (WV)
PVC	POLYVINYL CHLORIDE PIPE	WB	WATER METER (WB)
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
P	PROPERTY LINE	DI	DROP INLET (DI)
C	CENTERLINE	WB	WATER METER (WB)
ID	IDENTIFICATION	SSMH	SANITARY SEWER MANHOLE (SSMH)
B.S.L.	BUILDING SETBACK LINE	DI	DROP INLET (DI)
BOC	BACK OF CURB	WB	WATER METER (WB)
C	CURVE LABEL	SSMH	SANITARY SEWER MANHOLE (SSMH)
CI	CURB INLET	DI	DROP INLET (DI)
DE	DRAINAGE EASEMENT	WB	WATER METER (WB)
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE (SSMH)



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GRAPHIC SCALE



1 inch = 200 ft.



MINOR FINAL PLAT OF:
TWIN CREEKS
LAND LOTS 64, 65 - 4TH DISTRICT
& LAND LOTS 13 - 6TH DISTRICT
FAYETTE COUNTY, GEORGIA



SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
- I1 These soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- K1 Soils generally have sufficient depth over bedrock to accommodate shallow conventional absorption fields. Inclusions of boulders, stones and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths. Hand auger borings have been advanced to 5 feet in this map unit.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 5 feet and parent material is generally suitable for conventional absorption field installation. Estimated percolation rate accounts for presence of seams of weathered rock.
- O1 Soils show evidence of a somewhat restrictive layer in the middle part of the profile in the Bt horizon. Brief perching of water may cause problems for absorption fields installed in the middle part of the soil profile. Soil appears to be well drained below somewhat restrictive layer. Conventional absorption field installed below restrictive layer should function effectively. Further investigation utilizing test pits is recommended to verify soil conditions below the restrictive layer to a depth of at least eight feet. If soil conditions below the restrictive layer are not suitable for conventional absorption fields, a shallow installation with an alternative absorption field producing class 1 effluent may be used.
- P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Installations deeper than 36 inches may require a treatment system producing Class 1 effluent.

SOIL INTERPRETIVE DATA

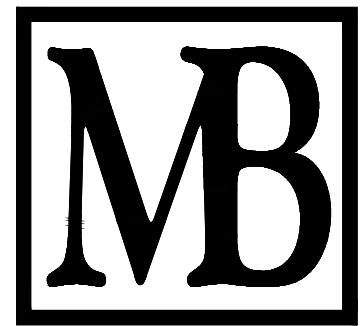
Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/sqft/day)	Soil Suit. Code
Abell	>72	20-30	0-3	----	----	----	F2, F4
Bethlehem	60-72+	>72	4-12	24-36	60	----	N3
Cataula III	>72	24-36 (PWT)	1-6	----	----	----	O1
Cecil	>72	>72	2-10	36-48	60	----	A1
Cecil Variant	>72	>72	2-10	42-48	70	----	A5
Cecil Wet Variant (C.W.V.)	>72	60	1-5	24-36	70	----	P1
Gwinnett	60-72+	>72	2-10	24-36	60	----	N3
Hard Labor I	>72	30	1-5	12-18	75	0.12	C2
Hard Labor II	>72	40	2-8	18-28	75	0.12	C2
Lloyd	>72	>72	4-10	36-48	65	----	A1
Madison	>72	>72	2-8	30-48	45	----	A1
Pacolet	>72	>72	2-8	30-48	45	----	A1
Rawlings	48	>48	4-10	18-24	65	----	K1
Saw	30	>30	6-10	12-18	75	0.15	I1
Vance	>72	>72	1-6	48-64	75	----	A5
Wash Over Cecil (W.O.C.)	>72	>72	1-5	36-48	70	----	A2

PWT = Perched Water Table

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ATLANTA

PROJECT NAME
TWIN CREEKS
FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	1	2	3	4	5	6	7	8	9	10
1	11/19/21	REVISED PER COUNTY REVIEW COMMENTS								
2	3/18/21	REVISED PER COUNTY REVIEW COMMENTS								



A1041.0109-MFP-TC

DATE 11/5/20

CONTRACT # A1041.0109

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00008108

SEAL



SHEET TITLE
LEVEL III
SOILS MAP

SHEET
5.0

PETITION NO: 1304-21 A & B

REQUESTED ACTION: A-R and C-C to R-50

PROPOSED USE: Residential Subdivision

EXISTING USE: Residential

LOCATION: SR 85 South

DISTRICT/LAND LOT(S): Land Lot(s) 59, 60, & 69, 5th District,

OWNER: Harriet S. Hazelton and Sandra S. Barge, Co-Trustees of the Geraldine A. Stinchcomb Trust and Hugh G. Stinchcomb, Executor of the Estate of Hugh M. Stinchcomb

AGENT: Luis Arango and his attorneys, Bovis, Kyle, Burch & Medlin, LLC

PLANNING COMMISSION PUBLIC HEARING: May 6, 2021

BOARD OF COMMISSIONERS PUBLIC HEARING: May 27, 2021

APPLICANT'S INTENT

Applicant proposes to rezone 46.95 acres from A-R and C-C to R-50 to develop a residential subdivision.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

1.

1304-21 A & B

INVESTIGATION

A. PROPERTY SITE

The subject property is made up of a 23.421 acre tract and a 22.612 acre tract totaling 46.95 acres fronting on SR 85 South in Land Lot(s) 59, 60, and 69 of the 5th District. SR 85 South is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

Zoning History: Rezoning petition #9-61 for C-1 zoning was approved by the Board of Commissioners on March 6, 1962. The area rezoned is described as approximately 1,000 feet parallel to Highway 85 and begins at applicant's present driveway. In October of 1971, the Board of Commissioners approved a new zoning ordinance and zoning map and the C-1 zoning district was replaced with the C-C zoning district. On November 13, 1980, the Board of Commissioners approved another new zoning ordinance and zoning map (see attached 1980 zoning map) and the C-C zoning district was retained in the new ordinance.

B. SURROUNDING ZONING AND USES

The general situation is 46.95 acres that is zoned A-R and C-C. In the vicinity of the subject property is land which is zoned A-R, R-40, R-50, C-C and C-H. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (City of Fayetteville)	.8	R-40	Single-family Residential	Low Density Single Family
	.7	R-40	Single-family Residential	Low Density Single Family
	1.23	R-40	Single-family Residential	Low Density Single Family
	5.0	R-40	Subdivision Open Space	Low Density Single Family
North (Fayette County)	1.65	C-H	Undeveloped	Low Density Residential (1 Unit/1 Acre)
	1.3	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
South	5.1	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	3.4	R-40	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	3.5	R-40	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	2.9	R-40	Single-family Residential	Low Density Residential (1 Unit/1 Acre)

Direction	Acreage	Zoning	Use	Comprehensive Plan
East	1.0	C-C	Commercial (Trading Post)	Low Density Residential (1 Unit/1 Acre)
East (across SR 85)	5.5	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	2.0	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	11.3	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	10.0	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
West	19.9	R-50	Undeveloped	Low Density Residential (1 Unit/1 Acre)
	10.5	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	11.0	A-R	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	24.25	A-R	County Park	Low Density Residential (1 Unit/1 Acre)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R and C-C to R-50 for the purpose of developing a residential subdivision. The applicant is proposing to combine the subject property with a 19.9 acre tract to the west zoned R-50 and fronting on Old Senoia Road. The R-50 rezoning (Petition 1282-19) for the 19.9 tract was approved on April, 23, 2019 with no conditions. This property will be utilized with the subject property to create a residential subdivision of 33 lots with the street access from Old Senoia Road. The existing single-family residence will maintain its access to SR 85 South.

Within the subject property is an existing landlocked nonconforming A-R lot with access via an easement from SR 85 South. This property is not being rezoned. The applicant proposes to provide an access easement to this lot from the new subdivision street. This would result in a change of address for this lot.

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 Concept Plan submitted indicates one (1) street access from Old Senoia Road.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

A small structure is depicted straddling the property line between the Amenity/Common Area and landlocked nonconforming lot. This structure must be removed/moved prior to the approval of the Preliminary Plat as the Preliminary Plat cannot be approved depicting a structure straddling a property line.

F. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System (FCWS) has reviewed the above referenced petition. FCWS has water availability via an existing 8" PVC C900 waterline adjacent to the aforementioned property along Old Senoia Road.

Public Works/ Environmental Management

Recommended Condition of Rezoning:

The developer shall provide a multi-use path that connects an internal street of the subdivision to the Kiwanis Park in the area of lots 14 and 15 as depicted on the Concept Plan. The path should 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 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

Old Senoia Road is a **collector**. For Final Plat approval Fayette County will require a ROW dedication along the Old Senoia Road frontage to provide **80 feet of ROW** as measured from the existing road centerline.

Traffic Data

The project with **33 lots** would add **310 trips per day**.

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 13131CO112E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands

The property **DOES NOT** 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 developed with more than 5,000 square feet of impervious surfaces.

Tree Protection

This development **WILL BE** subject to the Tree Protection ordinances if re-zoned and developed.

Environmental Health Department

This Dept. has no objections to proposed rezoning. Note that septic systems serving existing residences may be impacted by proposed new property lines.

Fayetteville

We do not have an objection to the rezoning as proposed. Lots 15, 16 and 17 abut the city limits/rear property lines of three lots in the Legends of Redwine subdivision which is zoned R-40 Single-family Residential. The entrance to the subdivision is across the street from the city limits/rear lot lines of several lots in the Bellmeade subdivision which is also zoned R-40 Single-family Residential.

Georgia Department of Transportation

Since there are no proposed accesses to state route 85, there are no GDOT comments.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R & C-C to R-50 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

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

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved **R-50 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 Kiwanis Park in the area of lots 14 and 15 as depicted on the Concept Plan. The path should 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 Fayette County at the Preliminary Plat stage and shown, as constructed, on the Final Plat for the subdivision. *(This condition will be administered by Public Works/Environmental Management.)*

7

49.7 TOTAL



270 20

20 15

295

2 A.

15

295

14

009

14

32

32

939

12332

2

26

711.8

**1304-21
Zoning**

NA
**R-40
City of
Fayetteville**

**SUBJECT
PROPERTY**

A-R

C-H

SR 74

A-R

C-C

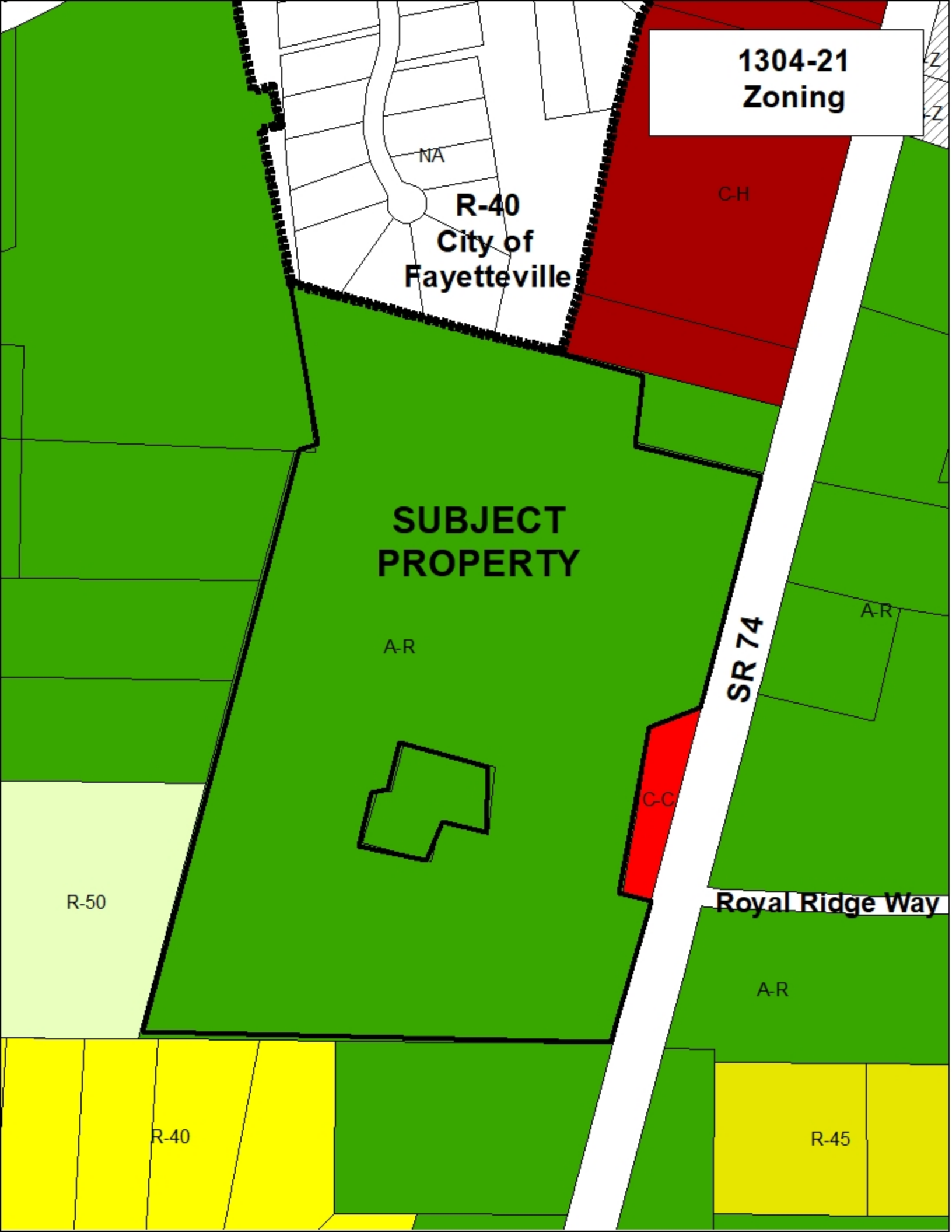
R-50

Royal Ridge Way

A-R

R-40

R-45



**1304-21
Land Use Plan**

**PARKS AND
RECREATION**

**R-40
City of
Fayetteville**

**SUBJECT
PROPERTY**

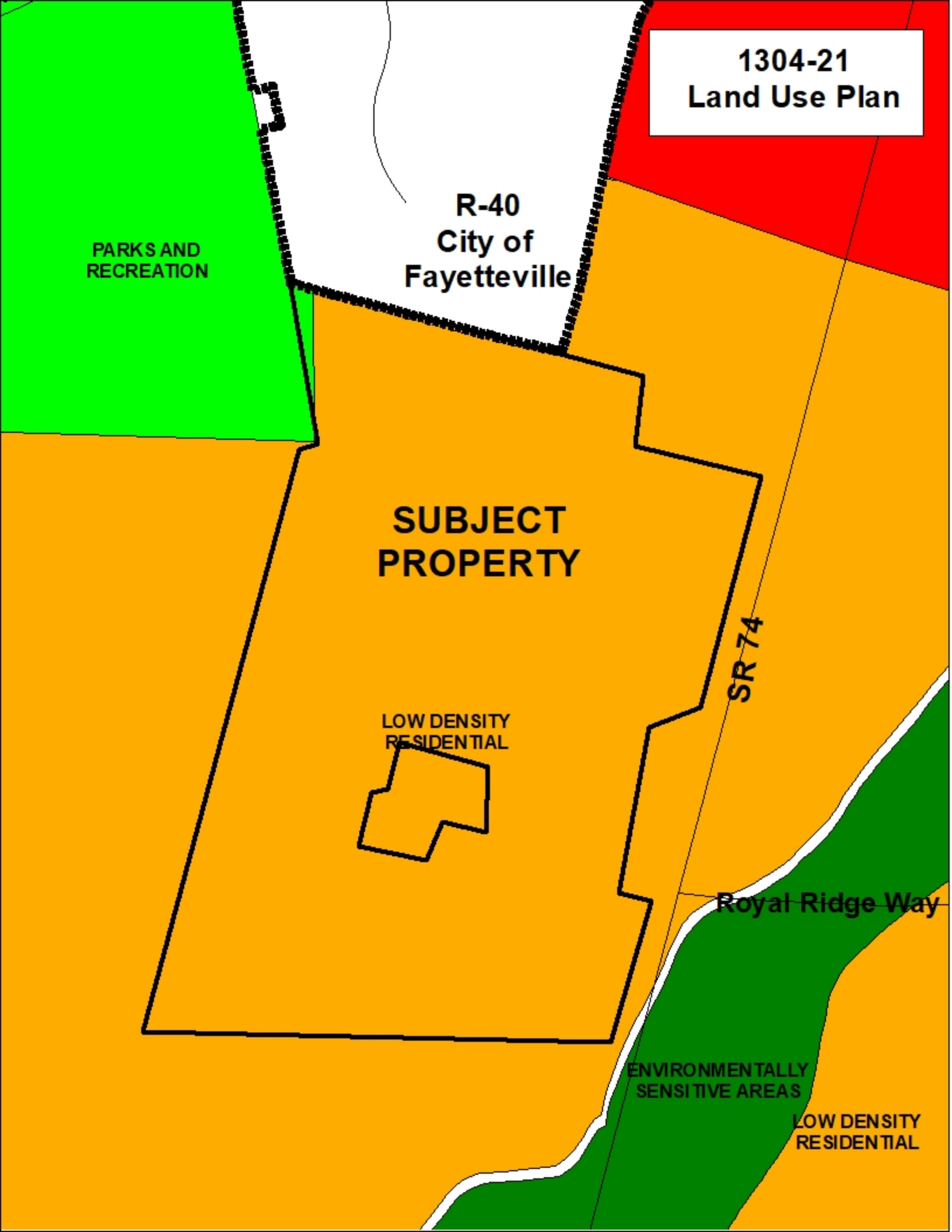
**LOW DENSITY
RESIDENTIAL**

SR 74

Royal Ridge Way

**ENVIRONMENTALLY
SENSITIVE AREAS**

**LOW DENSITY
RESIDENTIAL**



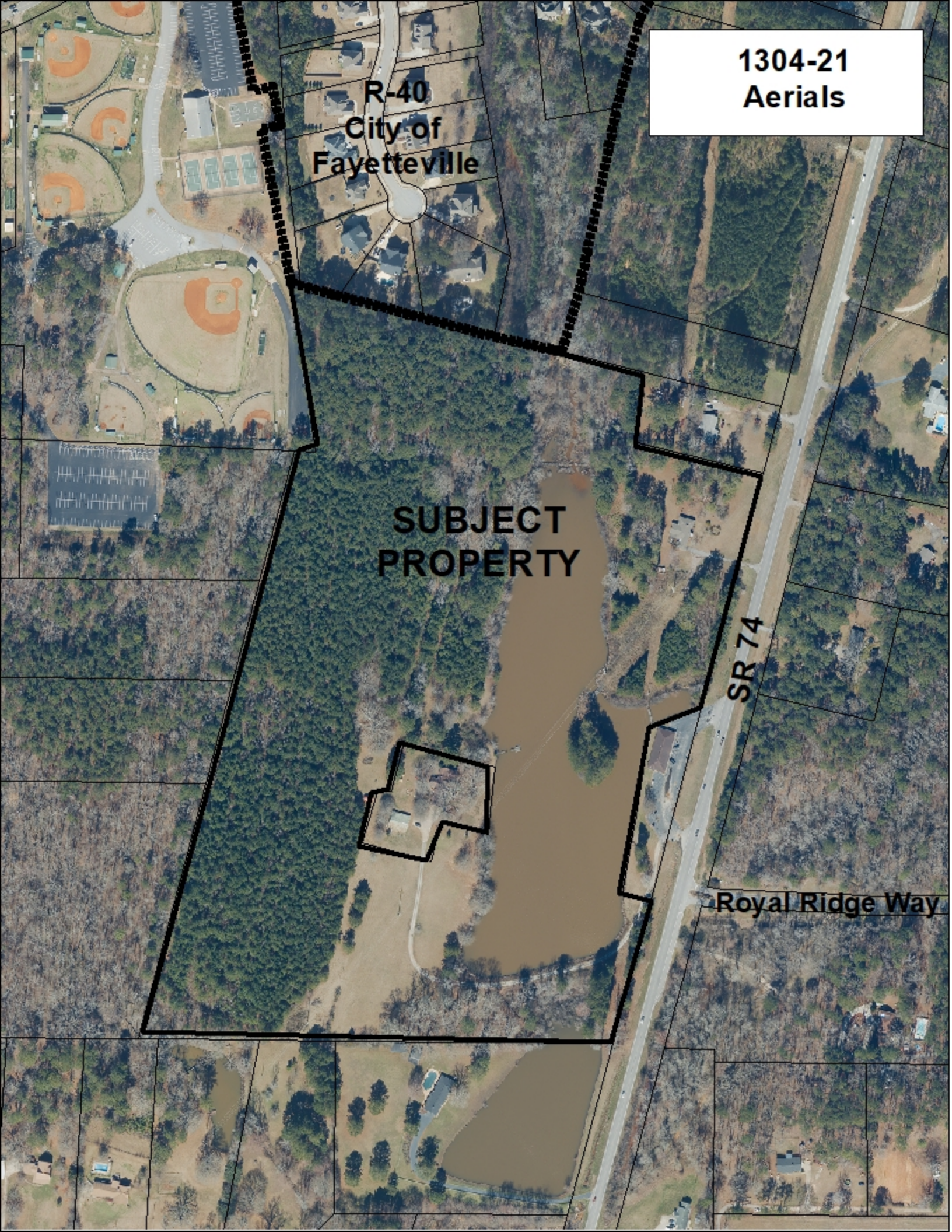
**1304-21
Aerials**

**R-40
City of
Fayetteville**

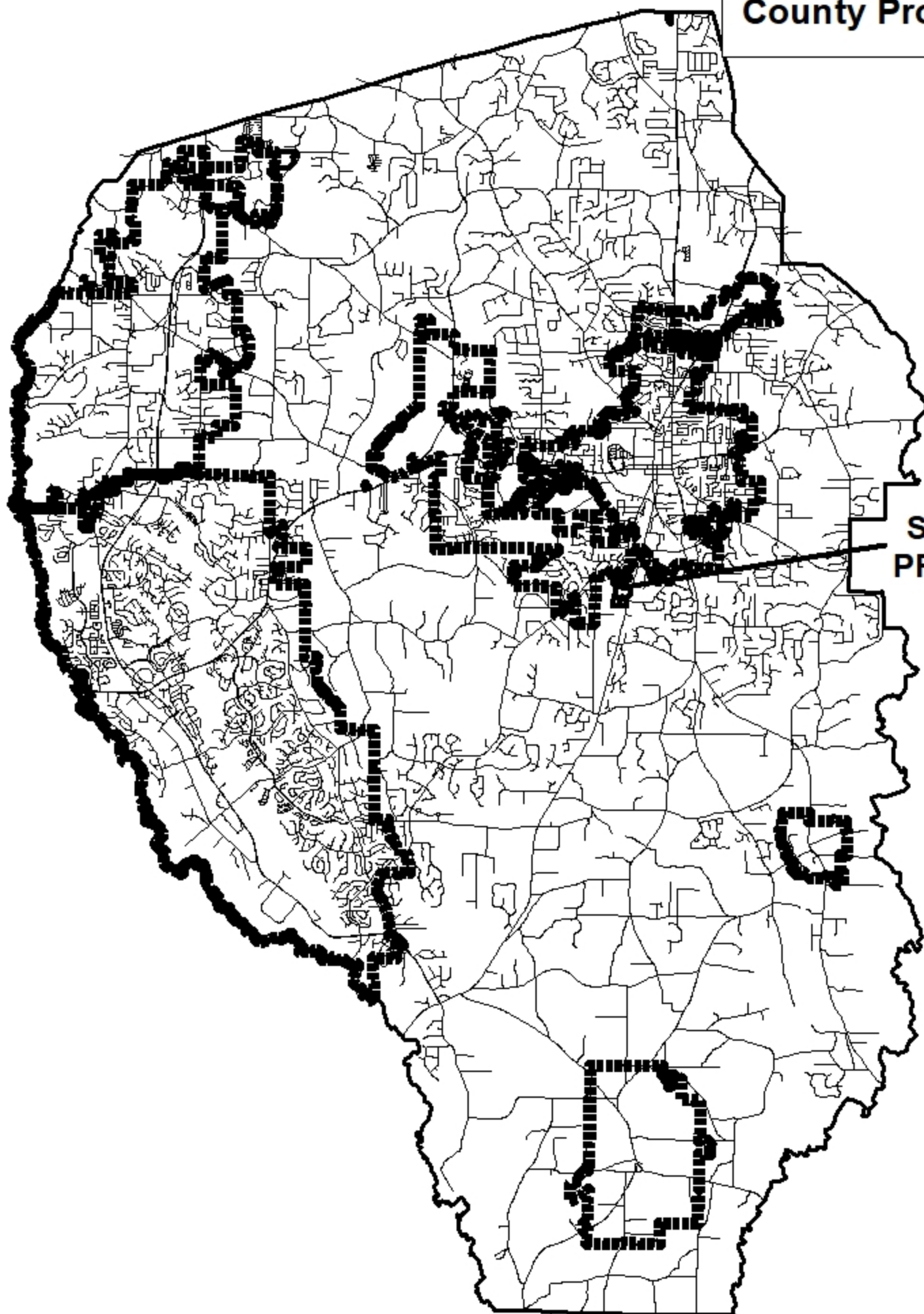
**SUBJECT
PROPERTY**

SR 74

Royal Ridge Way



1304-21
County Proximity



SUBJECT
PROPERTY

STEVEN L. JONES



sjones@boviskyle.com

Main: (770) 391-9100

Direct: (678) 338-3902

Cell: (404) 218-2756

Fax: (770) 668-0878

Monday, April 12, 2021

VIA EMAIL (pfrisina@fayettecountyga.gov)

Mr. Pete Frisina, Director
Fayette County Department of Planning and Zoning
Stonewall Administrative Complex
140 Stonewall Avenue, West
Suite 202
Fayetteville, Georgia 30214
pfrisina@fayettecountyga.gov

RE: Rezoning Application – TPN: 05010 002A

Dear Mr. Frisina:

Please accept this as a Letter of Intent for the previously filed Application to Amend the Official Zoning Map of Fayette County, Georgia (the “**Application**”) regarding Fayette County Tax Assessor Parcel Identification Number (“**TPN**”) 05010 002A (the “**Subject Property**”) which consists of 46.003 +/- acres fronting on Georgia Service Route/Highway 85 (the “**Highway**”), as shown with a blue border in **Figure 1** on the following page.¹ The Subject Property is zoned Agricultural-Residential District (“**A-R**”).

In November 2020, the Applicant, Mr. Luis Arango, (the “**Applicant**” or “**Mr. Arango**”) purchased the 19.19 +/- acre parcel (the “**Arango Property**”), which is identified as TPN 0510 021, fronts on Old Senoia Road, is contiguous with a portion of the western property line of the Subject Property, and is shown with a blue border in **Figure 2** on the following page. On April 23, 2019, the Board of Commissioners of Fayette County, Georgia (the “**Board of Commissioners**” or “**BOC**”) rezoned the Arango Property from A-R to R-50: Single-Family Residential District (“**R-50**”), which permits individual lots with a minimum size of one (1) acre. An excerpt of the zoning map showing the Subject Property and the Arango Property is included on the third (3rd) page of this letter as **Figure 3**.

The Application asks the Board of Commissioners to rezone the Subject Property from A-R to R-50 so that Mr. Arango may combine the Subject Property and the Arango Property to create and develop a single-family residential neighborhood (the “**Neighborhood**” or “**Eva Gardens**”) with approximately thirty-three (33) building lots. The concept plan for the Neighborhood (the “**Concept Plan**”) is shown on the third (3rd) page of this letter as **Figure 4** and

¹ The parcel within the Subject Property is the Brannan Property (described and defined on page 4 of this letter).

is attached in larger scale as **Attachment "A"**.

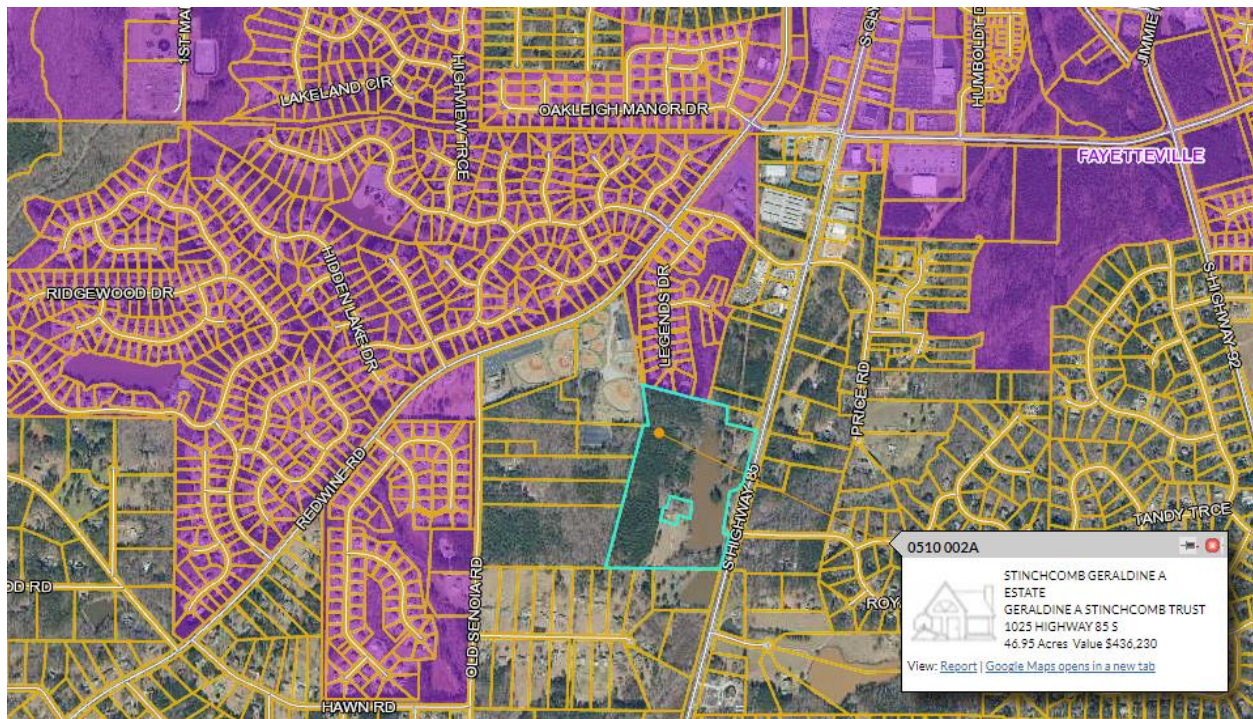


FIGURE 1 – Subject Property Location Map

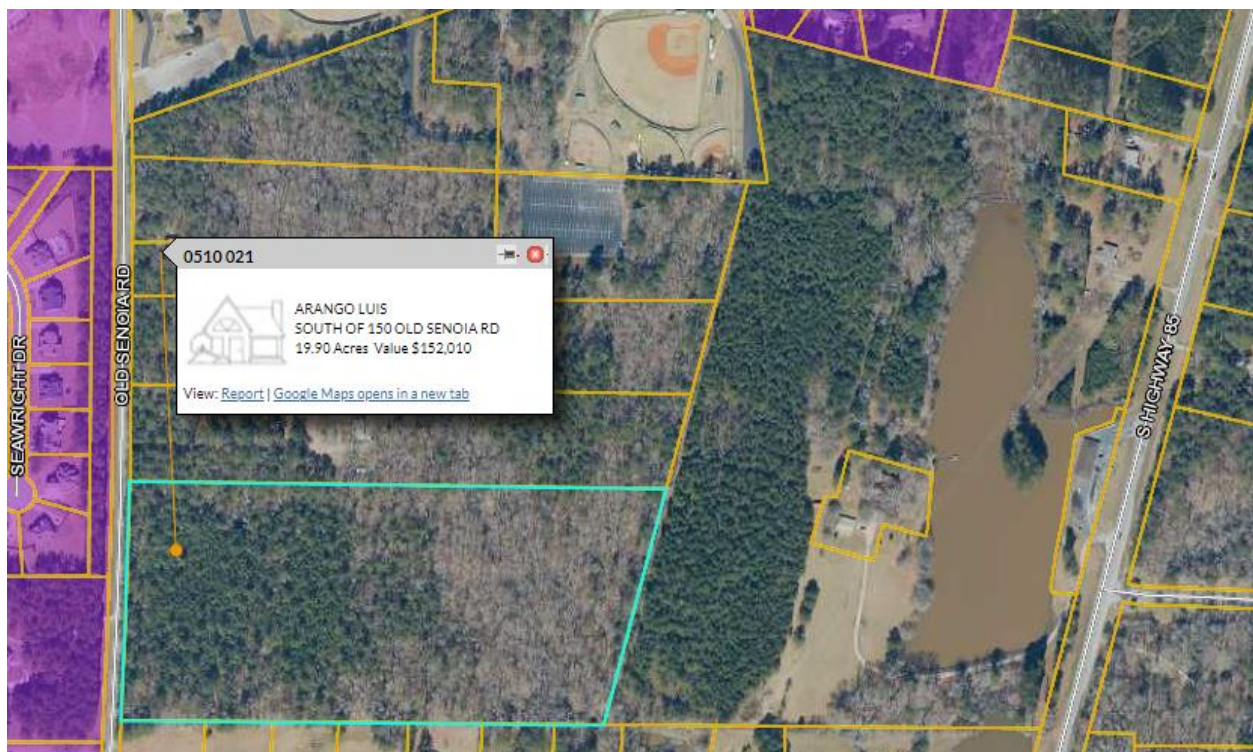


FIGURE 2 – Location of the Arango Property

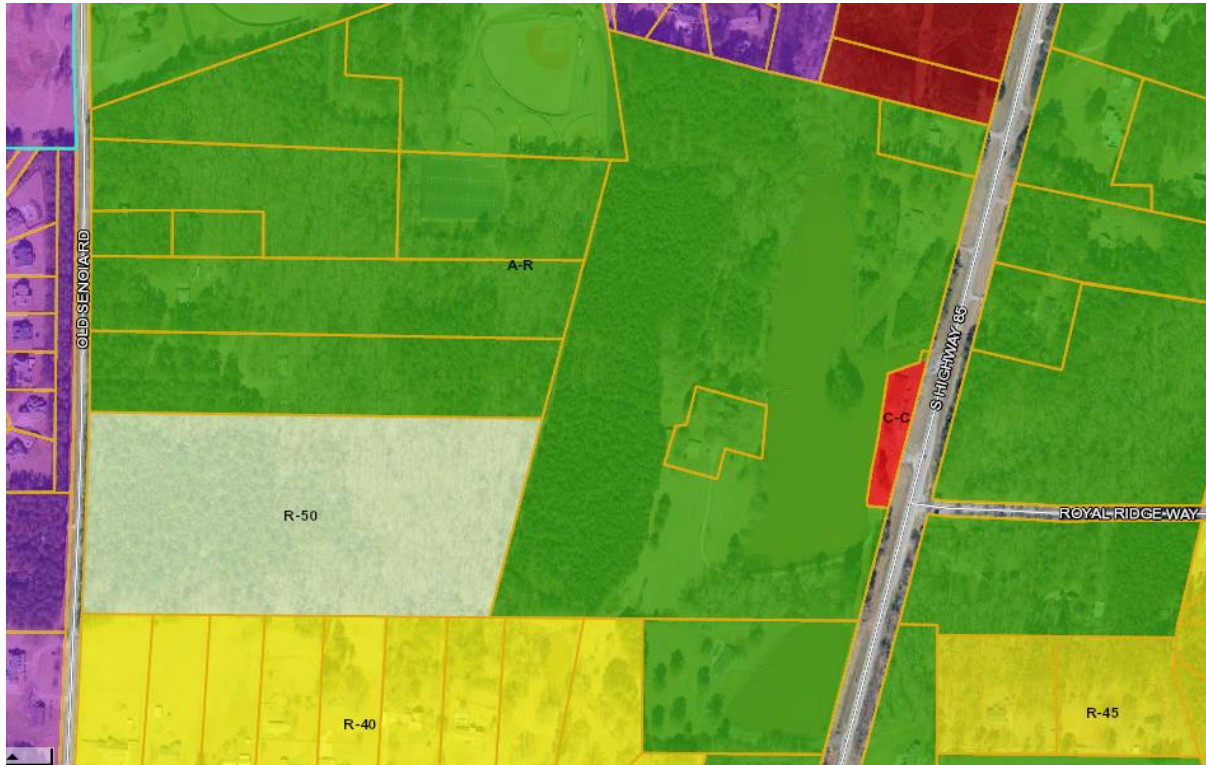


FIGURE 3 – Zoning Map

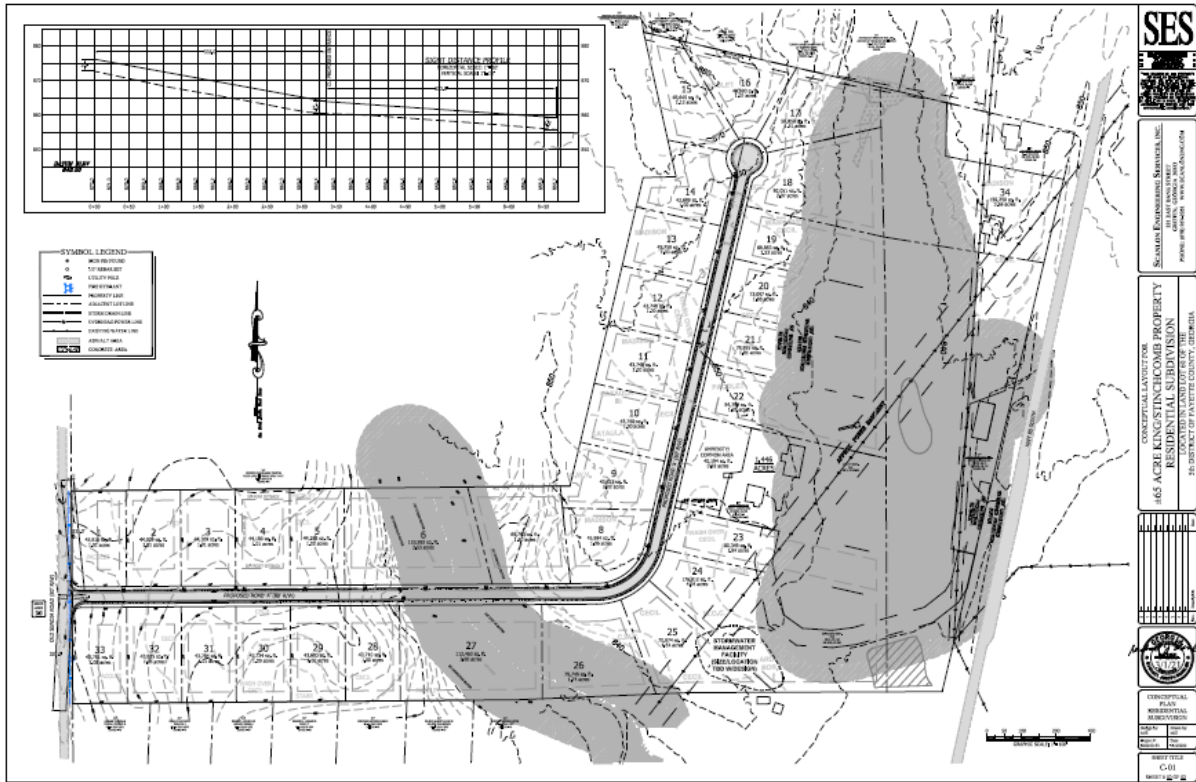


FIGURE 4 – *Concept Plan (Also attached as Attachment “A”)*

The proposed Neighborhood is consistent with Fayette County Comprehensive Plan 2017-2040 (the “**Comp. Plan**”) and its accompanying Future Land Use Plan (“**FLUM**”) which designate the Subject Property as within the “Low Density Residential (1 Unit/1 Acre)” area which plans for development with a density of no less than one (1) unit per one (1) acre. Therefore, the R-50 zoning district (requested by the Application) is consistent with the Comp. Plan and the FLUM.

The Landlocked Brannan Parcel

Landlocked within the Subject Property is a 1.45-acre parcel (identified as TIN 0510 039), owned by John H. Brannan and Dana L. Brannan (the “**Brannan Parcel**”) and not part of the Application. A single-family dwelling and pole barn are existing on the Brannan Parcel. The existing house fronts/faces the lake on the subject property shown in *Figures 1, 2, and 4* above. The pole barn (also shown in the same above figures) is located to the west of the Brannan’s house.

The Brannan Parcel is zoned A-R. The minimum acreage in the A-R district is five (5) acres. (Zoning Ordinance §§ 110-3 and 110-125(d)(1)).² Therefore, the Brannan Parcel (created in part prior to the enactment of the Zoning Ordinance in 1980) is a non-conforming lot, as that term is defined and applied in Sections 110-170 of the Zoning Ordinance. Additionally, once incorporated in the Neighborhood, the existing pole barn on the Brannan Parcel will be in the front yard of the Brannan Parcel. The Pole Barn is an accessory structure, as that term is defined the Section 110-3 of the Zoning Ordinance (“‘Accessory’ means a use or structure customarily incidental and subordinate to the principal use or structure and located on the same lot as such principal use or structure”). Accessory structures are only permitted in the front yard of residential properties (Zoning Ordinance § 110-79(e)). Therefore, in consultation with the Staff of the Fayette County Planning, Zoning, and Community Development Department (“Staff”), Mr. Arango and his undersigned counsel omitted the Brannan Parcel from the Application, although Mr. Arango’s intent is to incorporate the Brannan Parcel into the Neighborhood.

As an alternative, should it be the will of the Board of Commissioners, Mr. Arango can submit the Brannan Parcel for rezoning pursuant to Section 110-170(q) of the Zoning Ordinance which permits the rezoning of “[a] property that is improved with a legally existing structure, which [upon rezoning] would become nonconforming in terms of” the architectural requirements, minimum square footage, accessory structure requirements, and setbacks of the proposed zoning district.

The Brannans support the Application and have agreed and want to incorporate their property, the Brannan Parcel, into the Neighborhood. Specifically, if the Application is approved, the Brannan Parcel will be incorporated into the Neighborhood, provided with a new driveway to access the Brannan Parcel by the proposed internal street for the Neighborhood, and screened from that internal street and adjacent lots.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

² The Zoning Ordinance is codified at the Code of Ordinances of Fayette County, Georgia, Chapter 110.

The Subject Property Has No Practical Access Via Highway 85

The acreage of the Subject Property west of its lake accounts for most of the Subject Property's dry, buildable acreage. That acreage can only be accessed via Highway 85 using either: (a) an existing, single-car-wide, gravel driveway running from the parking lot of the commercial store known as the "Trading Post" over the dam for the lake to the Brannan Parcel (shown in **Figure 5** below by a red polygon); or (b) a thirty-foot access easement running through TIN 0510 024 (shown in **Figure 5** below by a yellow polygon). Improving the dam so that it could accommodate a road built to the specifications of the Development Regulations of Fayette County (the "**Development Regulations**")³ would be prohibitively expensive and make development of

the Subject Property not economically viable. (E.g., Development Regulation § 104-52(b) (requiring a minimum of sixty feet (60') of right-of-way for internal streets). Additionally, the access easement mentioned above through TIN 0510 024 is not wide enough for a road that meets the requirements of the Development Regulations.

Consequently, unless developed in conjunction with another adjacent property that has an alternative means of access to an existing public road, the Subject Property cannot be economically developed. Mr. Arango proposes just that—for the entrance to the Neighborhood to be via the Arango Property and Old Senoia Road.

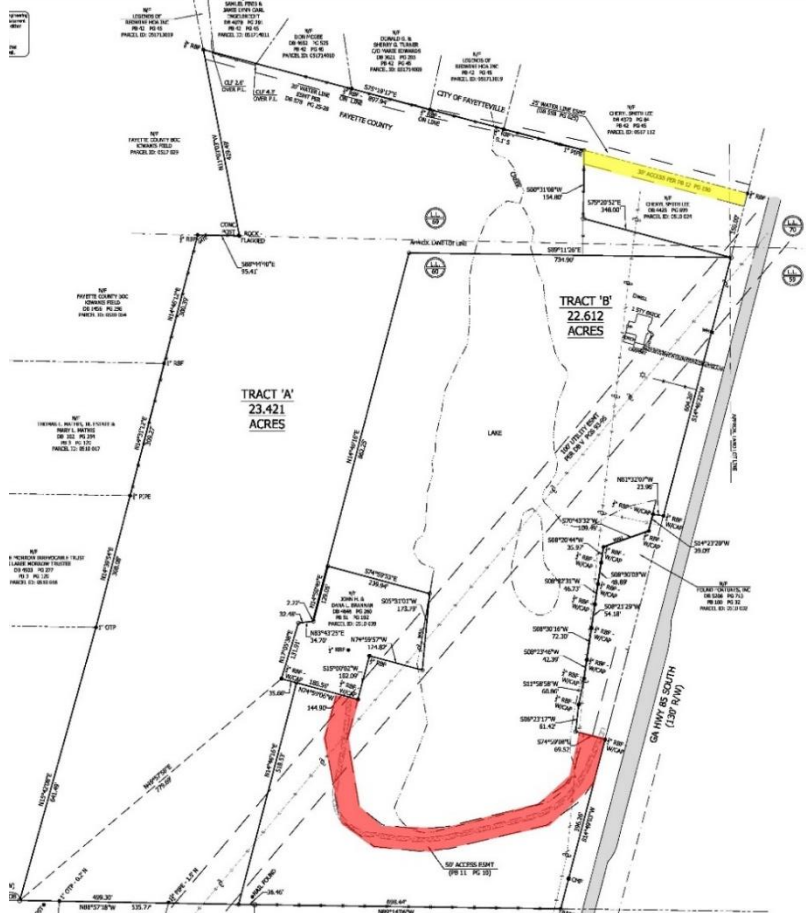


FIGURE 5 – Subject Property's Current Access Points

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³ Code of Ordinances of Fayette County, Georgia, Chapter 104.

Analysis of the Rezoning Factors

Section 110-300 of the Zoning Ordinance sets forth the factors by which a Rezoning Application is to be evaluated (the “**Rezoning Factor(s)**”). Those factors and an analysis of each are set forth below.

(1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;

As noted above, the proposed Neighborhood is consistent with the Comp. Plan and the FLUM. Therefore, the first Rezoning Factor supports approval of the Application. Specifically, the Comp. Plan provides, in part, that “Low Density Residential land uses [like that proposed by the Application] are located in the northern portion of the county and in areas adjacent to the cities of Fayetteville, Peachtree City and Tyrone.” (Comp. Plan at L-8). The Comp. Plan also notes, in relevant part, that “[g]rowth and development should be consistent with the [FLUM].” (Comp. Plan at L-22 to -26). Consequently, the first Rezoning Factor weighs in favor of approving of the Application.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

If approved, the Neighborhood would not adversely affect the existing use or usability of adjacent or nearby property. Adjacent and nearby properties are similarly developed with single-family dwellings on one (1) acre to three (3) plus acre parcels. Although there are a few institutional and commercial uses adjacent or near the Subject Property, most of the adjacent and nearby properties are used for residential purposes. The proposed Neighborhood, therefore, conforms to the development trend in the area. Since it is consistent with the historical development of adjacent and nearby property, the proposed Neighborhood does not propose a use that would potentially conflict with the use and usability of adjacent and nearby property. As a result, Eva Gardens would not adversely affect the existing use or usability of adjacent or nearby property, and the second Rezoning Factor, therefore, weighs in favor of approving the Application.

(3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools; and

The proposed Neighborhood will not result in a use that will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools. As noted above, the proposed Neighborhood is consistent with the Comp. Plan and the FLUM. Additionally, Eva Gardens would be consistent with the rezoning of the Arango Property approximately two (2) years ago. (Fayette County Board of Commissioners Resolution Number 1282-19, dated April 23, 2019). As a result, the third Rezoning Factor supports approval of the Application.

(4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.


Mr. Pete Frisina
Monday, April 12, 2021
Page 7

As noted above, the Subject Property is without sufficient land fronting on Highway 85 to construct a public road allowing development of the Subject Property's acreage west of its lake. Therefore, if the Application is not approved, and the Subject Property not permitted to be developed in conjunction with the Arango Property, it will be without a viable means of public ingress/egress. And, as a result, the Subject Property will be deprived of all economically viable uses. Therefore, the existing conditions of the Subject Property affect its use and development and, accordingly, the fourth Rezoning Factor supports approval of the Application.

CONCLUSION

Based on the foregoing, the Application and this Letter of Intent respectfully request that the Fayette County Board of Commissioners approve (as filed) the Application. Should you have any questions or concerns regarding the request, please do not hesitate to contact me.

Sincerely,



Steven L. Jones

Enclosures

cc: Mr. Howard Johnson (hjohnson@fayettecountyga.gov)
Ms. Chanelle Blaine (cblaine@fayettecountyga.gov)

This drawing is a representation of the land and does not constitute a warranty or guarantee of any kind. The surveyor is not responsible for any errors or omissions in this drawing. The surveyor is not responsible for any errors or omissions in this drawing. The surveyor is not responsible for any errors or omissions in this drawing.

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WROUGHT IRON FENCE LINE
- SAINTWAY SOWER LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT LINE
- ASPHALT AREA
- CONCRETE AREA
- DIRT AREA

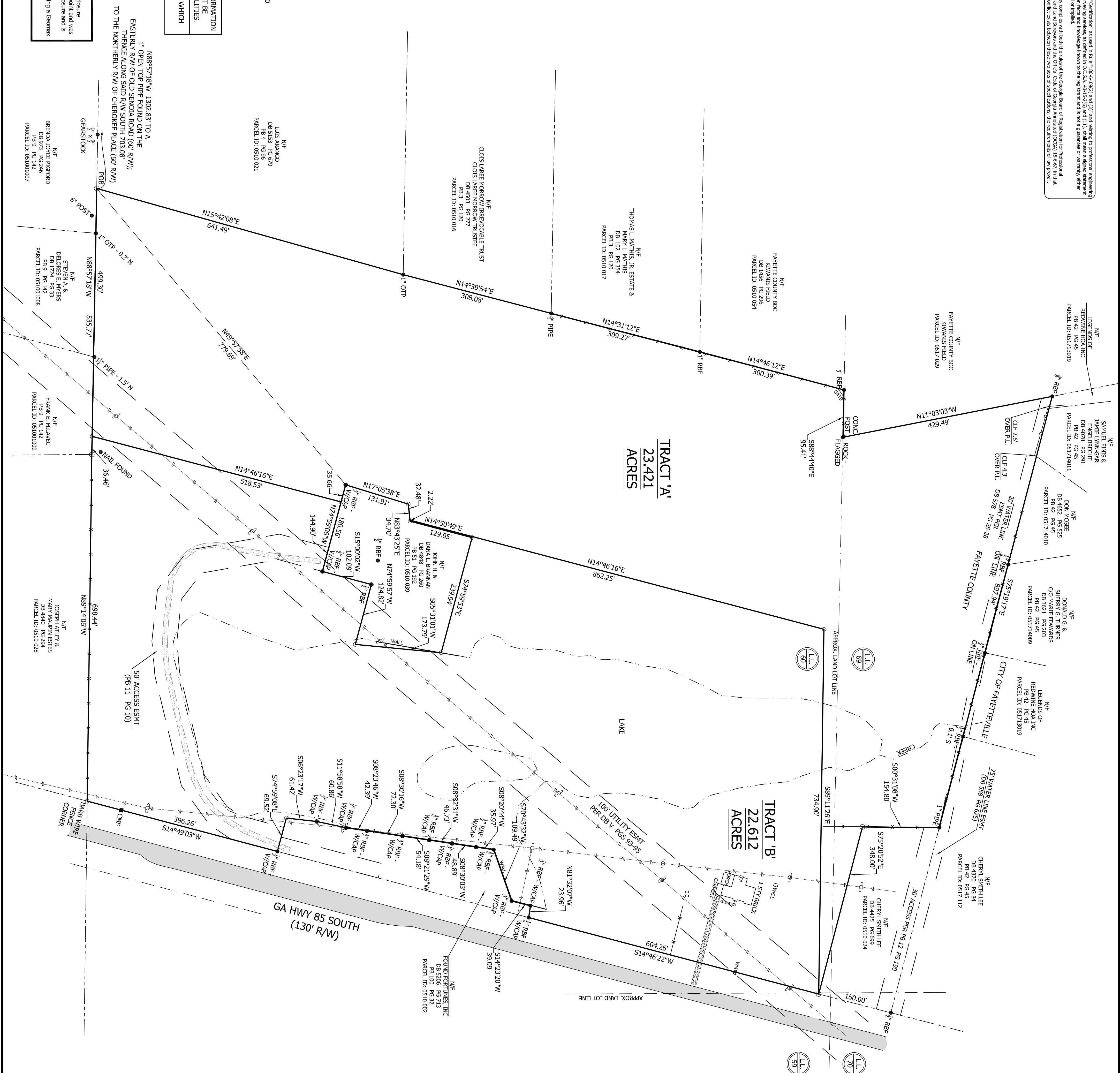
REFERENCES & NOTES

CLERK OF RECORD: GERALDINE A. STINCHCOMB ESTATE
GERALDINE A. STINCHCOMB TRUST
DEEDS: DB 1061 PG 527
PARCEL ID: 0510 002A

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES. THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.



PLAT CERTIFICATION:



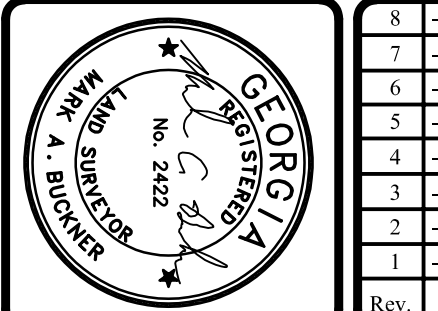
This plat is a representation of an existing parcel or parcels of land and does not constitute a warranty or guarantee of any kind. The surveyor is not responsible for any errors or omissions in this drawing. The surveyor is not responsible for any errors or omissions in this drawing. The surveyor is not responsible for any errors or omissions in this drawing.

BOUNDARY SURVEY

Revised by: JMS
Project #: R20050133
Date: 3/30/2021

Drawn by: JMS
Project #: R20050133
Date: 3/30/2021

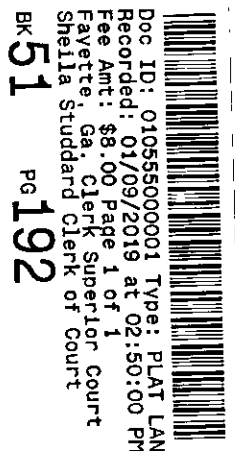
370D
SHEET # 01 OF 01



BOUNDARY SURVEY FOR
STINCHCOMB ESTATE
LOCATED IN LAND LOTS 59, 60, & 69 OF THE 5th DISTRICT,
FAYETTE COUNTY, GEORGIA

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 www.scanloneng.com
★ LSF 000859 ★





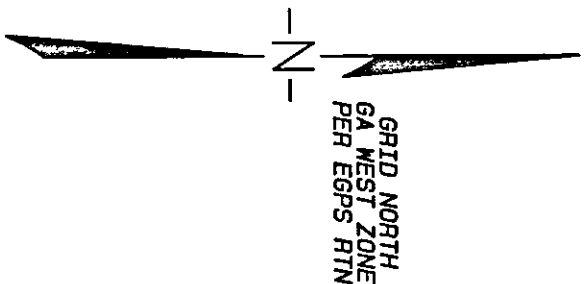
RETRACEMENT SURVEY
AND SURVEY TO RECONFIGURE
BOUNDARY LINES

CURRENT OWNERS:
ORIGINAL 1 ACRES
BILLY RAY POSEY AND DEBORAH S. POSEY
PER WARRANTY DEED DATED 01-28-2003
AND RECORDED IN DEED BOOK 264, PAGES 57-58
REFERENCE PLAT BOOK 11, PAGE 101

NEW ACRES ADDED:
GERALDINE A. STINGORNE
TRUST DATED JULY 25, 1995
DEED BOOK 1081, PAGES 527-528

ORIGINAL ACRES: 1.00 +/- ACRES
NEW ACRES ADDED: 0.45 +/- ACRES
TOTAL AREA: 1.45 +/- ACRES

GENERAL NOTES: 1) NAD 83 PER STATE GPS READING AND GPS CORRECTION
2) THIS SURVEY WAS AUTHORIZED BY BILLY RAY POSEY



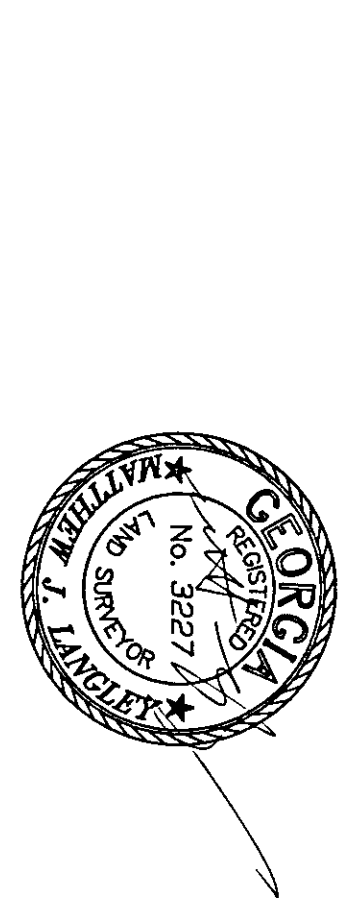
THIS PLAT DOES NOT CONSTITUTE A SURVEYORSHIP AS CURRENTLY DEFINED BY
FAVETTE COUNTY PLANNING AND ZONING DEPARTMENT. HEREON, FAVETTE
COUNTY AFFIRMS THAT THE FINAL REVIEW AND PLAT REVIEW BY FAVETTE
DEPARTMENT IS NOT REQUIRED PRIOR TO RECORDING OF THIS PLAT.

ACKNOWLEDGMENT SIGNATURE, FAVETTE COUNTY
PLANNING AND ZONING DEPARTMENT
DATE 11/19/2019

As required by subsection (d) of O.C.G.A. Section 45-6-67, this plat has been
prepared by a duly licensed and bonded surveyor and is subject to the provisions of
this act. Such approvals or affirmations should be confirmed with the recording of any
particular instrument. Furthermore, the undersigned land surveyor certifies that this plat complies
with the minimum technical standards adopted by the Georgia Board of Registration for Professional
Engineers and Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.

MATTHEW LAMBLEY, GEORGIA PLS #3227

12/20/2018
DATE



IN MY OPINION, BY GRAPHIC SCALING ONLY,
THE SURVEY IS TRUE TO THE 100' YEAR FLOOD PLAIN AS
SHOWN ON THE FLOOD INSURANCE
MAP, SEPTEMBER 26, 2008

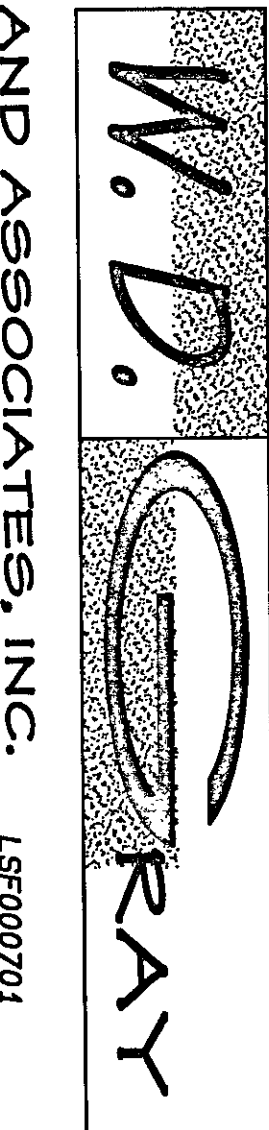
PREPARED FOR:
BILLY RAY POSEY
AND
DEBORAH S. POSEY

LAND LOT 60, 5TH DISTRICT
FAVETTE COUNTY, GA.
SCALE: 1" = 40'
LAST DATE OF FIELD WORK: 12/04/2018
DATE OF DRAWING: 12/20/2018

CRASURE DATA
FIELD CLOSURE = 1" : 10, 175
ANGLE POINT ERROR = 13"
ADJUSTMENT METHOD = NONE
PLAT CLOSURE = 1" : 140, 120

LINE	BEARING	DISTANCE
EL.1	S15°10'54"W	98.99
EL.2	S94°21'31"W	50.91
EL.3	S84°21'38"W	99.91
EL.4	S76°01'48"W	22.91
EL.5	S53°13'30"W	61.30
EL.6	N83°52'12"W	104.26
EL.7	N92°08'45"W	100.65
EL.8	N09°59'04"W	185.47
EL.9	N15°00'34"E	103.48
EL.10	S74°57'50"E	90.00
EL.11	S02°59'04"E	165.11
EL.12	S82°08'48"E	67.18
EL.13	S93°22'17"E	89.19
EL.14	N65°01'30"E	61.70
EL.15	N76°21'40"E	214.24
EL.16	N64°51'31"E	31.69
EL.17	N15°10'54"E	90.40
EL.18	S74°59'01"E	50.00

BASEMENT LINE TABLE



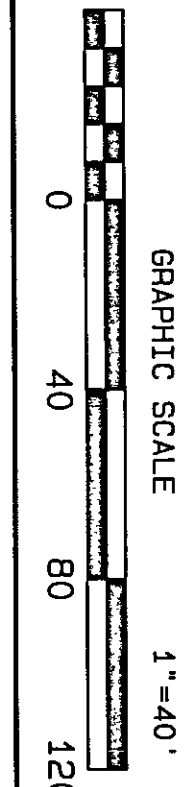
AND ASSOCIATES, INC. LSP000701

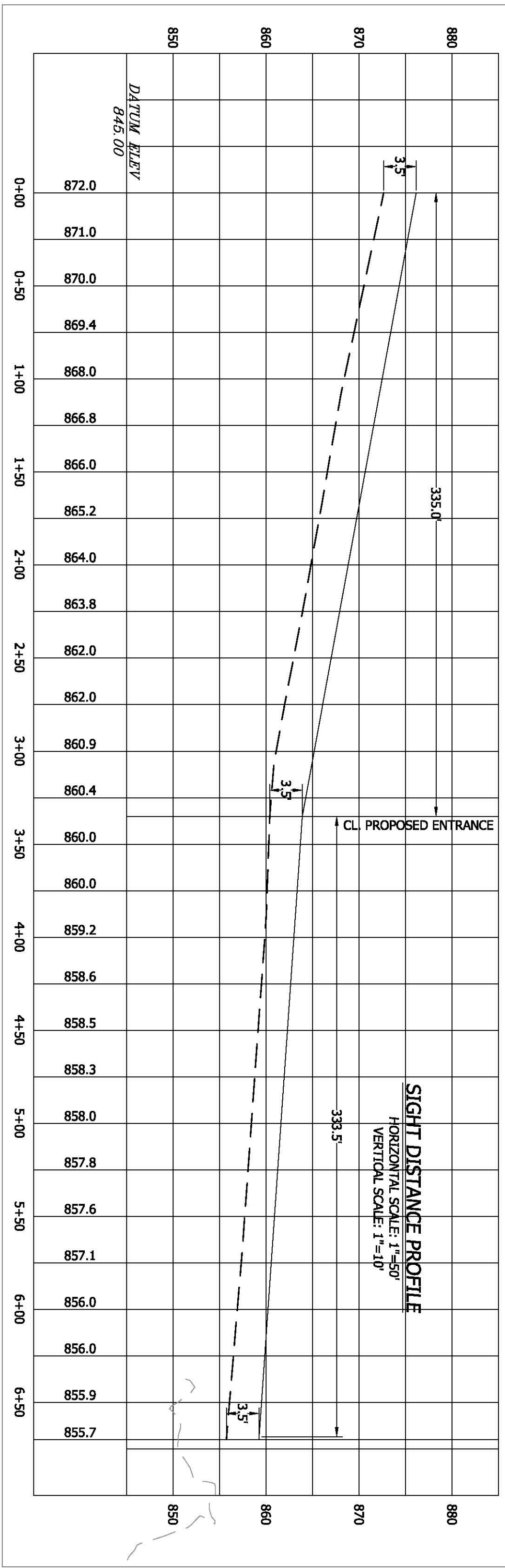
Land Surveyors - Planners
160 Greenacres Road Suite B Tyrone, 30290
PH: 770-486-7532 Fax: 770-486-0466

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY
NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR
ENTITY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEYOR MAKING SAID PERSON.
RECORDING OF SAID PLAT.
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE
UNDERWRITING SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES,
REPRESENTATIONS, OR WARRANTIES REGARDING INFORMATION SHOWN HEREON FOR LAND
LINES, BOUNDARIES, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS
RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH
OF THE PROPERTY SUBJECT TO ALL EXISTING RESTRICTIONS, CONSTRAINTS, ZONING
REQUIREMENTS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN.
THIS PLAT IS SUBJECT TO ALL EXISTING RESTRICTIONS, CONSTRAINTS, ZONING
REQUIREMENTS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN.
W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE
OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR OTHER STRUCTURES, RECORDS, AND
LOCATED W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR
DAMAGES CAUSED BY THE DISCOVERY OF OR OBSTRUCTION OF UNDERGROUND UTILITIES
AND/OR STRUCTURES.

LEGEND:
R/W = RIGHT-OF-WAY
--- = CENTERLINE
--- = FENCE
--- = OVERHEAD UTILITY LINE

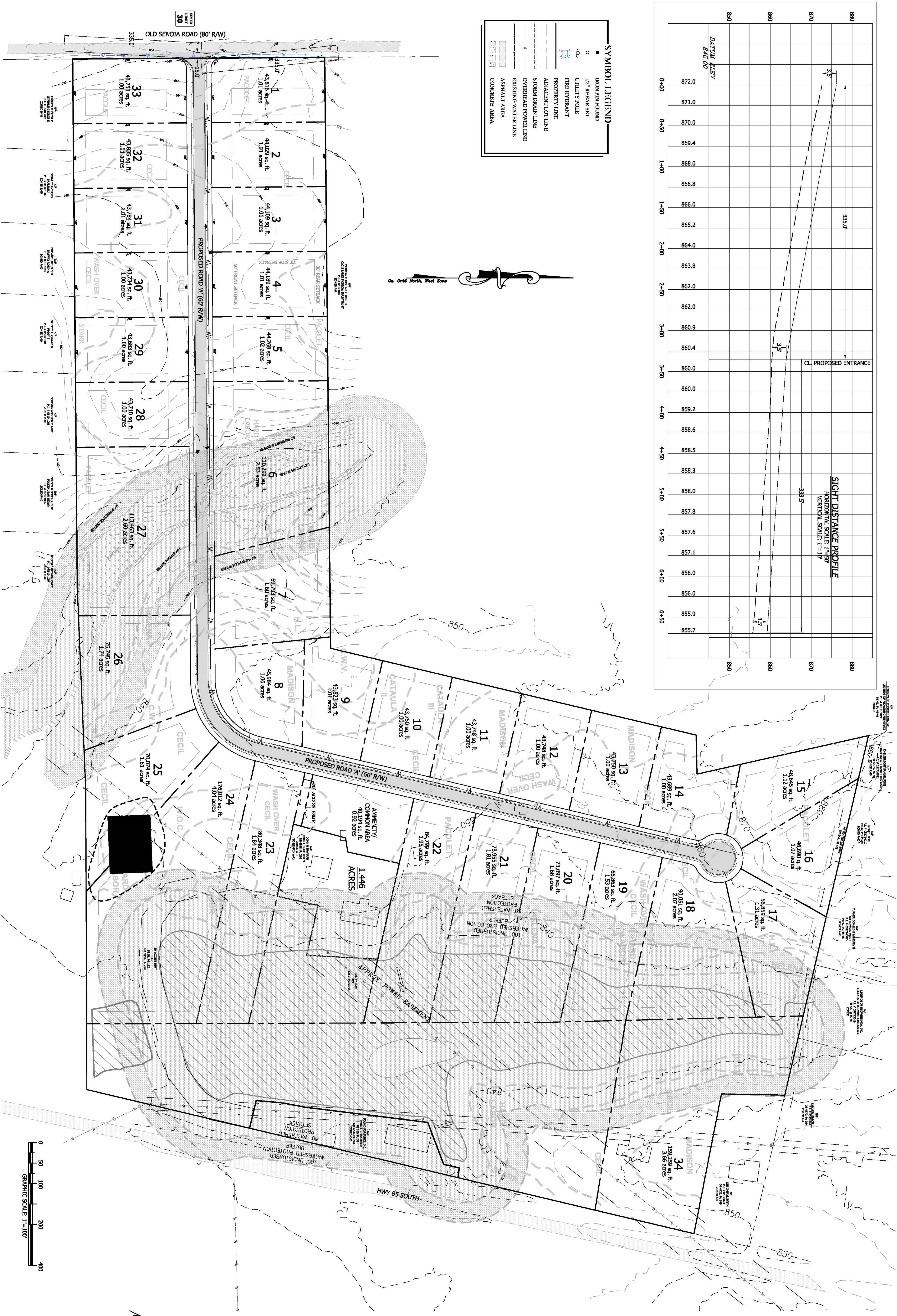
LINE	BEARING	DISTANCE
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2	N14°52'05"E	42.35





SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- UTILITY POLE
- FIRE HYDRANT
- PROPERTY LINE
- ADJACENT LOT LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- EXISTING WATER LINE
- ASPHALT AREA
- CONCRETE AREA



SE

ENGINEERING
PLANNING
SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF SCANLON ENGINEERING SERVICES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF SCANLON ENGINEERING SERVICES, INC. IS PROHIBITED.

CONCEPTUAL LAYOUT FOR
±65 ACRE KING/STINCHCOMB PROPERTY
RESIDENTIAL SUBDIVISION
LOCATED IN LAND LOT 60 OF THE
5th DISTRICT OF FAYETTE COUNTY, GEORGIA

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 WWW.SCANLONENG.COM

CONCEPTUAL
PLAN
RESIDENTIAL
SUBDIVISION
Design By: MJS
Drawn By: MJS
Project #: 12050133
Date: 11/14/2020

REVISIONS

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

SHEET TITLE
C-01
SHEET # 02 OF 02

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
3/12/21
MICHAEL JOSEPH SCANLON

REQUESTED ACTION: R-40 to C-H

PROPOSED USE: Self- Storage Facility

EXISTING USE: Residential

LOCATION: SR 138

DISTRICT/LAND LOT(S): 13th District, Land Lot(s) 198

OWNER: Wayne H. Wood, Joseph Scott Wood, Yancy Lee Wood, Ernest R. Wood and Gayle Evonne Blizzard

AGENT: CK Spacemax. LLC/Ellen W. Smith, Esq.

PLANNING COMMISSION PUBLIC HEARING: May 6, 2021

BOARD OF COMMISSIONERS PUBLIC HEARING: May 27, 2021

APPLICANT'S INTENT

Applicant proposes to develop a Self- Storage Facility on 6.7187 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 6.7187 acre tract fronting on SR 138 in Land Lot 198 of the 13th District. SR 138 is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped.

B. SURROUNDING ZONING AND USES

The general situation is a 6.7187 acre tract that is zoned R-40. In the vicinity of the subject property is land which is zoned R-40 and C-C. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across SR 138 in Clayton County)		G-B (Clayton County)	Retail/Office Single-family Residential	Mixed Use (Clayton County)
South and East	3.6	R-40	Single-family Residential	Office
East	2.9 2.9	C-C R-40	Retail Single-family Residential	Commercial Commercial
West and South	15.76 (remainder of parent tract)	R-40	Single-family Residential	General Business

C. COMPREHENSIVE PLAN

The subject property lies within areas designated for Commercial, General Business and Office. The majority of the subject property is in the Commercial land use area (see Land Use Plan map). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from R-40 to C-H for the purpose of developing a self-storage facility with both a multi-story internal access structure and five (5) single-story external access storage structures. The subject property (6.7187 acres) is a portion of 22 acre parcel (parent tract).

The concept plan depicts the single-story external access structures to the rear of the multi-story internal access structure. Staff will recommend a condition that the single-story external access storage structures be to the rear of the multi-story internal access structure as depicted on the concept plan.

Due to the frontage on State Route 138, development of the property is subject to the requirements of the State Route 138 and North SR 314 Overlay Zone. The Overlay Zone requirements are in addition to the C-H zoning district requirements. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 138, a 50 foot setback for impervious surfaces from right-of-way of SR 138 and architectural standards.

The Concept Plan also depicts the layout for an R-40 residential subdivision. Per the Letter of Intent, the applicant intends to develop the remainder of the parent tract in this manner.

Platting

Should this request be approved, the parent tract must be subdivided by a Minor Final Plat based on the zoning districts (R-40 and C-H). This must be accomplished before a site plan can be submitted for the self- storage facility.

The location of an existing single-family residence on the parent tract would be in the setback of the parent tract once the property is subdivided. The applicant has indicated that the single-family residence will be removed prior to submitting the Minor Final Plat (see attached e-mail).

Access

The Concept Plan submitted indicates one (1) access from SR 138.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County regulations including but not limited to: 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has water availability along Hwy 314 provided by a 10" water main. The water main terminates at the southwest corner of Hwy 314 and Hwy 138. A waterline extension will be required to provide water service to the properties.

Public Works/ Environmental Management

Recommended Conditions of Rezoning:

None

County Road Frontage Right of Way Dedication

The rezoning is located on State Route and all transportation items will be addressed by Georgia Department of Transportation. The parcel's road frontage is on SR 138. Requirements for driveways, auxiliary turn lanes, traffic impacts, sight distance, etc. will be controlled by the Georgia Department of Transportation. The nearest intersections to the east and west are also owned and operated by the State.

Traffic Data

State Route see note above.

Site Distance

State Route see note above

Floodplain Management

The property **DOES NOT** contain floodplain per FEMA FIRM panel 13131CO037E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands

The property **DOES NOT** 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 would have the state minimum 25-foot buffer from the lake.

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 developed with more than 5,000 square feet of impervious surfaces.

Tree Protection and Landscaping

This development **WILL BE** subject to the Tree Protection and Landscaping ordinances if re-zoned and developed.

Environmental Health Department

Dept. has no objection to proposed rezoning. However, the septic system serving the existing residence will need to be addressed prior to this Dept. signing off on the plat.

Fire

Not Applicable

Georgia Department of Transportation

For access to state route 138 the applicant will have to have a decel lane for this development, the applicant should be made aware of the GDOT requirements.

Clayton County

After further review the requested project doesn't appear to be a detriment to the County. If significant road improvements are going to be required please do notify the Clayton County Transportation and Development Department. The adjacent properties impacted are identified as commercial zoned properties. Please note there are residential lots located near the subject site on Clayton County's end. The applicant may want to reach out to those properties located within 300 feet of the proposed site. Please let me or staff know if there is any further information we can provide to assist in the zoning process if needed.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-40 to C-H for the purpose of developing Self- Storage Facility. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within areas designated for Commercial, General Business and Office. The majority of the subject property is in the Commercial land use area (see Land Use Plan map). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's development as a non-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-H 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. That the single-story external access storage structures shall be to the rear of the multi-story internal access structure as depicted on the concept plan.

From: [Smith, Ellen W.](#)
To: [Pete Frisina](#)
Cc: [jahneep prince](#)
Subject: 1305-21 / Application for Rezoning by Childress Klein
Date: Thursday, April 15, 2021 3:48:03 PM

External Email Be cautious of sender, content, and links

Hi Pete –

Thank you for your calls this week. To confirm, with respect to the existing home located on the portion of the parent tract of property that is not subject to this pending rezoning, Childress Klein intends to demolish the home after it acquires the parent tract and prior to filing the minor final plat that would subdivide the property along the new zoning lines (if Childress Klein is successful in rezoning the property per its application).

Please let us know if you need anything further from us or if you need that to be a condition of the zoning.

Thank you!

Ellen

Ellen W. Smith
Partner



1075 Peachtree Street N.E. | Suite 1500 | Atlanta, Georgia 30309
Office: 678.690.5720 | Fax: 404.869.6972 | [vcard](#) | [map](#)
Email: ellensmith@parkerpoe.com

Visit our website at
www.parkerpoe.com

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SR 138

C-C

SUBJECT
PROPERTY

SR 314

CH

O-I

R-40

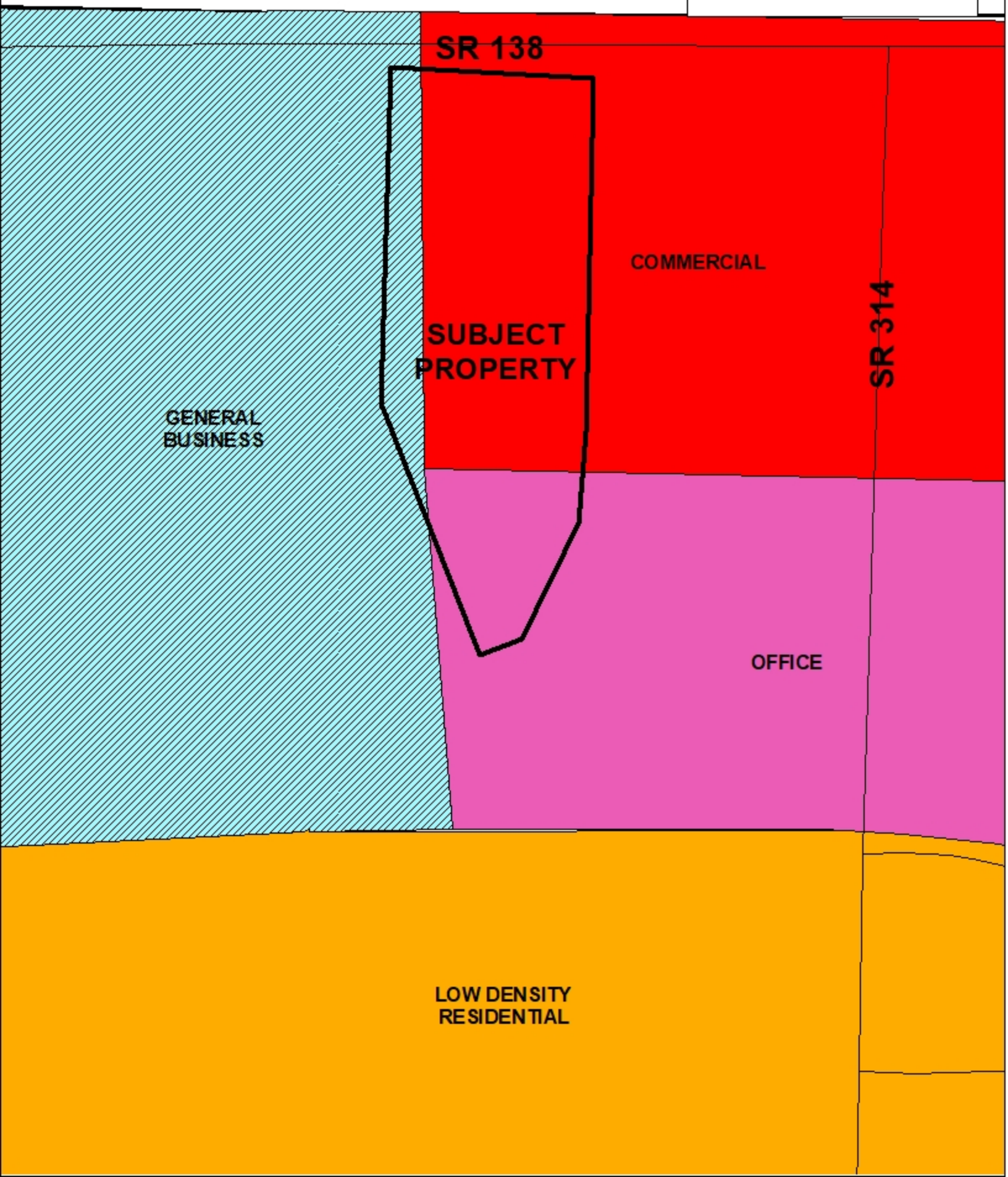
A-R

R-40

A-R

R-40

S-L



Clayton County

**1305-21
Aerials**

SR 138

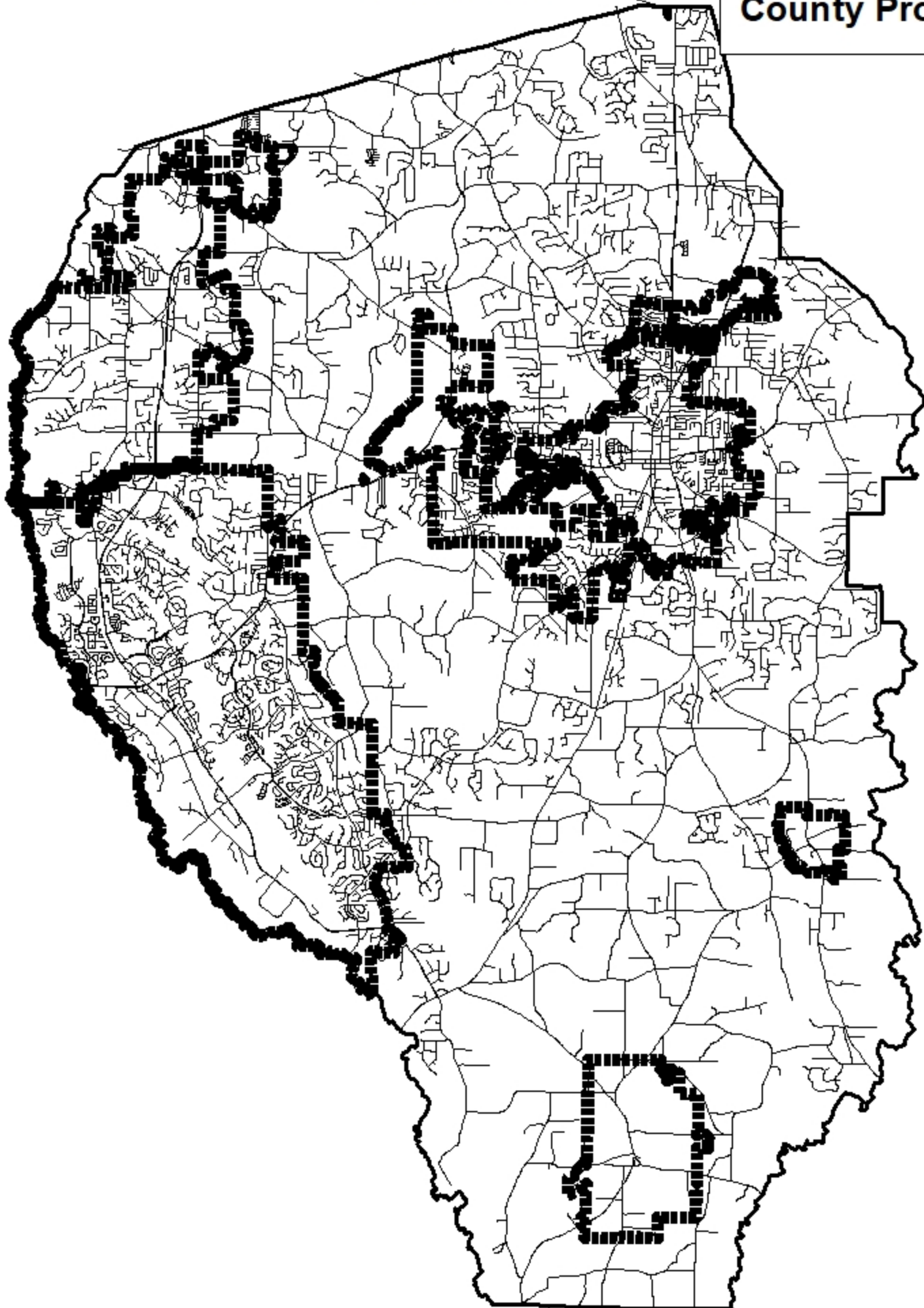
**SUBJECT
PROPERTY**

SR 314



**SUBJECT
PROPERTY**

**1305-21
County Proximity**







Jahnee Prince
Associated Professional
t: 678.690.5750
f: 404.869.6972
jahneeprience@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

April 9, 2021

Via Hand Delivery

Mr. Peter Frisina
Director of Planning and Zoning
Fayette County
Stonewall Administrative Complex
140 Stonewall Avenue, West
Suite 202
Fayetteville, Georgia 30214

Re: Rezoning Application ("**Application**") by CK SpaceMax, LLC ("**Applicant**") with respect to approximately 6.06 acres being a portion of the Property commonly known as 2290 Highway 138, Fayette County, Georgia, Fayette County Tax Parcel Number 1306 023 (such portion being, the "**Property**")

SUPPLEMENTAL LETTER OF INTENT

Dear Mr. Frisina:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully submits for consideration the Application, seeking a rezoning of the Property from the R-40 single-family residential district to the C-H Highway Commercial district to allow for the development of the Property with a self-storage facility (with both external and internal access components). This letter is supplemental to our previous letter of intent dated March 31, 2021.

Background and Existing Zoning

The Property is an approximately 6.71 acre portion of an overall approximately 22.5 acre parcel (such overall parcel being the "**Parent Parcel**"; the remaining approximately 15.76 acres acreage not subject to this Application being the being the "**Remainder**") fronting on the south side of Highway 138 in the County and on the County line between Fayette and Clayton Counties. The Parent Parcel is currently unimproved. Applicant is under contract to acquire the entire Parent Parcel from the current owners and, if this Application is approved, intends to subdivide the Parent Parcel into the Property and the Remainder, develop the Property for a self-storage facility and the Remainder as single family.

The existing zoning for the Parent Parcel is R-40, and the Parent Parcel is located within the SR138 and North SR314 Overlay Zone of the County's Transportation Corridor Overlay Zone. The Parent Parcel is designated as General Commercial designation on the County's comprehensive plan future land use map. Applicant intends to develop the Remainder in accordance with the existing R-40 zoning district. Accordingly, this Application is only for the Property. The parcel immediately to the east of the Property is zoned C-C and several of the parcels to the east of the Property across Highway 314 are zoned G-B. Directly across Highway 138 to the north are properties in Clayton County, all of which are zoned General Business.

Proposed Rezoning

Applicant, a division of Childress Klein, established SpaceMax Storage as the self-storage division in 2005 to meet the needs of customers looking for state-of-the-art climate controlled multi-story storage facilities. As the County has seen in the past couple of years, this is a rapidly growing sector and Applicant has developed a strategic process and disciplined approach to site selection, design, development and management of best-in-class self-storage facilities across the southeast. Applicant has developed 12 self-storage facilities totaling 1.25 million square feet, including in unincorporated Cobb County, the City of Atlanta, Hapeville, East Point and Decatur.

Applicant identified the Property as a prime location for a self-storage facility, and worked with the County to obtain text amendments to The Zoning Ordinance of Fayette County, Georgia, as amended from time to time (the "**Ordinance**"), which were passed by the Fayette County Board of Commissioners on March 25, 2021, to allow for a mix of type of self-storage facility to be located within certain zoning districts and with varying architectural and design controls. Applicant seeks to rezone the Property from R-40 to C-H, Highway Commercial, for the purpose of developing it into a multi-building self-storage facility that includes internal and external access.¹ This rezoning is consistent with the Comprehensive Plan Future Land Use Map General Business designation for the Property.

The proposed self-storage facility, as more particularly shown on the concept plan included with the Application, will meet all of the Ordinance requirements for self-storage facilities without variance (including those most recent text amendments). Specifically, the development will include a multi-story self-storage building having only internal access to individual storage units fronting on Highway 138. The multi-story building will have loading bays with a canopy as specified in the Ordinance. Behind this building will be single-story self-storage buildings with exterior access. As-built examples may be viewed at www.spacemaxstorage.com. Applicant will meet all of the design criteria specified in the Ordinance as applicable to self-storage facilities and including those architectural standards included in the Transportation Corridor Overlay Zone.²

The Application meets the standards for rezoning as set forth in Ordinance Section 110-300, and an analysis of the four (4) factors that Planning and Zoning Department, the Planning Commission and the Board of Commissioners shall consider when evaluating the Application

¹ If the Application is approved, Applicant will still need to apply for and obtain administrative approval from the County for the self-storage facility conditional use of the Property.

² Although allowed under the Ordinance, Applicant does not contemplated any on-site single family dwelling unit as part of the self-storage development of the Property

reveals that the Application should be granted. Specifically, as outlined above, the Application is in conformity with the Comprehensive Plan Future Land Use Map and policies contained therein. Additionally, the self-storage facility use of the Property is a relatively low intense use of Property, placing minimal demands on parking, hours of operation, and infrastructure needs (for example, the Property does not have access to public sewer; instead, low occupancy levels mean septic service is sufficient). Moreover, there is no impact on neighboring schools.

Application Requirements

Pursuant to Article IX of the Ordinance, Applicant seeks to rezone the Property³ as described above and, in support of the Application, Applicant submits the following (one of each unless otherwise indicated):

1. Signed Application form with applicable and required attachments.
2. A copy of the Executor's Deed to the Parent Property.
3. A revised metes and bounds legal description of the Property.
4. A Parent Property ALTA Survey plus a revised minor subdivision plat to reflect the Property and the Remainder.
5. A revised concept plan (20 copies).
6. This Letter of Intent (including typical elevation example).
7. Application fee in the amount of \$370.00.

The Application, including this Letter of Intent, support Applicant's request for rezoning. Applicant respectfully requests that the Planning and Zoning Department (the "**Department**") recommend approval of the Application to the Planning Commission and the Board of

³ Applicant notifies Fayette County of its constitutional concerns with respect to its Application. If the Fayette County Board of Commissioners (the "**Board**") denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Fayette County Zoning Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the Board denies the Application in whole or in part, such an action will deprive Applicant and Owner of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board rezones the Property to some classification other than GB or with conditions not requested by Applicant, and either without Applicant's consent, then such approval would deprive Applicant and Owner of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Fayette County Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and Owner and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's and Owner's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Nevertheless, Applicant remains optimistic that Fayette County's consideration of the Application will be conducted in a constitutional manner.

Mr. Peter Frisina
Fayette County
April 9, 2021
Page 4

Commissioners. Applicant is happy to answer questions or provide any additional information that the Department and the County may have with regard to this Application.

Sincerely,



Jahnee Prince, AICP
Associated Professional

JP/jp/ews

cc: Mr. Chris Poholek
Ellen W. Smith, Esq.

REQUESTED ACTION: R-20 to O-I

PROPOSED USE: Office

EXISTING USE: Residential

LOCATION: SR 54 West

DISTRICT/LAND LOT(S): 5th District, Land Lot 125

OWNER: William Kelvin Little, Executor, Golden Development Co, LLC

AGENT: Carrie Guthrie

PLANNING COMMISSION PUBLIC HEARING: May 6, 2021

BOARD OF COMMISSIONERS PUBLIC HEARING: May 27, 2021

APPLICANT'S INTENT

Applicant proposes to develop Office Uses on 1.82 acres.

STAFF RECOMMENDATION

APPROVAL

1.

1306-21

INVESTIGATION

A. PROPERTY SITE

The subject property is a 1.82 acre tract fronting on SR 54 West in Land Lot 125 of the 5th District. SR 54 West is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is a 1.82 acre tract that is zoned R-20. In the vicinity of the subject property is land which is zoned R-20 and O-I. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across SR 54 in the City of Fayetteville)	3.1	C-3	Medical office	Suburban Office (City of Fayetteville)
South (in the City of Fayetteville)	1.4	R-22	Single-family Residential	Median Density Single-family (City of Fayetteville)
East	2.1	O-I	Office	Low Density Residential (1 Unit/1 Acre) and SR 54 West Overlay District
West	167.3	R-20	Undeveloped County owned property	Low Density Residential (1 Unit/1 Acre) and SR 54 West Overlay District

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre) and the SR 54 West Overlay District. The SR 54 West Overlay District states the following:

The nonresidential intent of the SR 54 West Overlay District is to allow office and low intensity business uses. Outside of the commercial designation at Tyrone Road consideration for the Office-Institutional Zoning District may be given.

This request conforms to the Fayette County Comprehensive Plan in relation to the SR 54 West Overlay District.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from R-20 to O-I for the purpose of developing Office Uses. Due to the frontage on State Route 54, development of the property is subject to the requirements of the State Route 54 Overlay Zone. The Overlay Zone requirements are in addition to the O-I zoning district requirements. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 54, a 50 foot setback for impervious surfaces from right-of-way of SR 54, and architectural standards for new buildings which require a residential character including a pitched peaked roof, a residential façade, and doors and windows of a residential character.

Access

The Concept Plan submitted indicates one (1) access from SR 54 West.

Site Plan

Should this petition be approved, the owner/developer must submit a site plan as required by Article II. - Nonresidential Construction Permit and Compliance Procedures of the Development Regulations

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

FCWS currently provides water service to this address with 3/4" domestic meter; however, the service is currently suspended. The service is run off the existing 16" water main along Hwy 54 (Lanier Ave).

Public Works/Environmental Management

Recommended Conditions of Rezoning:

None

County Road Frontage Right of Way Dedication

The rezoning is located on State Route and all transportation items will be addressed by Georgia Department of Transportation

Traffic Data

State Route see note above.

Site Distance

State Route see note above.

Floodplain Management

The property **DOES NOT** contain floodplain per FEMA FIRM panel 13131CO112E dated September 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands

The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed Protection

There **ARE NOT** state waters located on the subject property.

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 developed with more than 5,000 square feet of impervious surfaces.

Tree Protection and Landscaping

This development **WILL BE** subject to the Tree Protection and Landscaping ordinances if re-zoned and developed.

Environmental Health Department

This Dept. has no objections to proposed rezoning. Our Dept. has no records of this existing septic system. Therefore, additional information of the septic system location and capacity will be needed prior to any commercial occupancy of this site.

Fire

Not Applicable

Georgia Department of Transportation

If this will continue to be a personal residence the existing access should be adequate; however if this a renovation to a commercial development an improvement to the access may be required by GDOT.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-20 to O-I for the purpose of developing Office. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre) and the SR 54 West Overlay District. The SR 54 West Overlay District states the following:

The nonresidential intent of the SR 54 West Overlay District is to allow office and low intensity business uses. Outside of the commercial designation at Tyrone Road consideration for the Office-Institutional Zoning District may be given.

This request conforms to the Fayette County Comprehensive Plan in relation to the SR 54 West Overlay District.

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 with a mix of single-family residential and office-institutional development support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL**.

1306-21
Zoning

NA
C-3
City of
Fayetteville

Yorktown Drive

NA
C-3
City of
Fayetteville

SR 54

NA

**SUBJECT
PROPERTY**

O-I

O-I
City of
Fayetteville

R-20

R-22
City of
Fayetteville

NA

NA

**1306-21
Land Use Plan**

**City of
Fayetteville**

**City of
Fayetteville**

Yorktown Drive

SR 54

SR 54 Overlay District and Overlay Zone

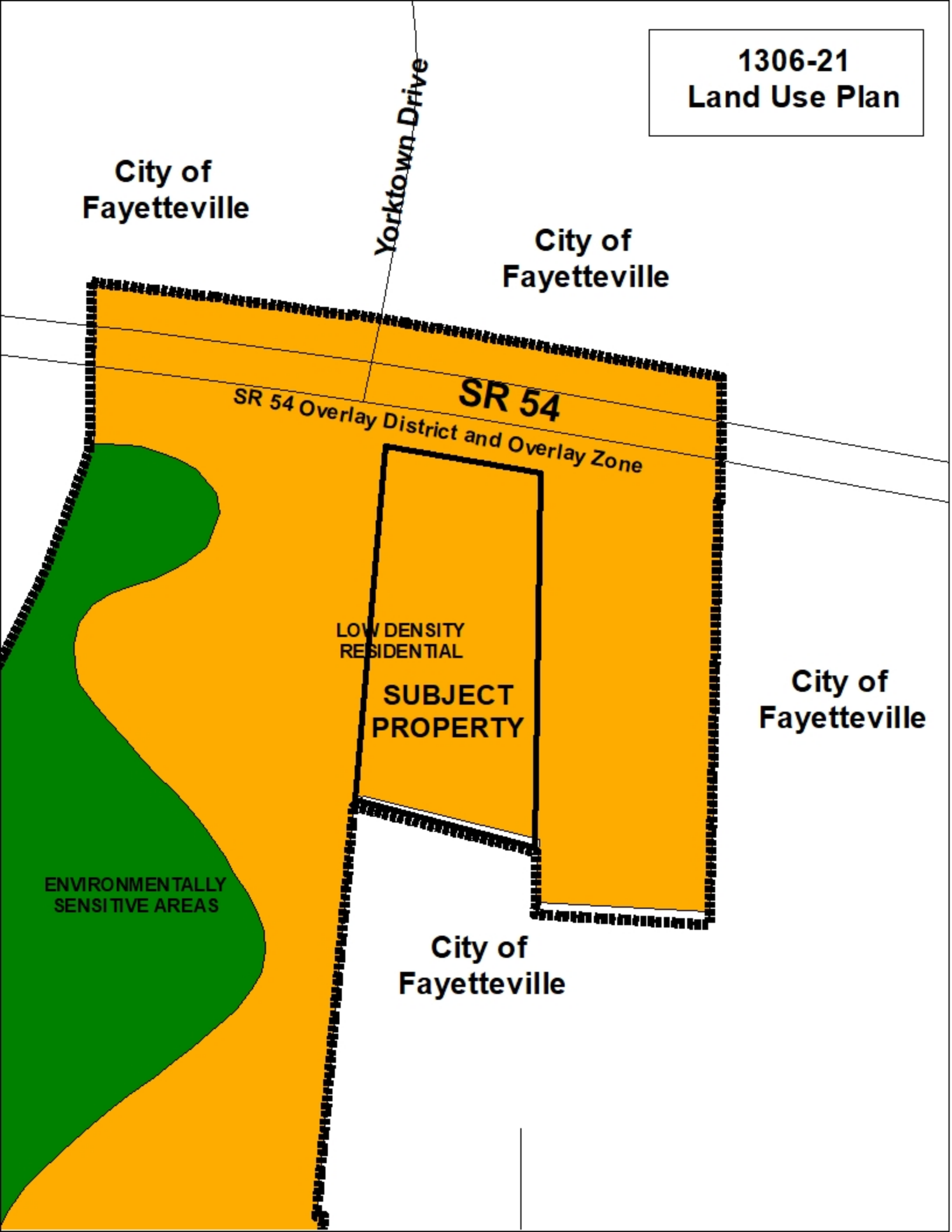
**LOW DENSITY
RESIDENTIAL**

**SUBJECT
PROPERTY**

**City of
Fayetteville**

**City of
Fayetteville**

**ENVIRONMENTALLY
SENSITIVE AREAS**



**1306-21
Aerials**

**City of
Fayetteville**

Yorktown Drive

**City of
Fayetteville**

SR 54

**SUBJECT
PROPERTY**

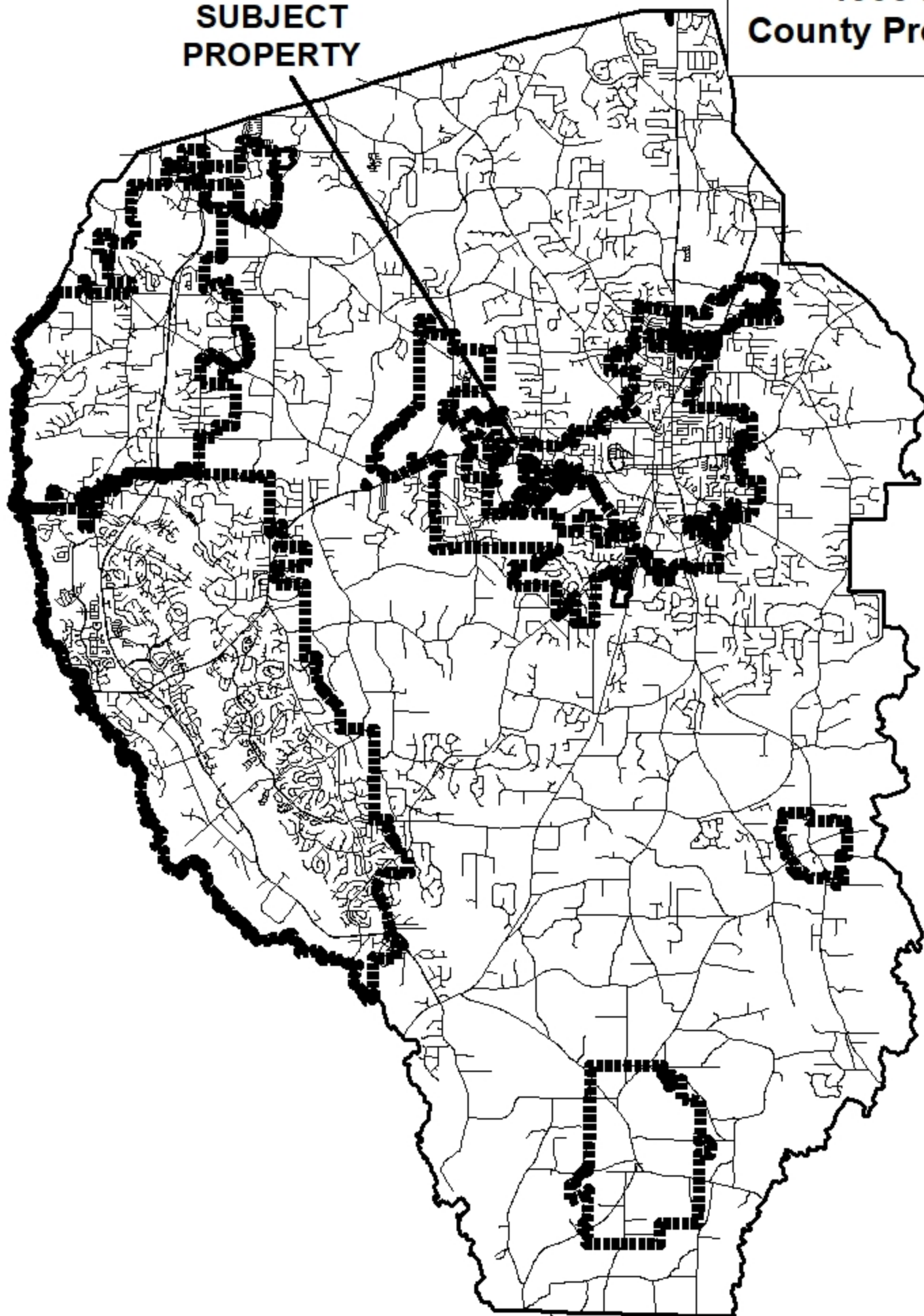
**City of
Fayetteville**

**City of
Fayetteville**



**SUBJECT
PROPERTY**

**1306-21
County Proximity**



15015 d1

GEORGIA STATE ROUTE NO 54 (R/W VARIES)

CONC MEDIAN

WEST BOUND LANES

CONC MEDIAN

EAST BOUND LANES

D.O.T. RIGHT OF WAY DEED
FOUND IN DEED BOOK 545
PAGES 14-16

1/2" RBS S 87°35'05" E

68.85

S 80°59'05" E

138.64

1/2" RBS

1/2" IRON
ON LINE

142.6

Front Setback - 100'

1/2" IRON
0.6' WEST

N/F
FAYETTE COUNTY (LAND FILL)
NO DEED OF RECORD FOUND

SPLIT LEVEL
FRAME (BRICK)

WIRE PEN

N/F
GERALD A. GOLDBERG
DEED BOOK 1173 PAGE 641

Side Setback - 15'

N 02°27'56" E - 371.46'

Side Setback - 15'

1/2" IRON
0.2' WEST

200.3

79441.2 SQ. FT.
1.82 ACRES

1" O.T.P.
0.3' WEST

Rear Setback - 15'

Buffer - 30'

1/2" O.T.P.

P.O.B.

1/2" O.T.P.
ON LINE

N 78°43'50" W - 211.54'

1/2" O.T.P.
0.5' EAST

1/2" O.T.P.

N/F
LOT 5, DEEP FOREST S/L
PLAT BOOK 18 PAGE 174

CLOSURE DATA

FIELD CLOSURE=1" IN 10,000'
ANGLE POINT ERROR=< 20"
EQUIPMENT USED=E.D.M. & THEODOLITE
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1" IN 100,000'

LL 120 LL 120

204.54 INTS

LLL

LL 85 LL 10



DECLARATION IS MADE TO ORIGINAL PURCHASER
OF THE SURVEY AND USE BY THIRD PARTIES IN
AT THEIR OWN RISK
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
SEAL AND ORIGINAL SIGNATURE OF SURVEYOR

Prepared For

JANICE NORTHCUTT AND
VIRGINIA GASKIN

REDA=REDA
RBS=REBAR
R/W=RIGHT OF WAY
MAG=MAGNET
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D/L=DRAINAGE BASIN
N/F=NOT OF RECORD
L/L=LAND LOT
P.O.B.=POINT OF BEGINNING



Scale	1" = 20'	Date	03/28/01	Job No.	010-010
Delta Surveyors, Inc.		F.C. BOYER Fayetteville, GA 30215			

PETITION NUMBER: RP-078-21

REQUESTED ACTION: To revise the Final Plats of Pleasant Pointe Subdivision to change the principle use from residential to nonresidential to develop a church on Lot 5 in Unit I and Lot 1 in Unit II.

ZONING DISTRICT: R-40

LOCATION: Felton Drive and McElroy Road

LAND LOT/DISTRICT: Land Lots 150 and 151 of the 5th District

APPLICANT/AGENT: Mary Rebecca Huie-Jolly/ Rev. Warren Johnson

INVESTIGATION

History: The Final Plat of Pleasant Pointe Subdivision Unit I was recorded on March 21, 1985 and Pleasant Pointe Subdivision Unit II was recorded on June 22, 1987. The subdivision contains a total 37 lots. Lot 1 of Pleasant Pointe Subdivision Unit II contains a single-family residence. Lot 5 of Pleasant Pointe Subdivision Unit II is undeveloped.

Subdivision Regulations

Sec. 104-595. - Approval of subdivisions.

(2) **Final plat or minor subdivision plat**

j. **Revision to a recorded final plat.**

2. Proposed revisions to a recorded major final plat of any existing residential or agricultural-residential subdivisions which adds property to, increases the number of platted lots, **or changes the principal use on a lot** shall be considered in public hearings before the planning commission and the board of commissioners and public notification shall comply with Sec. 110-301. - Public notification. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing these requests:
 - (i) *Street character.* Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.

- (ii) *Lot size character.* Whether the request will result in a lot that will be out of character with the size of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lots sizes, the number of lots within a size range, the average lot size and the degree proposed lots will be smaller than existing lots.
- (iii) *Lot width character.* Whether the request will result in a lot that will be out of character with the width of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lot widths, the lot widths within a range, the average lot width and the degree proposed lots will more be narrow than existing lots.
- (iv) *Change of principal use.* Whether the change of use will adversely affect the existing use or usability of adjacent or nearby property, will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, or utilities, or other conditions which give supporting grounds for either approval or disapproval of the change of use proposal.

Department Comments

Planning and Zoning

This request is to develop a church on the subject properties. A church is a Conditional Use in R-40 as follows:

Church and/or other place of worship. Allowed in O-I, C-C, C-H, A-R, R-85, R-80, R-78, R-75, R-72, R-70, R-55, R-50, R-45, R-40, R-20, and DR-15 zoning districts.

1. The lot area shall be at least five acres, and the lot width at the building line shall be at least 400 feet.
2. Such uses shall be permitted only on a lot which fronts on a major thoroughfare as designated by the county thoroughfare plan. All access is limited to the major thoroughfare only.
3. A minimum 50-foot buffer plus the required setbacks listed below shall separate all buildings and use areas from any residential or A-R zoning district. The setback shall be measured from the buffer. However, off-street parking areas and an unlit tot lot with a maximum size of 2,400 square feet may be located within the setback areas. A walking/running path or track may be located in the front yard setback. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in sec. 110-169: cemetery, human or pet; child care facility; church and/or other place of worship; college and/or university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.

4. Minimum setbacks for structures and use areas (excluding parking areas and tot lots as defined herein).
 - (i) Front yard: 100 feet.
 - (ii) Side yard: 50 feet.
 - (iii) Rear yard: 75 feet.
5. Uses and/or structures incidental to a church shall be limited to: a private school, parsonage, gymnasium, pool, playground, tot lot, outdoor athletic facility, childcare facility, adult day care facility, administration, human cemetery (provided that all requirements for a cemetery herein are met), broadcast facility, including a tower (see article III of this chapter, general provisions), and seasonal sales (see this article, seasonal sales as outdoor displays) shall be allowed provided all buildings and use areas meet the minimum setback and buffer requirements.
6. Only portable temporary lighting for athletic facilities shall be permitted and the athletic facility shall not be lighted or used after 10:00 p.m.
7. Child care facilities shall be allowed provided that all requirements for child care facilities herein are met (see this article, child care facility).
8. Adult day care facilities shall be allowed provided that all requirements for adult day care facilities herein are met (see this article, adult day care facility).
9. Landscape areas shall be required in accordance with chapter 104.
10. All buildings, other than storage buildings, shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of brick, stone, stucco, wood, or similar building materials compatible with the area.
11. Accessory structures such as a storage building, detached garage, pavilion, and/or pool shall comply with the buffer and/or setback requirements and shall be located to the side/rear of the main sanctuary building.
12. The construction of one open air pavilion utilized for picnics/social gatherings only is allowed under the following conditions:
 - (i) The pavilion shall be constructed following the construction of the main sanctuary building;
 - (ii) The floor area shall not exceed 40 percent of the square footage of the main sanctuary building; and
 - (iii) The pavilion shall not be lighted or used after 10:00 p.m.If the open air pavilion is built in conjunction with lighted restrooms and/or an attached storage building, the overall square footage shall not exceed 40 percent of the main sanctuary building square footage.
13. Use of existing structure. When property containing legal structures (conforming or nonconforming), under the current zoning, is utilized as a church and/or place of worship under this section, the setback requirements only shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legally nonconforming structures. The use of these structures shall be limited to administration, parsonage/residence, storage building, or detached garage.

The factors enumerated above from **Sec. 104-595**, Subdivision Regulations are to be used to review these requests:

Street Character: The R-40 zoning district requires a front yard setback of 40 feet on Felton Drive and 60 feet on McElroy Road. A church is a Conditional Use in the R-40 zoning district and would require a setback of 100 feet on both Felton Drive and McElroy Road.

Lot size character: The R-40 zoning district requires a minimum lot size of one (1) acre. Lots in Pleasant Pointe Subdivision Units I and II range in size from one (1) acre to 4.65 acres (Lot 1 of Pleasant Pointe Subdivision Unit II). A church requires a minimum five (5) acre lot. The applicant is proposing to develop a church on Lot 5 (1.51 acres) in Unit I and Lot 1 (4.62 acres) in Unit II. To meet this minimum lot size for a church these lots will need to be combined by revising the Final Plats and creating a lot of 6.13 acres.

Lot width character: The R-40 zoning district requires a minimum lot width of 125 feet on an internal local road (subdivision street). A church requires a lot width of 400 feet.

Change of principal use: Pleasant Pointe Subdivision was platted as a residential subdivision. To allow a non-residential use such as a church within the subdivision would be contrary to the intent of the residential subdivision plat as those purchasing lots had reasonable reliance upon the plat being approved as a residential subdivision. This would extend a non-residential use approximately 765 feet into the subdivision along the curvature of Felton Drive. These lots are at the entry point of the subdivision on Felton Drive and McElroy Road.

The property owner has brought up the issue of the existing house on Lot 1 of Unit 2 which is in the setback of McElroy Road. The property owner has indicated that it is an old farmhouse with historical significance and the intent is it be preserved and used as a parsonage for the church and a variance would be sought. Section 110-169, o, 13, states the following:

Use of existing structure. When property containing legal structures (conforming or nonconforming), under the current zoning, is utilized as a church and/or place of worship under this section, the setback requirements only shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legally nonconforming structures. The use of these structures shall be limited to administration, parsonage/residence, storage building, or detached garage.

Water

FCWS has water availability - a 8" PVC water main along the north side of Felton Dr. opposite of the property. Additionally, FCWS has a 24" DIP water main along the east side of McElroy Rd adjacent to the property.

Public Works /Environmental Management

Public Works reviewed the change-of-use request for the property at 220 McElroy Road. We understand the applicant seeks to change the parcel's use from residential to a church.

As a conditional use, the church is required to have access on a thoroughfare (e.g., a State Route, a County Arterial or a County Collector). For this corner parcel, that means the access shall be on McElroy Road. Fayette County's Development Regulations require a minimum offset between a nonresidential driveway and an existing drive of 400 feet. The property has 390 feet of road frontage on McElroy. So, if approved, it would create a conflict between the need for access on a thoroughfare and the Development Regulations. In addition to the offset requirement, a new driveway (residential or nonresidential) would have to meet intersection sight distance requirements.

There are no Environmental Management concerns.

Environmental Health Department

This Dept. has no objections to the proposed change of use to nonresidential (church).

STAFF RECOMMENDATION

Staff recommends **DENIAL** of this request to revise the Final Plats of Pleasant Pointe Subdivision to change the principle use from residential to nonresidential to develop a church on Lot 5 in Unit I and Lot 1 in Unit II as this would be contrary to the intent of the residential subdivision plat because those purchasing lots had reasonable reliance upon the plat being approved as a residential subdivision with residential uses.

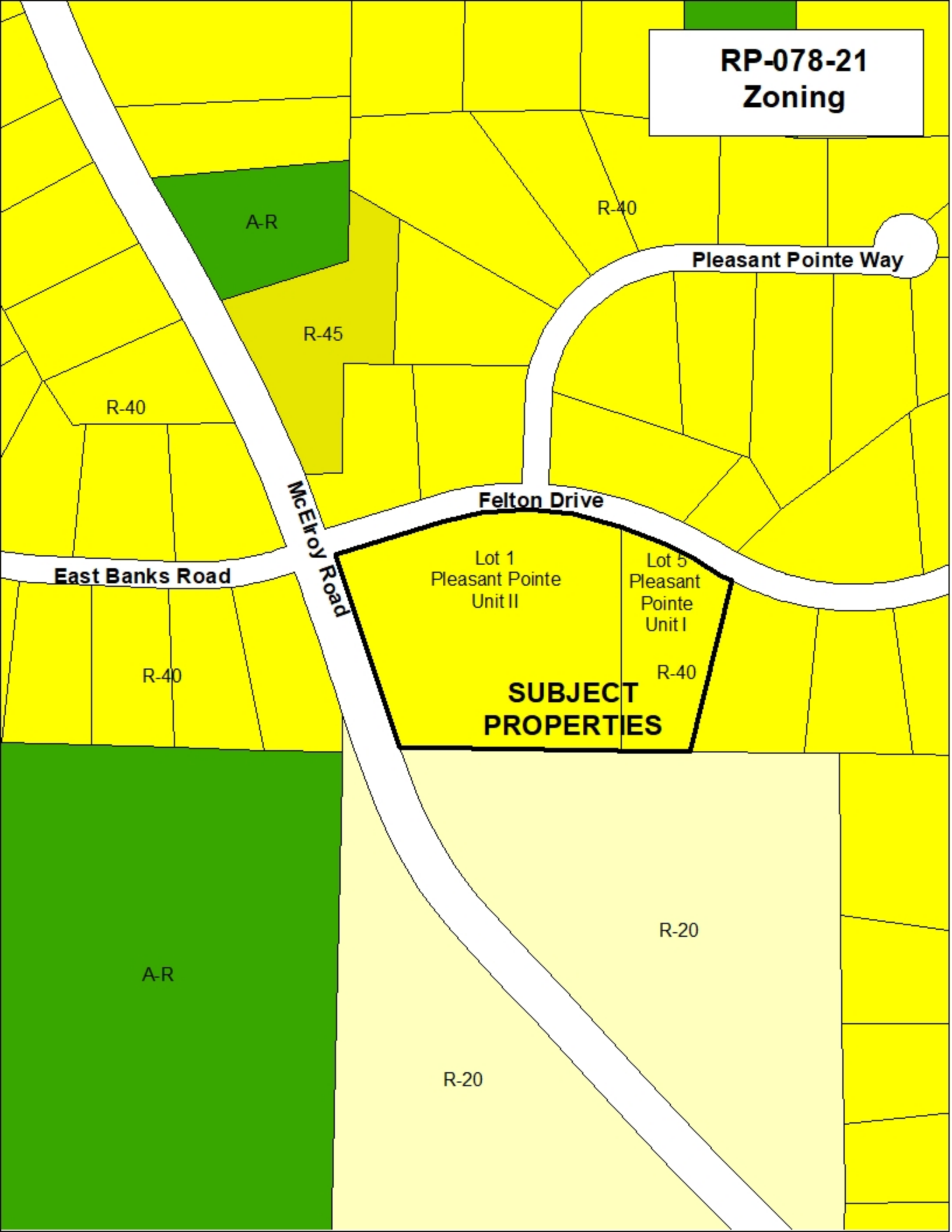
Public Works has commented on a conflict between the Development Regulations and the Zoning Ordinance relating to access to the subject property. The Zoning Ordinance requires access to only McElroy Road (see #2 under Conditional Use on page 2). Under the Development Regulations an offset of 400 feet is required which the Subject Property cannot meet. Section 100-60 of the Zoning Ordinance states the following:

Sec. 110-60. - Conflicting requirements.

The harmonious, orderly, and progressive development of land is further facilitated by recognizing a hierarchy among the regulations and ordinances which govern the development of land. To that end it is understood there may be conflicting requirements between the Fayette County Zoning Ordinance and the subdivision regulations and/or the development regulations. **Should any requirements of the subdivision regulations and/or development regulations conflict with this chapter, the subdivision regulations and/or development regulations shall control.** Should any requirements conflict within this chapter, the most restrictive shall apply.

Based on this Section, the Development Regulations would control over the Zoning Ordinance requiring the access to the church be from Felton Drive. This would put traffic from a non-residential use on an internal local road within a residential subdivision.

**RP-078-21
Zoning**



A-R

R-40

Pleasant Pointe Way

R-45

R-40

Felton Drive

East Banks Road

McElroy Road

Lot 1
Pleasant Pointe
Unit II

Lot 5
Pleasant
Pointe
Unit I

R-40

R-40

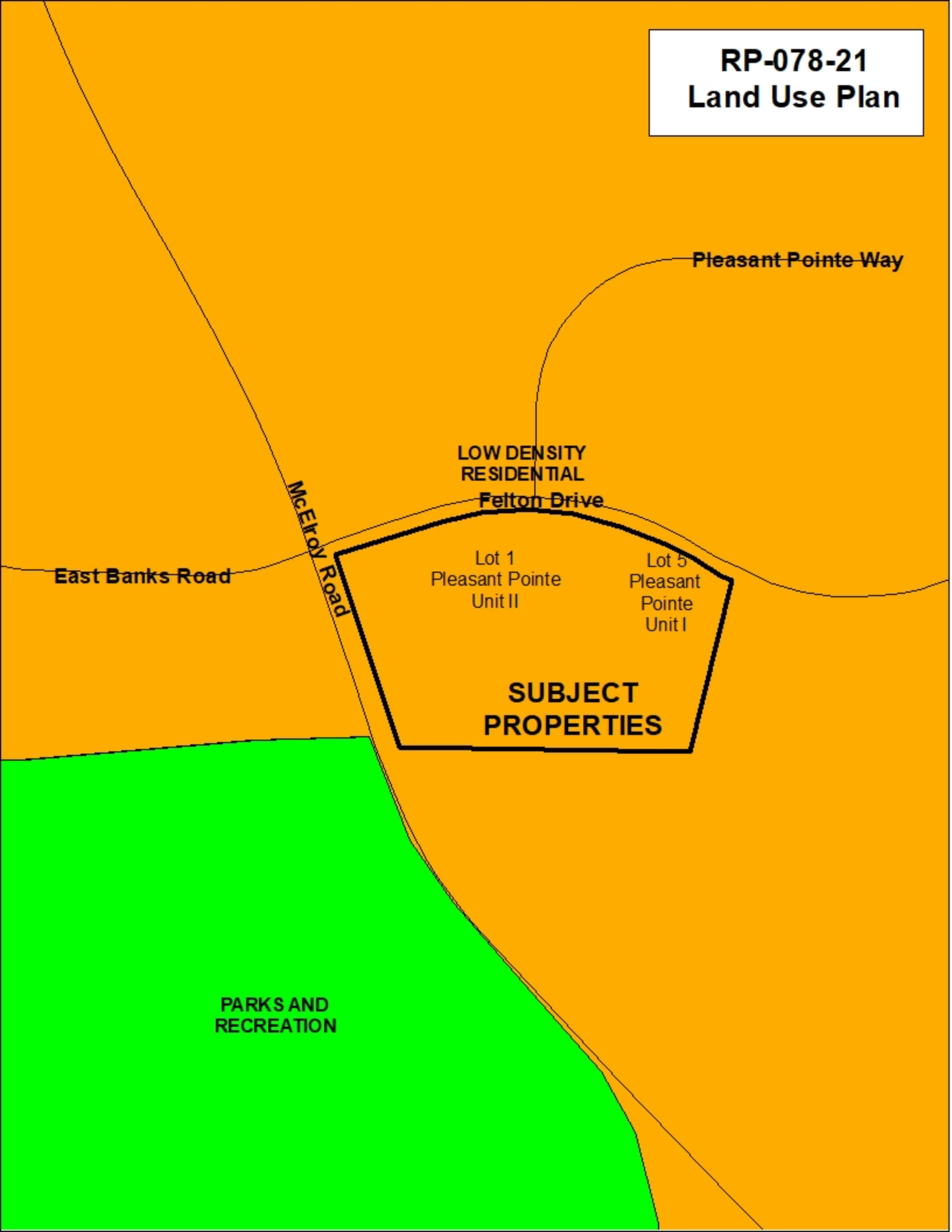
**SUBJECT
PROPERTIES**

A-R

R-20

R-20

RP-078-21
Land Use Plan



LOW DENSITY
RESIDENTIAL

Felton Drive

Lot 1
Pleasant Pointe
Unit II

Lot 5
Pleasant
Pointe
Unit I

**SUBJECT
PROPERTIES**

**PARKS AND
RECREATION**

RP-078-21
Aerials



East Banks Road

McCloy Road

Felton Drive

Pleasant Pointe Way

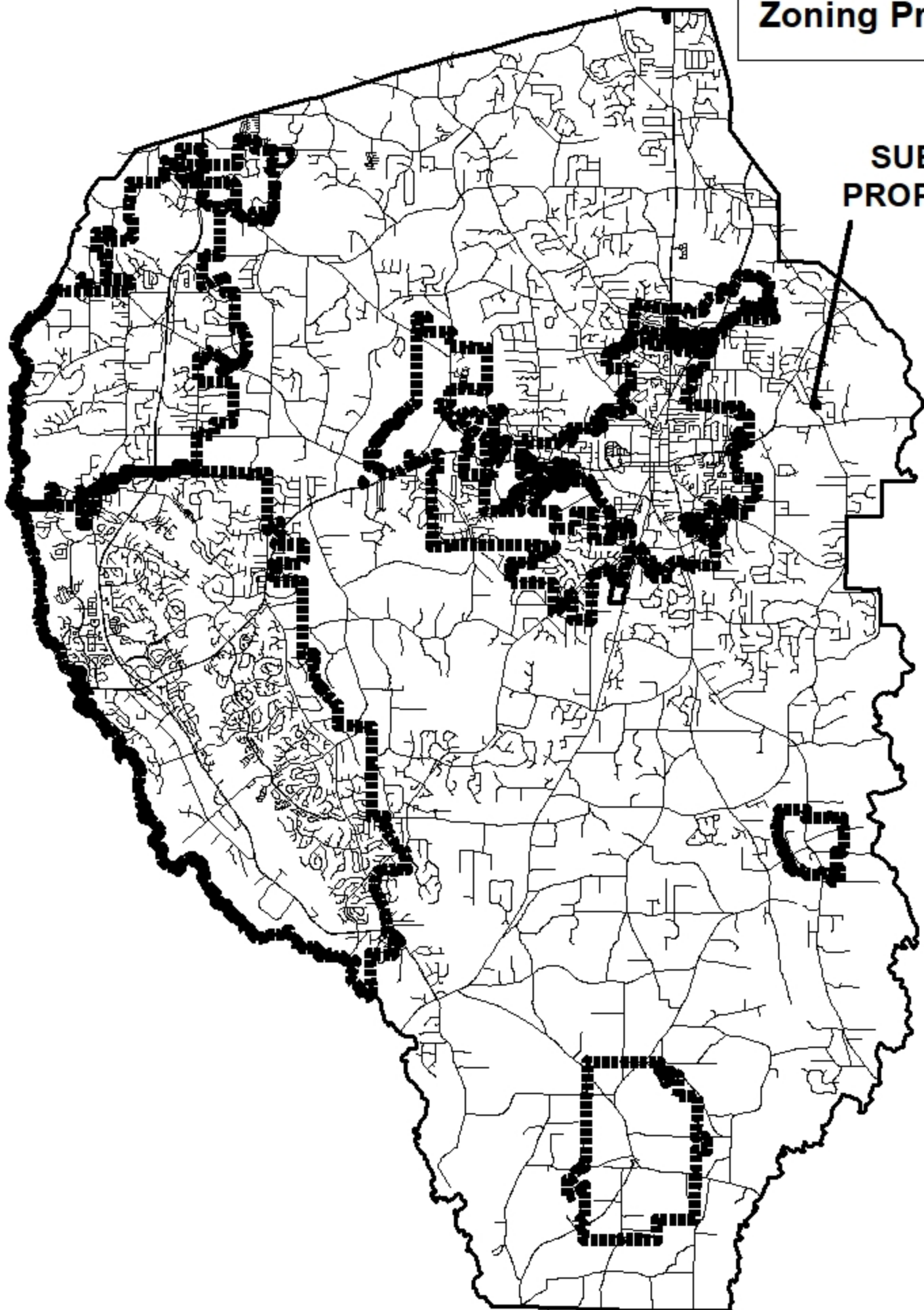
**Lot 1
Pleasant Pointe
Unit II**

**Lot 5
Pleasant
Pointe
Unit I**

**SUBJECT
PROPERTIES**

RP-078-21
Zoning Proximity

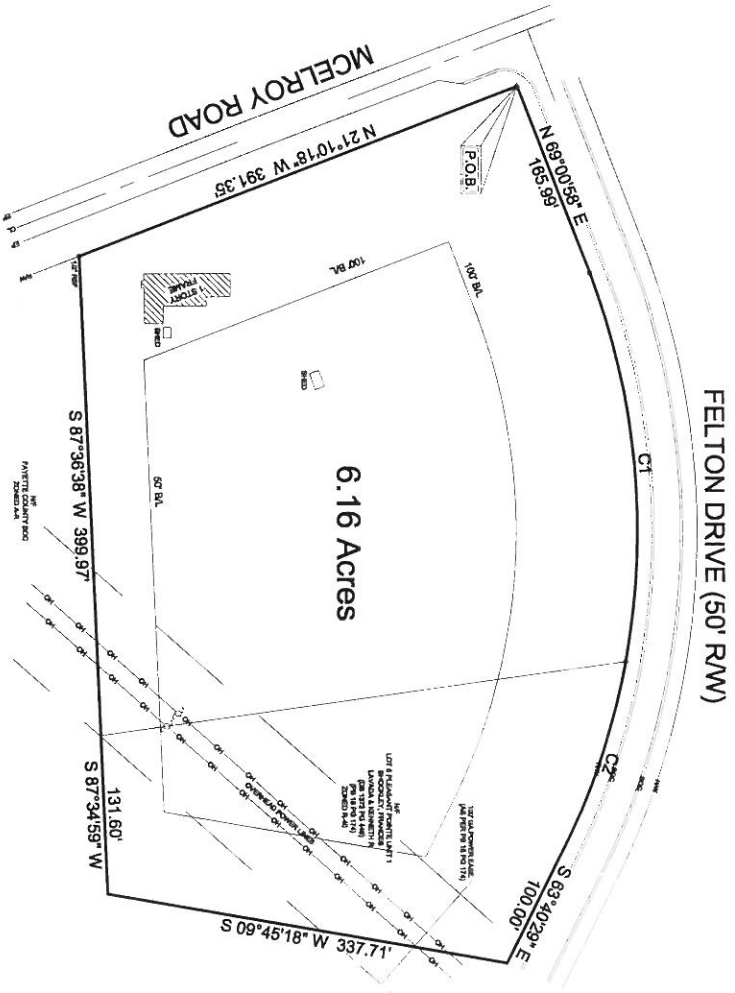
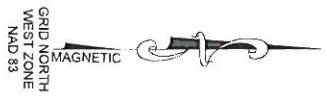
**SUBJECT
PROPERTIES**



PP-078-2/ (enclpt)

S.A. GASKINS
& ASSOCIATES, LLC.
SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
P.O. BOX 321 Brooks, Ga. 30205
770-460-9342
sagaskins@bellsouth.net
JUL 11 2 15

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

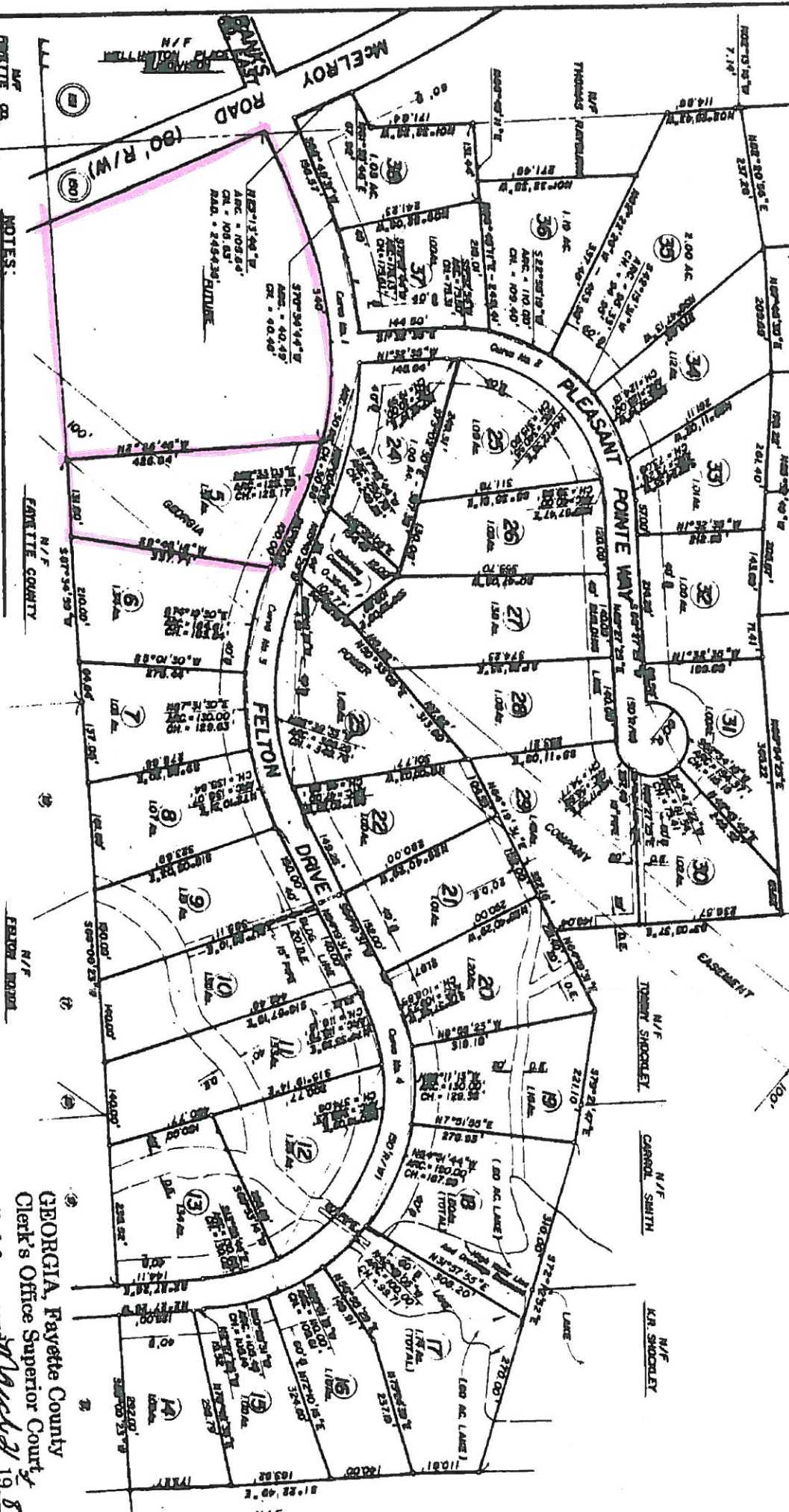
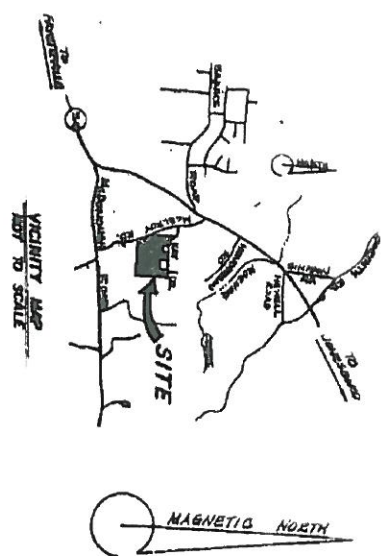


Prepared For		MARY HUIE-JOLLY	
F.W.P.D.	N/A	Date	03/31/21
Scale	1" = 100'	Job No.	SA13-060 PRO
County	FAYETTE, GA	Land Lot	150
		District	5TH

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	329.47'	612.06'	325.51'	N 84°56'38" E
C2	170.11'	607.47'	169.56'	S 71°36'01" E

Restrictions Book 342/236

E CURVE DATA					
NO.	Δ	ARC	CHORD	TANG.	AREA
1	49°30'00"	527.55'	512.55'	280.00'	638.35'
2	50°00'00"	438.82'	358.50'	280.00'	509.74'
3	52°00'00"	427.90'	418.40'	230.00'	471.57'
4	49°15'00"	606.31'	587.54'	513.82'	351.87'

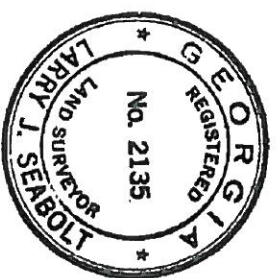


- NOTES:
- 1) FROM PLEASANT ROAD SET ON ALL LOT CORNERS.
 - 2) D.E. - DETACHED DRAINAGE EASEMENT.
 - 3) ZONING - R-40.
 - 4) FRONT BOUNDARY LINE - AS SHOWN FOR COUNTY REQUIREMENTS.
 - 5) BACK BOUNDARY LINE - 15'.
 - 6) SIDE BOUNDARY LINE - 15'.
 - 7) REAR BOUNDARY LINE - 30'.
 - 8) FAYETTE COUNTY DOES NOT ACCEPT THE COMMISSIONER'S DRAINAGE ON RESPONSIBILITY FOR ANY DRAINAGE EASEMENT ON OVERALL DRAINAGE PLAN, ON THE LACK OF ONE, INDICATED BY THIS PLAT.

OWNER AND DEVELOPER
R.T. SHOCKLEY
350 McELROY ROAD
FAYETTEVILLE, GEORGIA 30214
(404) 461-7887

GEORGIA, Fayette County
Clerk's Office Superior Court
Filed for record March 19, 1985
4:30 P.M.
Recorded in Book 15 Page 174
This is day of March 19, 1985

FINAL PLAT FOR
UNIT I
PLEASANT
POINTE
FAYETTE COUNTY, GEORGIA
LAND LOT 150 & 151 - 5th DISTRICT
SCALE 1" = 100'
1/28/85



I, *Larry J. Seabolt*, Surveyor, do hereby certify that the above plat was prepared by a duly licensed and bonded surveyor, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land shown thereon.

APPROVED BY THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, on this 19th day of March, 1985, at Fayetteville, Georgia.

[Signature]
Clerk of the Superior Court

SOUTHEASTERN
ENGINEERS & SURVEYORS, INC.

OWNERS ACKNOWLEDGEMENT
WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT HEREBY
OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHT OF WAY,
EASEMENTS AND OTHER GROUND SO SHOWN.

OWNER: James S. Seabolt

APPROVED BY COUNTY ENGINEER, FAYETTE COUNTY, GA.

DATE: June 19, 1987 SIGNED: David A. Lee
County Engineer

APPROVED BY FAYETTEVILLE - FAYETTE COUNTY PLANNING COMMISSION

DATE: June 19 1987 SIGNED: Roberta S. Moore
Secretary

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GA.

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE FAYETTE
COUNTY HEALTH DEPT. AND BASED ON PERCOLATION TEST RESULTS, LAY OF
THE LAND, SOIL INFORMATION, ETC. THIS LAND APPEARS TO BE SUITABLE
FOR THE INSTALLATION OF SEPTIC TANKS AND DRAIN FIELDS, HOWEVER,
EACH LOT WILL HAVE TO BE INSPECTED TO DETERMINE LOCATION OF HOUSE,
STYLE OF HOUSE, ETC. BEFORE FINAL APPROVAL CAN BE ISSUED.

DATE: 6-16-87, 1987 SIGNED: Richard P. Jahn
County Sanitarian

SURVEYORS ACKNOWLEDGEMENT

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN
ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION; THAT MONUMENT
LOCATIONS ARE CORRECTLY SHOWN; AND, THAT THE PROPERTY WILL DRAIN AS
SHOWN. MONUMENTS ARE SHOWN BY IRON PINS.

James S. Seabolt
Georgia Registered Land Surveyor No. 2135

"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."

CURVE DATA					
NO.	Δ	ARC.	CHORD	TAN.	RAD.
1	47°30'00"	527.55'	512.57'	280.00'	636.35'
					09°00'14"

NOTES:

- 1) IRON PIN(1/2" REBAR) SET ON ALL LOT CORNERS.
- 2) D.E. - DENOTES DRAINAGE EASEMENT.
- 3) ZONING - R-40.
FRONT BLDG. LINE - AS SHOWN FOR COUNTY REQUIREMENTS.
SUBDIVISION COVENANTS MAY REQUIRE MORE.
- SIDE BLDG. LINE - 15'
- REAR BLDG. LINE - 30'
- 4) T.B.M. & INT. FELTON DR. & McELROY DR. ELEV. = 889.2'.
- 5) "FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTEN-
ANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR
OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED
BY THIS PLAT."

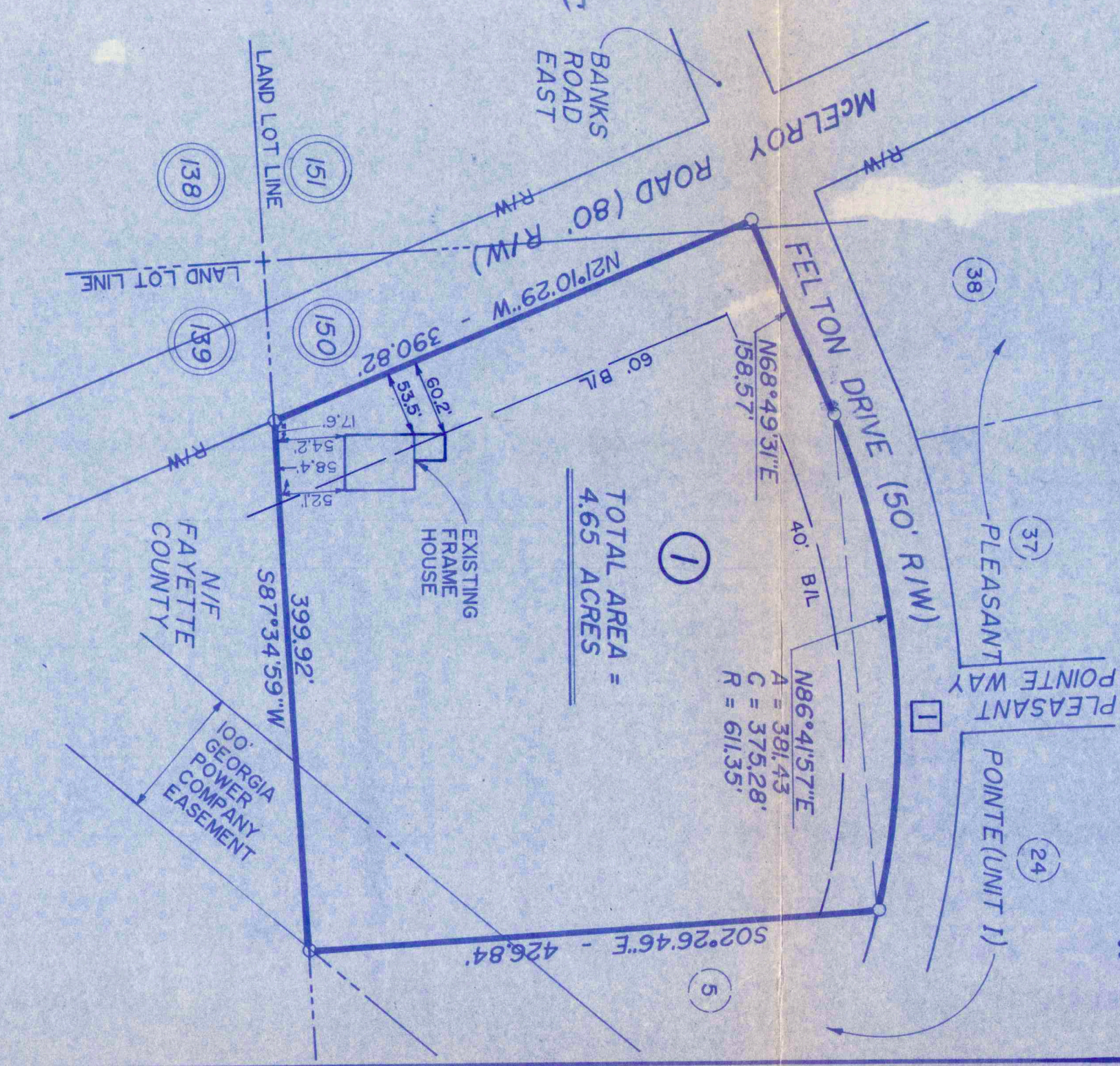
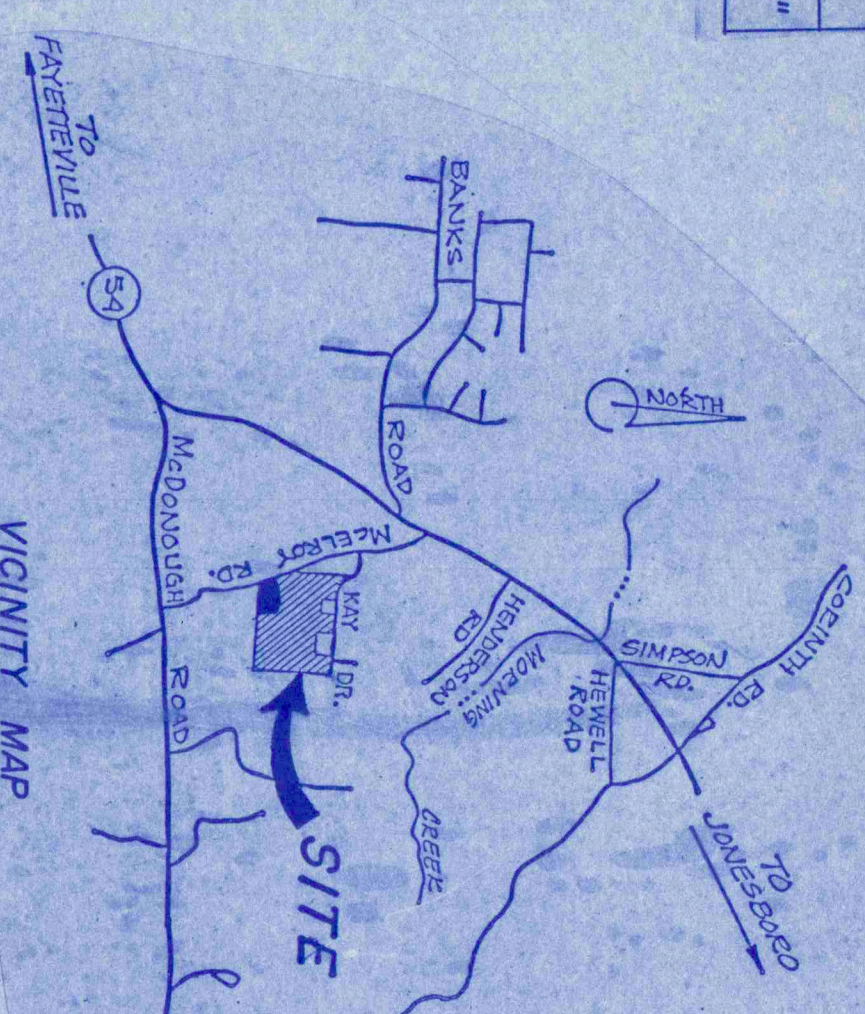
OWNER AND DEVELOPER

R.T. SHOCKLEY
350 McELROY ROAD
FAYETTEVILLE, GEORGIA 30214
(404) 461-7887

APPROVED BY FAYETTE COUNTY PLANNER
DATE: 6/16/87 SIGNED: [Signature]

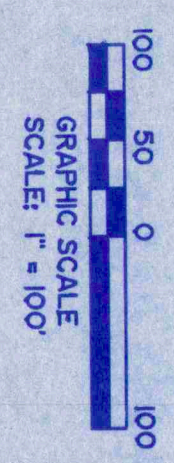
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF AT
LEAST ONE FOOT IN 10,000 FEET AND AN
ANGULAR ERROR OF 21 SECONDS PER
ANGLE POINT, AND WAS ADJUSTED USING
COMPASS RULE.
FIELD INFORMATION WAS OBTAINED WITH
EDM EQUIPMENT, STEEL TAPE, AND
THEODOLITE.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN AT LEAST ONE FOOT IN 10,000
FEET.
James S. Seabolt
LARRY A. SEABOLT
GEORGIA REGISTERED LAND SURVEYOR
#2135



FINAL PLAT FOR PLEASANT POINTE UNIT II	
LAND LOT	150 & 151
DISTRICT	5th
COUNTY	FAYETTE
REFERENCE	
SCALE	1" = 100'
DATE	6/18/1987

SOUTHEASTERN ENGINEERS
P. O. BOX 703
FAYETTEVILLE, GA. 30214
404 / 461 - 4181



OLD to be deleted in its entirety

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 to be added in its entirety

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

Recreational vehicles and boats shall not be parked or stored 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 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 occupancy purposes when parked or stored on a residential or non-residential lot, or in any location not approved for such use, except as otherwise allowed herein.

A recreational vehicle may be used for temporary occupancy 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. Use of a recreational vehicle under this permit shall be allowed during the time that the building permit is active up to the issuance of the Certificate of Occupancy (CO). If electrical, septic or water connections are necessary for use of a recreational vehicle under this section; a permit shall 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.

Sec. 110-3. - Definitions

Vehicle, recreational, means a self-propelled or towed vehicle used as a temporary dwelling for travel and recreational purposes which does not exceed 8½ feet in width, when in travel mode, and 45 feet in length, not including the towing vehicle, that bears a label, symbol, or other identifying mark indicating construction meets ANSI standards.

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 meets ANSI standards.

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

(f) Guesthouses. Only one guesthouse is allowed per individual lot (see also subparagraph w. of section 110-169(2)). Any living area included in a residential accessory structure is a guesthouse. A guesthouse shall not be used as tenant space. A guesthouse shall not exceed 700 square feet of heated and finished floor area.

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 all applicable permitting requirements of the Department of Building Safety (As permitting requirements may vary by site, the Department of Building Safety should be contacted for specific permitting requirements prior to the purchase of a park model home.) including the following:

- (1) The park model home shall be anchored and set on piers, as applicable, per the manufacturer's installation instructions. The manufacturer's installation instructions shall be submitted at time of permit. If the manufacturer's installation instructions do not allow for anchoring, the park model home shall remain on the wheels.
- (2) The tongue may be removed if allowed by the manufacturer's installation instructions.
- (3) No permanent water connection – only a temporary connection to a frost-free yard hydrant shall be allowed.
- (4) 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.
- (5) No permanent connection to electrical service – only a temporary connection to a stand-alone pedestal with a twist lock removable connection shall be allowed.
- (6) Only self-supported stairs/decks/porches will be allowed, and any stairs/decks/porches must be submitted for permit as part of the park model home permit. No structure shall be physically attached to the park model home. Additional electrical requirements are necessary for self-supported decks/porches.
- (7) The park model home shall not be enlarged.
- (8) The park model home shall be skirted with a solid non-lattice material.

Sec. 110-3. - Definitions.

Vehicle/boat sales means a business establishment primarily involved in the sale **and incidental repair** of automobiles, trucks, farm equipment, heavy construction equipment, motorcycles, **ATV's**, boats/**watercraft**, recreational vehicles or **utility** trailers, or other vehicles, excluding manufactured homes.

Sec. 110-143. - C-C, Community Commercial District.

(c) Conditional uses.

(20) *Vehicle/boat sales*

Sec. 110-144. - C-H, Highway Commercial District.

(c) Conditional uses.

~~(4) — Automobile, truck, farm equipment, or motorcycle sales and incidental repairs;~~

(Note: renumber as needed)

(30) *Vehicle/boat sales*

Sec. 110-146. - M-1, Light Industrial District.

(b) Permitted uses.

(6) ~~Automobile, truck, farm equipment, and heavy equipment~~ *Vehicle/boat* sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop;

Sec. 110-147. - M-2, Manufacturing and Heavy Industrial District.

(b) Permitted uses.

(6) ~~Automobile, truck, farm equipment, and heavy equipment~~ *Vehicle/boat* sales and repairs, paint and/or body shop, parts store, including rebuilding of parts, parking lot or garage, tire recapping facility, upholstery shop;

Sec. 110-169. - Conditional use approval.

(2) *Conditional uses allowed.*

(??) *Vehicle/boat sales* ~~Automobile, truck, farm equipment, or motorcycle sales and incidental repairs.~~ Allowed in C-C and C-H zoning district.

1. All ~~automobile, truck, farm equipment, or motorcycle~~ *vehicle/boat* sales facilities shall comply with the following conditions:

(i) All activities except sales shall be conducted indoors.

- (ii) No outside storage of equipment or parts shall be permitted.
- (iii) No external loudspeakers allowed.
- 2. A full range of repairs shall be allowed incidental to a sales use and ~~those repairs that are not listed as a permitted use in the C-H zoning district,~~ shall comply with the following:
 - (i) All repair activities shall be conducted indoors.
 - (ii) No outside storage of equipment or parts shall be permitted.
 - (iii) All overhead doors shall face the side and/or rear yard or be screened from view from the street per article III of this chapter or utilizing vegetative materials,
 - (iv) All wrecked vehicles stored for repair shall be screened in accordance with article III of this chapter.
 - (v) Facilities located adjacent to a residentially zoned area shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
 - (vi) No external loudspeakers allowed.

Sec. 110-144. - C-H, Highway Commercial District.

(b) *Permitted uses.* The following uses shall be permitted in the C-H zoning district:

(33) ~~Funeral home;~~ Funeral establishment (where funeral services, excluding a crematorium, may be provided),