

**BOARD MEMBERS**

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

**STAFF**

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

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**December 16, 2021**  
**7:00 pm**

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

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**NEW BUSINESS**

1. Consideration of the Minutes of the meeting held on December 2, 2021.
2. Consideration of a Revised Major Final Plat of Bay Chappell Farms, Phase 1 & 2, Lot 36, 41, and 42. The property will consist of 3 lots zoned R-72 and is located in Land Lot 167 of the 4<sup>th</sup> District and fronts on Stable Creek Road.

**OLD BUSINESS**

3. Discussion of the Fayette County Comprehensive Plan Update

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: December 10, 2021  
Subject: Minor Final Plat to be considered on December 16, 2021

**REVISED MAJOR FINAL PLAT**

Bay Chappell Farms Phase 1 & 2

**OWNER/APPLICANT**



Richard E. Carne  
William T. Murphy

Recommend **APPROVAL** for the Minor Final Plat signed November 12, 2021.

# REVISED MAJOR FINAL PLAT OF: BAY CHAPPELL FARMS PHASE ONE & TWO LOTS 36, 41, 42

FOR CLERK OF SUPERIOR COURT

THE PURPOSE OF THIS REVISION IS TO RE-CONFIGURE EXISTING LOT 36 OF BAY CHAPPELL FARMS PH. 1, RECREATION AREA OF BAY CHAPPELL FARMS PH. 2 AND MURPHY TRACT (TAX ID #: 0434097) INTO REVISED LOT 36 AND ADD LOTS 41 & 42 TO BAY CHAPPELL FARMS SUBDIVISION.

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) OF BAY CHAPPELL FARMS PH. ONE, LOT 36 AND BAY CHAPPELL FARMS PH. TWO, LOTS 41, 42, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

Owner	ADDRESS	
Richard E. Crane	170 Stable Creek Rd. Fayetteville, Ga. 30215 (770) 719-1188	Lot 36, Ph. 1 Lot 41, Ph. 2
William T. Murphy	9170 Hwy 18 Concord, Ga. 30206 (404) 556-3641	Lot 42, Ph. 2

## F.E.M.A. FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY (S NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE MAP NUMBER 1313C0155E WITH AN EFFECTIVE DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

## FAYETTE COUNTY FLOOD NOTE

BASED ON THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY AND MAPPING (DEWBERRY) THESE LOTS CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA.

## 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: Steve J. Reeves DATE 09/30/2021  
STEVE J. REEVES, GA. RLS No. 2765

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: Steve J. Reeves DATE 09/30/2021  
STEVE J. REEVES, GA. RLS No. 2765

## LEGEND

(33.20')	DEED DISTANCE
IPF	IRON PIN (1/2" rebar) SET
IPF	CORNER MONUMENT FOUND
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EXIST. CONTOURS
---	EXIST. INDEX CONTOURS
---	CONCRETE SIDEWALK
---	EDGE PAVEMENT
---	OVERHEAD UTILITIES
---	EXISTING FENCE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	CURB
---	CURB & GUTTER
---	STORM DRAIN PIPE
---	GATE VALVE
---	FIRE HYDRANT
---	DOUBLE-WING CATCH BASIN
---	SINGLE-WING CATCH BASIN
---	WATER METER
---	CURB INLET

Petition No. RP-076-20 approved by B.O.C. on August 21, 2020 w/ Five (5) conditions:

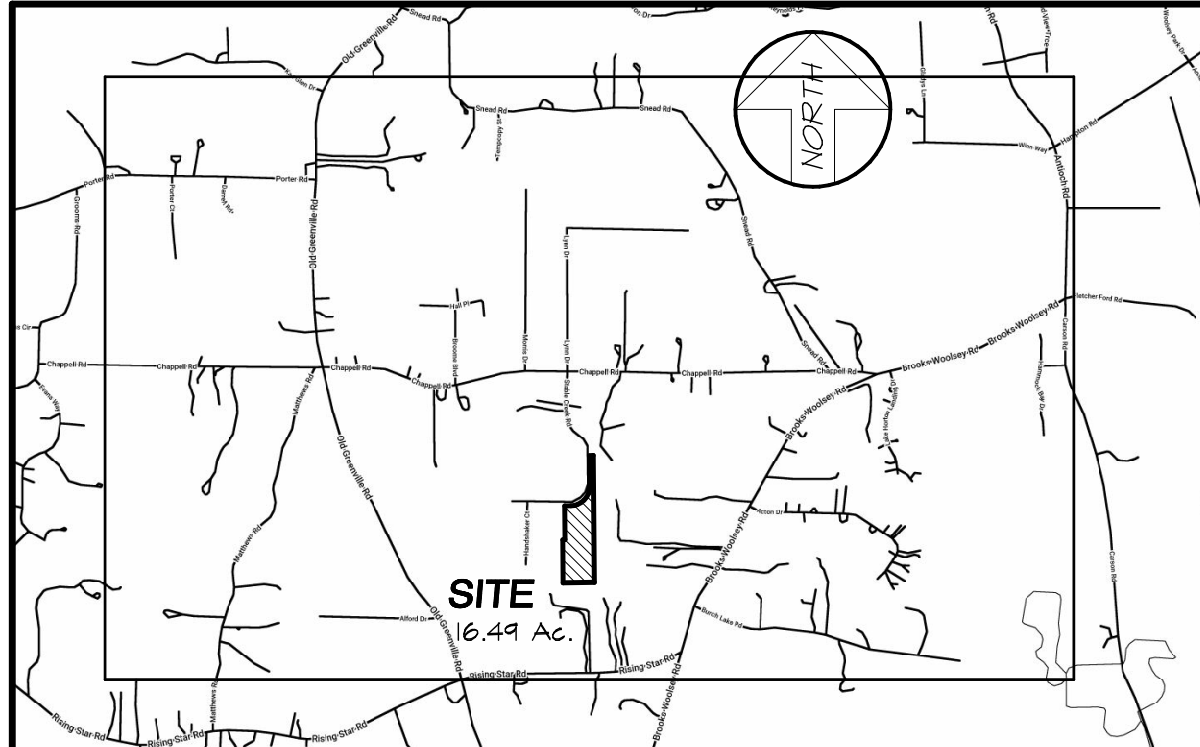
- That the proposed lots will maintain a front yard setback of 75 feet and the revised plat shall indicate the 75 foot front yard setback.
- That use of that 2.11 acre Recreation Area by the underlying fee owner(s) is limited to construction of no more than two total driveways to service proposed Lot 2 (41) and Lot 3 (42) (as shown on the Concept Plan submitted with the Applications). The owner(s) of Lots 2 (41) and 3 (42) shall not site any permanent improvements, other than the driveways to service Lot 2 (41) and Lot 3 (42), in such manner as to leave the remaining areas of the Recreation Area parcel free for passive recreation by the owners of all lots in Bay Chappell Subdivision, and no current or future owner of Lot 2 (41) or Lot 3 (42) shall substantially interfere with the use of the Recreation Area by any current or future owner of any other lot in Bay Chappell Farms Subdivision for recreation purposes. Substantial interference shall include, but not be limited to, the erection of a fence excluding access to the Recreation Area. Additionally, before a revised final plat is recorded, the current owners of any portion of Lots 1 (36), 2 (41), and 3 (42) shall indemnify and hold harmless the County from any and all future claims related to (1) the County's approval of the Applications that include the 2.11 acre Recreation Area; and (2) the extinguishment of the original 25 foot strip connecting Lot 3 (42) with Chappell Road.
- That the revised final plat shall indicate the area of the 2.11 acre Recreation Area in relationship to proposed Lots 2 (41) and 3 (42).
- That proposed Lots 2 (41) and 3 (42) shall not be further subdivided.
- That the home to be erected on proposed Lot 3 (42) shall conform to the size restrictions of the original subdivision covenants. (Bay Chappell Farm Covenants recorded in Book 654 Page 743-744: No single-story home shall be constructed on any Lot unless such Home shall have at least twenty five hundred (2500) square feet of heated living space; and no multi-story or split-level Home shall be constructed on any Lot unless such Home shall have at least three thousand (3,000) square feet of heated living space.

Petition No. 1292-20 approved by B.O.C. on August 21, 2020 w/ One (1) condition:

- That Lot 3 (42), as indicated on the lot layout Concept Plan, shall maintain a minimum five (5) acre (217,800 square feet) lot size.

## SHEET INDEX

SHEET 1 NOTES, SIGNATURES  
SHEET 2 LOT LAYOUT



## LOCATION MAP N.T.S.

## LOT AREA CHART

LOT #	TOTAL AREA (Acres)	TOTAL AREA (Sq.Ft.)	CONTIGUOUS AREA*
LOT 36	4.08 Ac.	177,140	0.3 Ac.
LOT 41	4.66 Ac.	202,903	0.9 Ac.
LOT 42	7.75 Ac.	337,746	4.6 Ac.
TOTAL AREA	16.49 Ac.	718,389	
TOTAL NUMBER OF LOTS - 3			

\*Each buildable lot has a minimum contiguous area of 0.3 acres that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

Any and all properties subdivided into individual lots where there is an existing water main, and if choosing Fayette County Water, shall be required to provide taps and services for the subdivided properties at the developers/homebuilders expense. All applicable meter and availability fees shall also be applied. Water main taps shall be observed by Water System personnel with a 48 hour lead time - 770-461-1146 (option 5).

## Sec. 104-55 C.8. Shared Driveways

- The width of the shared driveway shall be a minimum of 12 feet and constructed on an all-weather surface approved by the engineering department;
- The driveway shall have a minimum clear zone of 20 feet that extends, continuous, from the right-of-way to both homes served by the driveway. The purpose of the clear zone is to ensure unobstructed emergency access to the homes.
- A permanent cross-access easement shall be recorded and the easement reflected on the plat and deed of both parties; and
- The street address of each lot shall be clearly marked at the road and at all forks in the shared driveway.

## APPROVALS

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
ENVIRONMENTAL MANAGEMENT

APPROVED BY FAYETTE COUNTY ENGINEER.

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

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION ON:

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

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL. ALL FIRE HYDRANTS LOCATED AS SHOWN.

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

## GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: NAVD 1988.
- NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE)
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
- CURRENT ZONING OF PROPERTY: R-72 - Petition No. RP-071-20 approved by Fayette Co B.O.C. on August 27, 2020.
- RIGHT-OF-WAY OF STABLE CREEK ROAD ESTABLISHED AT 60'± AS PER FINAL PLATS OF BAY CHAPPELL FARMS PHASES ONE & TWO AS RECORDED IN PB. 20 PG. 193 & PB. 21 PG. 65 AND FOUND PROPERTY CORNER MONUMENTATION. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- ALL DRAINAGE EASEMENTS SHOWN AS PER LOCATED STRUCTURES AND THE FINAL PLATS OF BAY CHAPPELL FARMS PHASES ONE & TWO AS RECORDED IN PB. 20 PG. 193 & PB. 21 PG. 65.
- THERE ARE JURISDICTIONAL MAPPED WETLANDS LOCATED ON SITE AS PER THE NATIONAL WETLANDS INVENTORY MAP AS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE. ALL INDIVIDUAL WETLAND AREAS THAT EXIST SHOWN OR NOT SHOWN ON THIS PLAT AND NOT FIELD VERIFIED BY THIS SURVEYOR ARE UNDER THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- 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.
- REFERENCES: DB. 386 PG. 186, PB. 16 PG. 190, DB. 542 PG. 263, PB. 20 PG. 193, DB. 780 PG. 237, PB. 21 PG. 65, PB. 23 PG. 36, DB. 3438 PG. 233.

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

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 42,500+ ft. and an angular error of 0.5" per angle point, and the COMPASS RULE was used for adjustment. A TOPCON GTS603 was used to obtain linear measurements and a TOPCON GTS603 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY OF TITLE, EITHER EXPRESS OR IMPLIED.



## PREPARED BY:

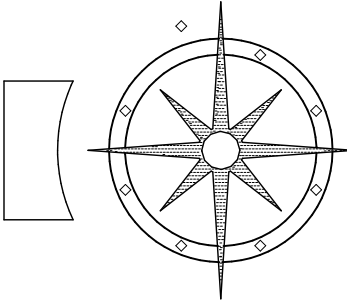
# S.J. Reeves Land Surveying

P.O. BOX 653 \* 147 COOK RD. \* ZEBULON, GA. 30295  
770-584-5203 \* sjreevessurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

SHEET 1 OF 2

PREPARED BY:



# S.J. Reeves Land Surveying

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770-584-5203 \* sjreevessurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FOR CLERK OF SUPERIOR COURT

LANDLOT	DISTRICT
167	4th
CITY	COUNTY
N/A	FAYETTE
DATE OF FIELD WORK	06/02/2021
DATE OF PLAT	06/02/2021
JOB NO.	SCALE
	1"=100'

Rev. #1 08/17/2021  
CHANGES PER FAYETTE CO.  
ZONING DEPT.

Rev. #2 09/30/2021  
FAYETTE CO. PLAT  
REVIEW COMMENTS

#100 STREET ADDRESS NUMBERS

WETLANDS SHOWN OR NOT 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  
OF THESE WETLAND AREAS WITHOUT  
PROPER AUTHORIZATION.

## LEGAL DESCRIPTION

Commencing at the intersection of the south right-of-way of Chappell Road (80' R/W) and the east right-of-way of Stable Creek Rd. (60' R/W) thence in a southerly and southeasterly direction along the east right-of-way of Stable Creek Rd. a distance of 1,336.49 ft. to a 1/2" rebar and the Point of Beginning; thence North 89°16'24"E a distance of 63.26 feet; thence South 00°32'48"E East, a distance of 2114.14 feet; thence South 89°23'14" West, a distance of 518.46 feet; thence North 00°33'01" West, a distance of 715.05 feet; thence North 89°33'57" East, a distance of 34.53 feet; thence North 00°31'29" West, a distance of 564.43 feet; thence North 89°23'03" East, a distance of 100.24 feet to the beginning of a curve tangent to said line; thence easterly, northeasterly and northerly a distance of 503.74 feet along the curve concave to the northwest, having a radius of 320.88 feet and a central angle of 89°57'25"; thence North 00°34'22" West tangent to said curve, a distance of 513.98 feet to the Point of Beginning.

Containing 16.49 ACRES, more or less.

## Owner/Developer:

Lot 36, Ph. 1  
Lot 41, Ph. 2

RICHARD E. CRANE  
170 STABLE CREEK RD.  
FAYETTEVILLE, GA. 30215  
(770) 719-1188

## Owner/Developer:

Lot 42, Ph. 2

WILLIAM T. MURPHY  
9170 HWY 18  
CONCORD, GA. 30206  
(404) 556-3641

## REVISED MAJOR FINAL PLAT OF:

# BAY CHAPPELL FARMS PHASE ONE & TWO LOTS 36, 41, 42

THE PURPOSE OF THIS REVISION IS TO  
RE-CONFIGURE EXISTING LOT 36 OF BAY  
CHAPPELL FARMS PH. 1, RECREATION  
AREA OF BAY CHAPPELL FARMS PH. 2 AND  
MURPHY TRACT (TAX ID #: 0434097) INTO  
REVISED LOT 36 AND ADD LOTS 41 & 42  
TO BAY CHAPPELL FARMS SUBDIVISION.

## LOT AREA CHART

LOT #	TOTAL AREA (Acres)	TOTAL AREA (Sq.Ft.)	CONTIGUOUS AREA*
LOT 36	4.08 Ac.	177,740	0.3 Ac.
LOT 41	4.66 Ac.	202,903	0.9 Ac.
LOT 42	7.75 Ac.	337,746	4.6 Ac.

TOTAL 16.49 Ac. 718,389  
AREA

TOTAL NUMBER OF LOTS - 3

\*Each buildable lot has a minimum contiguous area of 0.3 acres that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

## LEGEND

- (33.20') DEED DISTANCE
- IPS IRON PIN (1/2" rebar) SET
- IFF CORNER MONUMENT FOUND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXIST. CONTOURS
- 1000' EXIST. INDEX CONTOURS
- CONCRETE SIDEWALK
- EDGE PAVEMENT
- OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- CURB
- CURB & GUTTER
- SD STORM DRAIN PIPE
- GATE VALVE
- FIRE HYDRANT
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- WATER METER
- CURB INLET

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GRAPHIC SCALE 1"=100'



LINE	BEARING	DISTANCE
L1	N89°16'24"E	63.26'
L2	S89°27'56"W	98.70'
L3	N89°33'57"E	34.53'
L4	N89°23'03"E	100.24'

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT	DELTA
C1	391.22'	N34°21'18"E	367.43'	320.88'	224.08'	
C2	112.58'	N79°20'00"E	112.00'	320.88'	56.87'	

## Sec. 104-55 C.B. Shared Driveways

- The width of the shared driveway shall be a minimum of 12 feet and constructed on an all-weather surface approved by the engineering department;
- The driveway shall have a minimum clear zone of 20 feet that extends, continuous, from the right-of-way to both homes served by the driveway. The purpose of the clear zone is to ensure unobstructed emergency access to the homes;
- A permanent cross-access easement shall be recorded and the easement reflected on the plat, and deed of both parties; and
- The street address of each lot shall be clearly marked at the road and at all forks in the shared driveway.

## SIGHT DISTANCE CERTIFICATION

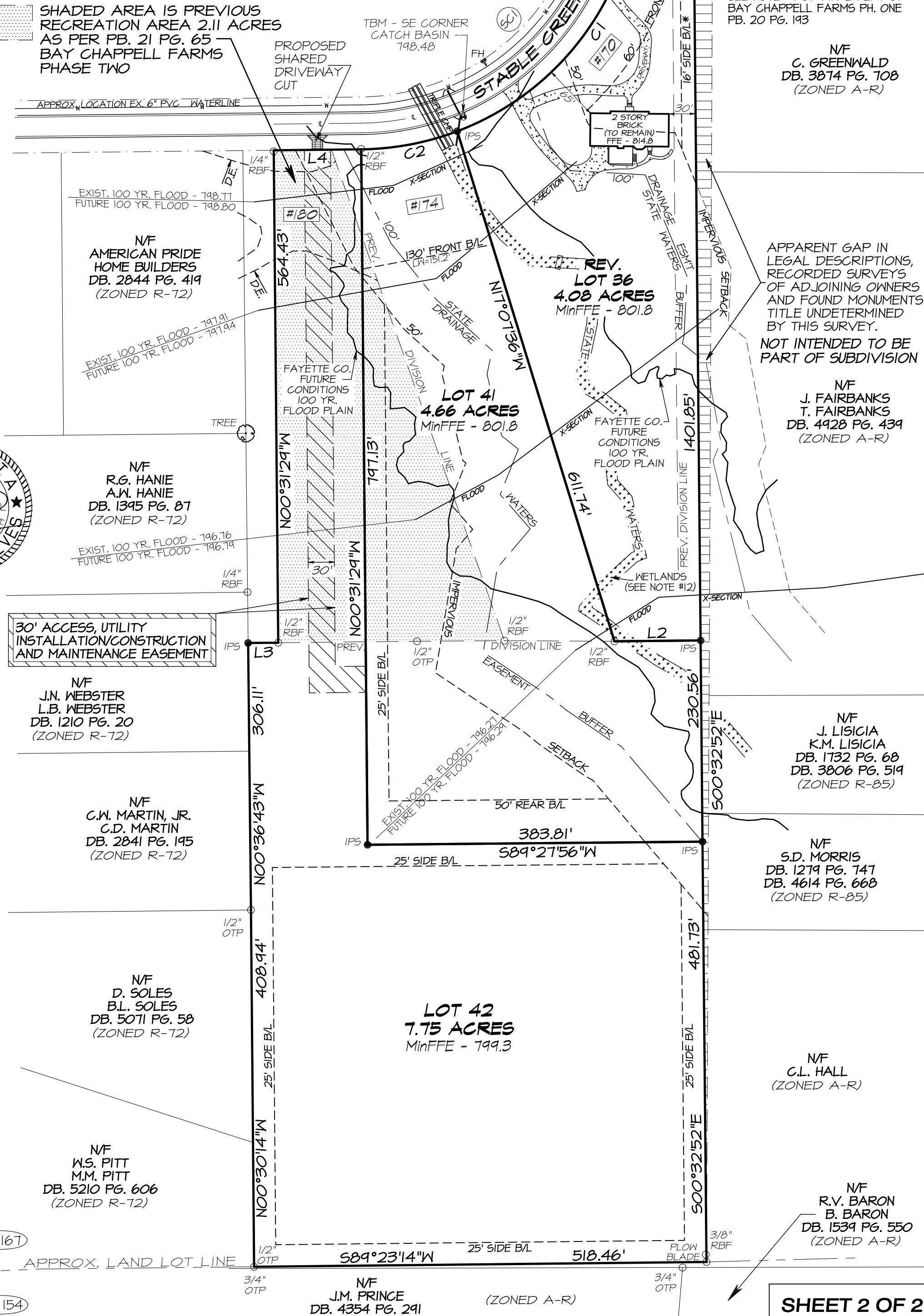
The Shared Driveway Sight Distance Certification:  
I, the undersigned, hereby certify that the proposed driveway for Bay Chappell Farms Ph. 2, lots 41 & 42 is designed with adequate sight distance for the approaching thoroughfare. The regulated speed limit on the approaching thoroughfare is 25 MPH. The designed sight distance provides a min. visibility as noted below (280' min.). The sight distance shall be measured from a point 14.5 ft. from the edge of the intersecting street at a height of the driver's eye at 3.5 ft. above the surface of the roadway to an object on the centerline of the road 3.5 ft. above the surface of the roadway.

	WEST	NORTH
LOTS 41 & 42 SHARED CURB CUT	>400'	305'

By: *Steve J. Reeves*  
STEVE J. REEVES

RLS No: 2765 Date: 09/30/2021

SHADED AREA IS PREVIOUS  
RECREATION AREA 2.11 ACRES  
AS PER PB. 21 PG. 65  
BAY CHAPPELL FARMS  
PHASE TWO



N/F  
C. COLLINS  
C. COLLINS  
DB. 3791 PG. 222  
PB. 20 PG. 193

LOT 37  
BAY CHAPPELL  
FARMS PH. 1  
(ZONED R-72)

N/F  
J.S. BULLARD  
D.R. BULLARD  
PB. 28 PG. 52  
(ZONED A-R)

N/F  
M.S. WRIGHT  
DB. 944 PG. 21  
(ZONED A-R)

N/F  
C. GREENWALD  
DB. 3874 PG. 708  
(ZONED A-R)

APPARENT GAP IN  
LEGAL DESCRIPTIONS,  
RECORDED SURVEYS  
OF ADJOINING OWNERS  
AND FOUND MONUMENTS.  
TITLE UNDETERMINED  
BY THIS SURVEY.  
NOT INTENDED TO BE  
PART OF SUBDIVISION

N/F  
J. FAIRBANKS  
T. FAIRBANKS  
DB. 4928 PG. 439  
(ZONED A-R)

N/F  
J. LISICIA  
K.M. LISICIA  
DB. 1732 PG. 68  
DB. 3806 PG. 519  
(ZONED R-85)

N/F  
S.D. MORRIS  
DB. 1279 PG. 747  
DB. 4614 PG. 668  
(ZONED R-85)

N/F  
C.L. HALL  
(ZONED A-R)

N/F  
R.V. BARON  
B. BARON  
DB. 1534 PG. 550  
(ZONED A-R)

N/F  
J.M. PRINCE  
DB. 4354 PG. 291  
(ZONED A-R)

SHEET 2 OF 2

## **BROADBAND SERVICES ELEMENT**

*Broadband is not a luxury; its critical infrastructure."*

*- Kim Reynolds*

### **INTRODUCTION**

Each local government must include in its Comprehensive Plan an action plan for the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction.

### **INVENTORY**

This inventory includes the Georgia Broadband Program, areas in the County which are under served for broadband availability and the broadband service providers serving Fayette County.

**Georgia Broadband Program:** In 2018, the state created the Georgia Broadband Program. The purpose of the Georgia Broadband Program is to expand broadband services throughout the state to increase economic, education, and social opportunities. The program promotes a minimum deployment of broadband services with a minimum of 25 Mbps download and 3 Mbps upload speeds.

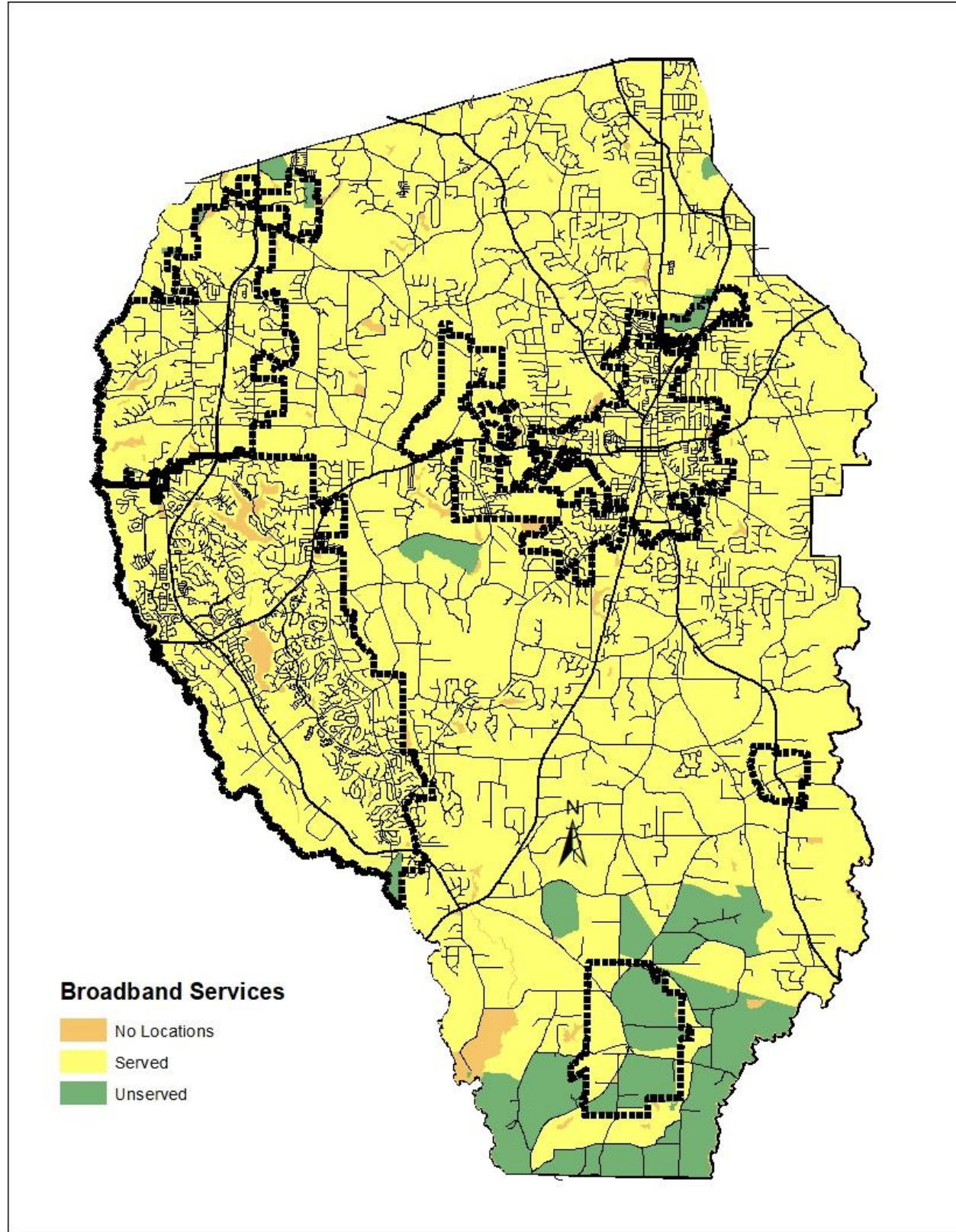
**Broadband Availability and Map:** The Georgia Department of Community Affairs (DCA) provides a broadband availability map on its website. The map uses data from two sources, the Federal Communication Commission (FCC) and the Georgia Broadband Program. The base for areas depicted on the maps is Census blocks.

The criteria used for the FCC map is when broadband service is available to at least one location (residential or business) in a Census block, the block is considered served. Census blocks with address locations present that did not meet this criteria are considered unserved. The criteria for the Georgia Broadband Program map is service is available to more than 80% of locations in a Census block, so the Census block would considered to be served. Census blocks that did not meet this criteria are considered as unserved.

There are 1,705 census blocks in Fayette County. Per the Georgia Broadband Program map, there are 46 Census blocks that are considered unserved which is 2.7 percent of the total Census blocks. Eleven of these unserved Census blocks are in a municipality or are split between a municipality and the unincorporated County. The majority of the unserved Census blocks are in the southern portion of the County in the Brooks area south of Rising Star Road. Map BB-1 illustrates the unserved Census blocks. Also, depicted on the map are Census blocks that have no locations to serve with broadband.



MAP BB-1  
BROADBAND SERVICES



**Broadband Providers:** There are two major providers of broadband services which provide a hard connection in Fayette County. These providers are AT&T and XFINITY from Comcast. An internet search also indicates two companies that provide wireless satellite connection. These providers are HughesNet and Viasat.

### **Broadband Ready Community Designation**

The Broadband Ready Community Designation is for a community that has taken steps to increase broadband service availability. A local government that has amended their comprehensive plan to include strategies to increase broadband services and has adopted a Model Ordinance is eligible to apply for a Broadband Ready Community Designation. The development of this Element in the Comprehensive Plan is the first step toward the Broadband Ready Community Designation.

The purpose of the Model Ordinance is to facilitate the deployment of broadband services. The ordinance requires that a single point of contact for the County be named to administer matters related to a broadband network deployment, especially in right-of-way (ROW). The ordinance also stipulates required timeframes for the County to administer an application for broadband infrastructure in County ROW.

### **ASSESSMENT**

At this time, broadband services, as specified in the Georgia Broadband Program, are available to 97.3 percent of the Census blocks in Fayette County. The County will need to work with broadband service providers to determine what barriers there are to expanding broadband services in unserved Census blocks and what the County can do to help eliminate barriers to the expansion of broadband services in Fayette County.

### **POLICIES AND OBJECTIVES**

The following policies and objectives presented in this section emphasize the need to maximize the efficiency of the existing and future broadband network. Following the policies is a listing of objectives which address specific issues and recommendations courses of action for addressing these issues.

<b>Policy:</b> <b>Achieve broadband availability, as specified in the Georgia Broadband Program, in 100 percent of the Census blocks in Fayette County.</b>
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- Objective a.    Develop an association with the broadband providers serving Fayette County to work toward broadband availability in 100 percent of the Census blocks in Fayette County.

- Objective b. Work in cooperation with the municipalities to support broadband availability in 100 percent of the Census blocks in Fayette County, including those Census blocks that are in a municipality or are split between a municipality and the unincorporated County.

**Policy: Pursue the Broadband Ready Community Designation for Fayette County.**

- Objective a. Adopt the Broadband Ready Community Model Ordinance naming the County Engineer or his/her designee as the single point of contact for the County to administer matters related to a broadband network deployment.