

BOARD MEMBERS

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

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
May 18, 2023
7:00 pm

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on May 4, 2023.
5. Consideration of a Minor Final Plat of The Johnnie K. Holland Estate.
6. Consideration of a Minor Final Plat of Phillips & Suren Property.
7. Discuss amendments to the procedures for approval of a minor final plat.
8. Discuss amendments to the zoning ordinance.

PUBLIC HEARING

No Public Hearings.

Meeting Minutes 5/4/23

THE FAYETTE COUNTY PLANNING COMMISSION met on May 4th, 2023 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Oliver, Chairman
John H. Culbreth Sr., Vice Chairman
John Kruzan
Danny England

MEMBERS ABSENT: Arnold Martin

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

John Culbreth Sr. made a motion to approve the agenda. Danny England seconded the motion. The motion passed 4-0. Arnold Martin was absent.

4. Consideration of the Minutes of the meeting held on April 20, 2023.

Danny England made a motion to approve the Minutes of the meeting held on April 20, 2023. John Kruzan seconded the motion. The motion passed 4-0. Arnold Martin was absent.

PUBLIC HEARING

5. **Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-79. Residential Accessory Structures and their uses.**

Debbie Bell introduced the petition and stated it is to remove the paragraph requiring architectural standards for residential accessory structures.

There were no comments in support or opposition. Chairman Oliver brought the discussion back to the Board. He asked if there had been any phone calls or comments to staff.

Debbie Bell stated there have been no comments in opposition. She stated there were a few

applicants who were happy this amendment was being considered.

Danny England made a motion to recommend approval of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-79. Residential Accessory Structures and their uses. John Culbreth Sr. seconded. The motion carried 4-0. Arnold Martin was absent.

6. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-241. Public Hearing.

Debbie Bell stated this is a series of amendments to bring the ordinance into alignment with the state level regarding public hearings and public notice calendars, and appeal language.

Chairman Oliver stated they are bringing the time limit down from 20 minutes to 10 minutes. He asked if this will bring it in line with the state?

Allison Cox, County Attorney, stated it will bring it into compliance for amendments that were recently passed.

Chairman Oliver stated that he does not like to limit public input and he knows it's at the discretion of the chairman whether to abide by the time limit or not. He stated he also knows this is a recommendation and Board of Commissioners will have the final say.

Danny England asked if this limit would apply to the Board of Commissioners as well.

Allison Cox stated she believes the County Commissioners are already at ten minutes.

John Culbreth Sr. asked if it is ten minutes for each side?

Allison Cox stated yes.

Chairman Oliver stated he understood bringing it into alignment with the state and if there was a case where the chairman needed to override he would be able to do so.

Danny England made a motion to recommend approval of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-241. Public Hearing. John Culbreth Sr. seconded the motion. The motion passed 4-0. Arnold Martin was absent.

7. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-292. Public Hearing.

Debbie Bell stated to address requirements at the state level and the appeal process.

There were no comments in support or opposition. The discussion was brought back to the Board.

Chairman Oliver stated the only issue he had was with the word “morality.” It states, “related to the public health safety morality.” The chairman asked if this wording is standard?

Allison Cox stated it is exactly what the state has.

Chairman Oliver stated he wanted to strike “morality” but if it’s directly from the state, they will leave it in.

John Culbreth Sr. made a motion to recommend approval of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-292. Public Hearing. John Kruzan seconded the motion. The motion passed 4-0. Arnold Martin was absent.

8. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-3. Definitions.

Debbie Bell stated staff is recommending adding a definition for building line front, corner lot which means on a corner lot, a line running parallel to the principal structure front extending the full width of the lot. She stated they will also add a definition for drug abuse treatment facility which means a residential treatment facility staffed by professional and or paraprofessional persons offering treatment and/or therapeutic programs for drug-dependent person who reside on the premises. This is a special use of property requiring the grant of a permit after two (2) public hearings. A drug abuse treatment facility must also be approved and licensed by the Georgia Department of Community Health. Ms. Bell stated when they have a request for a use that is not already laid out in the Zoning Ordinance, the first step is to provide a definition for that use.

Chairman Oliver asked if there was anyone that wish to speak.

Michael Mumper spoke and expressed the need for a detox center in the County [comments were inaudible].

John Culbreth Sr. asked how his program related to the community service board funded by the state? He stated Fayette County has a component, and an office where they serve people with mental issues and developmental disabilities.

Mr. Mumper spoke about prevention [comments were inaudible].

Chairman Oliver asked if the 58 deaths Mr. Mumper mentioned all happened in Fayette County?

Mr. Mumper's response was inaudible.

Chairman Oliver asked if Mr. Mumper was looking to open a facility in the County?

Mr. Mumper's response was inaudible.

Adam Kaye shared his comments [comments were inaudible].

Danny England stated the County does not have a definition for nursing home, hospice care, or any of the treatments mentioned. He stated at the last meeting personal care home was mentioned and is already zoned as a lot of those are in converted residential houses and neighborhoods. He stated if there was a private care home in a neighborhood and someone lived next door would they want it to be converted to a drug abuse treatment facility, was the point he was making. He stated it's interesting the County does not have another definition for anything medical in the code other than for hospital. He continued if they are going to break Drug Abuse Treatment Facility as a separate line item then they should also have dentist, hospice, etc.

Allison Cox stated there is a definition for care homes.

Danny England stated Mr. Kaye made a statement that he did not understand why there was a zoning meeting about this. Mr. England explained that when someone wants to do something, there is a name or use that staff has to find. He stated if it is has been defined, then they know where the business can operate relative to adjacent zonings. He stated their goal is to protect everyone. He stated defining it is the first step because then it can be approved or denied. If it is not defined then it becomes a gray area and becomes difficult to approve the application or not. He stated he understands the concern of defining it as something outside what they would normally think of as a hospital and how it may limit the applicant in some way but if they can give it a name then they can move forward. He stated after it is defined he thinks it would be

looked at similarly as a hospital or medical office.

Mr. Kaye spoke about how the definition enforces a stigma on these patients and this stigma must be eradicated. He also spoke about the process of gaining the special use permit [comments were inaudible].

Allison Cox explained the process for a special use of property. She stated there would be a posting of the property to let the property owners know what's going on which is part of the state law. She stated there is a six-month waiting period between the Planning Commission hearing and the Board of Commissioners final decision. She continued as a special use of property it is a zoning decision.

Danny England asked if the property is already zoned O-I and they want to have a drug abuse treatment facility, there would be a six month wait?

Allison Cox stated yes. They would put in their application, Planning Commission would have a public hearing, there's six months of postings and notifications, the Board of Commissioners sends it through if they meet all the requirements.

Danny England asked if it's permitted as a medical facility that treats drug abuse then, no?

Allison Cox stated it has to be residential and in Mr. Kaye's scope it included up to ten days of stay which was her concern. She stated there was no defined end to the stay.

Mr. Kaye expressed his concern for the six-month waiting period [comments were inaudible].

Danny England asked if the licensing this facility would have would be similar to Piedmont Fayette licensing?

Mr. Kaye's response was inaudible.

Danny England stated in theory they have similar DNA.

Chairman Oliver asked where does the six month wait come from?

Allison Cox stated that comes from state law and the location of the facilities. She stated it is treated differently from any other hospital facility under state law because of the drug use. She stated at a hospital, one is discharged after the problem is handled. One does not check in to the hospital for the period following a drug overdose, the person is sent home. She stated it is

not the same but they are similar. They are both for recovery and wellness but this one is specific to an item that is addressed by state law.

Chairman Oliver asked Mr. Kaye what was his contention with the County imposing state law?

Mr. Kaye's comments were inaudible.

John Culbreth Sr. asked Mr. Kaye if he has submitted an application for a permit?

Mr. Kaye stated yes.

John Culbreth asked why the permit was denied?

Mr. Kaye's comments were inaudible.

Allison Cox stated the Occupational Tax Certificate was moved to the next reviewer.

Danny England made a motion to recommend approval of the definition of Building Line, front (corner lot) and table the definition of Drug Abuse Treatment Center until the June 1st meeting. John Culbreth Sr. seconded the motion. John Culbreth Sr. seconded the motion. The motion passed 4-0. Arnold Martin was absent.

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John Culbreth Sr. made a motion to adjourn. Danny England seconded. The motion passed 4-0. Arnold Martin was absent.

The meeting adjourned at 7:51pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

JIM OLIVER, CHAIRMAN

ATTEST:

CHELSIE BOYNTON
PC SECRETARY

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director
Date: May 8, 2023
Subject: Minor Final Plat to be considered on May 18, 2023

MINOR FINAL PLAT

Minor Final Plat of the Johnnie K. Holland

OWNER/APPLICANT

The Johnnie K. Holland Estate,
Gregory William Holland, Administor

Recommend **APPROVAL** for the Minor Final Plat.

A handwritten signature in blue ink that reads "Deborah L. Bell". The signature is written in a cursive style with a large initial 'D'.

MINOR FINAL PLAT OF THE JOHNNIE K. HOLLAND ESTATE

- LEGEND**
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - CTP=CRIMP TOP PIPE
 - LL=LAND LOT
 - LLL=LAND LOT LINE
 - R=PROPERTY LINE
 - CO=CONSTRUCTION ENTRANCE
 - EP=EDGE OF PAVEMENT
 - P.O.B.=POINT OF BEGINNING
 - BA=BUILDING SETBACK LINE
 - D.E.=DRAINAGE EASEMENT
 - NF=NOW OR FORMERLY
 - F.W.P.D.=FIELD WORK PERFORMED DATE
 - M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
 - DB=DEED BOOK
 - PG=PAGE
 - PB=PLAT BOOK
 - (##)=HOUSE NUMBER
 - UP=UTILITY POLE
 - R/W=RIGHT OF WAY
 - TBM=TEMPORARY BENCHMARK
 - =PROPERTY CORNER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION

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

FINAL SURVEYOR'S CERTIFICATE

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

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

DATE: 12/14/22

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER AND/OR MORTGAGEE OF THE JOHNNIE K. HOLLAND SUBDIVISION, HEREBY OFFER TO DEDICATE, DEED AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. ALL PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, SHALL BE DEDICATED AND CONVEYED AT NO COST TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT

OWNER _____ DATE _____

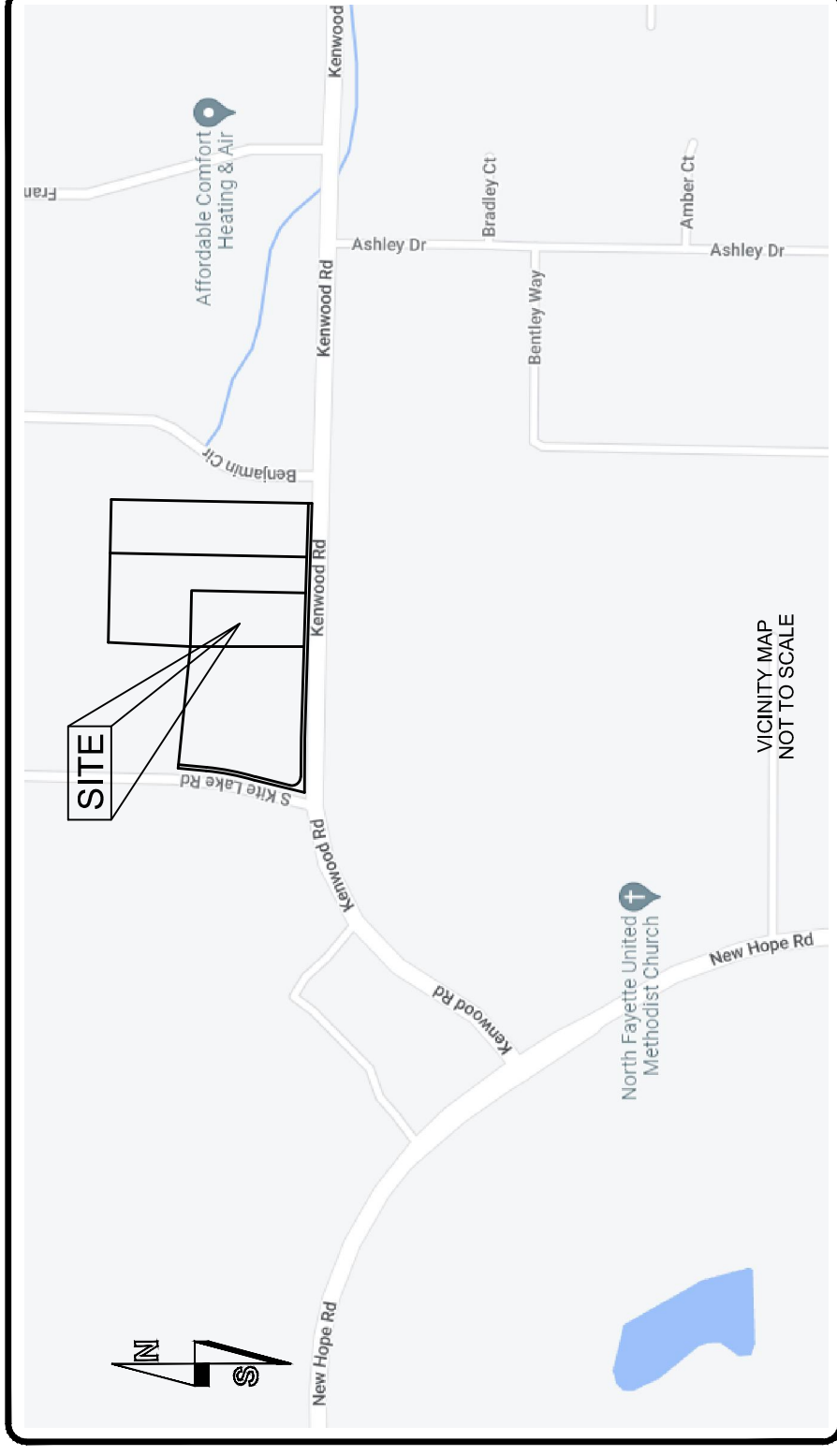
I, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNER OF THIS SUBJECT PROPERTY, I HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF MY PROPERTY.

OWNER _____ DATE _____



Prepared For:

JOHNNIE K. HOLLAND



FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____ ENVIRONMENTAL HEALTH SPECIALIST/DESIGNEE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____ ENVIRONMENTAL MANAGEMENT DIRECTOR/DESIGNEE

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____ COUNTY ENGINEER/DESIGNEE

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____ PLANNING COMMISSION SECRETARY/DESIGNEE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE _____ SIGNED _____ ZONING ADMINISTRATOR/DESIGNEE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE _____ SIGNED _____ FIRE MARSHAL/DESIGNEE

GENERAL NOTES

- OWNER: THE JOHNNIE K. HOLLAND ESTATE
GREGORY WILLIAM HOLLAND, ADMINISTRATOR
125 WHIPPOORWILL WAY
FAYETTEVILLE, GA 30215
(770)-231-5882
greg@greghollandinc.com
- SURVEYOR: S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 8.056 ACRES (DB 82 PG 287)
4 LOTS, ZONED R-45
MINIMUM DIMENSIONAL REQUIREMENTS FOR R-45 ZONING DISTRICT:
LOT AREA: 1 ACRE (43,560 SQ FT)
LOT WIDTH: 125 FT
FLOOR AREA: 1,800 SQ FT
FRONT YARD SETBACK: MAJOR THOROUGHFARE
ARTERIAL: 60 FEET
COLLECTOR: 60 FEET
MINOR THOROUGHFARE: 40 FEET
REAR YARD SETBACK: 40 FT
SIDE YARD SETBACK: 20 FT
SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEMS.
WATER TO BE PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM.
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
THIS ENTIRE SITE LIES WITHIN A GROUNDWATER RECHARGE AREA.
.1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0038E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN 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.
THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
THERE ARE NO STATE WATERS ON THIS PROPERTY.
THERE ARE EXISTING STRUCTURES AND FEATURES ON THE PROPERTY.
FAYETTE COUNTY RESERVES THE RIGHT TO REMOVE ANY STRUCTURES WITHIN THE RIGHT OF WAY.
FOLLOWING THE MAJOR AND MINOR FINAL PLAT REQUIREMENT FROM FAYETTE COUNTY, THE OWNER SHALL SEND A RECORDED DEED FOR ANY RIGHT-OF-WAY DEDICATED TO FAYETTE COUNTY EMD.
ON ANY NEW RESIDENTIAL LOTS CREATED ON EXISTING ROADWAYS, DRIVEWAYS MUST BE SHOWN TO HAVE REQUIRED SIGHT DISTANCE. PRIOR TO PLAT APPROVAL, THE ENGINEER OR SURVEYOR SHALL PROVIDE A SIGHT DISTANCE ASSESSMENT FORM (AVAILABLE FROM FAYETTE COUNTY EMD) TO THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT FOR EACH PROPOSED LOT FRONTING AN EXISTING ROAD. FAYETTE COUNTY WILL DENY THE CREATION OF A NEW LOT THAT CAN'T MEET MINIMUM INTERSECTION SIGHT DISTANCE REQUIREMENTS.
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 DEVELOPER/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).
PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES NOT CONTAIN JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

| | | |
|----------------|----------------------|---------------------|
| Job No. 22-043 | Drawn By: R.D.G. | Reviewed By: R.M.B. |
| | Issue Date: 01/25/23 | |
| | F.W.P.D.: 01/10/23 | Date |
| | Revisions | 03/31/23 |
| | County Comments | |

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
981 CAMP GROUND ROAD GRIFFIN, GA 30223
678-571-3054
rdgaskins79@gmail.com

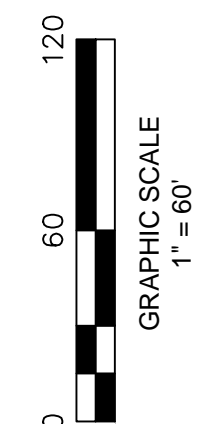
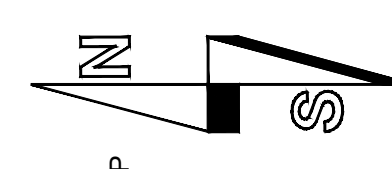
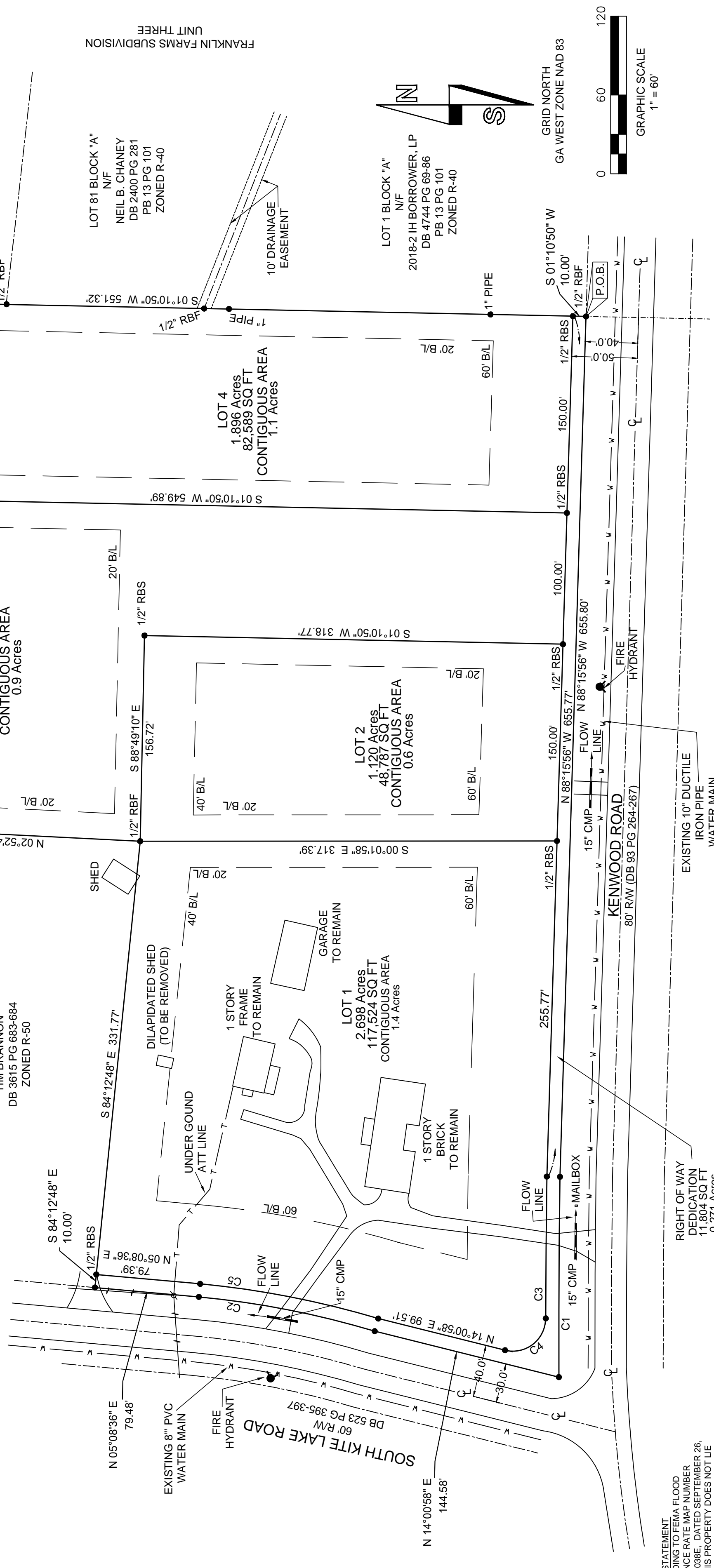
Property Location
Land Lot 254 Of The 5th Land District
Fayette County, Georgia

MINOR FINAL PLAT OF THE JOHNNIE K. HOLLAND ESTATE

LEGEND
 RBF=REBAR FOUND
 RBS=REBAR SET
 CTP=CRIMP TOP PIPE
 L.L.=LAND LOT
 L.L.L.=LAND LOT LINE
 P.=PROPERTY LINE
 CO=CONSTRUCTION ENTRANCE
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 F.W.P.D.=FIELD WORK PERFORMED DATE
 O/F=OUT OF FLOOD PLAIN
 DB=DEED BOOK
 PG=PAGE
 PB=PLAT BOOK
 (##) =HOUSE NUMBER

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 152.58' | 9024.90' | 0°58'07" | N 89°41'41" W | 152.58' |
| C2 | 136.60' | 701.18' | 11°09'44" | N 11°02'00" E | 136.39' |
| C3 | 108.03' | 9034.90' | 0°41'06" | N 89°33'08" W | 108.03' |
| C4 | 45.34' | 25.00' | 103°54'40" | N 37°56'22" W | 39.38' |
| C5 | 138.35' | 711.18' | 11°08'46" | N 11°01'23" E | 138.13' |

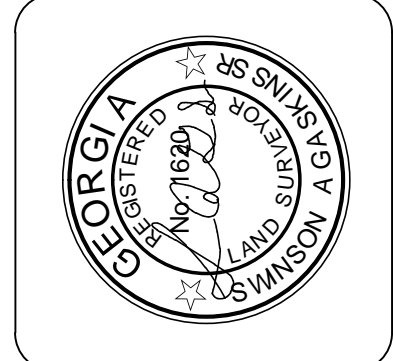
N/F
 TIM BRANNON
 DB 3615 PG 683-684
 ZONED R-50



Job No. 22-043

| | |
|----------------------|--------------|
| Drawn By: | Reviewed By: |
| R.D.G. | R.M.B. |
| Issue Date: 01/25/23 | |
| F.W.P.D.: 01/10/23 | |
| Revisions: | Date: |
| County Comments | 03/31/23 |

Page 2 of 2



Prepared For:
JOHNNIE K. HOLLAND

Property Location
 Land Lot 254 Of The 5th Land District
 Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
 surveyors, planners, development consultants
 981 CAMPGROUND ROAD GRIFFIN, GA 30223
 678-571-3054
 rdgaskins79@gmail.com

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
 ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 403 TCR TOTAL STATION

FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0038E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director
Date: May 8, 2023
Subject: Minor Final Plat to be considered on May 18, 2023

MINOR FINAL PLAT

Minor Final Plat of Phillips & Suren Property

OWNER/APPLICANT

Betti J. Phillips Estate & Nandlal Suren

Recommend **APPROVAL** for the Minor Final Plat.



Minor Final Plat of Phillips & Suren Property

(Parent Tract Recorded in Plat Book 25 Pages 191)

Land Lot 219 of the 5th District

Fayette County, Georgia

This Box reserved for the Clerk of the Superior Courts.

General Notes:

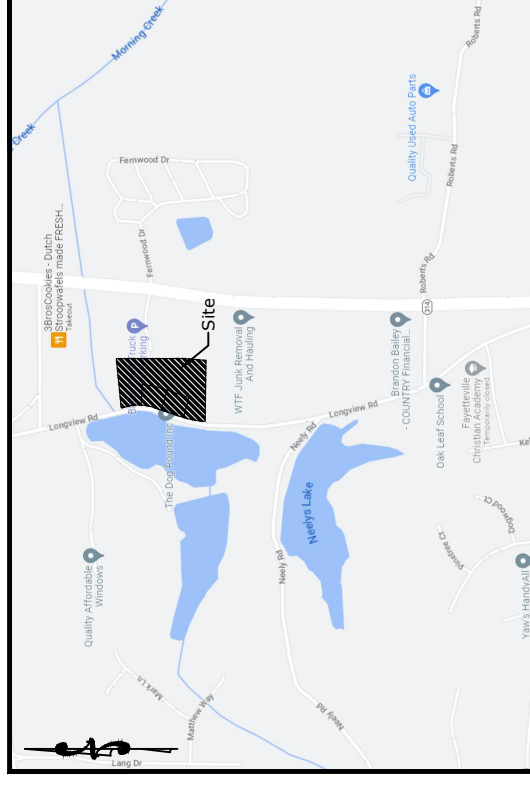
- Owner/Developer:
Betti J. Phillips Estate
P.O. Box 1569
Fayetteville, GA 30214
Representative Justin Gossett
Phone (770)596-0120
- Surveyor:
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyronne, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- Closure Data:
Field Closure=1" IN 10,000+
Angle Point Error=< 20"
Equipment Used= Topcon 3005W, Sokkia SX, & Carlson BRx7 GPS System
Adjustment Method=Compass Rule
Plat Closure= 1" IN 100,000+
- Site Development Data:
Location: Land Lot 219 of the 5th District, Fayette County, Georgia
Site Data = 3' Lot
Total area of project = 9.470 Acres 412,505 Sq. Ft.
- Tax Parcel ID: #0544 129, 0544 032, & 0544 008A
- Minimum Dimensional Zoning Requirements:
R-20 Zoning district
Minimum lot width at front setback line = 150'
Minimum floor area of house = 1,200 Sq. Ft.
Minimum lot size = (1 Acres) 43,560 Sq. Ft.
Front yard = 60' (Arterial) - 40' (Local)
Side yard = 15'
Rear yard = 30'
Maximum height of structure = 35'

A-R Zoning district
Minimum lot width at front setback line = 250'
Minimum floor area of house = 1,200 Sq. Ft.
Minimum lot size = (5 Acres) 217,800 Sq. Ft.
Front yard = 100' (Arterial) - 100' (Collector) - 75' (Local)
Side yard = 50'
Rear yard = 75'
Maximum height of structure = 35'

- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion a portion of this property appears to lie within a Special Flood Hazard Area, according to the 2013 Fayette County Flood Study. (FEMA Flood Insurance Rate Map #1313C0102E for Fayette County unincorporated areas dated September 26, 2008.)
- All of the lots either contains or is adjacent to a Special Flood Hazard Area identified in the Fayette County 2013 Limited Detail Flood Study. As required by Art. IV of the development regulations a minimum finished floor elevation is established for the lowest floor elevation including basement.
- There are no groundwater recharge areas on the property.
- There are no state waters on this property.
- In my opinion there are no jurisdictional wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All jurisdictional wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Property owners may be subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- There were no recorded easements found associated with the property. This survey as performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Sewer service is provided by individual septic systems on each lot.
- Lot water service is provided by Fayette County Water System. 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/non-rebuilders 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)
- All distances shown are horizontal ground distance. No conversion factor used.
- There all existing structures, buildings, or improvements on the property to remain.
- 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.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.
- Flood Plain data shown on plat was taken graphically from Fayette County GIS site.
- Each residential building lot has a minimum contiguous area of 0.3 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
- Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.

Sheet Index

- Sheet 1 Cover & Notes
- Sheet 2 Lot Layout



Vicinity Map

(Not to Scale)

Approved by Fayette County Environmental Health Department

Date _____ Environmental Health Specialist

Approved by Fayette County Stormwater Management Department

Date _____ Environmental Management Director

Approved by Fayette County Engineer

Date _____ County Engineer

Approved by Fayette County Planning Commission

Date _____ Secretary

Approved by Fayette County Zoning Administrator

Date _____ Zoning Administrator/Designee

Approved by Fayette County Fire Marshal

Date _____ Fire Marshal

Owner's Acknowledgment:

We, the undersigned owner(s) and/or mortgagee(s) of this Subdivision, hereby offer to dedicate, deed and/or reserve for public use the rights-of-way, easements and other ground shown on this plat. All property contained within the required right-of-way of all existing streets adjacent to the subdivision as indicated hereon, shall be dedicated and conveyed at no cost to Fayette County, a political subdivision of the State of Georgia, upon recordation of said Final Plat with the Fayette County Clerk of Superior Court.

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent _____ Date _____

Owner/Agent _____ Date _____

Owner/Agent _____ Date _____

Level III Soil Survey

I, _____ do hereby certify that the Level III Soil Survey information provided on this plat was performed by _____ in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.


Soil Classifier/Professional Registration No. _____ Georgia DHR Soil Classifier,
Professional Engineer
Registration Number/License Numbers _____

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:

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

BY: 
GA R.L.S. Ronald T. Godwin License No. 2696 Date 04/04/2023



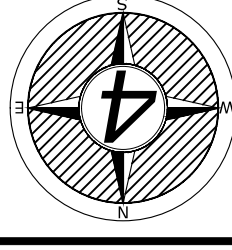
Prepared For:

Job #: 23-040

Drawn By: JCB
Reviewed By: RTG
Date: 04/04/2023
F.W.P.D.: 03/01/23
Scale: 1" = 60'
Sheet: 1 of 2

Phillips & Suren Property
255 & 259 Longview Road
Fayette County, Georgia
Land Lot 219 of the 5th District

Justin Gossett



| | |
|-----------|---------|
| Plat/Deed | 36 |
| Book | 191 |
| Page | 92 |
| District | 5297 |
| Page | 478-481 |

FOUR CORNERS SURVEYING™
P.O. BOX 15 Tyronne, GA 30290
770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET
4CORNERSURVEYING@GMAIL.COM

Minor Final Plat of Phillips & Suren Property

(Parent Tract Recorded in Plat Book 25 Pages 191)
Land Lot 219 of the 5th District
Fayette County, Georgia

- Legend**
- TP=Open Top Pipe
 - BF=Rebar Found
 - BS=Rebar Set
 - W=Right of Way
 - CTP=Crimped Top Pipe
 - P.O.B.=Point of Beginning
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W.P.D.=Field Work Performed Date
 - G=Gas Valve
 - W=Water Meter
 - U=Utility Pole
 - D=Drop Inlet
 - F=Fire Hydrant
 - L=Light Pole
 - X=Fence
 - M=Drainage Manhole
 - OHE=Over Head Electric Line
 - B=Benchmark

Curve Table

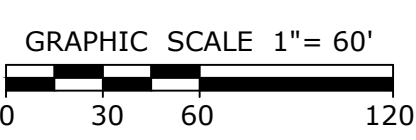
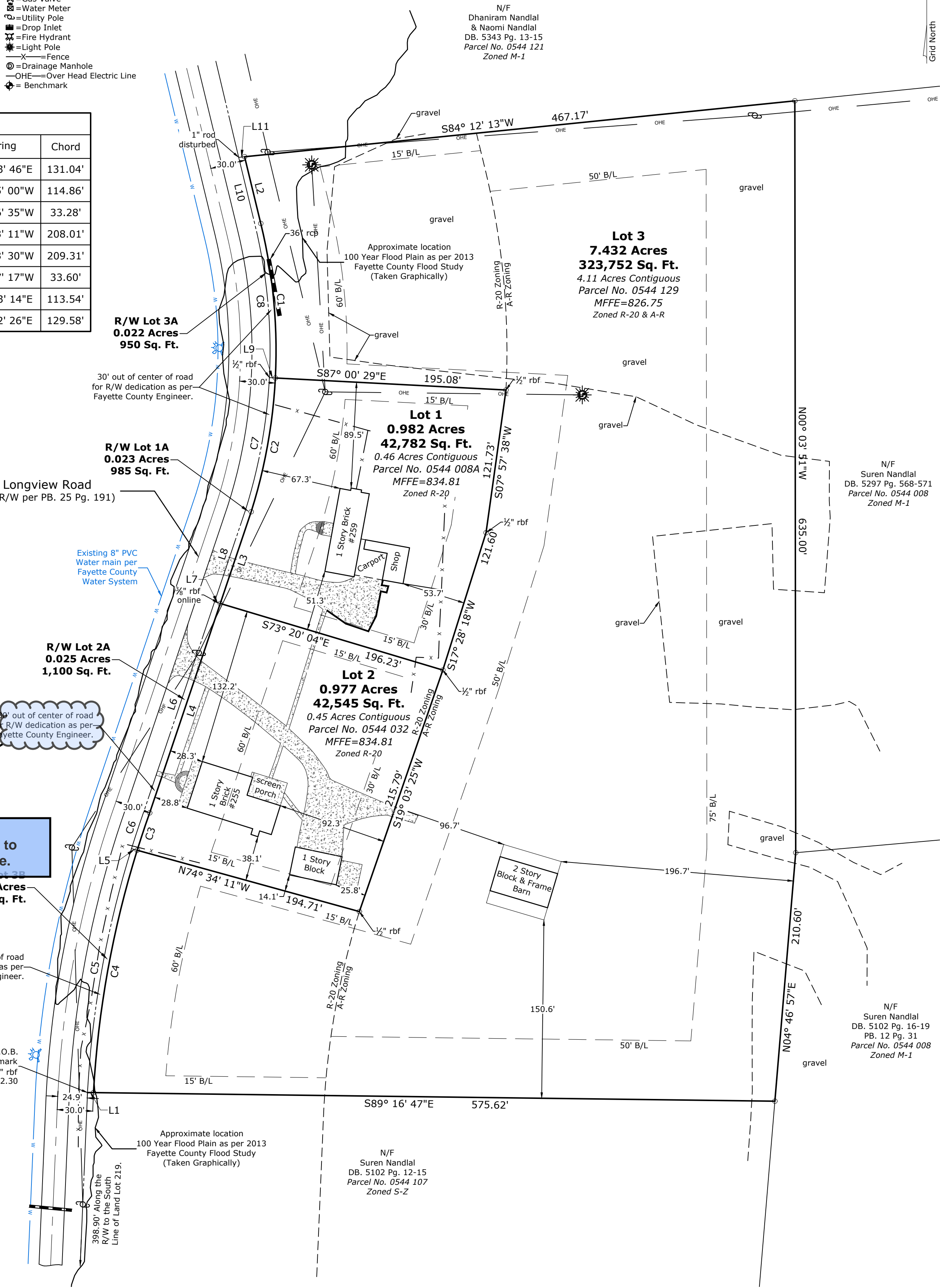
| Curve # | Length | Radius | Bearing | Chord |
|---------|---------|---------|---------------|---------|
| C1 | 131.50' | 451.65' | S05° 23' 46"E | 131.04' |
| C2 | 115.17' | 451.65' | S10° 15' 00"W | 114.86' |
| C3 | 33.28' | 842.44' | S18° 26' 35"W | 33.28' |
| C4 | 208.55' | 842.44' | S10° 13' 11"W | 208.01' |
| C5 | 209.84' | 847.44' | S10° 13' 30"W | 209.31' |
| C6 | 33.60' | 847.44' | S18° 27' 17"W | 33.60' |
| C7 | 113.84' | 448.02' | N10° 13' 14"E | 113.54' |
| C8 | 130.04' | 448.02' | S05° 22' 26"E | 129.58' |

Line Table

| Line # | Direction | Length |
|--------|---------------|---------|
| L1 | S89° 16' 47"E | 5.08' |
| L2 | S13° 36' 17"E | 58.02' |
| L3 | S18° 37' 58"W | 81.71' |
| L4 | S18° 37' 58"W | 186.64' |
| L5 | S74° 34' 11"E | 5.01' |
| L6 | S18° 37' 58"W | 186.43' |
| L7 | S73° 20' 04"E | 5.00' |
| L8 | N18° 37' 58"E | 81.84' |
| L9 | N87° 00' 29"W | 5.05' |
| L10 | S13° 36' 17"E | 58.71' |
| L11 | S84° 12' 13"W | 5.05' |

R/W dedication provided from Centerline of existing road 30' to new right of way per ordinance.

**0.024 Acres
1,055 Sq. Ft.**



| | | | | |
|--|--|---|--|--|
| Job #: 23-040 Drawn By: JCB Reviewed By: RTG Date: 04/04/2023 F.W.P.D.: 03/01/23 Scale: 1" = 60' Sheet: 2 of 2 | Prepared For: Justin Gossett Phillips & Suren Property 255 & 259 Longview Road Land Lot 219 of the 5th Land District Fayette County, Georgia | Plat/Deed Book Page: PB. 3 36 PB. 25 191 DB. 3917 92 DB. 5297 478-481 | | <h2 style="margin: 0;">FOUR CORNERS SURVEYING</h2> <p style="font-size: small; margin: 0;">P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377 FOUR_CORNERS@BELLSOUTH.NET 4CORNERSURVEYING@GMAIL.COM</p> |
|--|--|---|--|--|