

BOARD MEMBERS

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

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
July 6, 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 June 1, 2023.
5. Consideration of a Minor Final Plat for Smith Dairy Estates. The property will consist of three (3) lots, zoned A-R, is located in Land Lot 158 of the 4th District and fronts on Rising Star Road and Massengale Road.
6. Consideration of a Minor Final Plat of Phillips & Suren Property. The property will consist of three (3) lots, zoned R-20 and A-R, is located in Land Lot 219 of the 5th District and fronts on Longview Road.
7. Consideration of a Minor Subdivision Plat for Towson Village Shiloh. The property will consist of two (2) lots, zoned M-H-P, is located in Land Lot 69 of the 7th District and fronts on Broken Bow Drive and Deanwood Terrace (Towson Village Shiloh – Peachtree City).
8. Consideration of a Minor Subdivision Plat of Madison Monroe Acres. The property will consist of two (2) lots, zoned A-R, is located in Land Lot 250 of the 5th District and fronts on fronts on GA Highway 279 and Morning Road.
9. Consideration of a Minor Final Plat of the John Sullivan Smith, Jr, Testamentary Trust. The property will consist of two (2) lots, zoned A-R, is located in Land Lot 5 of the 7th District and fronts on fronts on Davis Road.

10. Work session of amending Sec.110-169. Conditional use approval (Special Events).

PUBLIC HEARING

No Public Hearings.

Meeting Minutes 6/1/23

THE FAYETTE COUNTY PLANNING COMMISSION met on June 1st, 2023 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Oliver, Chairman
John Kruzan
Arnold Martin

MEMBERS ABSENT: Danny England
John H. Culbreth Sr., Vice Chairman

STAFF PRESENT: Deborah Sims, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

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

Debbie Bell asked to remove items six (6) and seven (7). She stated they will be readvertised for the July meeting, there is a minor revision to the parcel and staff is getting a new legal description.

Arnold Martin made a motion to approve the agenda with the removal of items 6 and 7. John Kruzan seconded the motion. The motion passed 3-0. Danny England and John Culbreth Sr. were absent.

4. Consideration of the Minutes of the meeting held on May 18, 2023.

Arnold Martin made a motion to approve Minutes of the meeting held on May 18, 2023. John Kruzan seconded the motion. The motion passed 3-0. Danny England and John Culbreth Sr. were absent.

PUBLIC HEARING

5. **Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-3. Definitions; Sec. 110-241. – Public Hearing; Sec. 110-292. – Public Hearing; Sec. 110-295. – Appeal.**

Debbie Bell stated the first amendment is to add a definition for a specific use. The definition of Drug Abuse Treatment Facility 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.

Chairman Oliver asked if there were public comments.

Adam Kaye introduced himself and stated his comments did not make the previous meeting minutes due to his microphone being left off. He stated he would reiterate those comments as well as provide updates. He stated his concern about the County adding Drug Abuse Treatment Facility as a defined term in the zoning code. He stated on March 21st, he reached out to the Zoning Director requesting a zoning verification letter related to a property in the O-I zoning district. He stated this is a formality to satisfy lender requirements of acquisition of the property. He stated the request was for the Office Planning and Zoning to confirm that use of the property for hospital or care home for the treatment of mental illness, specifically for the treatment of substance use disorders were permitted. He stated the request was not for a traditional rehab facility or sober living house instead for a detoxification facility for the treatment of acute withdrawal symptoms. He continued, a detailed scope of services was provided to the County, it clearly demonstrated the use satisfied the definition of a hospital and a care home. He stated hospitals are already permitted in O-I zoning districts. He stated the County Attorney instructed the Planning and Zoning Director not to issue the zoning verification letter. He stated the County Attorney has stated that the facility would be like a hospital and O-I is appropriate. He stated the refusal to approve the business license or Occupational Tax Certificate is based on the Planning and Zoning office's position that people recovering from substance use disorders must be treated differently. He stated the actions by the County are unlawfully restricting his client's use of it's property and making it harder for those in need to access the necessary care. He continued, when medical treatment is permitted under the zoning code, when is the County in the business of deciding that certain medical treatment is excluded? And when treatment of mental illness is permitted in the zoning code, when is the County in the business of deciding that certain types of mental illness are excluded? He further stated the most recent use of the property was for a hospice facility which is classified under a type of care home. He stated it's okay for people to go there to get medication under medical supervision so they comfortably die but it's not okay for people to go there to get care under medical supervision so they comfortably get well. He concluded with the proposed definition for Drug Abuse Treatment Facility is in violation of federal law. He stated HUD and the DOJ came out with a joint statement regarding state and local land use and zoning law as it relates to drug treatment centers. In the statement they make clear that people seeking recover for substance use disorder, alcoholism, and other mental illnesses qualify as disabled under the Civil Rights Act and the Americans with Disabilities Act. He stated because they are considered disabled, any attempt by the County to oppose restrictions on facilities treating such individuals would be discriminatory and in violation of federal laws. He stated in other words, if there is a medical weight loss facility that doesn't have to go through two (2) public hearings, they can't require a drug treatment facility to go

through two (2) public hearings or any additional requirements not generally applicable.

Chairman Oliver asked if County staff had a response.

Attorney Cox stated they have done everything they can to work with Mr. Kaye. She stated they are trying to add the use because it doesn't fall under hospital. She stated it is similar but the definition of hospital excludes offices for private practice of medicine, dentistry, or psychiatry. She continued the drug detox facility are specifically addressed in state law. She stated they are doing as much as they can to get it done as quickly as possible to add to code so it can function and stay in line with what's required under state law. She stated the HUD complaint, which was received by her office on Tuesday, is a little contradictory. That would require a residential facility which is Mr. Kaye has been arguing this is not.

Chairman Oliver asked if the appeal on the Agenda in reference to Mr. Kaye?

Debbie Bell stated the items are on the agenda are for other parts of the code not related to this definition.

Attorney Cox stated he is appealing the non-issuance of the zoning letter.

Debbie Bell stated the appeal will go before the Zoning Board of Appeals on June 12th.

Chairman Oliver asked if tonight was for adopting the definition?

Debbie Bell stated yes.

Arnold Martin asked is there was a copy of the definition from HUD addressing it being a residential facility?

Attorney Cox stated there was a complaint filed form HUD. She explained there is no definition but it would be Housing. She continued she does not have a copy of the complaint with her and it's a very short complaint.

Arnold Martin asked if it was a short term residency?

Mr. Kaye stated he can elaborate on the HUD issue. He stated HUD does not have a specific codified definition of a residence just like Fayette County doesn't have a specific definition of a residence. He stated speaking with attorneys at HUD, the fact that people would stay overnight even for one day they classified it as under their jurisdiction. He stated it is not a residential facility the way the substance use treatment world describes. He stated there is detox, which is the facility he's referring to, which is the beginning and would be two (2) to five (5) days, acute care withdrawal symptoms, it is like a hospital. He stated from there someone would go to a residential treatment facility. This could be 30 to 90 days. He stated that's where he's been distinguishing the facility in question

from a residential treatment facility.

John Kruzan asked in terms of services, are there critical care facilities? He gave the scenario of someone suffering from acute withdrawals could have a seizure, heart attack, or stroke. Are they treated at the facility or moved to another facility?

Mr. Kaye answered if someone had a stroke or heart attack they would be taken to another facility. He stated these people are under the supervision of MDs and nursed not therapists. The therapy happens at the residential facilities. He stated they are getting stabilized so they can go get care.

John Kruzan stated the medial personnel at this facility would help to stabilize them. If something happens that was more acute, they would then be moved to a hospital or a facility that could handle that situation.

Mr. Kaye stated not for seizures. Seizures are associated with alcohol withdrawals and are far more common.

Arnold Martin asked for clarity on what the Planning Commission is voting on.

Chairman Oliver stated it is to adopt the entire Section 110-3 Definitions with the added definition of Drug Abuse Treatment Facility.

Arnold Martin asked if that would bring them closer to what Mr. Kaye is asking for?

Attorney Cox stated yes. It will go before the Board of Commissioners, they will adopt it, the application will be triggered, and the process will start.

Arnold Martin made a motion to approve Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-3. Definitions; Sec. 110-241. – Public Hearing; Sec. 110-292. – Public Hearing; Sec. 110-295. – Appeal. John Kruzan seconded the motion. The motion passed 3-0. Danny England and John Culbreth Sr. were absent.

- 6. Consideration of Petition No. RDP-016-23, To revise the development plan for Morning Falls Subdivision - to remove parcel# 1308 021 (48.472 acres) from Morning Falls subdivision. This property is located in Land Lot 224 of the 13th District, and fronts on Gadson Drive.**

Item removed from agenda. No action taken.

- 7. Consideration of Petition No. 1329-23 CG & PH, LLC, Owner, and John K. Pell, Agent, request to rezone 48.472 acres from C-S to A-R. This property is located in Land Lot 224 of the 13th District, and fronts on Gadson Drive.**

Item removed from agenda. No action taken.



John Kruzan made a motion to adjourn. Arnold Martin seconded. The motion passed 3-0. Danny England and John Culbreth Sr. was absent.


The meeting adjourned at 7:21pm.

**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: June 14, 2023
Subject: Minor Final Plat to be considered on July 6, 2023

MINOR FINAL PLAT

OWNER/APPLICANT

Minor Final Plat for Smith Dairy Estates

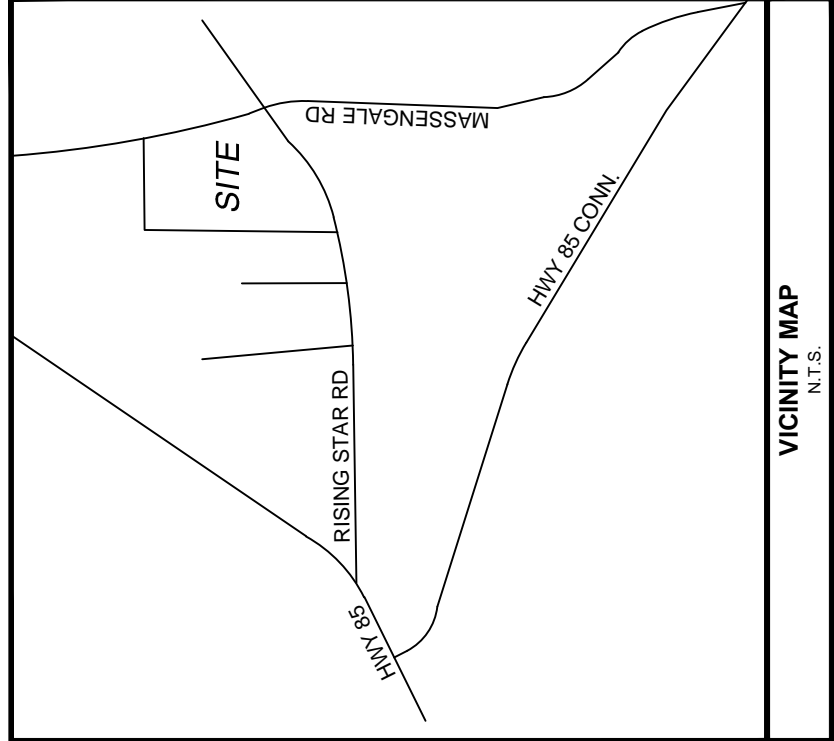
C.M. Mcullough

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

MINOR FINAL PLAT FOR SMITH DAIRY ESTATES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GRID NORTH
WEST ZONE
NAD 83



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

OWNER'S CERTIFICATION

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

OWNER
C.M. McCULLOUGH, ORGANIZER

DATE _____

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

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

02/23/23 DATE

GENERAL NOTES:

- OWNER/DEVELOPER:
MARKCO, LLC
C.M. McCULLOUGH, ORGANIZER
100 MEETING HOUSE ROAD
FAYETTEVILLE, GA 30215
678-878-7935
cmarmccullough@gmail.com
- SURVEYOR:
S.A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
cdgaskins79@gmail.com
- TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE: 22.342 ACRES (DB 6315 PG 276-278)
MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
ZONING DISTRICT = AR
MINIMUM LOT AREA = 217,800 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE = 250'
MINIMUM LOT SIZE = 5.0 ACRES
MINIMUM FLOOR AREA = 1,200 SF
FRONT YARD SETBACK = 75' (MINOR)
100' (COLLECTOR)
100' (ARTERIAL)

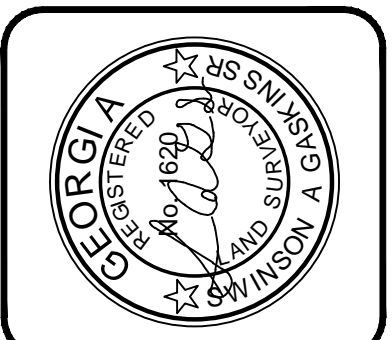
SIDE YARD SETBACK = 50'
REAR YARD SETBACK = 75'
4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
5. WATER TO BE PROVIDED BY AN ON-SITE WELL.
6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
8. THERE ARE NO GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.
9. 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
10. BY GRAPHIC PLOTTING ONLY. THIS LOT IS LOCATED ON COMMUNITY PANEL NO. 13113C0155E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
11. NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
12. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.
13. THERE IS A VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
14. THERE ARE STATE WATERWAYS ON THIS SITE.
15. THERE ARE NO STRUCTURES OR FEATURES ON THE PROPERTY.
16. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
17. THE CEMETERY DEPICTED ON THIS PLAT WAS INVESTIGATED ON 2/27/2021, BY ARCHEOLOGIST ROBERT STEVE WEBB.
CONTACT INFO:
Robert Steve Webb
(R.S. Webb & Associates)
2800 Holly Springs Parkway, Suite 200
Holly Springs, Georgia 30142
770-345-0706
rswebb.rswa@gmail.com

- TREE PROTECTION FENCE WILL BE REQUIRED TO BE INSTALLED AND MAINTAINED AROUND THE CEMETERY DURING CONSTRUCTION FOR LOT A-7B.
- MINIMUM 150' FROM INTERSECTION FOR DRIVEWAY ON LOT A-7B.

Job No. 23-006

Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 02/23/23	
F.W.P.D.: 11/14/20	Date
County Comments	03/31/23
County Comments	05/24/23

PAGE 1 OF 2



Prepared For:

MARKCO, LLC

Property Location

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

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
981 CAMPGROUND ROAD GRIFFIN, GA 30223
678-618-5067
sagaskins@bellsouth.net

MINOR FINAL PLAT FOR SMITH DAIRY ESTATES

NF
 LOT A-6 SMITH DAIRY ESTATES
 ROBERT W. NORTON, II
 AND
 JENNIFER M. NORTON
 DB 5265 PG 220-222
 PB 100 PG 548-549
 ZONED A-R

S 88°57'07" E 1126.14'

CLOSURE STATEMENT:

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,778 FEET AND AN ANGULAR ERROR OF 00° 00' 01" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

SWAN LAKE LANDING
 ZONED: R-40
 P.B. 21, PG. 91-92

MASSENGALE ROAD
 GRAVEL

RISING STAR ROAD
 (24' ASPHALT)
 80' R/W

LOT A-7A
 6.867 Acres
 298,126 SQ. FT.
 CONTIGUOUS AREA
 3.04 Acres
 M.F.F.E. = 812.0

LOT A-7B
 5.163 Acres
 224,915 SQ. FT.
 CONTIGUOUS AREA
 1.22 Acres
 M.F.F.E. = 812.0

LOT A-7C
 10.146 Acres
 439,905 SQ. FT.
 CONTIGUOUS AREA
 2.21 Acres
 M.F.F.E. = 812.0

CHAIN LINK FENCE
 S 09°23'06" E
 66.15'

0.072 ACRES
 20' ACCESS
 EASEMENT

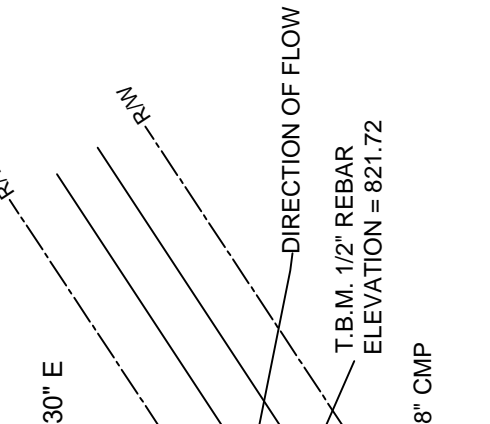
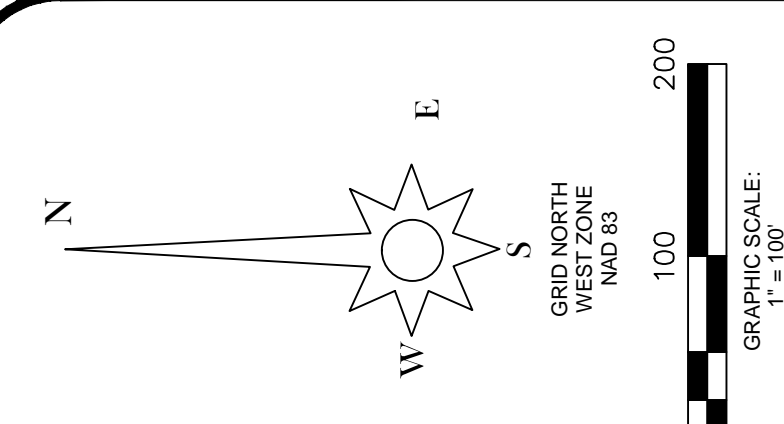
CEMETERY
 0.094 ACRES
 (SEE GENERAL NOTES NO. 17 ON SHEET 1)

100 YR. FLOOD
 ELEV. = 809.0

LAKE

100' WATERSHED
 PROTECTION BUFFER

150' IMPERVIOUS
 AREA BUFFER



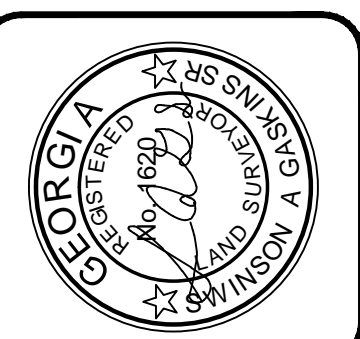
LINE	BEARING	DISTANCE
L1	S 83°55'51" W	161.67'
L2	S 85°24'22" W	56.21'
L3	N 05°49'57" W	72.33'
L4	N 84°18'42" E	55.89'
L5	S 06°04'09" E	53.40'
L6	S 06°04'09" E	20.00'
L7	N 83°55'51" E	157.32'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.68'	713.01'	7°02'45"	S 00°16'04" E	87.63'
C2	46.38'	362.06'	7°20'21"	S 13°03'17" E	46.35'
C3	20.47'	362.06'	3°14'22"	S 18°20'39" E	20.47'
C4	51.15'	362.06'	8°05'40"	S 24°00'40" E	51.11'
C5	382.18'	21161.47'	1°02'05"	S 57°05'49" W	382.18'
C6	374.74'	998.31'	21°30'26"	S 70°10'04" W	372.54'
C7	36.93'	25.00'	84°38'19"	S 14°15'40" W	33.96'

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

- LEGEND:**
- RBF = REBAR FOUND
 - RBS = REBAR SET
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - PL = PROPERTY LINE
 - CL = CENTERLINE
 - P.O.B. = POINT OF BEGINNING
 - BL = BUILDING SETBACK LINE
 - ESMT. = EASEMENT
 - FH = FIRE HYDRANT
 - EP = EDGE OF PAVEMENT
 - NF = NOW OR FORMERLY
 - N.T.S. = NOT TO SCALE
 - F.W.P.D. = FIELD WORK PERFORMED DATE
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - P/P = POWER POLE
 - U/P = UTILITY POLE
 - R/W = RIGHT OF WAY
 - SF = SQUARE FEET
 - (##) = HOUSE NUMBER

Job No. 23-006	Reviewed By: R.M.B.
Drawn By: R.D.G.	Issue Date: 02/23/23
F.W.P.D.: 11/14/20	Date
County Comments	03/31/23
County Comments	05/24/23



Prepared For:

MARKCO, LLC

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

S.A. GASKINS & ASSOCIATES, LLC
 surveyors/planners development consultants
 981 CAMPGROUND ROAD GRIFFIN, GA 30223
 678-618-5067
 sagaskins@bellsouth.net

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director *DLB*
Date: June 14, 2023
Subject: Minor Final Plat to be considered on July 6, 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

Sheet Index

Sheet 1
Cover & Notes
Sheet 2
Lot Layout

1. Owner/Developer:
Betti J. Phillips Estate
P.O. Box 1569
Fayetteville, GA 30214
Representative Justin Gossett
Phone (770)596-0120

2. Surveyor:
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net

3. Closure Data:
Field Closure=1" IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W, Sokkia SX, & Carlson BRx7 GPS System
Adjustment Method=Compass Rule
Plat Closure=1" IN 100,000+

4. 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.

5. Tax Parcel ID: #0544 129, 0544 032, & 0544 008A

6. 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) - 60' (Collector) - 40' (Local)
Side yard = 15'
Rear yard = 30'
Maximum height of structure = 35'

7. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.

8. Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.

9. 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 #13113C0102E for Fayette County unincorporated areas dated September 26, 2008.)

10. 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.

11. There are no groundwater recharge areas on the property.

12. There are no state waters on this property.

13. 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.

14. 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.

15. 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.

16. Sewer service is provided by individual septic systems on each lot.

17. 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/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)

18. All distances shown are horizontal ground distance. No conversion factor used.

19. There all existing structures, buildings, or improvements on the property to remain.

20. 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.

21. 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.

22. 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.

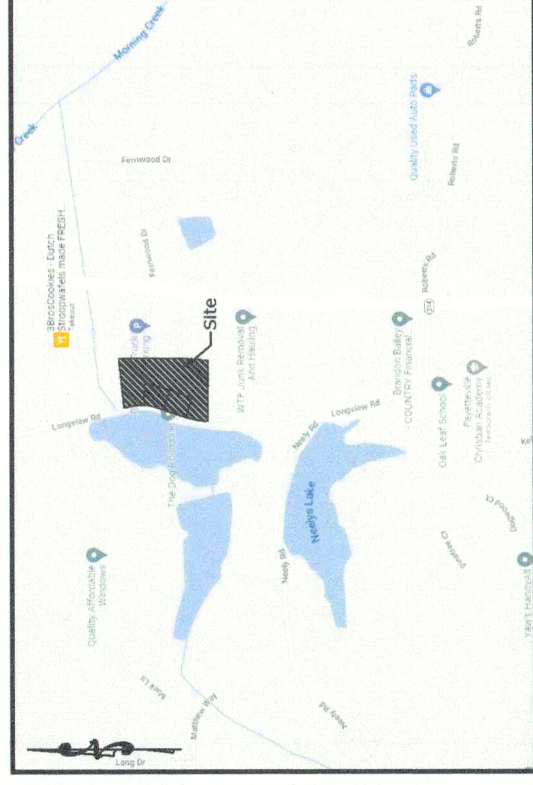
23. Flood Plain data shown on plat was taken graphically from Fayette County GIS site.

24. 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.

25. 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.

26. 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 or of disturbance of underground utilities and/or structures.

27. Sec. 110-65. - Reduction of lot area. No lot shall be reduced in size so that the lot size, width, depth, setback, or any other requirement of this chapter is not maintained. This restriction shall not apply when a portion of a lot is acquired for a public purpose.



Vicinity Map
(Not to Scale)

Approved by Fayette County Environmental Health Department

6/20/23
Date
Auti-Valde
Environmental Health Specialist

Approved by Fayette County Stormwater Management Department

6/20/23
Date
Blk
Environmental Management Director

Approved by Fayette County Engineer

6/20/23
Date
Blk
County Engineer

Approved by Fayette County Planning Commission

Date

Approved by Fayette County Zoning Administrator

Date

Approved by Fayette County Fire Marshal

6/20/2023
Date
J. M. Sk
Fire Marshal

Owner's Acknowledgment:
(Not to Scale)

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.

Justin Gossett
Owner/Agent
AS EXECUTOR
FOR BETT
GOSSETT
6-15-2023
Date

Owner/Agent

Owner/Agent

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
Professional Engineer
Registration No. _____
Georgia DHR Soil Classifier,
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 (4) 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.

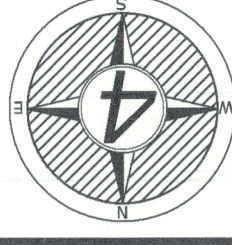
BY: *Justin Gossett*
GA R.L.S.: Ronald T. Godwin License No. 2696 Date 04/14/2023



Prepared For:
Justin Gossett

Job #: 23-040
Drawn By: JCB
Reviewed By: RTG
Date: 04/14/2023
F.W.P.D.: 03/01/23
Scale: 1" = 60'
Sheet: 1 of 2

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



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

FOUR CORNERS SURVEYING
P.O. BOX 15 TYRONE, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET
40RNRSSURVEYING@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

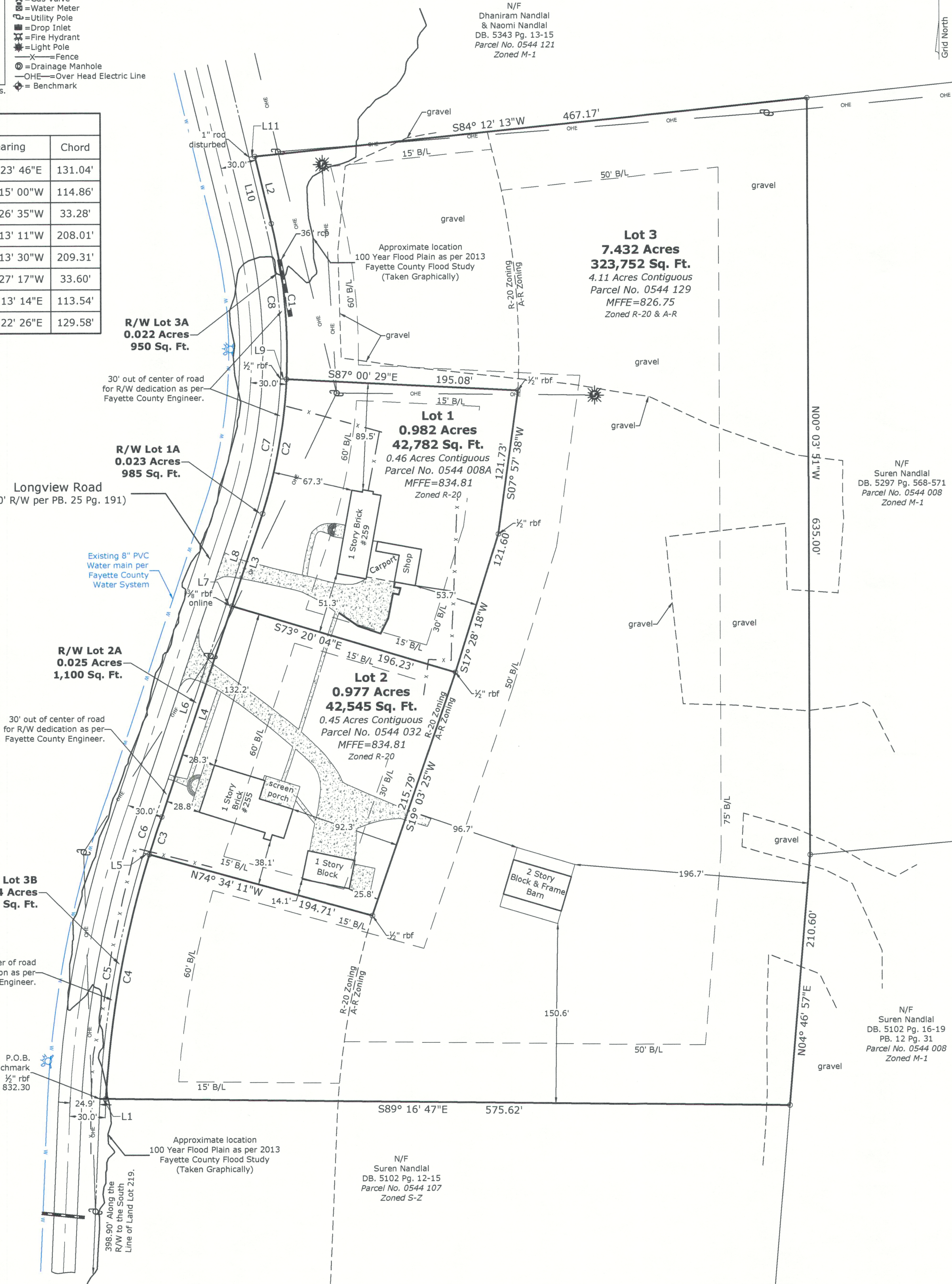
- TP=Open Top Pipe
- RF=Rebar Found
- RS=Rebar Set
- RW=Right of Way
- CTP= Crimped Top Pipe
- P.O.B.=Point of Beginning
- B/L=Building Line
- D.E.=Drainage Easement
- N/F=Now or Formerly
- F.W.P.D.=Field Work Performed Date
- GV=Gas Valve
- WM=Water Meter
- UP=Utility Pole
- DI=Drop Inlet
- FH=Fire Hydrant
- LP=Light Pole
- F=Fence
- DM=Drainage Manhole
- OHE=Over Head Electric Line
- B=Benchmark

N/F
Dhaniram Nandlal
& Naomi Nandlal
DB. 5343 Pg. 13-15
Parcel No. 0544 121
Zoned M-1

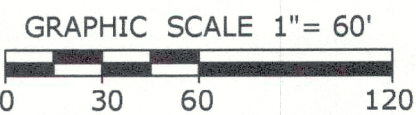
Grid North

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 Lot 3B
0.024 Acres
1,055 Sq. Ft.



<p>Job #: 23-040</p> <p>Drawn By: JCB</p> <p>Reviewed By: RTG</p> <p>Date: 04/14/2023</p> <p>F.W.P.D.: 03/01/23</p> <p>Scale: 1" = 60'</p> <p>Sheet: 2 of 2</p>	<p>Prepared For:</p> <p style="text-align: center;">Justin Gossett</p>	<p style="text-align: center;">Phillips & Suren Property</p> <p style="text-align: center;">255 & 259 Longview Road Land Lot 219 of the 5th Land District Fayette County, Georgia</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Plat/Deed Book</th> <th>Page:</th> </tr> <tr> <td>PB. 3</td> <td>36</td> </tr> <tr> <td>PB. 25</td> <td>191</td> </tr> <tr> <td>DB. 3917</td> <td>92</td> </tr> <tr> <td>DB. 5297</td> <td>478-481</td> </tr> </table>	Plat/Deed Book	Page:	PB. 3	36	PB. 25	191	DB. 3917	92	DB. 5297	478-481		<p style="text-align: center;">FOUR CORNERS SURVEYING</p> <p style="text-align: center;">P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377 FOUR_CORNERS@BELLSOUTH.NET 4CORNERSURVEYING@GMAIL.COM</p>
Plat/Deed Book	Page:														
PB. 3	36														
PB. 25	191														
DB. 3917	92														
DB. 5297	478-481														

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director 
Date: June 14, 2023
Subject: Minor Subdivision Plat to be considered on July 6, 2023

MINOR FINAL PLAT

Minor Subdivision Plat for Towson
Village Shiloh

OWNER/APPLICANT

Mike Conlon and Brett Nabor

Recommend **APPROVAL** for the Minor Subdivision Plat signed July 6, 2023.

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director *DB*
Date: June 26, 2023
Subject: Minor Subdivision Plat to be considered on July 6, 2023

MINOR FINAL PLAT

OWNER/APPLICANT

Minor Subdivision Plat of
Madison Monroe Acres

Danielle Rudolph

Recommend **APPROVAL** for the Minor Subdivision Plat signed July 6, 2023.

MINOR SUBDIVISION PLAT OF MADISON MONROE ACRES

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) Benjamin Martin

Existing 10" PVC900 Watermain
no ground water recharge areas.



RESERVED FOR RECORDER SURVEYOR'S NOTES

- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OTHER THAN THE PERSONS LISTED IN THE SURVEY CERTIFICATION.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- FIELD WORK BY THIS OFFICE WAS COMPLETED ON 07/03/22
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE OF OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

- BASE FOR DIRECTION SHOWN HEREON TAKEN FROM MAGNETIC NORTH.
- ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION.
- NO VISIBLE EVIDENCE OF CEMETERY.

COUNTY NOTES

- SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
- THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 2
- NO WETLANDS EXIST ON THE SUBJECT PROPERTY
- THERE ARE NO EXISTING STRUCTURES OR FEATURES ON THE PROPERTY.
- THERE ARE NO KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY. NONE ARE PROPOSED FOR ABANDONMENT
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
- RECHARGE AREAS ON THIS SURVEY ENVIRONMENTAL MANAGEMENT DEPARTMENT. THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SURVEY.
- 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.
- NO CEMETERIES WERE FOUND ON THE PROPERTY.
- THERE ARE NO STATE WATERS ON THIS PROPERTY.

ERIC HAMILTON do hereby certify that the Level III soil survey information provided on this plat was performed by RESOURCE ENGINEERS in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Signature of Soil Classifier

Professional
Eric Hamilton
Registration No. 224

90F Glenda Trace, Suite 327
Newnan, GA 30265
678-262-4020

3/21/23
DATE

OWNER INFORMATION

DANIELLE RUDOLPH
PROPERTIES LLC
770-870-8574

OWNER'S CERTIFICATE

I/we, the undersigned, certify that as the legal owner/owners, of the subject property/properties, I/we hereby authorize the submittal of this revised Final Plat for my/our property/properties

Danielle Rudolph 5/12/23
OWNER DATE

PREPARED FOR:

DANIELLE RUDOLPH

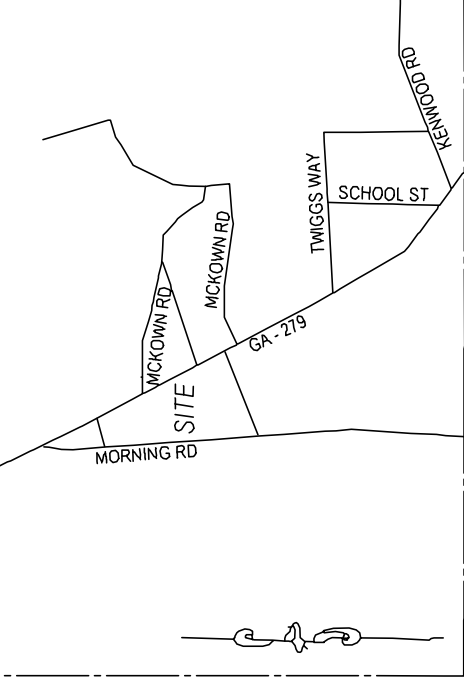
3.191 AC 0 HWY 279 REF DB 4547 PG 687

LOT: 1 & 2 LAND LOT: 250 DATE: 07/12/22
BLOCK: DISTRICT: 5th REV: 11/21/19 5/1/23 5/12/23
SCALE: 1" = 80' COUNTY: FAYETTE, GA JOB NO: 0MDRNA22

SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238
PH.# (678)-500-4356

VICINITY MAP (NOT TO SCALE)



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

APPROVALS

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (LEVEL III SOIL SURVEY REQUIRED PRIOR TO OBTAINING SEPTIC SYSTEM PERMIT)

DATE: _____ SIGNED: ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT

DATE: _____ SIGNED: STORMWATER DEPARTMENT

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT

DATE: _____ SIGNED: COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

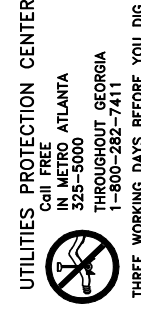
DATE: _____ SIGNED: SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

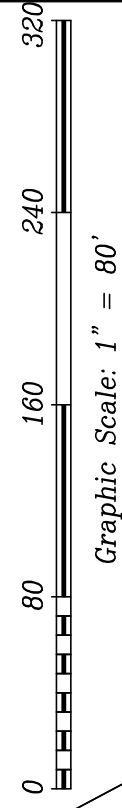
DATE: _____ SIGNED: ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE: _____ SIGNED: FIRE MARSHAL



DOT PERMIT #023-07-113 4/18/23



LEGEND

- IPF=IRON PIN FOUND
- R/W=RIGHT OF WAY
- MAG=MAGNETIC
- P.O.B.=POINT OF BEGINNING
- B/L=BUILDING LINE
- D.E.=DRAINAGE EASEMENT
- N/F=NOW OR FORMERLY
- E=EXISTING
- P/P=POWER POLE
- PRP=PER REFERENCE PLAT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 97,650 FEET AND AN ANGULAR ERROR OF 00'-00"-02" PER ANGLE POINT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE REFERENCE PLATS.

EQUIPMENT UTILIZED ---
ANGULAR --- LEICA 1202
LINEAR --- LEICA 1202

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.

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director *DOB*
Date: June 26, 2023
Subject: Minor Final Plat to be considered on July 6, 2023

MINOR FINAL PLAT

OWNER/APPLICANT

Minor Final Plat of the John Sullivan Smith, Jr,
Testamentary Trust

John Smith

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

MINOR FINAL PLAT OF THE JOHN SULLIVAN SMITH, JR., TESTAMENTARY TRUST

- LEGEND
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - CTP=CRIMP TOP PIPE
 - LL=LAND LOT
 - LL.L=LAND LOT LINE
 - L=PROPERTY LINE
 - CO=CONSTRUCTION ENTRANCE
 - EP=EDGE OF PAVEMENT
 - P.O.B.=POINT OF BEGINNING
 - BL=BUILDING SETBACK LINE
 - D.E.=DRAINAGE EASEMENT
 - N/F=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
 - U/P=UTILITY POLE
 - R/W=RIGHT OF WAY
 - TBM=TEMPORARY BENCHMARK
 - =PROPERTY CORNER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 6/23/23 SIGNED [Signature]
ENVIRONMENTAL HEALTH SPECIALIST/DESIGNEE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 6/23/23 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

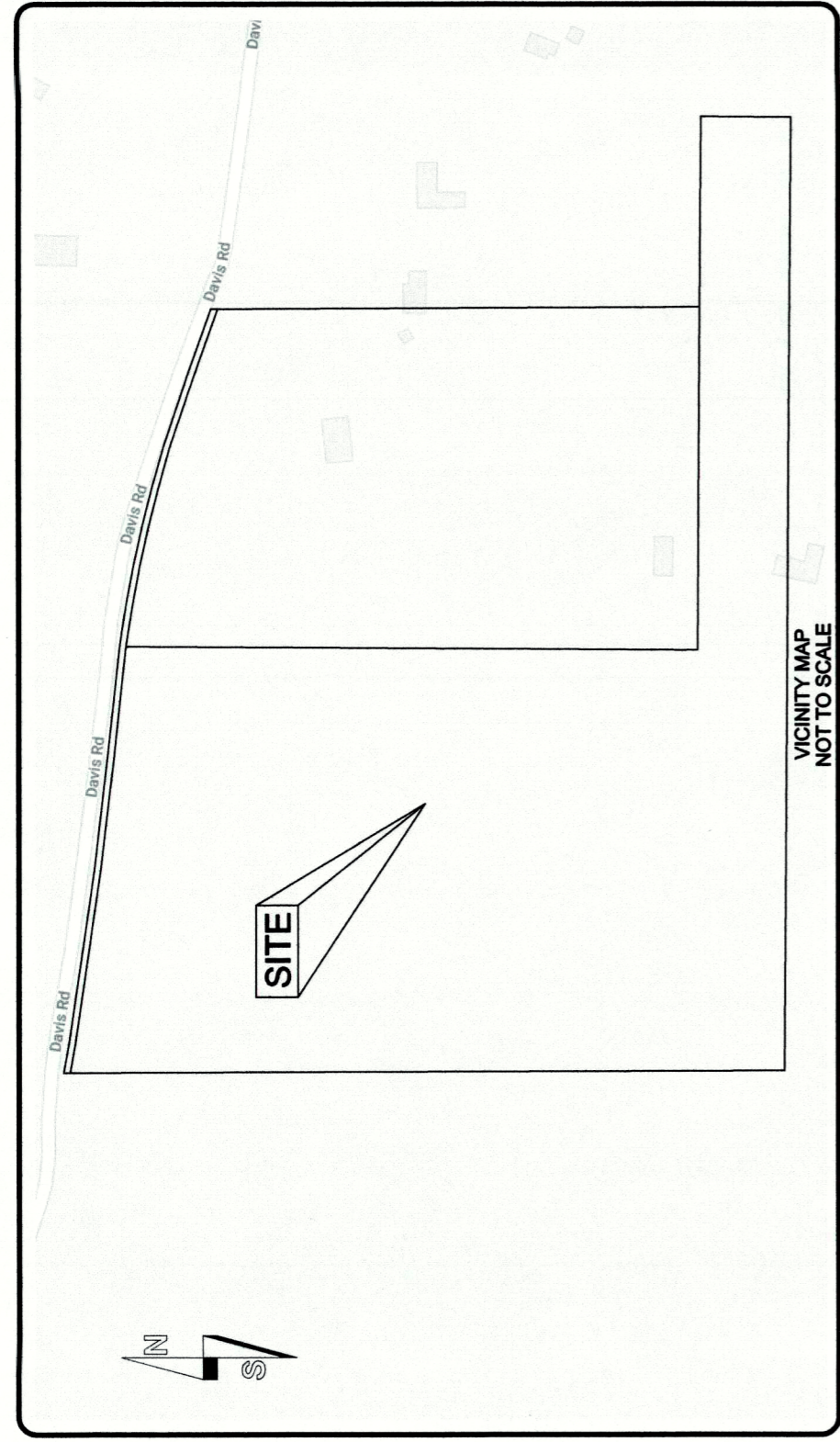
DATE _____ SIGNED _____
ZONING ADMINISTRATOR/DESIGNEE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE _____ SIGNED _____
FIRE MARSHAL/DESIGNEE

Prepared For:

THE JOHN SULLIVAN SMITH, JR.,
TESTAMENTARY TRUST
JOHN SULLIVAN SMITH III, TRUSTEE

SURVEYORS CERTIFICATION

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.

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: [Signature] 12/21/22
GA REGISTERED LAND SURVEYOR #1620 DATE

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER AND/OR MORTGAGEE OF THE JOHN SULLIVAN SMITH, JR. TESTAMENTARY TRUST 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 THE SUBJECT PROPERTY, I HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF MY PROPERTY.

OWNER _____ DATE _____

- ### GENERAL NOTES
- OWNER:
THE JOHN SULLIVAN SMITH, JR.
TESTAMENTARY TRUST
JOHN SULLIVAN SMITH III, TRUSTEE
207 DAVIS ROAD
FAYETTEVILLE, GA 30215
214-908-1928
john.smith@perkinstmill.com
 - SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
 - TOTAL ACREAGE: 30.226 ACRES (1,316,644.56 SQ FT.) DB 4966 PG 731 & 732
2 LOTS-ZONED A-R TAX PARCEL No. 0703009
- MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT
- LOT AREA: 5 ACRES (217,800 SQ FT)
LOT WIDTH: 250 FT
FLOOR AREA: 1,200 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
COLLECTOR: 100 FEET
REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT
- SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEMS.
 - WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
 - 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 13113C0092E, 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 0.6 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.
 - "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. 22-063

Drawn By:	Reviewed By:
R.D.G.	R.M.B.
Issue Date: 01/06/23	
F.W.P.D.: 11/01/22	Date
Revisions	03/28/23
County Comments	05/05/23
County Comments	

Page 1 of 2

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
981 CAMP GROUND ROAD GRIFFIN, GA 30223
678-571-3054
rdgaskins79@gmail.com

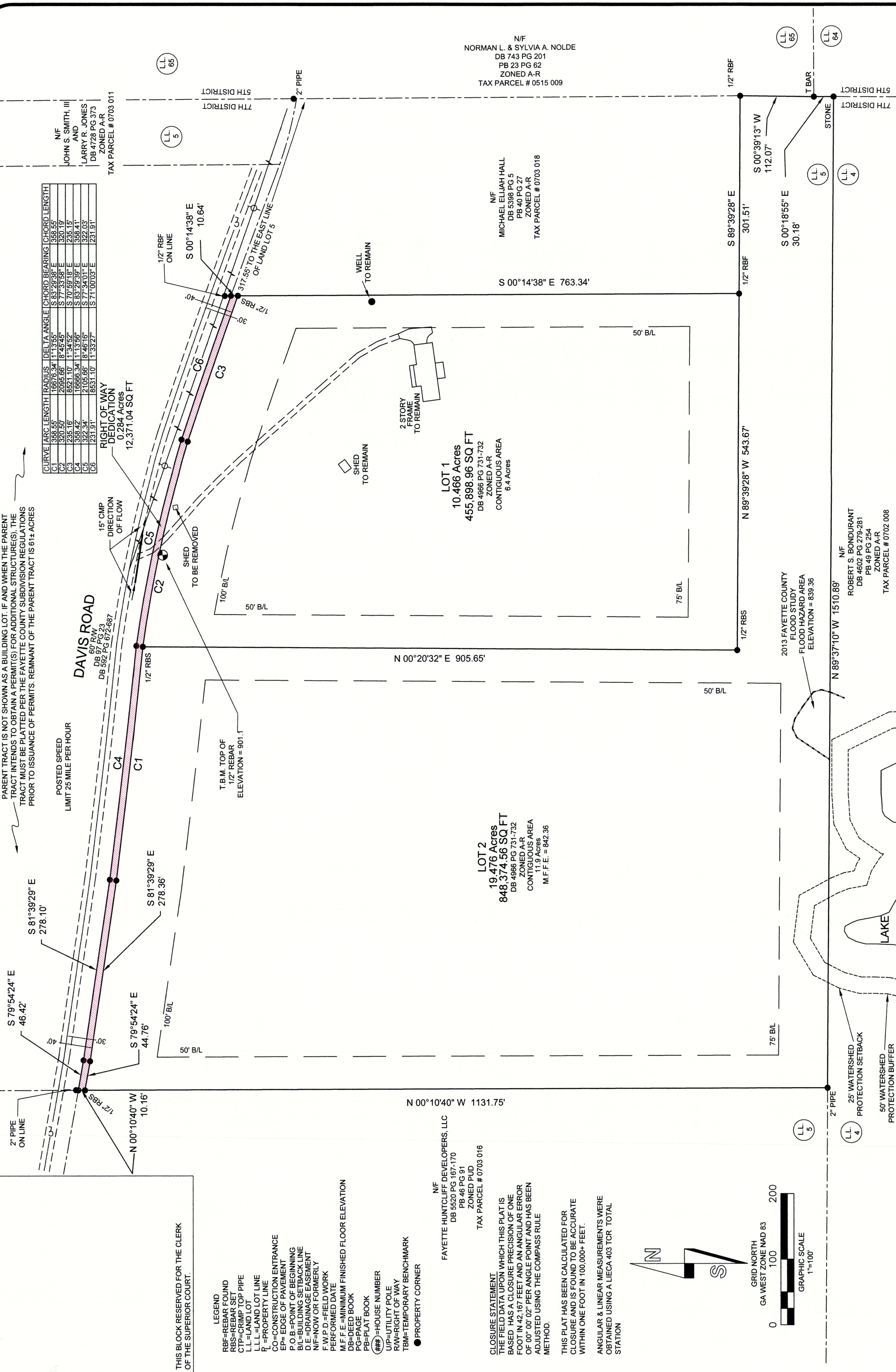
Property Location

Land Lot 5 Of The 7th Land District
Fayette County, Georgia

PARENT TRACT IS NOT SHOWN AS A BUILDING LOT. IF AND WHEN THE PARENT TRACT INTENDS TO OBTAIN A PERMIT(S) FOR ADDITIONAL STRUCTURE(S), THE TRACT MUST BE PLATTED PER THE FAYETTE COUNTY SUBDIVISION REGULATIONS PRIOR TO ISSUANCE OF PERMITS. REMNANT OF THE PARENT TRACT IS 61± ACRES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	358.55'	16676.34'	11°13'55"	S 89°29'38" E	358.55'
C2	320.50'	2095.96'	18°45'45"	S 77°33'38" E	320.19'
C3	258.16'	1624.19'	11°49'56"	S 69°59'16" E	258.15'
C4	322.34'	2105.68'	18°45'18"	S 77°34'31" E	322.03'
C5	231.91'	1533.10'	11°33'27"	S 71°00'03" E	231.91'

RIGHT OF WAY DEDICATION
0.284 Acres
12,371.04 SQ FT



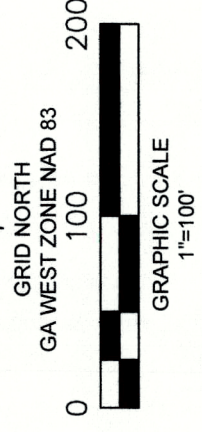
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- LEGEND**
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - CIP=CIMP TOP PIPE
 - LL=LAND LOT LINE
 - P=PROPERTY LINE
 - CO=CONSTRUCTION ENTRANCE
 - EP=EDGE OF PAVEMENT
 - P.O.B.=POINT OF BEGINNING
 - PL=PLAT LINE
 - DE=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
 - U/P=UTILITY POLE
 - RW=RIGHT OF WAY
 - TBM=TEMPORARY BENCHMARK
 - =PROPERTY CORNER

N/F
FAYETTE HUNTCLOFF DEVELOPERS, LLC
DB 5520 PG 162-170
PB 46 PG 91
ZONED RUD
TAX PARCEL # 0703 016

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.



Job No. 22-063	Reviewed By: R.M.B.
Drawn By: R.D.G.	Issue Date: 01/06/23
F.W.P.D.: 11/01/22	Date: 03/28/23
County Comments: 05/05/23	



Prepared For:
THE JOHN SULLIVAN SMITH, JR, TESTAMENTARY TRUST
JOHN SULLIVAN SMITH III, TRUSTEE

Property Location
Land Lot 5 Of The 7th Land District
Fayette County, Georgia

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FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0092E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

N/F
NORMAN L. & SYLVIA A. NOLDE
DB 743 PG 201
PB 23 PG 62
ZONED A-R
TAX PARCEL # 0515 009

N/F
MICHAEL ELLIAH HALL
DB 5398 PG 5
PB 40 PG 27
ZONED A-R
TAX PARCEL # 0703 018

LOT 1
10.466 Acres
455,898.96 SQ FT
DB 4966 PG 731-732
ZONED A-R
CONTIGUOUS AREA
6.4 Acres

LOT 2
19.476 Acres
848,374.56 SQ FT
DB 4966 PG 731-732
ZONED A-R
CONTIGUOUS AREA
11.9 Acres
M.F.F.E. = 842.36

N/F
ROBERT S. BONDURANT
DB 4602 PG 275-281
PB 49 PG 254
ZONED A-R
TAX PARCEL # 0702 008

2013 FAYETTE COUNTY FLOOD STUDY
FLOOD HAZARD AREA
ELEVATION = 839.36