

BOARD OF APPEALS

Marsha A. Hopkins, Chairman
Tom Waller, Vice-Chair
Therol Brown
John Tate
Bill Beckwith

STAFF

Pete Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning and Zoning Coordinator

AGENDA
Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
June 25, 2018
7:00 P.M.

1. Consideration of the Minutes of the Meeting held on May 21, 2018.

PUBLIC HEARING

2. Petition No. A-684-18, Flint Ridge Church, Owner, and William Brundage, Agent requests the following: Variance to Section 110-170 Nonconformances, (1) Nonconforming structures. Request an expansion in two (2) phases for a nonconforming structure: first phase to add 4097 square feet to the existing church which will reduce the front yard setback from 75 feet to 39 feet and side yard setback from a of minimum of 50 feet to 18 feet. The second phase adds 6050 square feet to the existing church which will reduce the front yard setback from a minimum of 75 feet to a minimum of 49 feet. The subject property, zoned A-R, is located in land lot 232 & 233 of the 5th district, and fronts on Old Road, S.R. 85, and Butler Road.

VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS


PROPERTY OWNERS: Flint Ridge Church
MAILING ADDRESS: 104 Old Road Fayetteville, GA 30214
PHONE: 770-461-8742 E-MAIL: reverend_gurley@bellsouth.net
AGENT FOR OWNERS: William Brundage
MAILING ADDRESS: 225 Early Court Fayetteville, GA 30215
PHONE: 770-633-9552 E-MAIL: wabrund@bellsouth.net
PROPERTY LOCATION: LAND LOT 232, 233 LAND DISTRICT 5 PARCEL 0552 out
TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 2.27
ZONING DISTRICT: A-R
ZONING OF SURROUNDING PROPERTIES: A-R, OI
PRESENT USE OF SUBJECT PROPERTY: church
PROPOSED USE OF SUBJECT PROPERTY: church

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-684-18

☐ Application Insufficient due to lack of:

by Staff: _____ Date: _____

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff:  Date: 5/18/2018

DATE OF ZONING BOARD OF APPEALS HEARING: June 25, 2018

Received from William Brundage a check in the amount of \$ 235⁰⁰

for application filing fee, and \$ 195⁰⁰ for deposit on frame for public hearing sign(s). 40⁰⁰

Date Paid: 5/18/2018 Receipt Number: 6275358 - Application
6275707 - Signs

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Flint Ridge Church

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0552 004

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) 232 of the 5th District, and (if applicable to more than one land district) Land Lot(s) 233 of the 5th District, and said property consists of a total of 2.27 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to William Brundage to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Rev. Eric M. Aubrey
Signature of Property Owner 1

104 Old Rd, Fayetteville, GA 30214
Address

Brandon S. Sherman
Signature of Notary Public

5/15/18
Date

Signature of Property Owner 2

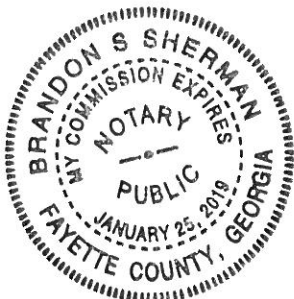
Signature of Notary Public

Address

William Brundage
Signature of Authorized Agent
225 Early Court
Fayetteville, GA 30215
Address

Date

Carolyn L Brundage
Signature of Notary Public
5/14/18
Date



VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
Section 110-170 Nonconformance (1)	Enlargement, expansion, or extension of a legal nonconforming structure which serves to increase the nonconformance, either vertical &/or horizontal, shall only be made w/ the authorization of the ZBA.	Expansion in 2 phases: 1 st phase to add 4097 sq. ft. to the existing church will reduce front yard s/b from 75' to 39' and side yard s/b from 50' to 18' 2 nd phase add 6050 sq. ft. to the existing church which will reduce the front yard s/b from 75' to 49'.	

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

See attached variance summary.

JUSTIFICATION OF REQUEST

*See attached
"Justification of
Request"*

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

3. Such conditions are peculiar to the particular piece of property involved.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

FLINT RIDGE BAPTIST CHURCH

VARIANCE SUMMARY

A variance is requested to modify the front and side yard setbacks to allow the addition of a classroom and office building and a future sanctuary. The existing structure is non-conforming, as it lies entirely within the front and side yard setbacks described in Section 110-125(d) of the Zoning Ordinance and is considered a legal nonconforming lot in accordance with Section 110-170 of the Zoning Ordinance. Section 110-170 requires a variance when dimensional requirements of the zoning district cannot be met.

A variance is requested for the following:

1. To reduce the front yard setback from Old Road, a Minor Thoroughfare, from the required 75 feet to 39 feet for the construction of a classroom / office building that will be connected to the existing church building.
2. To reduce the front yard setback from Old Road, a Minor Thoroughfare, from the required 75 feet to 49 feet for the future construction of a sanctuary building that will be connected to the aforementioned classroom / office building.
3. To reduce the side yard setback from the southern property line from 50 feet to 18 feet for the construction of a classroom / office building and a future sanctuary building.

The future sanctuary, as depicted on the concept plan accompanying this application, shows the future sanctuary located 51' from the right-of-way of Old Road and 25.8' from the south property line. The dimensions requested in the variance will allow for minor adjustments in the design, if needed, when the future sanctuary building is actually designed.

FLINT RIDGE BAPTIST CHURCH

JUSTIFICATION OF REQUEST

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

The existing church pre-dates the adoption of the Zoning Ordinance and subsequent updates. Therefore, the church, as constructed, does not conform to the "Dimensional requirements" described in Section 110-125(d) of the Zoning Ordinance. An expansion of the existing building would not be possible due to the size and shape of the property as the existing building lies entirely within the front and side yard setbacks required by the Zoning Ordinance.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

The application of these regulations would prevent an expansion of the church building, which would create both a practical difficulty and an unnecessary hardship.

3. Such conditions are peculiar to the particular piece of property involved.

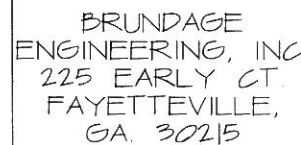
The conditions that are peculiar to this property are primarily the result of the church being constructed prior to the adoption of the Zoning Ordinance. They are peculiar to this piece of property since, by comparison, a church being developed at present would be planned such that the dimensional requirements could be met, while this church was constructed prior to the adoption of the ordinance that established the dimensional requirements.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

Relief would cause not detriment to the public good. Relief would actually contribute to the public good as it will enable the church to grow and expand its ministry to the community. The purposes and intent of these regulations will not be impaired as the proposed construction will encroach no closer to any property lines than the existing church building.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

A literal interpretation of this Ordinance would deprive the applicant of the right to expand the church building. Others in the same zoning district are not deprived of this right as their properties were developed in accordance with the Ordinance and can also be expanded in accordance with the dimensional requirements of the Ordinance.



FLINT RIDGE
BAPTIST CHURCH

LOCATED IN
L.L. 232 & 233
OF THE 5th DISTRICT
FAYETTE COUNTY,
GEORGIA

DATE	JOB NO.
MAY 15, 2018	08011
FILE NAME	SCALE
08011baseREV1	1" = 30'
SHEET TITLE	

CONCEPT PLAN FOR VARIANCE APPLICATION

GSWCC LEVEL 2 CERT. NO. 9363

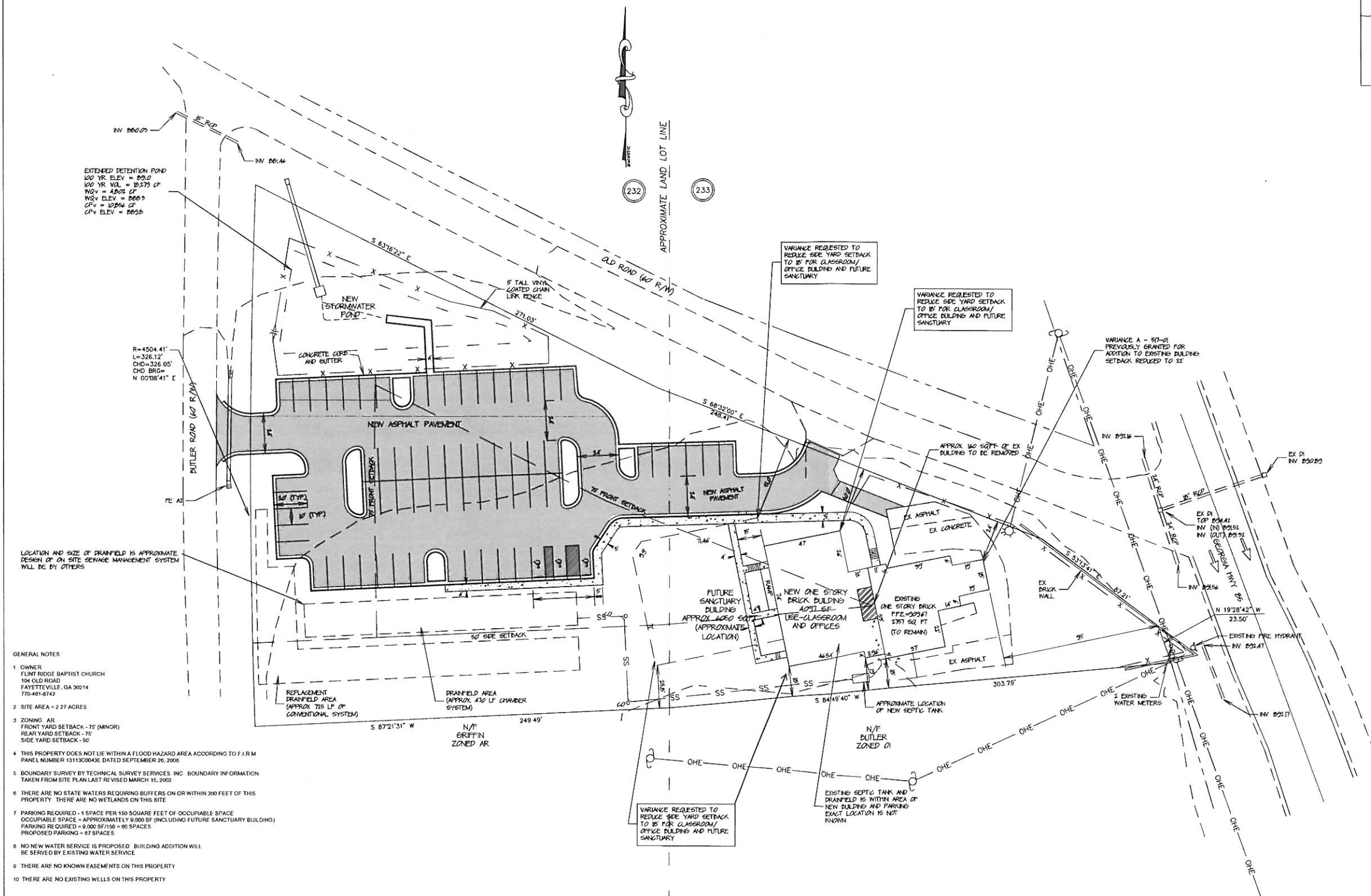
[illegible]

SHEET NO. _____

1

SHEET 1 OF 1

☐ RELEASED FOR CONSTRUCTION
☐ FOR REVIEW ONLY



30 15 0 30 60

SCALE 1 inch = 30 ft

PETITION NO. A-684-18
Flint Ridge Church
104 Old Road
Fayetteville, GA 30214
Public Hearing Date June 25, 2018

The subject property is located on 104 Old Road, Fayetteville, GA 30214 and is zoned Agricultural-Residential (A-R) which requires a five (5) acre minimum. The applicant is requesting a Variance as follows:

Variance to Section 110-170 Nonconformances, (1) Nonconforming structures. Request an expansion in two (2) phases for a nonconforming structure: first phase to add 4097 square feet to the existing church which will reduce the front yard setback from 75 feet to 39 feet and side yard setback from a of minimum of 50 feet to 18 feet. The second phase adds 6050 square feet to the existing church which will reduce the front yard setback from a minimum of 75 feet to a minimum of 49 feet.

History: On December 17, 2001, the Zoning Board of Appeals approved request (A-517-01) an Extension or Enlargement of a Nonconforming Use of a Structure to add 152 square feet to an existing church which will reduce front yard setback from 100 feet to a minimum 22 feet.

The subject property is a non-conforming lot of record and is 2.27 acres in size. Tax Assessor's records indicate that the church was built in 1961 and according to the deed the applicant purchased the property in 1937.

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

A variance is requested to modify the front and side yard setbacks to allow the addition of a classroom and office building and a future sanctuary. The existing structure is non-conforming as it lies entirely within the front and side yard setbacks described in Section 110-125(d) of the Zoning Ordinance and is considered a legal nonconforming lot in accordance with Section 110-170 of the Zoning Ordinance. Section 110-170 of the Zoning Ordinance. Section 110-170 requires a variance when dimensional requirements of the zoning district cannot meet.

A variance is requested for the following:

1. To reduce the front yard setback from Old Road, a Minor Thoroughfare, from the required 75 feet to 39 feet for the construction of a classroom / office building that will be connected to the existing church building.
2. To reduce the front yard setback from Old Road, a Minor Thoroughfare, from the required 75 feet to 49 feet for the future construction of a sanctuary building that will be connected to the aforementioned classroom / office building.
3. To reduce the side yard setback from the southern property line from 50 feet to 18 feet for the construction of a classroom / office building and a future sanctuary building.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

The existing church pre-dates the adoption of the Zoning Ordinance and subsequent updates. Therefore, the church, as constructed, does not conform to the "Dimensional requirements" described in Section 110-125 (d) of the Zoning Ordinance. An expansion of the existing building would not be possible due to the size and shape of the property as the existing building lies entirely within the front and side yard setbacks required by the Zoning Ordinance.

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

The application of this regulation to this particular piece of property would create a practical difficulty or unnecessary hardship.

- 3. Such conditions are peculiar to the particular piece of property involved; and,**

The conditions that are peculiar to this property are primarily the result of the church being constructed prior to the adoption of the Zoning Ordinance. They are peculiar to this piece of property since; by comparison, a church being developed at present would be planned such that the dimensional requirements could be met, while this church was constructed prior to the adoption of the ordinance that established the dimensional requirements.

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair**

the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,

Relief would cause not detriment to the public good. Relief would actually contribute to the public good as it will enable the church to grow and expand its ministry to the community. The purposes and intent of these regulations will not be impaired as the proposed construction will encroach, no closer to any property lines than the existing church building.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.

A literal interpretation of this Ordinance would deprive the applicant of the right to expand the church building. Others in the same zoning district are not deprived of this right as their properties were developed in accordance with the Ordinance and can also be expanded in accordance with dimensional requirements of the Ordinance.

DEPARTMENTAL COMMENTS

ENGINEERING: No comments.

ENVIRONMENTAL HEALTH: No objections to variance

ENVIRONMENTAL MANAGEMENT: EMD has no objection to variance.

FIRE MARSHAL: The bureau of fire prevention will neither approve nor deny request that fall outside the scope of ISO requirements.

WATER SYSTEM: No conflict.

A-684-18
Zoning Proximity Map

Butler Road

Old Road

**SUBJECT
PROPERTY**

SR 85



said indenture, in accordance with the tenor and effect of the contract aforesaid, and to the payment of all expenses connected with said proceedings, including ten per cent of the principal and interest of said debt as attorney's fees, and the remainder, if any, shall be paid to said C.J. Noles, or his representatives or assigns.

In Witness Whereof, the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of: C.J. NOLES (SEAL)

R.H. HUDDLESTON

M.W. KELLEY, CLERK SUPERIOR COURT.

Recorded November 17th, 1937. -----

STATE OF GEORGIA, FAYETTE COUNTY:

This Indenture, Made this 7th day of January in the year of our Lord One Thousand Nine Hundred and Four between JAMES M. AUSTIN of the County of Fayette of the first part, and F.L. BROWN, ROBT. ZACHARY and L.J. ARNOLD, Trustees of the County of Fayette of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of TWENTY-FIVE DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold and conveyed, and by these presents does grant, convey, sell and convey unto the said parties of the second part and their successors in office, heirs and assigns, all that tract or parcel of land lying and being in the 1202 Dist., G.M. of Fayette County, being part of lot of land NO. 233, containing ONE ACRE beginning at the northeast corner of Flint Ridge Church Lot and running west along said church lot 209 feet, thence due north 209 feet, thence due east 209 feet and thence due south 209 feet to the beginning point.

To Have And To Hold the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same heirs, belonging, or to be otherwise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their successors, heirs and assigns, forever, in fee simple.

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title of the above described property unto the said parties of the second part, their successors, heirs and assigns, against the claims of all persons whatsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in the presence of J.M. AUSTIN (SEAL)

R.H. BENNETT

CLERK OF SUPERIOR COURT

said indenture, in accordance with the tenor and effect of the said, and to the payment of all expenses connected with said proceeds per cent of the principal and interest of said debt as to the remainder, if any, shall be paid to said C.J. Noles, or his representatives.

In Witness Whereof, the said party of the first part has hereunto affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:

R.H. HUDDLESTON

M.W. KELLEY, CLERK SUPERIOR COURT.

Recorded November 17th, 1937. -----

STATE OF GEORGIA, FAYETTE COUNTY:

This Indenture, Made this 7th day of January in the year of our One Hundred and Four between JAMES M. AUSTIN of the County of Fayette first part, and F.L. BROWN, ROBT. ZACHARY and L.J. ARNOLD, Trustees of Fayette of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of TWENTY-FIVE DOLLARS, in hand paid at and before the recording of these presents, the receipt whereof is hereby acknowledged, bargain, sold and conveyed, and by these presents does grant, have, convey unto the said parties of the second part and their successors, heirs and assigns, all that tract or parcel of land lying and being in Dist., G.M. of Fayette County, being part of lot of land NO. 233, containing beginning at the northeast corner of Flint Ridge Church Lot and running along said church lot 209 feet, thence due north 209 feet, thence due east 209 feet and thence due south 209 feet to the beginning point.

To Have And To Hold the said bargained premises, together with the rights, powers and appurtenances thereof, to the said parties of the second part, their successors, heirs and assigns, forever, to the only proper use, benefit and behoof of the parties of the second part, their successors, heirs and assigns, forever.

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title of the property unto the said parties of the second part, their successors, heirs and assigns, against the claims of all persons whatsoever.

In Witness Whereof, the said party of the first part has hereunto affixed his seal the day and year first above written.

Signed, sealed and delivered in the presence of

J.M. AUSTIN

R.H. BENNETT

S.B. LEWIS, ORDINARY.

Recorded November 19th, 1937. -----

as, in accordance with the tenor and effect of the contract afore-
 payment of all expenses connected with said proceedings, including
 the principal and interest of said debt as attorney's fees, and
 if any, shall be paid to said C.J. Noles, or his representatives or

hereof, the said party of the first part has hereunto set his hand
 seal, the day and year above written.

and delivered in the presence of:

C.J. NOLES (SEAL)

SUPERIOR COURT.

17th, 1937.

GEORGIA, FAYETTE COUNTY:

Made this 7th day of January in the year of our Lord One Thousand
 Four between JAMES M. AUSTIN of the County of Fayette of the
 L. BROWN, ROBT. ZACHARY and L. J. ARNOLD, Trustees of the County of
 second part:

the said party of the first part, for and in consideration of
 FIVE DOLLARS, in hand paid at and before the sealing and deliv-
 its, the receipt whereof is hereby acknowledged, has granted,
 conveyed, and by these presents does grant, bargain, sell and
 parties of the second part and their successors in office,
 all that tract or parcel of land lying and being in the 1262
 County, being part of lot of land NO. 233, containing ONE ACRE,
 the east corner of Flint Ridge Church Lot and running west
 at 209 feet, thence due north 209 feet, thence due east 209
 south 209 feet to the beginning point.

and the said bargained premises, together with all and singular
 and appurtenances thereof, to the same being, belonging, or in
 to the only proper use, benefit and behoof of the said par-
 rt, their successors, heirs and assigns, forever, in fee simple.
 of the first part, for his heirs, executors and administra-
 forever defend the right and title of the above described
 parties of the second part, their successors, heirs and
 heirs of all persons whatsoever.

the said party of the first part has hereunto set his hand
 the day and year first above written.

delivered in the presence of

J. M. AUSTIN (SEAL)

Seal

DAVID O. HARRIS, P. C.

118 SOUTH MAIN STREET

JONESBORO, GA 30236

(770) 478-8000

STATE OF GEORGIA

COUNTY OF FAYETTE

GEORGIA, FAYETTE COUNTY.

FILED AND RECORDED THIS 22 DAY OF

Dec 95 0:33 A.
W. A.WARRANTY DEED OF GIFT

THIS INDENTURE, made this 20 day of December, in the year one thousand nine hundred ninety-five (1995), by and between

O. B. BOBBITT, III

as party or parties of the first part (hereinafter "Grantor"), and

FLINT RIDGE BAPTIST CHURCH

as party or parties of the second part (hereinafter "Grantee"),

[the words "Grantor" and "Grantee", as used herein, shall include the parties hereto, as well as their respective successors and assigns, where the context requires or permits]

WITNESSETH that: Grantor, for and in consideration of the purpose stated below, the adequacy of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

All that tract or parcel of land lying and being in Land Lot 233 of the 5th District of Fayette County, Georgia, being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This deed is made as a GIFT to a charitable organization pursuant to the provisions of the Internal Revenue Code and is made subject to all easements, restrictions and right of way deeds of record affecting said property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

COPY



AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has set his hand and affixed his seal, the day and year above written.

 (SEAL)
O. B. BOBBITT, III

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 233 of the 5th District of Fayette County, Georgia, being more particularly described as follows:

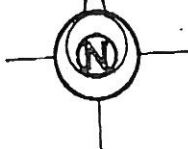
TO FIND THE POINT OF BEGINNING, commence at the intersection of the southerly side of Georgia Highway 279 (100-foot right of way) with the southwesterly side of Georgia Highway 85 (170-foot right of way) and running thence southeasterly, along the southwesterly side of said Georgia Highway 85, a distance of 734.63 feet to a point; thence South 89 degrees 14 minutes 00 seconds West a distance of 82.62 feet to a 5/8" rebar located on the southwesterly side of Old Road and THE POINT OF BEGINNING; from said point of beginning thus established, thence North 67 degrees 46 minutes 41 seconds West, along the southwesterly side of property this day being conveyed by O. B. Bobbitt, III, to Fayette County, a distance of 205.82 feet to a 5/8" rebar located on the west line of Land Lot 233; thence South 00 degrees 38 minutes 03 seconds East along the west line of said Land Lot 233, a distance of 166.84 feet to 1" pipe; thence North 89 degrees 14 minutes 00 seconds East a distance of 189.66 feet to a 5/8" rebar located on the southwesterly side of Old Road and the POINT OF BEGINNING.

[DOH/B17/BOBBITT2.LGL]


INITIALS

TRACT A + B going to Fayette Ch
TRACT C going to Church.

GA. HWY. 85 ~ 170' R/W



N/F
O.B. BOBBITT, III

TRACT "A"
2,925 SQ. FT.
OR
0.067 AC.

OLD ROAD

TRACT "B"
3,458 SQ. FT.
OR
0.079 AC.

TRACT "C"

N/F
FLINT RIDGE CHURCH



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements by law.

Larry C. Shimschick
Larry C. Shimschick, R.L.S.

PREPARED FOR:

FAYETTE COUNTY BOARD OF COMMISSIONERS

SUBDIVISION:	LAND LOT: 233	DATE: 9-27-95
LOT:	DISTRICT: 5TH	REV:
BLOCK:	COUNTY: FAYETTE, GA.	JOB NO: 950968
SCALE: 1"=40'		

jefferson

consulting engineers • surveyors • planners

P.O. BOX 2627 PEACHTREE CITY
487-9805 GEORGIA 30285 447-0820

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, Made the 3rd. day of November, in the year one thousand nine hundred eighty-two, between CHARLES FARMER

, and State of Georgia, as party or parties of the of the County of Fulton first part, hereinafter called Grantor, and FLINTRIDGE BAPTIST CHURCH

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other valuable consideration and Ten----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the County of Fayette and State of Georgia, 5th District, Land Lot 232 and more particularly described as follows:

BEGINNING at the Southwest corner of Flint Ridge Church Lands marked by a stone; running thence West 258 feet to Butler Drive; thence North along the East side of Butler Drive 378 feet to the center of Flint Ridge Road; thence Southeast along the middle of said road 282 feet to the intersection of the East land lot line of said Land Lot 232; thence south along said land lot line 234 feet to a point of beginning.

Bounded now or formerly on the South by Charlie M. Griffin on the West by Butler Drive, on the North by Flint Ridge Road and on the East by Butler lands.

#400 12-15-82

FILED 12-15-82
RECORDED 12-15-82
W. A. Ballard
CLERK SUPERIOR COURT
10:00 AM

TO HAVE AND TO HOLD

the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Thomas J. Jones
W. A. Ballard
Notary Public, Georgia, State at Large
My Commission Expires Feb. 20, 1983

Charles Farmer (Seal)
Charles Farmer (Seal)
BOK 207 12-20-82 (Seal)

WARRANTY DEED

FROM

TO

GEORGIA, *Jay He* County.

Clerk's Office, Superior Court

Filed for Record *15th* day

of *Dec.* *1982*

at *1100 N.*, and Recorded in Deed

Book *267* Folio *289*

Dec-15 . *1982*

W.G. Bullard, Clerk.

STATE OF GEORGIA, Fayette County.

THIS INDENTURE, made this 30th day of September in the year of our Lord One Thousand Nine Hundred and Forty-one between

---- C.B. Butler ----

of the County of Fayette of the first part, and C.B. Butler, Ed. Griffin, Oliver Askew, Lewis Griffin and James Roberson of the County of Fayette the Deacons of Flint Ridge Baptist Church, and their successors in office of the second part, Witnesseth: That the said part Y of the first part, for and in consideration of

the sum of Thirty-five and No/100----- DOLLARS,

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby

acknowledged, has granted, bargained, sold, and conveyed, and by these presents do es grant, bargain, sell, and convey unto the said parties of the second part, and their successors heirs and assigns

all that tract or parcel of land lying or being in the County of Fayette,

described and bounded as follows: ^{said State,} and more fully and accurately

All that certain tract or parcel of land situate in lot of land Number 233 of the 5th District of said County, and beginning at a point on State Highway Number 85, and running east to a made corner ~~XXXXXXXXXXXXXXXXXXXX~~, a distance of 420 feet, more or less; thence south along the original lot line to a corner on the lands of Mary Brown, a distance of 100 feet, more or less; thence east to the State Highway Number 85, a distance of 420 feet, more or less; thence north along said Highway a distance of 100 feet, more or less, to the point of beginning; bounded on the north and west by other lands of C.B. Butler, on the south by lands of Mary Brown and on the east by State Highway Number 85.

This is a part of the same lands described in a deed from J.M. Austin

to C.B. Butler, as appears of record in Deed Book S at page 238, among the records in the office of the Clerk of the Superior Court of said County.

FILED 10-27-75
RECORDED 10-19-75
9:25 AM

W. A. Butler

To HAVE AND TO HOLD the said bargained premises, together with all and singular the rights,

members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the

and part, and their heirs, executors and administrators, and assigns, in fee simple. And the said part Y of the first part, for himself, his heirs, executors and administrators, the said bargained premises unto the said parties of the second part, their successors ~~heirs, executors and administrators~~, and assigns, against said part Y of the first part, his heirs, executors and administrators, and all and every other person or persons shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said part Y of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in the presence of

W. H. Wilkins
Chas. C. C. C. C. C.

C. B. Butler

(SEAL.)

Book 143 Page 549

WARRANTY DEED

FROM

C. B. Butler

TO

Flint Ridge Baptist Church

Fayette

GEORGIA, County.

Clerk's Office, Superior Court.

Filed for Record Oct 27

19 75, at 9 25 o'clock P. M.

Recorded in Book 143, Folio 549

Oct 27, 19 75

W. C. Ballard

Clerk.