COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, October 24, 2013	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. 1229-13, Olivet Baptist Church, Owner, and Dr. Maurice Ukadike, Agent, request to rezone property from A-R Agriculture-Residential to R-45 Single-Family Residential District to expand an existing Church Facility, with one recommended condition, and with said property consisting of 10.408 acres located in Land Lot 250 of the 5th District and fronting on SR 279.

Background/History/Details:

Staff recommends approval of Petition 1229-13 to rezone 10.408 acres from A-R: Agriculture-Residential to R-45: Single-Family Residential, with one recommended condition.

The Planning Commission voted 4-0 for approval of Petition 1229-12, with one recommended condition.

The recommended condition is:

1. That the property owner work with staff during the Site Plan process to place a gate or other traffic controls on the property to reduce the potential of cut-through traffic between SR 279 and SR 314.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. 1229-13, Olivet Baptist Church, Owner, and Dr. Maurice Ukadike, Agent, request to rezone property from A-R Agriculture-Residential to R-45 Single-Family Residential District to expand an existing Church Facility, with one recommended condition, and with said property consisting of 10.408 acres located in Land Lot 250 of the 5th District and fronting on SR 279.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?		If so, when?	
Is Audio-Visual Equipment Required for this Request?*		Backup Provided with Request?	

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	
Administrator's Approval			

Staff Notes:

PLANNING COMMISSION REZONING REPORT

PETITION NO.: 1229-13

APPLICANT: Olivet Baptist Church
877 SR 314
Fayetteville, GA 30214

STAFF RECOMMENDATION: APPROVAL WITH ONE (1) CONDITION

PLANNING COMMISSION HEARING: October 3, 2013

PLANNING COMMISSION RECOMMENDATION:

BOARD OF COMMISSIONERS HEARING: October 24, 2013

COMMISSION DECISION: _____

REQUEST: Request to rezone 10.408 from A-R to R-45 to develop a Church.

PARCEL SIZE: 10.408

EXISTING USE: Residential

PROPOSED USE: Church

LOCATION: Land Lot 250 of the 5 District and fronts on SR 279

ZONING OF SURROUNDING PROPERTY: R-40, R-55, A-R, R-20 & R-40

LAND USE PATTERN: Low Density Residential (1 Unit/1 to 2 Acres)

PLANNING COMMISSION HEARING NOTES:

See attached minutes

MOTION AND VOTE OF PLANNING COMMISSION:

Tim Thoms made a motion to approve the rezoning petition with one (1) recommended condition. Jim Graw seconded the motion. The motion passed 4-0. Doug Powell was absent.

REASON(S) FOR RECOMMENDATION:

In compliance with the Fayette County Comprehensive Plan.
Compatible with the surrounding area.

PLANNING COMMISSION RECOMMENDATION

DATE: October 3, 2013

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1229-13, the application of Olivet Baptist Church to rezone 10.408 from A-R to R-45, be:

4-0

__✓__ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

AL GILBERT, CHAIRMAN

JIM GRAW, VICE-CHAIRMAN

BILL BECKWITH

DOUG POWELL

TIM THOMS

Remarks:

To: Fayette County Planning Commission

From: Dennis S. Dutton, Fayette County Planning & Zoning

Date: October 9, 2013

Subject: Board of Commissioners Public Hearing, October 24, 2013

The attached report is submitted for you consideration and contains the Staff's Recommendation on the rezoning application scheduled for public hearing on October 24, 2013.

PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1229-13	**Highway 279/ A-R to R-45**	**APPROVE R-45 WITH ONE (1) RECOMMENDED CONDITION**	**APPROVE R-45 WITH ONE (1) RECOMMENDED CONDITION**

REQUESTED ACTION: A-R to R-45

PROPOSED USE: Church

EXISTING USE: Undeveloped Residential

LOCATION: SR 279

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 250

OWNER: Olivet Baptist Church

APPLICANT: Dr. Maurice Ukadike

PLANNING COMMISSION PUBLIC HEARING: October 3, 2013

BOARD OF COMMISSIONERS PUBLIC HEARING: October 24, 2013

APPLICANT'S INTENT

Applicant proposes to expand existing Church Facilities on the 10.408 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 10.408 tract fronting on SR 279 in Land Lot(s) 250 of the 5th District. SR 279 is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R. The single-family residence shown on the aerial map has been removed.

B. SURROUNDING ZONING AND USES

The general situation is a 10.408 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-40, R-55, A-R, R-20 & R-40. See the following table and also the attached Zoning Location Map.

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

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	1.00	R-40	Residential	Low Density Residential (1 Unit/1 to 2 Acres)
South	1.95 9.15	A-R R-20	Residential Residential	Low Density Residential (1 Unit/1 to 2 Acres)
East	27.64 (across SR 279)	R-55	Undeveloped	Low Density Residential (1 Unit/1 to 2 Acres) & Parks and Recreation
West	8.78	R-45	Church	Low Density Residential (1 Unit/1 to 2 Acres)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-45 to expand existing Church Facilities on the 10.408 acres. The Letter of Intent states that the subject property will be combined with the existing Olivet Baptist Church (R-45) to the west to expand the Church Facilities (see concept plan). The combination and rezoning of the subject property is required per Sec. 4-4. D. which states:

> Any development that involves multiple lots to be utilized as one (1) lot shall be required to be combined prior to submittal of a Preliminary Plat, Final Plat, Minor Subdivision Plat, Site Plan, and/or building permit, as applicable. In addition, any development which results in or is located on a lot with multiple zonings shall be rezoned to one (1) zoning district prior to submittal of a Preliminary Plat, Final Plat, Minor Subdivision Plat, Site Plan, and/or building permit, as applicable. Any existing development/structure developed on multiple lots utilized as one (1) lot or located on a lot with multiple zonings which was approved through a Preliminary Plat, Final Plat, Minor Subdivision Plat, Site Plan, and/or building permit, as applicable, prior to the adoption of this regulation on December 9, 2010, shall be allowed to continue development within the boundary established by said approved Preliminary Plat, Final Plat, Minor Subdivision Plat, Site Plan, and/or building permit.

State Route Overlay

Due to the frontage on SR 279, development of the property is subject to the requirements of the General State Route Overlay Zone. The General State Route Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements, and in cases where there is a conflict between requirements, the most restrictive regulation applies. General State Route Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 279, a 50 foot setback for impervious surfaces from right-of- way of SR 279, and architectural standards for buildings which require a residential character including a pitched peaked roof, a residential façade, and doors and windows of a residential character.

As was previously mentioned, the subject property will be combined with the existing Olivet Baptist Church to the west to expand the Church Facilities. The existing Olivet Baptist Church fronts on SR 314. When the properties are combined they will create a double frontage through lot fronting on both SR 314 and SR 279, both of which are subject to the General State Route Overlay. The General State Route Overlay requires the following:

> No more than 50 percent of the required parking can be located in the front yard along the State Route as established by the front building line of any structure located on the site.

Based on the Concept Plan it would appear that more than 50 percent of the parking is in the front yard established along SR 279. The Church can either redesign the site to meet the parking requirement or apply for a variance from the Zoning Board of Appeals prior to the submission of the site plan.

Access

The Concept Plan submitted indicates one (1) access from SR 279 and one (1) access from SR 314 when the properties are combined. The Concept Plan indicates a connection to both State Routes which creates the potential for cut-through traffic. The agent has indicated to staff that the church will control traffic flow with a gate that will be closed when there are no activities at the church.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County ordinances including but not limited to: Sections 5-18. Screening Required and 5-19. Screening Standards of the Fayette County Zoning Ordinance and 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable. The Concept Plan indicates a 75 foot setback on SR 279. The required setback is 100 feet.

F. DEPARTMENTAL COMMENTS

Water System

This parcel is currently serviced by F.C.W.S. We have a 10" main on S.R. 314 and a 16" main on S.R. 279. 877 S.R. 314 currently has a 6" fire line, 2" domestic meter and a 1 ½" irrigation meter that feed from S.R. 314. The current pressure on the 10" line in that area is 90 static, 80 residual and 1500 GPM.

Sheriff

The Sheriff's Office has no objections to the rezoning application.

Environmental Management

Floodplain Per FEMA FIRM panel 13113C0039E the property **DOES NOT** contain floodplain.

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

Watershed The Fayette County Watershed Protect regulations **DO NOT** apply to the subject property since there are no state waters.

Groundwater The property **IS NOT** within the groundwater recharge area per the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20).

Stormwater: This development is subject to the Post-Development Stormwater Management Ordinance.

Environmental Health Department

Dept. has no comment regarding the rezoning request. As previously advised, dept. believes the subject property may have been the old Lee property. An old house has been removed from that property. Abandoned well(s) and/or septic tank(s) (if any) should be properly addressed. In addition, we understand only a concept plan has been submitted to this point. However, we anticipate area requirements for initial/replacement on-site individual sewage disposal systems will be much greater than that reflected on the plan.

Fire and EMS

No comments on the concept plans make sure on the site plans that the hydrants locations and the FDC are noted. Also the main size and the sprinkler system meet the fire flow requirements.

Engineering/Public Works

No Public Works comments. Driveway permits by GDOT and I understand the Church is open to idea of using a gate to control cut-thru traffic during off hours.

Georgia Department of Transportation

Looks fine to us.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-45 for the purpose of expanding existing Church Facilities. Per Section 11-11 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.

4. The expansion of this well-established religious institution is compatible with the existing single-family residential development in this area which supports this petition.

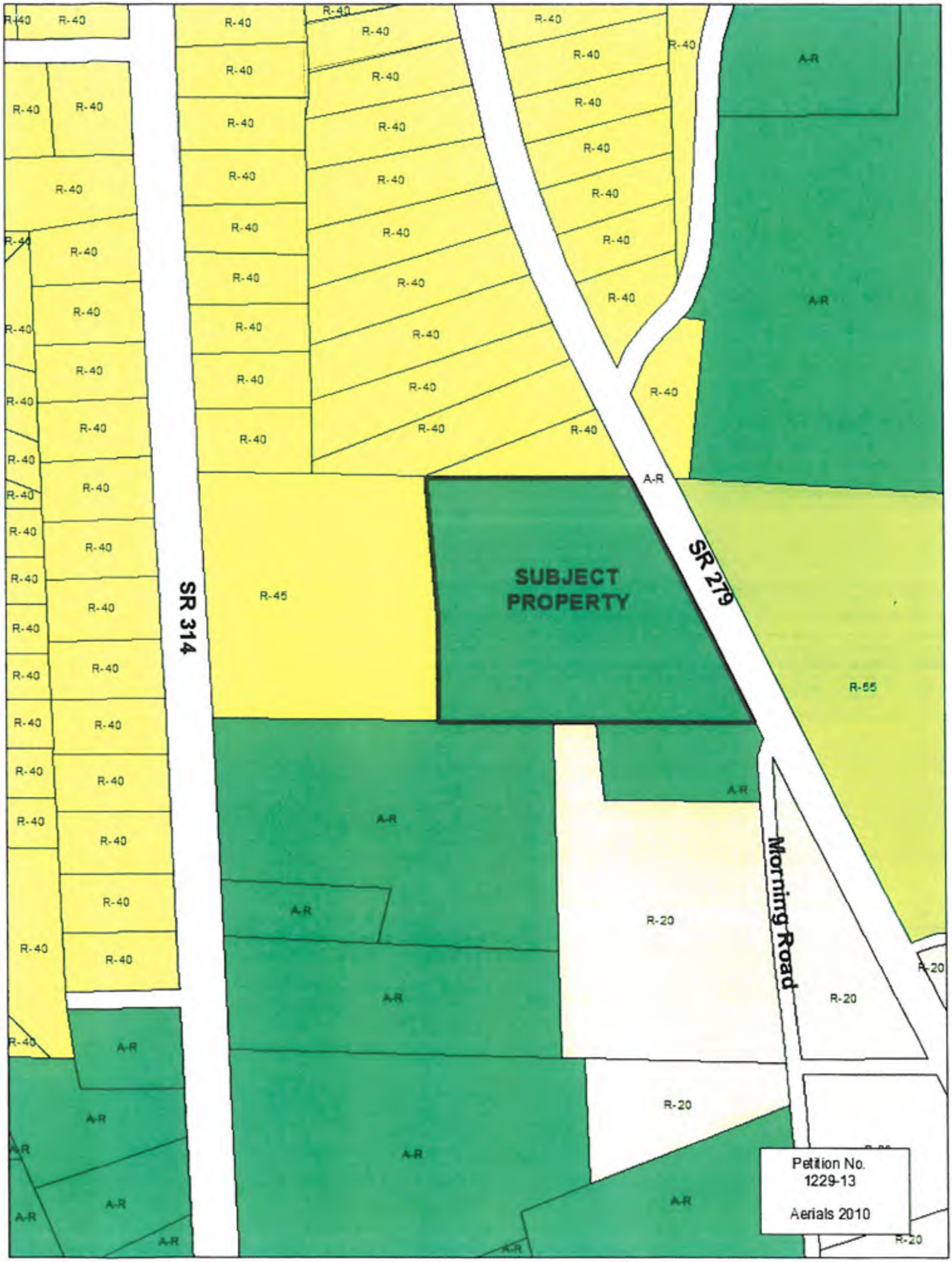
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

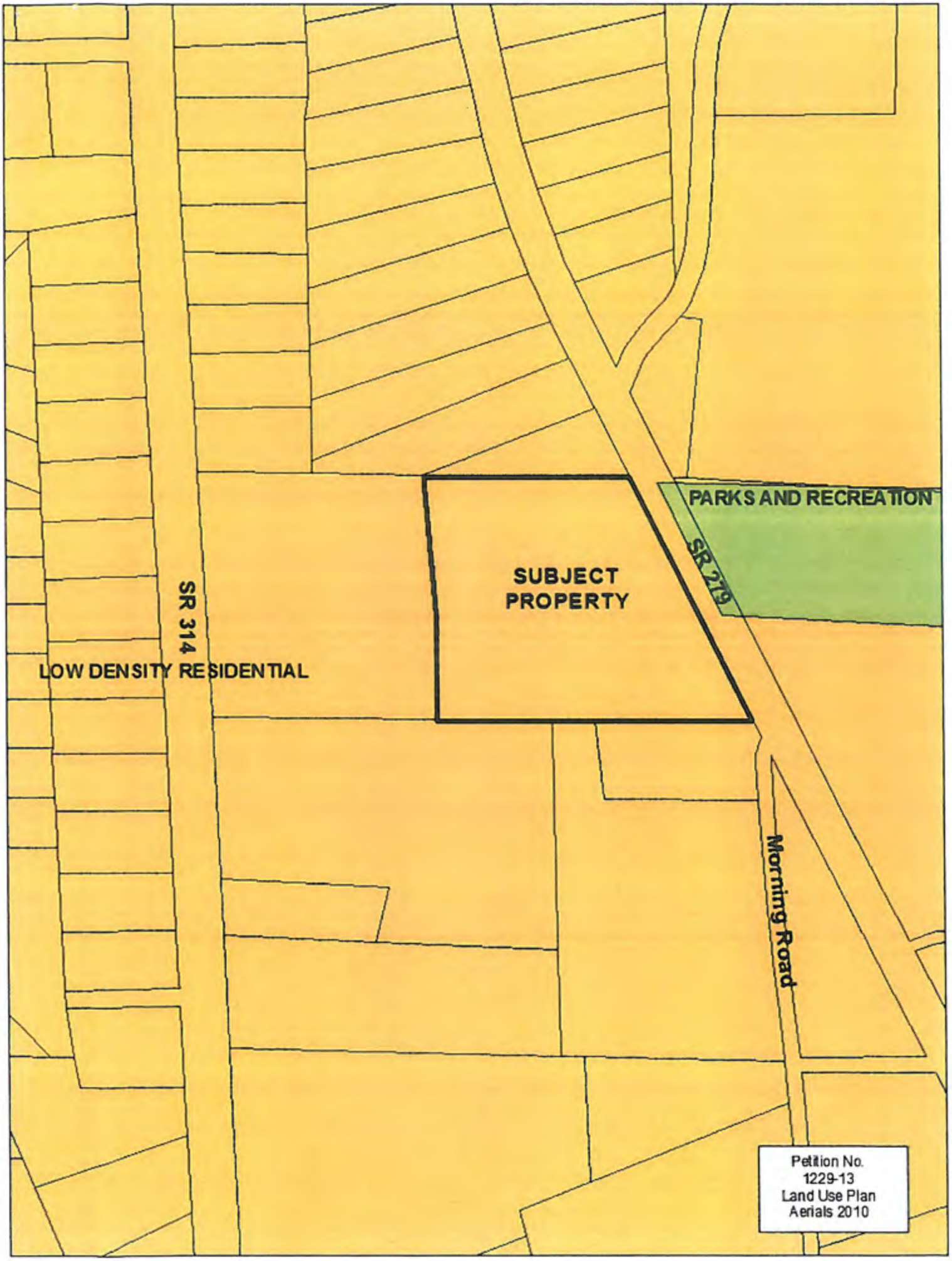
RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved R-45 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

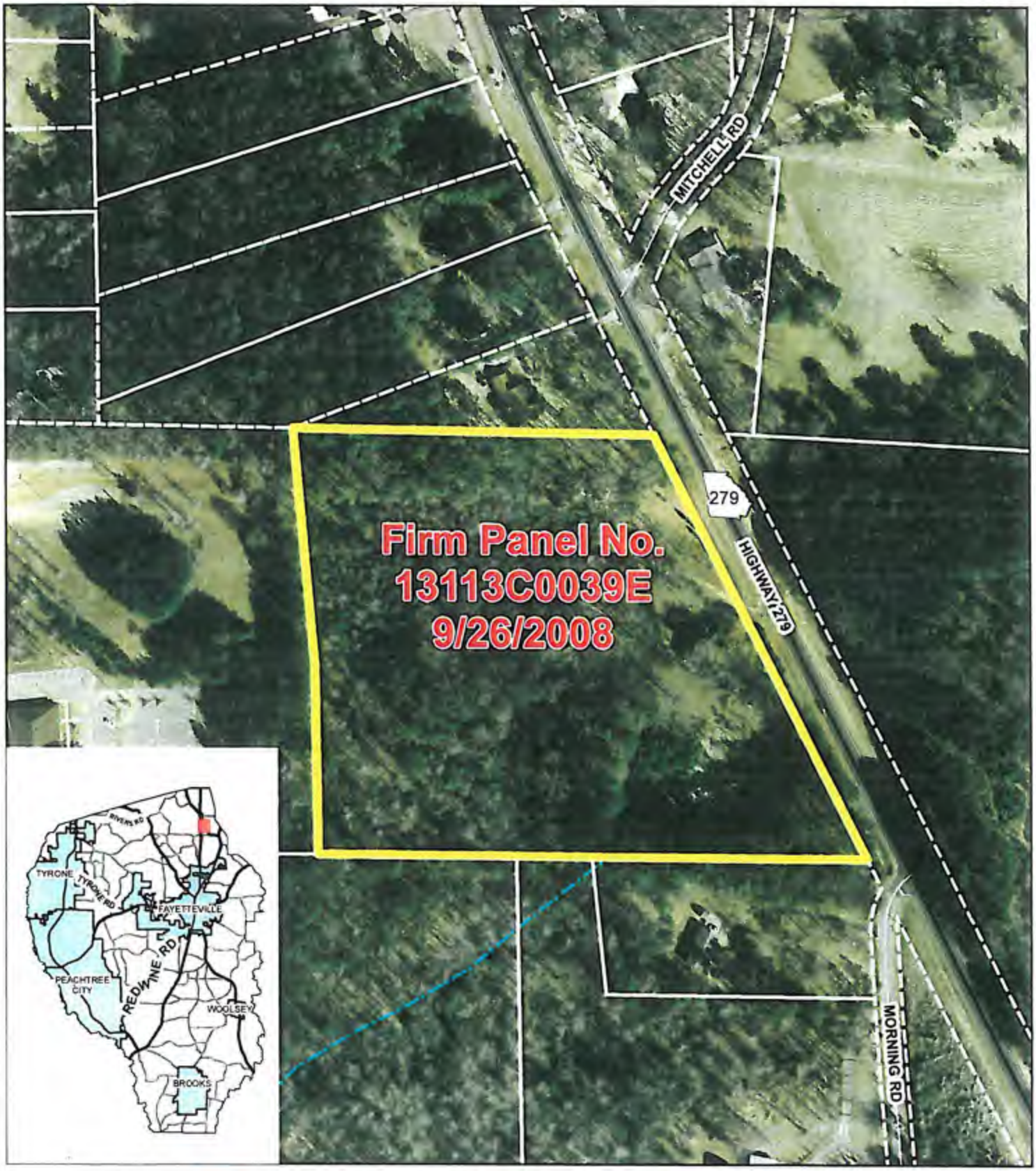
1. That the property owner work with staff during the Site Plan process to place a gate or other traffic controls on the property to reduce the potential of cut-through traffic between SR 279 and SR 314.

SR 314
SUBJECT
PROPERTY
Petition No.
1229-13
Aerials 2010


SR 314
SR 279
Morning Road
SUBJECT PROPERTY
R-40
R-45
R-55
R-20
A-R
Petition No.
1229-13
Aerials 2010


PARKS AND RECREATION
SR 279
SUBJECT PROPERTY
SR 314
LOW DENSITY RESIDENTIAL
Morning Road
Petition No.
1229-13
Land Use Plan
Aerials 2010

FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT



Fayette County GEORGIA

1 inch = 200 feet

Ground Water Recharge Areas
Streams
NWI Wetlands
FEMA Cross Sections
100 Year Storm Zone A
100 Year Storm Zone AE
100 Year Storm Zone AE (Floodway)
500 Year Storm
MNGWPD Cross Sections
MNGWPD Floodplain Existing
MNGWPD Floodplain Future

N
W E
S

THE FAYETTE COUNTY PLANNING COMMISSION met on October 3, 2013 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Bill Beckwith
Tim Thoms

MEMBERS ABSENT: Douglas Powell

STAFF PRESENT: Pete Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order. Chairman Gilbert introduced the Commission Members and Staff.

* * * * * * * * * * *

1. Consideration of the Minutes of the Meeting held on September 19, 2013.

Tim Thoms made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 3-0-1 as Bill Beckwith abstained. Doug Powell was absent.

PUBLIC HEARING

2. Consideration of Petition No. 1229-13, Olivet Baptist Church, Owner, and Dr. Maurice Ukadike, Agent, request to rezone property from A-R Agriculture-Residential to R-45 Single-Family Residential District to expand an existing Church Facility. This property consists of 10.408 acres located in Land Lot 250 of the 5th District and fronts on SR 279.

Chairman Gilbert informed Dr. Maurice Ukadike since there was not a full board present tonight and that he had the option to table the request until the next meeting.

Dr. Ukadike stated that they would proceed with the rezoning request tonight. He said that the pastor, elders and several members of the church were present tonight and the intention is to expand the existing church facility into the subject property. He added that the lots would be combined for the site plan as required by the County regulations. He pointed out that when the lots are combined it will create a lot with frontage on two (2) State Routes and the lot will be subject to the General State Route Overlay along both frontages. He said that he had discussed this with staff and they have options to deal with the issue. He said he believes they meet all the requirements and he asks that the rezoning be approved.

Chairmen Gilbert asked if there was anyone to speak in favor of the petition. Hearing none he asked if there was anyone to speak in opposition to the petition. Hearing none he said he would return it to the board.

Tim Thoms asked what the number of required parking spaces was.

Dr. Ukadike stated 349 parking spaces would be required. and the concept plans shows 358 parking spaces.

Jim Graw said the write up indicates that the number of parking spaces in front of the building on the SR 279 side of the property does not meet the 50 percent requirement of the General State Route Overlay and how many parking spaces are they over the 50 percent requirement.

Dennis Dutton said he didn't have the exact number but visually you can tell they don't meet the requirement so they can redesign the site at the site plan or seek a variance for the parking requirement.

Jim Graw asked why you were seeking R-45 zoning for the subject property instead of asking for A-R zoning on the existing church property.

Dr. Ukadike stated that he thought it would be easier to match the zoning of the existing church property.

Bill Beckwith said there was no advantage for either zoning in regards to a church.

Tim Thoms made a motion to approve the rezoning petition with one (1) recommended condition. Tim Thoms read the condition of zoning as follows:

> That the property owner work with staff during the Site Plan process to place a gate or other traffic controls on the property to reduce the potential of cut-through traffic between SR 279 and SR 314.

Chairman Gilbert asked the petitioner if he agreed to the condition.

Dr. Ukadike stated that he agreed with the condition.

Jim Graw seconded the motion. The motion passed 4-0. Doug Powell was absent.

Dr. Ukadike thanked the Planning Commission.

3. Consideration of Amendments to the Fayette County Code Of Ordinances, Chapter 20. Zoning Ordinance, regarding Article XII. Planning Commission.

Chairman Gilbert said this item was discussed at the last meeting and everybody seemed to be in agreement with the amendments.

Chairmen Gilbert asked if there was anyone to speak in favor of the amendment. Hearing none he asked if there was anyone to speak in opposition to the amendment. Hearing none he said he would return it to the board.

Jim Graw said the issue is by not requiring Planning Commissioners be appointed by district there is the potential that the Planning Commissioners could be grouped in only one area of the County instead of

877 Hwy 314 (SR 314) Fayetteville, Georgia

LEGAL DESCRIPTION:

All that tract and parcel of land lying and being in land lot 250 of dist 13th and land lot 250 of dist 5th of Fayette County Georgia more particularly described as follows:

Beginning at the intersection of line common to land lot 250 Dist 5th and land lot 250 Dist 13th with the Easterly right of way line of S.R.314 (120 Ft R/O/W); run N 88°43'10"E a distance of 590.60 ft to an IPF(Iron Pin Found); this being the Point of Beginning (POB)

From the POB, Thence N 89°31'17"E a distance of 544.29 ft. to a point on the Westerly right of way of SR 279(a.k.a. Old National Hwy); Thence S 28°58'39"E a distance of 735.44 ft along the Westerly right of way of SR279 to a point ; Thence S 88°42'28"W a distance of 842.13 ft. to an IPF(Iron Pin Found); Thence N 05°05'45"W a distance of 660.43 ft to a point , this being the POINT OF BEGINNING being a tract of 10.40 acres more or less.

The above is the description of Parcel "C" as shown on the attached survey by Gulshan Sawhney RLS Georgia #2547.

Dr. Maurice Ukadike, P.E.

Civil, Geotechnical, Environmental, Land Development

August 30, 2013

Fayette County Planning & Zoning
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214
Phone: 770- 305-5421
Fax: 770-305-5258
E-mail: pfrisina@fayettecountyga.gov

Dear Sir,

Re: Letter of Intent to rezone Tract "C" and combine it with 877 Hwy 314, Fayetteville, Ga. 30214.

We hereby request to rezone tract "C" parcel No. 0551-010, from the current zoning classification of A-R to R-45, and to combine it with the tract of land at 877 Hwy 314, Fayetteville Ga. 30214, parcel No. 0551-134.

The reason for this request is to permit us to build a church facility at the combined site.

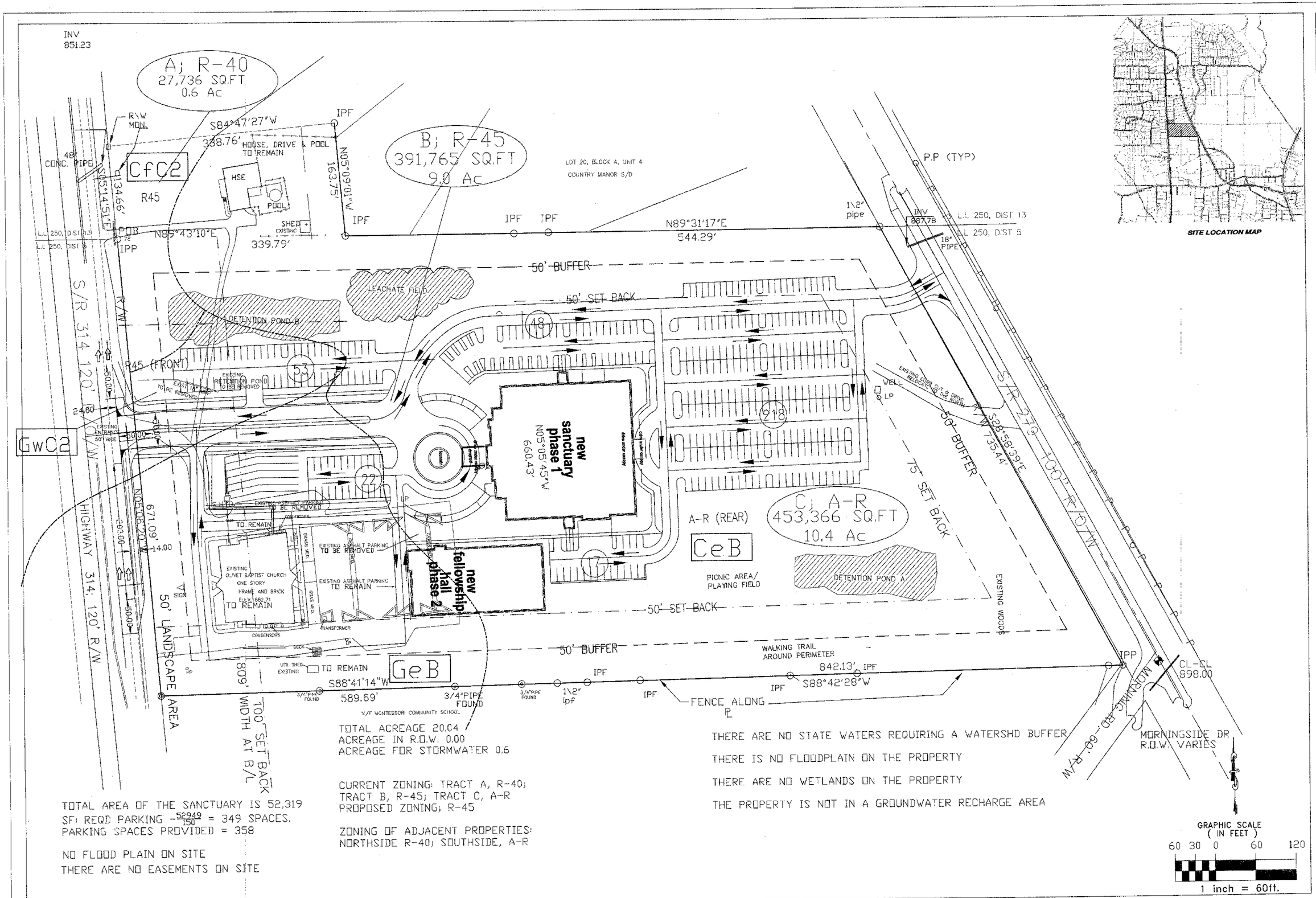
The legal descriptions of tract "C" and that of the combined parcel "877 Hwy 314, Fayetteville, Ga. 30214, are attached.

Your approval of this request is appreciated.

Sincerely,

Dr. Maurice Ukadike, P.E.

205 Hidden Creek Lane, Peachtree City, Ga. 30269; 770-365-7840



TOTAL AREA OF THE SANCTUARY IS 52,319 SF; REQD PARKING $\frac{52949}{150}$ = 349 SPACES.
PARKING SPACES PROVIDED = 358

NO FLOOD PLAIN ON SITE
THERE ARE NO EASEMENTS ON SITE

TOTAL ACREAGE 20.04
ACREAGE IN R.O.W. 0.00
ACREAGE FOR STORMWATER 0.6

CURRENT ZONING: TRACT A, R-40; TRACT B, R-45; TRACT C, A-R
PROPOSED ZONING; R-45

ZONING OF ADJACENT PROPERTIES: NORTHSIDE R-40; SOUTHSIDE, A-R

THERE ARE NO STATE WATERS REQUIRING A WATERSHD BUFFER
THERE IS NO FLOODPLAIN ON THE PROPERTY
THERE ARE NO WETLANDS ON THE PROPERTY
THE PROPERTY IS NOT IN A GROUNDWATER RECHARGE AREA

SITE LOCATION MAP

GEORGIA REGISTERED No. 18813 PROFESSIONAL ENGINEER MAURICE M. UKADIKE

DATE	08-29-2016
DRAWN BY	KWLL
CHECKED BY	
APPROVED BY	
DATE	DESCRIPTION
REVISIONS	

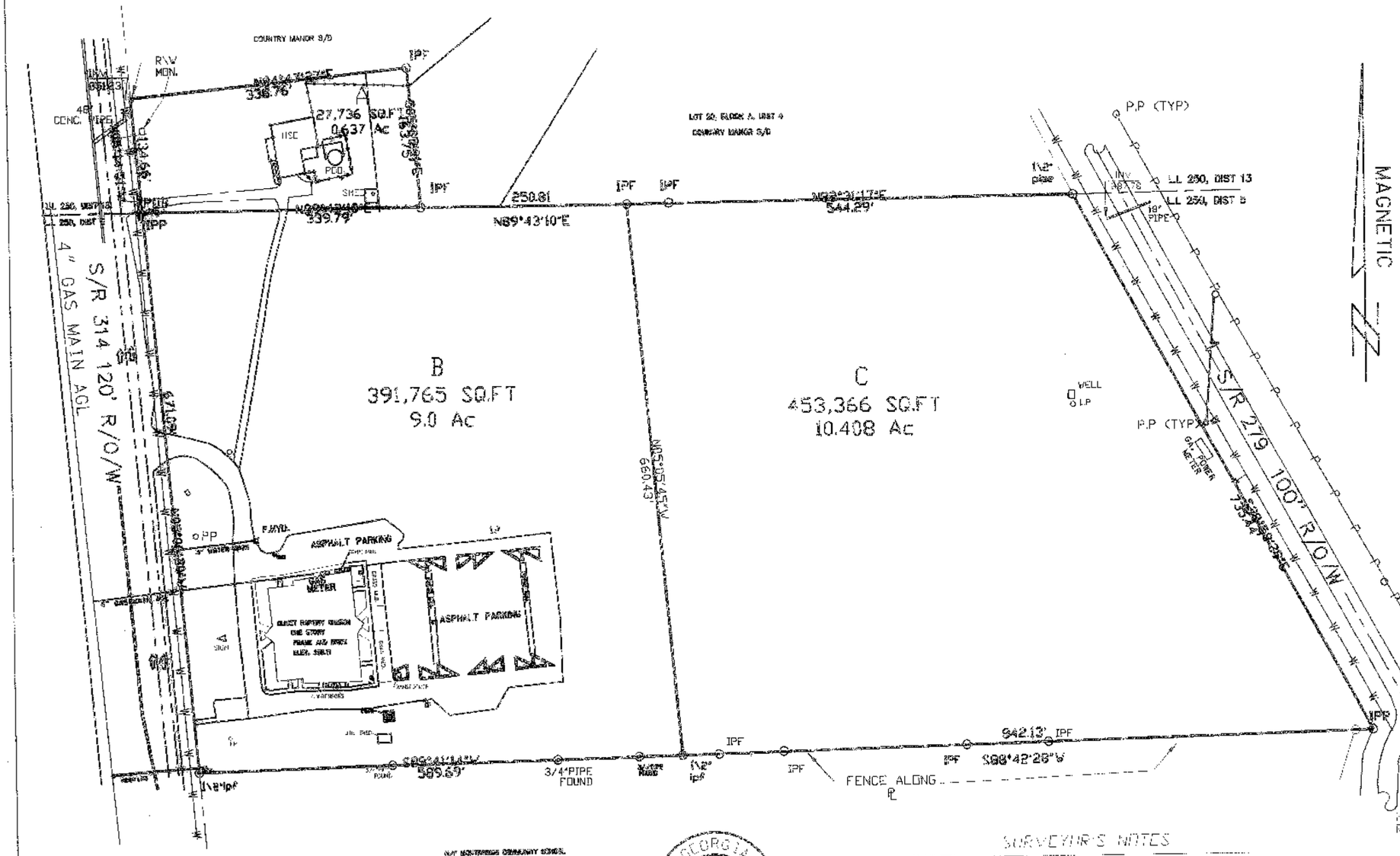
OWNER & DEVELOPER: **OLIVET BAPTIST CHURCH OF CHRIST, INC.**
877 HWY 314 NORTH, FAYETTEVILLE, GA. 30214
CONTACT: ARCH. BOYE AKINOLA

ENGINEER: **DR. MAURICE UKADIKE, P.E.**
205 HIDDEN CREEK LANE, PEACHTREE CITY, GA. 30296
TEL 770-565-7840

SHEET TITLE: **CONCEPTUAL LAYOUT**

PROJECT: **OLIVET BAPTIST CHURCH: NEW SANCTUARY & FELLOWSHIP HALL**
877 HWY 314 NORTH, FAYETTEVILLE, GA. 30214
LAND LOT 250, DISTRICT 5, FAYETTE COUNTY, GA.

SHEET #



IT IS HEREBY CERTIFIED THAT IN MY OPINION THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

A LEICA 1202 TOTAL STATION WAS USED FOR ALL MEASUREMENTS

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 310000 FEET AND AN ANGULAR ERROR OF 2" SECONDS PER ANGLE POINT

THE MAP OR PLAT HAS BEEN CHECKED FOR CLOSURE AND HAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN + 30000 FT.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE REFERENCE PARCEL IS OUTSIDE THE FLOOD HAZARD HAZARD AREA AS PER MAP ID 13113C 0045 B DT. 3/15/81

LEGEND

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
R/W	CONC. MONUMENT FOUND
MHT	MAN HOLE TELEPHONE
SSE	SEWER EASEMENT
R/W	RIGHT OF-WAY
LP	LAMP POLE
SMH	SANITARY SEWER MANHOLE
-X- X-	FENCE

24" TO 54" HARDWOOD

24" TO 48" PINE

SURVEYOR'S NOTES

1. 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.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
3. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
4. FIELD WORK BY THIS OFFICE WAS COMPLETED ON JANUARY 30TH 2001
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS TRACT.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE, EVIDENCE OF TITLE OR OTHER FACTS THAT AN ACCURATE AND COMPREHENSIVE TITLE SEARCH MAY DISCLOSE.

SCALE (FEET)

0 100 200 300 400

TOPOGRAPHIC SURVEY

survey by: SAWHNEY ASSOCIATES
523, Hastings Way, Jonesboro, Ga. 30236 tel. (770)471-5500

survey for: OLIVET BAPTIST CHURCH OF CHRIST LL250 DIST. 13TH, LL 250 DIST 5 FAYETTE COUNTY GEORGIA		SHEET NO.
SCALE 1"=100'	REF: JOB NO 9606 BY ROBINSON & ASSOCIATES, INC. DATED 3/3/97	1 OF 1
DATE:		
DWN. BY: mem jle		