

BOARD MEMBERS

Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Al Gilbert
Jim Graw
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning & Zoning Coordinator

**AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
June 15, 2017
7:00 pm**

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

1. Consideration of the Minutes of the meeting held on June 1, 2017.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Turner Farms. The property will consist of three residential lots zoned A-R, is located in Land Lots 62 & 63 of the 4th District and fronts on Bankstown Road.
3. Consideration of a Final Plat of Sam's Crossing. The property will consist of three residential lots zoned R-40, is located in Land Lot 250 of the 4th District and fronts on Antioch Road and McBride Road.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 9, 2017
Subject: Minor Subdivision Plat to be considered on June 15, 2017

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Turner Farms

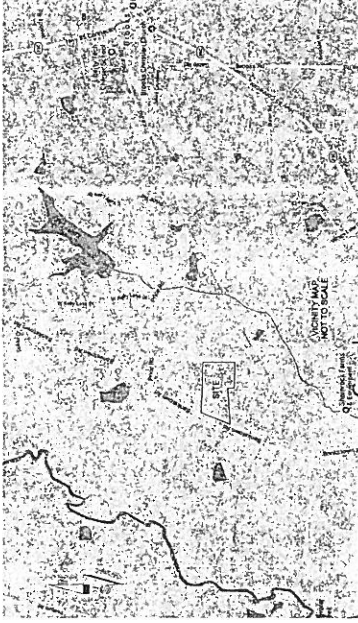
OWNER/APPLICANT

Thomas Jason Mask, Owner



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

MINOR SUBDIVISION PLAT OF TURNER FARMS



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
 DATE _____ SIGNED _____ ENVIRONMENTAL HEALTH

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT
 DATE _____ SIGNED _____ ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER
 DATE _____ SIGNED _____ COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION
 DATE _____ SIGNED _____ SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR
 DATE 4/19/17 SIGNED _____ ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL
 DATE _____ SIGNED _____ FIRE MARSHAL

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF G.A. SECTION 16-4-47, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED BY THE SUPERVISOR OF THE FAYETTE COUNTY PLANNING COMMISSION, OR AN AUTHORIZED REPRESENTATIVE OF THE FAYETTE COUNTY PLANNING COMMISSION, OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYORS CERTIFICATE
 I, THE HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'TYPICAL' AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE SHOWN AS SHOWN ON THIS PLAT, AND I AM SUBJECT TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (G.A. SECTION 16-4-47).

BY: BRUNSWICK, GASKINS, & ASSOCIATES, INC. (REGISTERED LAND SURVEYOR NO. 1260)
 DATE 4/17/17

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER REPRESENTATIVE OF TURNER FARMS, HEREBY CERTIFY THAT I HAVE READ THE ABOVE PLAT AND HAVE BEEN ADVISED OF THE RIGHTS OF ANY ADJACENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

SOILS CLASSIFICATION DELINEATION

LARRY F. MOYER DO HEREBY CERTIFY THAT THE LEVEL 18 SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF AGRICULTURE'S CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER _____ DATE _____
 LARRY F. MOYER, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 PROFESSIONAL ENGINEER
 FAYETTE COUNTY, GEORGIA 30215

Prepared For: _____

THOMAS JASON MASK

Property Location

Land Lot 62 & 63 of the 4th Land District
 Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

Surveyors, planners, development consultants
 P.O. BOX 321 BROOKS, GA. 30205
 678-571-3054
 sgaskins@fagmail.com

GENERAL NOTES

- OWNER: THOMAS JASON MASK
 102 W. WILSON ROAD
 WYTHEVILLE, GA. 30296
 770-210-4860
- SURVEYOR: S. A. GASKINS & ASSOCIATES, LLC
 500 W. WILSON ROAD
 WYTHEVILLE, GA. 30296
 678-571-3054
 fagmail@fagmail.com
- TOTAL ACREAGE: 20.966 ACRES
- 3 LOTS, ZONED A-R
- MINIMUM DIMENSIONAL REQUIREMENTS FOR AIR ZONING DISTRICT:
 LOT AREA: 5 ACRES
 LOT WIDTH: 250 FT
 FLOOR AREA: 1,200 SQ. FT
 FRONT YARD SETBACK: 35 FT
 MAJOR THOROUGHFARE SETBACK: 50 FT
 MINOR THOROUGHFARE SETBACK: 25 FT
 REAR YARD SETBACK: 75 FT
 SIDE YARD SETBACK: 50 FT
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM
- WATER TO BE PROVIDED BY WELL
- 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
- THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 131150101E, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
- EACH RESPECTFUL LOT HAS A CONTIGUOUS AREA OF MORE THAN TWO ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND DISBURTS OF ANY KIND
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY
- THERE ARE NO STATE WATERS ON THIS PROPERTY
- THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY

Job No: BANKSTOWN
 Drawn By: _____
 Issue Date: 03/18/17
 F.W.P.D.: 12/20/16
 Specifications: _____
 Date: _____
 Disc: _____



To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 9, 2017
Subject: Minor Subdivision Plat to be considered on June 15, 2017

FINAL PLAT

Final Plat of Sam's Crossing

OWNER/APPLICANT

RBR Development, LLC, Owner



Recommend **APPROVAL** for the Final Plat.

FINAL PLAT OF SAMS CROSSING



LEGEND

- REPAVEMENT AND REPAIRS SET
- CTP-CURB TOP PIPE
- 1" = 1" HORIZONTAL SCALE
- 1" = 1" VERTICAL SCALE
- 1" = 1" HORIZONTAL LOT LINE
- 1" = 1" VERTICAL LOT LINE
- 1" = 1" HORIZONTAL CONSTRUCTION ENTRANCE
- 1" = 1" VERTICAL CONSTRUCTION ENTRANCE
- 1" = 1" HORIZONTAL EPB EDGE OF PAVEMENT
- 1" = 1" VERTICAL EPB EDGE OF PAVEMENT
- 1" = 1" HORIZONTAL DE DRAINAGE BASEMENT
- 1" = 1" VERTICAL DE DRAINAGE BASEMENT
- 1" = 1" HORIZONTAL F.W.P.D.-FIELD WORK
- 1" = 1" VERTICAL F.W.P.D.-FIELD WORK
- 1" = 1" HORIZONTAL M.F.F.-MINIMUM FINISHED FLOOR ELEVATION
- 1" = 1" VERTICAL M.F.F.-MINIMUM FINISHED FLOOR ELEVATION
- 1" = 1" HORIZONTAL DR-DEED BOOK
- 1" = 1" VERTICAL DR-DEED BOOK
- 1" = 1" HORIZONTAL PRE-PLANT BOOK
- 1" = 1" VERTICAL PRE-PLANT BOOK
- 1" = 1" HORIZONTAL H-HOUSE NUMBER
- 1" = 1" VERTICAL H-HOUSE NUMBER
- 1" = 1" HORIZONTAL T-TEMPORARY BENCHMARK
- 1" = 1" VERTICAL T-TEMPORARY BENCHMARK

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- ### GENERAL NOTES
- OWNER: RBB DEVELOPMENT, LLC
REGISTERED AGENT: ROBERT BARRY STEPHENS
31 CANNONDAKE ROAD
ALPHARETTA, GA 30201
478-300-9390
 - DESIGNER:
S.A. GASKINS & ASSOCIATES, LLC
P.O. BOX 31
8155 SHELBY ROAD
8155 SHELBY ROAD
ALPHARETTA, GA 30201
8155SAG@earthlink.net
 - TOTAL ACRES: 1.36 ACRES
DIMENSIONAL REQUIREMENTS: R-45 ZONING DISTRICT
LOT AREA: 1.36 ACRES
LOT WIDTH: MAJOR THOROUGHFARE
ARTERIAL: 150 FEET
COLLECTOR: 100 FEET
FLOOR AREA: 1,940 SQ. FT.
FRONT YARD SETBACK: MAJOR THOROUGHFARE/ARTERIAL: 60 FEET
COLLECTOR: 80 FEET
REAR YARD SETBACK: 30 FT
SIDE YARD SETBACK: 15 FT
SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM
WATER TO BE PROVIDED BY WELL
FAVETTE 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
THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY
1/2" REMORING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE
ACCORDING TO PERMITS FROM PANEL NUMBER 1311202114, DATED 05/12/2011, THE PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA
EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERBODIES, PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND OBSTRUCTIONS OF VIEW RIGHTS
THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY
THERE ARE NO STATE WATERWAYS ON THIS PROPERTY
THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY

SOIL CLASSIFICATION DELINEATION

LARRY F. MOYER DO HEREBY CERTIFY THAT THE LEVEL, BOUNDARIES, AND DIMENSIONS OF THE LAND SHOWN ON THIS MAP WERE MEASURED AND SURVEYED BY RESEARCH ENGINEERS, INC. IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

DATE: _____
SIGNATURE: _____
LARRY F. MOYER
REGISTERED PROFESSIONAL ENGINEER
1835 SENECA ROAD, FARGO, ND 58103
PHONE: 701.969.8622

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (G) OF C.G.A. SECTION 14-4-2, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE LOCAL, STATE, OR FEDERAL AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYORS CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY THE SURVEYOR AND HIS ASSISTANTS. THE SURVEYOR HAS BEEN ADVISED OF THE SUBMISSION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE INDICATED ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED OF ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (C.G.A. SECTION 14-4-2).

BY: SWINSON GASKINS & GORDON REGISTERED LAND SURVEYORS, INC.
DATE: 11/17/17

Property Location

Parcel 101 250.00 The 4th Land District
Fayette County, Georgia

Prepared For:
RBB DEVELOPMENT, LLC.

Job No. AN1000
Drawn By: _____
Reviewed By: _____
Issue Date: 09/15/17
F.W.P.D.: 09/24/16
Revised: _____
Date: 09/15/17
COUNTY COMMENTS: 3/1/17
DATE: 3/1/17
PAGE 1 OF 2



OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE SAMS CROSSING SUBDIVISION, HEREBY DEDICATE THE PUBLIC USE OF THE EASEMENTS AND OTHER RIGHTS SHOWN ON THIS PLAT.

OWNER: _____ DATE: _____

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
DATE: _____ SIGNED: _____
ENVIRONMENTAL HEALTH DEPARTMENT

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT
DATE: _____ SIGNED: _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER
DATE: _____ SIGNED: _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION
DATE: 6/21/17 SIGNED: _____
COUNTY ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL
DATE: _____ SIGNED: _____
FIRE MARSHAL

DEED RESTRICTIONS

- THE FINISHED, ENCLOSED HEATED LIVING AREA, EXCLUSIVE OF GARAGES, PORCHES, PATIOS, DECKS, AND OTHER STRUCTURES, SHALL BE NOT LESS THAN 2000 SQUARE FEET WITH A MINIMUM OF 1400 SQUARE FEET ON THE MAIN FLOOR.
- NO LOT MAY BE SPLIT, DIVIDED OR SUBDIVIDED FOR SALE, RESALE, GIFT OR TRANSFER.
- AN UNDISTURBED NATURAL FORESTED AREA OF 100 LINEAR FEET AS MEASURED ALONG THE PROPERTY LINE SHALL BE MAINTAINED. THE BOUNDARIES OF THIS FORESTED AREA SHALL BE SHOWN ON THE PLAT. THE FORESTED AREA SHALL BE MAINTAINED AND PROTECTED BY A PROPERTY LINE BOUNDING PARALLEL TO THE FOREST LINE AS SHOWN ON THE PLAT. SHALL NOT BE DISTURBED WITH THE EXCEPTION OF THE DRIVEWAY AREA WHICH IS RESERVED FOR THE INDRESSEY EGRESS TO EACH LOT. THE FORESTED AREA SHALL BE MAINTAINED AND PROTECTED BY A BOUNDING PARALLEL TO THE CONSTRUCTION OF THE DRIVEWAY AND UTILITY PLACEMENT.

DEED RESTRICTIONS

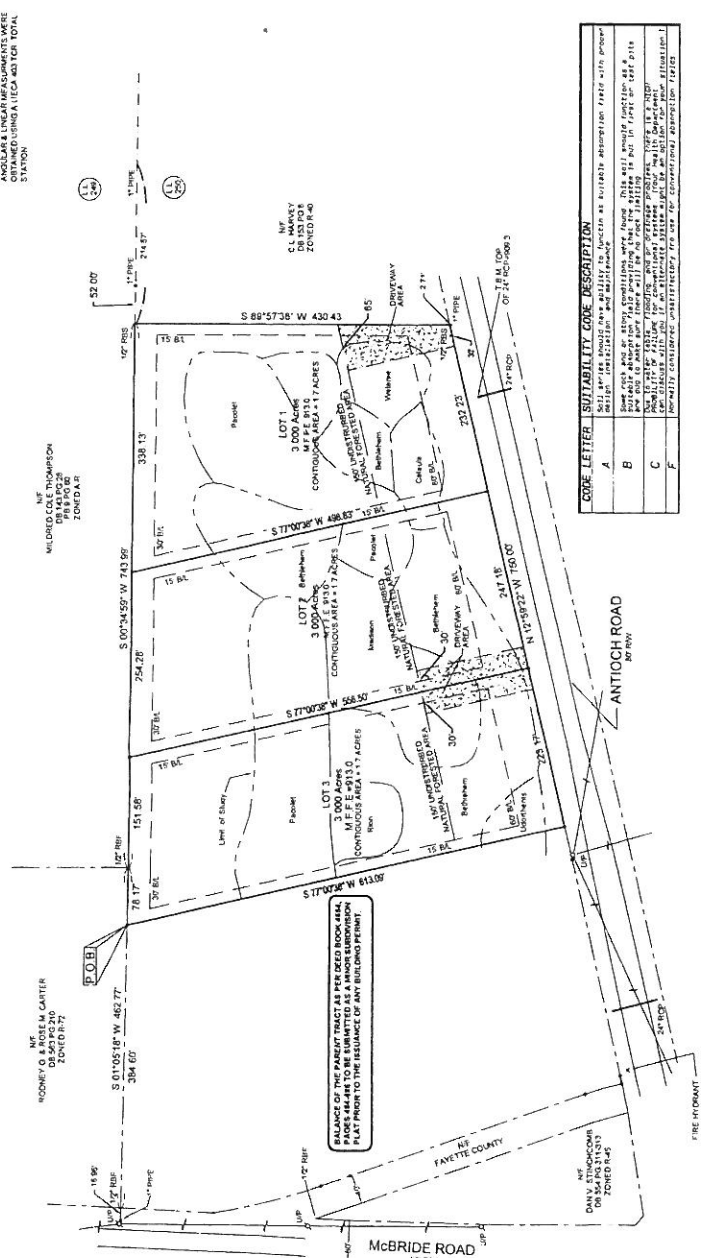
- THE FINISHED, ENCLOSED HEATED LIVING AREA, EXCLUSIVE OF GARAGES, PORCHES, PATIOS, DECKS, AND OTHER STRUCTURES, SHALL BE NOT LESS THAN 2000 SQUARE FEET WITH A MINIMUM OF 1400 SQUARE FEET ON THE MAIN FLOOR.
- NO LOT MAY BE SPLIT, DIVIDED OR SUBDIVIDED FOR SALE, RESALE, GIFT OR TRANSFER.
- AN UNDISTURBED NATURAL FORESTED AREA OF 100 LINEAR FEET AS MEASURED ALONG THE PROPERTY LINE SHALL BE MAINTAINED. THE BOUNDARIES OF THIS FORESTED AREA SHALL BE SHOWN ON THE PLAT. THE FORESTED AREA SHALL BE MAINTAINED AND PROTECTED BY A PROPERTY LINE BOUNDING PARALLEL TO THE FOREST LINE AS SHOWN ON THE PLAT. SHALL NOT BE DISTURBED WITH THE EXCEPTION OF THE DRIVEWAY AREA WHICH IS RESERVED FOR THE INDRESSEY EGRESS TO EACH LOT. THE FORESTED AREA SHALL BE MAINTAINED AND PROTECTED BY A BOUNDING PARALLEL TO THE CONSTRUCTION OF THE DRIVEWAY AND UTILITY PLACEMENT.

FINAL PLAT OF SAMS CROSSING

CLOSURE STATEMENT
 THIS PLAT IS
 BASED UPON AN ANGLE OF ONE
 FOOT IN 63.17 FEET AND AN ANGULAR ERROR
 OF ONE MINUTE AND FIFTY SECONDS.
 THE DISTANCES WERE
 ADJUSTED USING THE COMPASS RULE
 METHOD.

THIS PLAT HAS BEEN CALCULATED BY
 THE SURVEYOR AND CHECKED BY AN ASSISTANT
 WITHOUT ERROR IN 100,000 FEET.

ANGULAR AND LINEAR MEASUREMENTS WERE
 OBTAINED USING A LEICA DISTO TOTAL
 STATION.



SUBJECT OF THE PARCEL TRACT AS PER ORDER BOOK AREA PAGE 444 ARE TO BE LIMITED AS A HOME SUBDIVISION PLAT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

SOIL TYPE	GROUP	DEPTH	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC MATTER	WATER BEARING
SP10	3-0	12-18"	75	15	10	2	10
SP12	3-0	12-18"	75	15	10	2	10
SP13	3-0	12-18"	75	15	10	2	10
SP14	3-0	12-18"	75	15	10	2	10
SP15	3-0	12-18"	75	15	10	2	10
SP16	3-0	12-18"	75	15	10	2	10
SP17	3-0	12-18"	75	15	10	2	10
SP18	3-0	12-18"	75	15	10	2	10
SP19	3-0	12-18"	75	15	10	2	10
SP20	3-0	12-18"	75	15	10	2	10

CODE LETTER SUITABILITY CODE DESCRIPTION

A: Some rough and/or steep conditions were found. This soil would function as a base for a road but not as a base for a building.

B: Some rough and/or steep conditions were found. This soil would function as a base for a road but not as a base for a building.

C: Some rough and/or steep conditions were found. This soil would function as a base for a road but not as a base for a building.

D: Some rough and/or steep conditions were found. This soil would function as a base for a road but not as a base for a building.

E: Some rough and/or steep conditions were found. This soil would function as a base for a road but not as a base for a building.

F: Some rough and/or steep conditions were found. This soil would function as a base for a road but not as a base for a building.



PROPERTY LOCATION
 Land Lot 250 Of The 4th Land District
 Fayette County, Georgia

Prepared For:
RBR DEVELOPMENT, LLC.



LEGEND
 RR - RAILROAD
 PR - PERMANENT PIPE
 LP - LEAD PIPE
 L - LAND LOT
 S - SURVEY LINE
 P - PROPERTY LINE
 C - CONSTRUCTION ENTRANCE
 P - POINT OF BEGINNING
 B - BOUNDARY ELEMENT
 W - WINDOW OR OPENING
 E - EXISTING ELEVATION
 P - PERFORMED DATE
 I - INSURED
 D - DATED ROOM
 H - HOUSE NUMBER
 U - UTILITY POLE
 T - TEMPORARY BENCHMARK

Job No AN100H
 Drawn By: [Blank]
 Checked By: [Blank]
 Issue Date: 03/25/17
 F.W.P.D.: 06/24/16
 Surveyor: [Blank]
 Date: [Blank]
 COUNTY: COBB COUNTY
 SHEET: [Blank]
 PAGE 2 OF 2

S.A. GASKINS & ASSOCIATES, LLC
 Surveyors, Planning, Development Consultants
 P.O. BOX 200
 FLEMINGTON, GA 30505
 info@gaskinsllc.com