

BOARD MEMBERS

Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Danny England
Al Gilbert
Jim Graw

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
November 2, 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 October 19, 2017.

NEW BUSINESS

2. Consideration of Minor Subdivision Plat of Scarbrough Johnson Property. The property will consist of two residential lot zoned A-R, is located in Land Lot(s) 142 & 147 of the 7th District and fronts on Trickum Creek Road.

PUBLIC HEARING

3. Consideration of Petition No. RDP-014-17, Pulte Homes Company, LLC, request approval of the Revised Development Plan for rezoning 1160-05 to reconfigure the street layout. This property is located in Land Lots 223, 224, 225 & 226 of the 5th District and fronts on SR 92 North.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 26, 2017
Subject: Minor Subdivision Plat to be considered on November 2, 2017

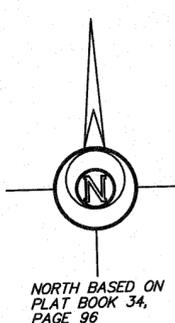
MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Scarbrough Johnson Property

OWNER/APPLICANT

John Scarbrough
Joyce Scarbrough
Eric Johnson
Beth Johnson

Recommend **APPROVAL** for the Minor Subdivision Plat signed March 7, 2017.



TRICKUM CREEK ROAD
 (DEDICATION OF 50' FROM CENTERLINE UPON APPROVAL AND RECORDING OF THIS PLAT) AGREEAGE IN R/W TO BE DEDICATED = 0.33 ACRES +/- TO FAYETTE COUNTY

RESERVED FOR CLERK OF SUPERIOR COURT

MINOR SUBDIVISION PLAT OF SCARBROUGH JOHNSON PROPERTY

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc.
 LSF000701
 land surveyors - planners

160 GREENCASTLE SUITE B TYRONE
 GEORGIA 30290
 PH. 770-486-7552 FAX 770-486-0496

OWNER/ DEVELOPER:
JOHN and JOYCE SCARBROUGH
 322 TRICKUM CREEK ROAD
 TYRONE, GA. 30290
 PHONE: 770-377-6566

BETH and ERIC JOHNSON
 335 TRICKUM CREEK ROAD
 TYRONE, GA. 30290
 PHONE: 770-861-4170

LAND LOTS: 142 & 147
 7th DISTRICT
 FAYETTE COUNTY, GA.
 SCALE: 1" = 100'

DATE OF SURVEY: 09-08-17
 DATE OF DRAWING: 10-02-17
 REVISED: 10-23-17 PER COUNTY COMMENTS
 SHEET 2 OF 2
 JOB NO. 1708005

COURSE	BEARING	DISTANCE
1	N 13°22' 44" E	182.12'
2 - LC	N 11°39' 55" E	106.64'
3	N 07°47' 12" E	101.76'
4 - LC	N 06°03' 08" E	15.24'
5 - LC	N 05°19' 37" E	77.21'
6	N 03°23' 35" E	118.16'
7 - LC	N 05°00' 30" E	76.18'
8 - LC	N 07°17' 32" E	134.66'

CURVE	RADIUS	ARC LENGTH
2	2,979.59'	106.65'
4	3,651.03'	75.24'
5	3,651.03'	77.21'
7	1,902.44'	76.18'
8	3,040.88'	134.67'

NOTE: ALL 1/2" REBARS SET ARE 18" IN LENGTH WITH YELLOW PLASTIC CAP STAMPED GA. LSF 000701

LEGEND

B/L = BUILDING LINE
 CONC. = CONCRETE
 ELEV. = ELEVATION
 F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 L.L. = LAND LOT
 M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
 N/F = NOW OR FORMERLY
 OH-U = OVERHEAD UTILITIES
 OTP = OPEN TOP PIPE
 R/W = RIGHT-OF-WAY
 S/D = SUBDIVISION

SOIL INTERPRETIVE DATA

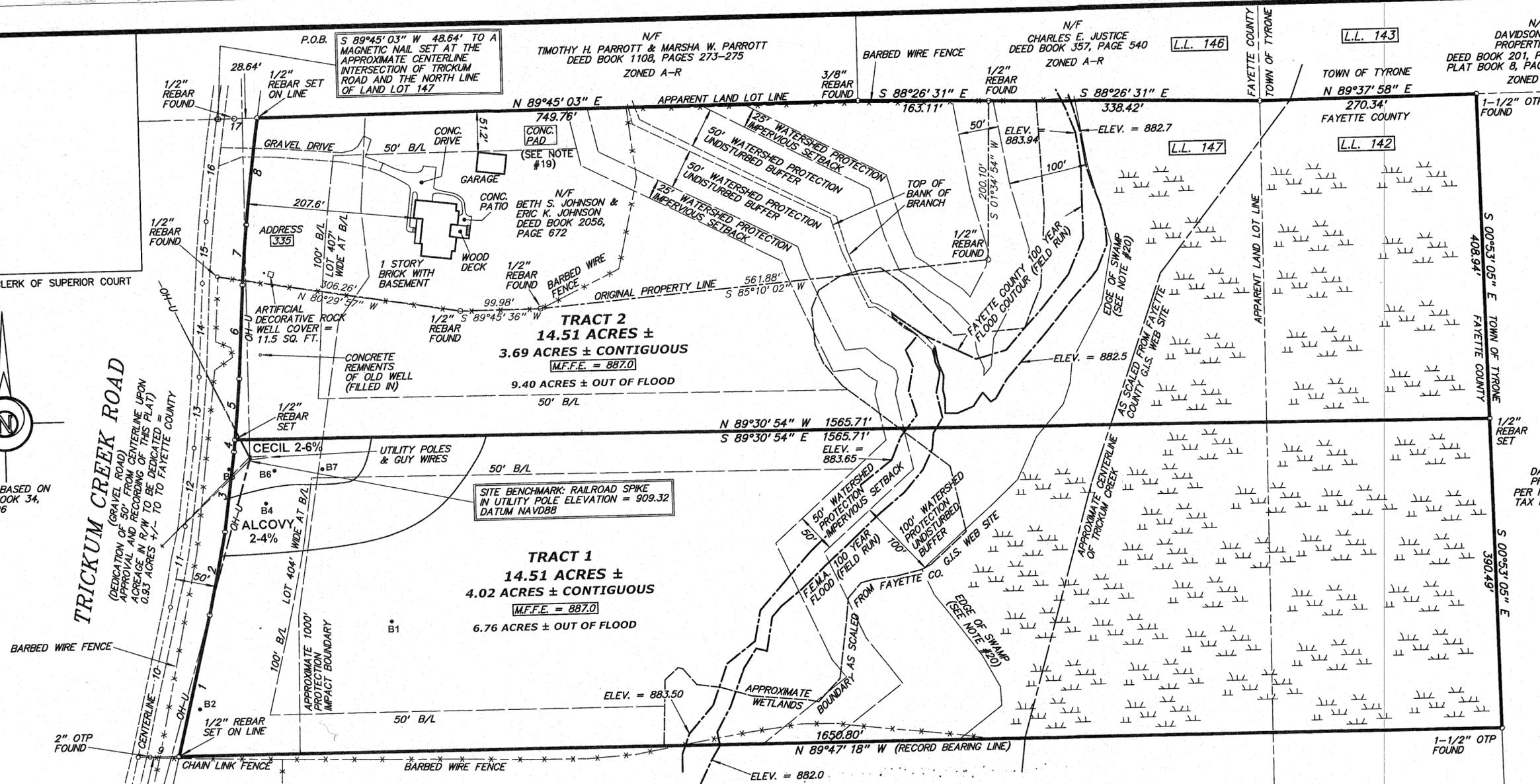
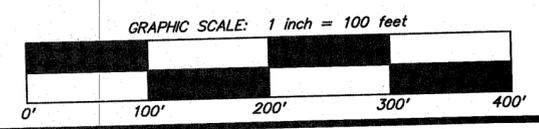
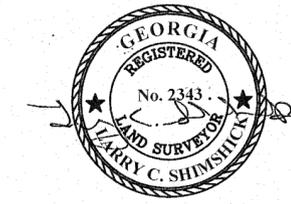
Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Alcovy	>72	30	2-6	8-2	---	0.10	C1
Cecil	>72	>72	2-6	36-48	60	---	A1

SOIL SUITABILITY CODE LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
 C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

NOTES:
 Absorption fields should not be installed on concave slopes.
 Surface drainage should be diverted away from absorption field lines.
 Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

COURSE	BEARING	DISTANCE
9	N 89°47' 16" W	51.35'
10	N 13°22' 44" E	193.52'
11 - LC	N 1°40' 28" E	103.31'
12	N 07°47' 12" E	99.81'
13 - LC	N 05°26' 43" E	89.90'
14	N 03°23' 35" E	117.78'
15 - LC	N 05°00' 30" E	76.33'
16 - LC	N 07°13' 16" E	129.07'
17	N 89°45' 03" E	50.59'



SITE BENCHMARK: RAILROAD SPIKE IN UTILITY POLE ELEVATION = 909.32 DATUM NAVD88

N/F TARLETON C. DUKE
 DEED BOOK 1621, PAGE 68
 PLAT BOOK 34, PAGE 96
 ZONED A-R

N/F DAVIDSON MINERAL PROPERTIES, INC.
 PER FAYETTE COUNTY TAX MAP
 ZONED M-2

N/F DAVIDSON MINERAL PROPERTIES, INC.
 DEED BOOK 201, PAGES 122-114
 PLAT BOOK 8, PAGE 105
 ZONED M-2

N/F CHARLES E. JUSTICE
 DEED BOOK 357, PAGE 540
 ZONED A-R

N/F TIMOTHY H. PARROTT & MARSHA W. PARROTT
 DEED BOOK 1108, PAGES 273-275
 ZONED A-R

P.O.B. S 89°45' 03" W 48.64' TO A MAGNETIC NAIL SET AT THE APPROXIMATE CENTERLINE INTERSECTION OF TRICKUM ROAD AND THE NORTH LINE OF LAND LOT 147

PETITION NO. RDP-014-17
Pulte Homes Company, LLC

The applicant is requesting a revision to the Development Plan for Rezoning (1160-05) to reconfigure the street layout. The subject property consists of approximately 116 acres and fronts on SR 92 North.

Sec. 110-149. – Planned unit development (c) (1) states the following:

- j. Revision of development plan. Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the zoning administrator and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

History: Petition 1160-05 (R-70 to C-S – Conservation Subdivision) was approved by the Board of Commissioners on January 12, 2005. In 2011, the County acquired approximately 1.58 acres in the northwest corner of the subject property for Veteran’s Parkway.

DEPARTMENTAL COMMENTS

WATER SYSTEM: Need separate utility plan. Submit to FCWS.

FIRE MARSHAL: Must show fire hydrants on preliminary and final plats.

ENVIRONMENTAL MANAGEMENT:

Floodplain The property contains Zone A floodplain per FEMA FIRM panel 13113C0019E. Elevations were determined in Fayette County’s Limited Detail Study. The elevation of the lowest floor, including the basement and building access of any development shall be a least 3 feet above the base flood elevation or one foot above the future conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities are totally or partially within an Area of Special Flood Hazard.

Wetlands Wetlands are not called out on the concept plan. The applicant must call out all wetlands on the preliminary plat and obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed This property is subject to Fayette County’s Watershed Protection Ordinance. The Watershed Protection buffer is either 100 feet from wretched vegetation or 50 feet from the 100-year floodplain elevation, whichever is greater. The watershed setback is an additional 50 feet

from the Watershed buffer. The 100-foot base flood elevation identified in the FC 2013 Future Conditions Flood Study shall be used to identify 100-ft Base Flood Elevation.

Not approving or denying, but the buffers appear correct but on the preliminary plat, construction drawings and final plat the buffers will need to be shown on the state waters requiring a buffer located within the conservation area.

Groundwater Portions of the property are within the groundwater recharge area, as delineated on the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20). The minimum lot size and width requirements of the Groundwater Recharge Area Protection Ordinance for lots with public water supply systems are satisfied by the C-S zoning requirements.

Stormwater The project is subject to Fayette County's Stormwater Management regulations. Stormwater controls shall be exclusive of the conservation areas. Allow for flexibility along the southern property line of the subdivision (especially near lots 10, 11, and 12). Concentrated flows onto adjacent properties will be prohibited.

ENVIRONMENTAL HEALTH: No objections.

PUBLIC WORKS/ENGINEERING DEPARTMENT: Engineering has reviewed the development plan for the C-S subdivision. The road layout appears to meet County requirements. No comments.

Recommendation: Staff recommends approval of the revised Development Plan. The revised Development Plan complies with the C-S zoning district.

**RDP-014-17
Aerials**

Lee's Mill Road

Veteran's Park way

**SUBJECT
PROPERTY**

SR 92



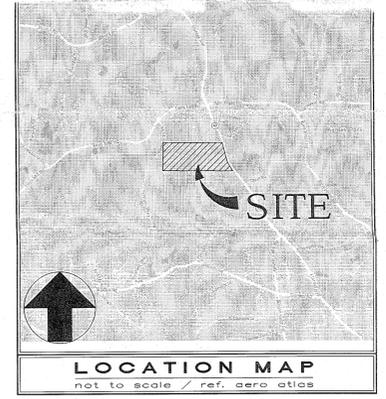
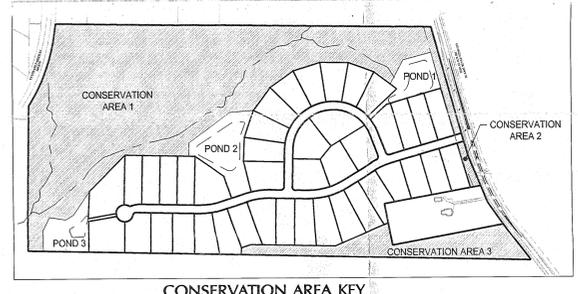
REGARDING THE REPUTATION OF THE CENTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THE RISK OF THE USER. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

FAYETTE COUNTY CODE: CHAPTER 104, ARTICLE VII, SEC. 104-182 (b) & (g)
 NOTE #1: THE FOLLOWING SHALL APPLY TO ALL OTHER PERENNIAL STREAMS WITHIN THE FLINT RIVER WATERSHED, THE WHITEWATER CREEK WATERSHED AND ALL STATE WATERS REQUIRING A BUFFER WITHIN 1,000 FEET OF THESE MINOR PERENNIAL STREAMS:
 (1) MINIMUM WATERSHED BUFFER SHALL BE 100 FEET FROM WRESTED VEGETATION OR 50 FEET FROM 100-YEAR FLOODPLAIN ELEVATION, WHICHEVER IS GREATER.
 (2) MINIMUM WATERSHED SETBACK SHALL BE 50 FEET AS MEASURED FROM THE BUFFER.

NOTE #2: ALL STATE WATERS REQUIRING A BUFFER NOT OTHERWISE PROTECTED BY PROVISIONS OF THIS ARTICLE SHALL MEET THE FOLLOWING REQUIREMENTS:
 (1) MINIMUM WATERSHED BUFFER SHALL BE MAINTAINED FOR 50 FEET FROM WRESTED VEGETATION MEASURED HORIZONTALLY FROM BOTH SIDES OF THE STREAM.
 (2) MINIMUM WATERSHED SETBACK 25 FEET AS MEASURED FROM THE BUFFER.

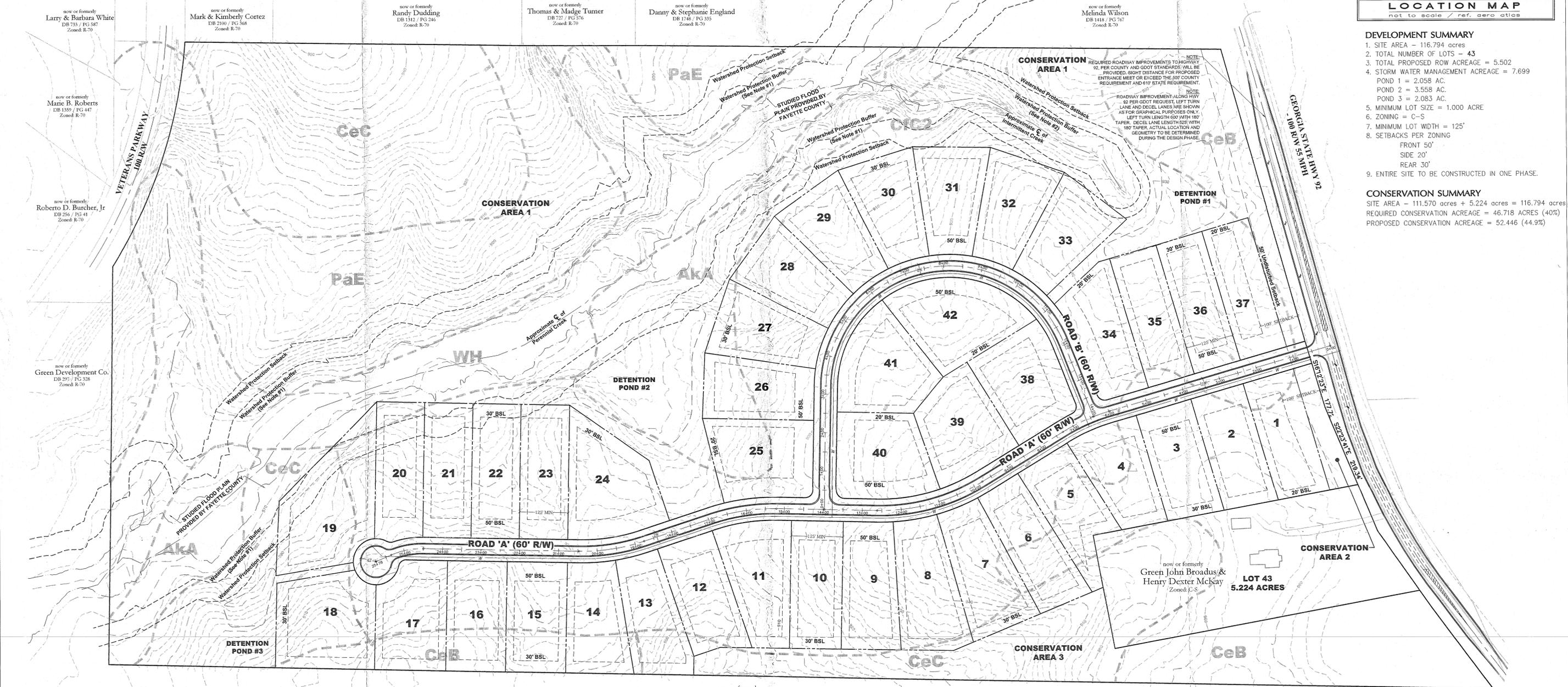
/APPROX. INFILTRATION FIELD LENGTHS	
SOIL SYMBOL	SOIL DESCRIPTION
Aka	Alexista sandy loam, 0% to 8% slopes
CeB	Cecil sandy loam, 2% to 6% slopes
CeC	Cecil sandy loam, 8% to 10% slopes
Ce2	Cecil sandy loam, 6% to 10% slopes
PaE	Paclet sandy loam, 10% to 25% slopes
WH	Wetaduce soils, 0% to 2% slopes, frequently flooded

LOT AREA - SPLIT LOT AREA - CONTIGUOUS LOT AREA - CONTIGUOUS LOT AREA											
LOT No.	SQ. FT.	ACRES	CONTIGUOUS LOT AREA	LOT No.	SQ. FT.	ACRES	CONTIGUOUS LOT AREA	LOT No.	SQ. FT.	ACRES	CONTIGUOUS LOT AREA
1	43,698.47	1.003	0.42	18	60,882.02	1.398	0.84	35	43,750.00	1.004	0.53
2	43,821.28	1.006	0.53	19	72,729.41	1.670	0.78	36	43,750.00	1.004	0.53
3	43,810.05	1.006	0.54	20	44,599.10	1.024	0.38	37	43,750.00	1.004	0.37
4	43,561.82	1.000	0.52	21	43,750.01	1.004	0.43	38	51,291.35	1.178	0.57
5	43,766.50	1.005	0.45	22	43,750.00	1.004	0.48	39	50,240.34	1.154	0.84
6	46,739.04	1.073	0.58	23	43,750.00	1.004	0.52	40	51,367.52	1.179	0.59
7	51,527.99	1.184	0.68	24	60,848.25	1.397	0.74	41	52,396.86	1.203	0.65
8	52,261.49	1.201	0.69	25	53,463.23	1.227	0.60	42	58,791.82	1.351	0.73
9	46,980.68	1.079	0.59	26	43,741.70	1.004	0.54	43	227,557.44	5.224	3.93
10	43,910.87	1.008	0.53	27	44,262.83	1.016	0.55	CS AREA 1	1,990,197.43	45.689	N/A
11	50,806.53	1.163	0.63	28	43,968.33	1.009	0.55	CS AREA 2	19,139.34	0.439	N/A
12	44,866.34	1.033	0.55	29	43,968.33	1.009	0.55	CS AREA 3	275,233.19	6.318	N/A
13	44,183.92	1.014	0.55	30	43,968.33	1.009	0.55	POND 1	88,667.35	2.058	N/A
14	43,671.41	1.003	0.54	31	43,750.73	1.004	0.54	POND 2	154,978.32	3.558	N/A
15	44,485.00	1.021	0.55	32	43,968.33	1.009	0.55	POND 3	90,720.17	2.083	N/A
16	44,485.00	1.021	0.55	33	43,968.33	1.009	0.55	R.O.W.	239,674.64	5.502	N/A
17	49,734.28	1.142	0.61	34	47,370.55	1.087	0.47	TOTAL:	5,087,542.48	116.794	



DEVELOPMENT SUMMARY
 1. SITE AREA - 116.794 acres
 2. TOTAL NUMBER OF LOTS - 43
 3. TOTAL PROPOSED ROW ACREAGE = 5.502
 4. STORM WATER MANAGEMENT ACREAGE = 7.699
 POND 1 = 2.058 AC.
 POND 2 = 3.558 AC.
 POND 3 = 2.083 AC.
 5. MINIMUM LOT SIZE = 1,000 ACRES
 6. ZONING = C-S
 7. MINIMUM LOT WIDTH = 125'
 8. SETBACKS PER ZONING
 FRONT 50'
 SIDE 20'
 REAR 30'
 9. ENTIRE SITE TO BE CONSTRUCTED IN ONE PHASE.

CONSERVATION SUMMARY
 SITE AREA - 111.570 acres + 5.224 acres = 116.794 acres
 REQUIRED CONSERVATION ACREAGE = 46.718 ACRES (40%)
 PROPOSED CONSERVATION ACREAGE = 52.446 (44.9%)



OWNER/DEVELOPER
PULTE HOME COMPANY, LLC.
 2475 NORTHWINDS PKWY, SUITE 600
 ALPHARETTA, GA 30009
 770-381-3450

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 FLOOD HAZARD NOTE:
 THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA. COMMUNITY PANEL NUMBER 1311500040, DATED MARCH 18, 1996.
 NOTE:
 THIS ZONING PLAN IS BASED ON BOUNDARY AND TOPO INFORMATION TAKEN FROM COUNTY GIS AND A SUBDIVISION PLAN FOR JOHN WELAND HOMES APPROVED ON MAY 10, 2006 BY LIA ENGINEERING.

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now or formerly
Foxhall Farms (Phase 2)
 PB 24 / PG 102
 Zoned: R-45

APPROVED ZONING CONDITIONS

January, 2006 requested an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and WHEREAS, said request being as follows: To rezone 118.37 acres from R-70 to C-3 to develop a proposed subdivision consisting of 45 lots. This property is located in Land Lots 223, 224, 225, and 226 of the 5th District and fronts on S.R. 92 North; and WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request; and NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on January 12, 2006 was that the request to rezone the subject property be approved with the following condition:
 1. Provide a continuous undisturbed buffer of 50 feet along S.R. 92. This will require the applicant to move all lots from along S.R. 92 to another location in the subdivision. Staff will support a variance for street length should that be required. (This condition is to ensure sufficient vegetative screening of the subdivision from S.R. 92. Where sufficient vegetative screening materials are not present, new materials shall be required).
 2. The development shall be limited to 43 single family dwelling lots. The five (5) acre tract containing the existing single family residence and accessory structure will count towards the total number of lots allowed. (This condition is based on the applicant's intention to keep the single family residence and accessory structure as indicated on the concept/development plan).
 SO RESOLVED, this 12th day of January, 2006.
 FAYETTE COUNTY BOARD OF COMMISSIONERS

RECEIVED
 OCT 25 2017
 TRAVIS PRUITT & ASSOCIATES, INC.

REVISED DEVELOPMENT PLAN
Brighton
 GEORGIA STATE HIGHWAY 92
 LAND LOTS 1-33-195, 22-227, 5TH DISTRICT
 FAYETTE COUNTY, GEORGIA
 LAST REVISED: 10-23-2017
 DATE: 10-01-2017
 SCALE: 1"=100'
 CN: 1702570P06
 LSV:
 JN:
 FN:
 1 of 1