AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 3, 2019
7:00 pm

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

1. Election of the Chairman.

2. Election of the Vice-Chairman.

3. Election of the Secretary.

NEW BUSINESS

4. Consideration of a Minor Subdivision Plat of Chappell Farms. The property will consist of five (5) residential lot zoned A-R, is located in Land Lot 187 of the 4th District and front(s) on Chappell Road and Old Greenville Road.

PUBLIC HEARING

5. Consideration of a Petition RP-069-18 to revise the Final Plat of Keyland Woods to add one lot to the subdivision by subdividing Lot 1A into two separate lots. The property is located in Land Lots 25 & 26 of the 5th District and fronts Lockwood Road & SR 92 South.

6. Consideration of a Petition RP-070-18 to revise the Final Plat of North Bend to reconfigure Lot 1 by adding/exchanging property from an adjacent tract. The property is located in Land Lot 202 of the 5th District and fronts Corinth Road.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: December 21, 2018
Subject: Minor Subdivision Plat to be considered on January 3, 2019

**FINAL PLAT**

Minor Subdivision Plat of Chappell Farm

**OWNER/APPLICANT**

ROD WRIGHT CORP, LLC

Recommend **APPROVAL** for the Minor Subdivision Plat.
PETITION NUMBER: RP-069-18

REQUESTED ACTION: Request approval to revise the Final Plat of Keyland Woods to add one (1) lot to the subdivision by subdividing Lot 1A.

EXISTING USE: Single-Family Residential

ZONING DISTRICT: R-40

LOCATION: 100 Lockwood Road, Fayetteville, GA 30215

LAND LOT/DISTRICT: Land Lot 25 & 26 of the 5th District

APPLICANT: K. Palmer, LLC

INVESTIGATION

The Final Plat for Keyland Woods was recorded in 1974 per Clerk of Superior Court records. Rezoning 225-72, A-R to R-40, was approved by the Board of Commissioners on September 23, 1972. No conditions were placed on the rezoning. The subject property contains 3.549 acres.

Subdivision Regulations

Sec. 104-595. - Approval of subdivisions.
(2) Final plat or minor subdivision plat
j. Revision to a recorded final plat.

Revision to a recorded final plat. A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See section 104-596 for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.
Final Plat

Should this request be approved, a revised Final Plat for Lot 1A must be submitted, approved, and recorded.

Department Comments

Planning and Zoning: The concept plan indicates three (3) accessory structures on proposed lot 1 with a combined footprint of 2,207 square feet. Per Sec. 110-79. - Accessory structures and uses. of the zoning ordinance the property would be limited to no more than two (2) accessory structures with a combined total footprint of 1,800 square feet as follows:

(c) Number and size. The number and size of accessory structures shall conform to the requirements described herein.

(1) Accessory structures shall be limited to one of the following options:
   a. Two accessory structures, per individual lot, that shall not exceed a combined total footprint of 1,800 square feet or a combined total footprint of 3,600 square feet on a lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind. One of these accessory structures may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure;

The concept plan also indicates that one of the accessory structures on proposed lot 1 is within the side and rear setback. Prior to approval of a revised Final Plat these accessory structure issues will need to be rectified through variances from the Zoning Board of Appeals and/or removal or relocation of accessory structures.

In addition, the Environmental Health Dept. has indicated potential issues with the location of existing septic drainline. Please note that septic tanks and septic drain field lines are subject to setbacks per Sec. 110-93. - Septic tank and septic drain field line setbacks. as follows:

Septic tanks shall be set back a minimum of ten feet from the property line. Septic drain field lines shall be set back a minimum of five feet from the property line. In the case where a buffer is required, septic tanks and septic drain field lines shall be set back a minimum of 25 feet from the property line (see section 110-94).

Water System: Water Available

Environmental Management: EMD has no comment
Environmental Health Dept.: Our records indicate drainline was added to the on-site sewage management system serving the subject property (see attached record). Documents indicate this activity was permitted by our department on 8/23/1994 with the installation inspected/approved on 1/20/1995. In a 7/19/18 e-mail from Robert Kurbes of our department to Rik Galpin our department addressed this activity and advised the need for any new property lines to not be crossed or come within 5' of existing drainline. In reviewing the revised plat and the on-site sewage management system inspection report this requirement does not appear to have been met. Therefore, our department is not in the position to approve the revised final plat. At this time consideration will need to be given to relocating (or replacing) drain line or adjusting location of property line between proposed Tracts 1 and 2. Drainline construction will have to be permitted by our department.

Fire Marshal: The bureau of fire prevention will neither approve nor deny requests that fall outside fire prevention code requirements.

County Engineer/Public Works Director: 1. A right-of-way dedication of 5 ft. is required along Lockwood Road to meet current “local road” R/W standards.

2. The plat should reflect the 10-19-18 GDOT acquisition of property (BK 4803, Page 94-102) and the permanent easements associated with the project.

STAFF ANALYSIS

Staff recommends APPROVAL of this request so the revised Final Plat procedure can begin. The applicant will need to address the aforementioned departmental issues as well as any other issues discovered through the revised Final Plat procedure prior to approval.
APPLICATION TO REVISE A RECORDED PLAT
(PUBLIC HEARING)

PETITION NO: RP: 18

NAME OF RECORDED PLAT: KEYLAND WOODS

OWNER OF PROPERTY: K PALMER, LLC

MAILING ADDRESS: P. O. BOX 2508, PEACHTREE CITY, GA 30269-2506

PHONE: 770-487-9997

E-MAIL: michael@thehydegroup.co

AGENT FOR OWNER: W. Michael Hyde, Jr.

MAILING ADDRESS: PO BOX 2506, PEACHTREE CITY, GA 30269

PHONE: 770-487-9997

E-MAIL: potterc@gmail.com

LOCATION: LAND LOT(S) 25&26

DISTRICT 5TH ROAD  LOCKWOOD ROAD

LEGAL DESCRIPTION ATTACHED: ON PLAT ZONING: R-40

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: 

TOTAL NUMBER OF LOTS: 2

TOTAL NUMBER OF ACRES: 3.55

DATE OF PLANNING COMMISSION HEARING:

DATE OF COUNTY COMMISSIONERS HEARING:

REASON FOR REVISION: SUBDIVIDE LOT 1A INTO TWO SEPARATE TRACTS OF LAND
I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

Nov. 30, 2018

OWNER/AGENT'S SIGNATURE

Nov. 30, 2018

NOTARY PUBLIC

SIGN FEE

Received from __________________________ the amount of $_________ to cover the cost of the sign deposit. Applicant will be billed later for the cost of advertising.

Date Paid: ________________

Receipt No. ________________

Cash: ________________

Check No. ________________
HARP CROSSING, LLC
PIN: 051101024
ZONED: C-H
PB 8 PG 13
LOT 24

GEORGIA HIGHWAY 92 (100' R/W)

LOCKWOOD ROAD (50' R/W)

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE REVISION TO LOT 1A OF THE KEYLAND WOODS SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

[Signature]
11/30/18

DATE

PURPOSE I

THE PURPOSE OF THIS SURVEY IS TO & 050401001 (LOT 1A OF KEYLAND WOODS) RECORDED IN PLAT BOOK 8 PAGE 152 TRACTS OF LAND.

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
PETITION NUMBER: RP-070-18

REQUESTED ACTION: Request approval to revise the Final Plat of North Bend subdivision to reconfigure Lot 1 by adding/exchanging property from an adjacent tract which contains the Berachah Bible Church.

EXISTING USE: Single-Family Residential

ZONING DISTRICT: R-40

LOCATION: 320 Corinth Road

LAND LOT/DISTRICT: Land Lot 202 of the 5th District

APPLICANT: Berachah Bible Church, INC.

INVESTIGATION

The Final Plat for North Bend subdivision was recorded on August 31, 1983. Rezoning 459-83, A-R to R-40, was approved by the Board of Commissioners on July 14, 1983. No conditions were placed on the rezoning.

Subdivision Regulations

Sec. 104-595. - Approval of subdivisions.
(2) Final plat or minor subdivision plat
j. Revision to a recorded final plat.

*Revision to a recorded final plat.* A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See section 104-596 for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.
Final Plat

Should this request be approved, a revised Final Plat for Lot 1 must be submitted, approved, and recorded.

Department Comments

Planning and Zoning: The concept plan indicates an accessory structure on the reconfigured lot 1 is within the side setback. Prior to approval of a revised Final Plat this accessory structure issue will need to be rectified through a variance from the Zoning Board of Appeals, removal or relocation of the accessory structure, or realignment of the property line. The applicant has indicated in the Letter of Intent that the structure will moved to meet the setback. In addition, as this revision will result in a change to the property containing the Berachah Bible Church, the site plan for the church will need to be updated prior to any further church building projects.

Water System: No Conflict

Environmental Management: EMD has no comment.

Environmental Health Dept.: Our department has record of an on-site sewage management system inspection report (repair) dated 9/27/1990 that represents the system serving North Bend S/D, lot 1. In addition, we have records of systems that serve the church (310 Corinth Road) dated 11/7/1990 and 5/25/2007. Based on our review of the inspection reports and a site evaluation performed 12/12/18, it appears the plat revision (property line adjustment) will not adversely impact compliance of the subject systems. Copies of the inspection documents are attached to this report.

Fire Marshal: Approved

County Engineer/Public Works Director: No Public Works/Engineering comments on the proposed plat revision. I understand the revision is not creating a new lot nor requesting new or improved access to Corinth Road.

STAFF ANALYSIS

Staff recommends APPROVAL of this request so the Final Plat procedure can begin. The applicant will need to address the aforementioned issues as well as any other issues discovered through the revised Final Plat procedure prior to approval.
Letter of Intent

12/18/18

Randy M. Boyd
Agent for Berachah Bible Church, Inc.
P.O. Box 64
Zebulon, Ga. 30295

Fayette County, Ga. Planning & Zoning Department
Pete Frisina, Director
Stonestall Administrative Complex
140 Stonewall Avenue, West
Suite 202
Fayetteville, Ga. 30214

RE: Petition NO. RP-070-18
Lot 1 North Bend Subdivision (Tax Parcel No. 0546 02001)
and 13.34 Acre Tract (Tax Parcel No. 0546 044)

Dear Mr. Frisina,

It is the intent of the Berachah Bible Church, Inc. to reconfigure Lot 1 of the North Bend Subdivision. A triangular shaped tract of land (0.235 acres) on the southeast corner of Lot 1 will be added to the 13.34 acres to the south which is also owned by Berachah Bible Church, Inc. A tract of land (0.241 acres) located at the northwest corner of the 13.34 acre site will be added to Lot 1 to create the revised 1.000 acre lot. The existing shed at the rear of the house will be moved to be clear of the 15’ side building line.

Respectfully submitted,

Randy M. Boyd

Randy M. Boyd
APPLICATION TO REVISE A RECORDED PLAT
(PUBLIC HEARING)

PETITION NO: RP- 020 - 18

NAME OF RECORDED PLAT: NORTH BEND SUBDIVISION (P.B. 14, PG. 63)

OWNER OF PROPERTY: BEECH BIBLE CHURCH, INC

MAILING ADDRESS: 320 CORINTH ROAD, JONESBORO, GA

PHONE: 404-295-1677 30238

E-MAIL: boyd2227@gmail.com

AGENT FOR OWNER: RANDY M. BOYD

MAILING ADDRESS: P.O. BOX 64, ZEBULON, GA 30295

PHONE: 404-295-1677

E-MAIL: boyd2227@gmail.com

LOCATION: LAND LOT(S) 202 DISTRICT 5TH ROAD CORINTH ROAD

LEGAL DESCRIPTION ATTACHED: ✓ ZONING: R-40

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: ✓

TOTAL NUMBER OF LOTS: 1 TOTAL NUMBER OF ACRES: 1.00

DATE OF PLANNING COMMISSION HEARING: JANUARY 3, 2019

DATE OF COUNTY COMMISSIONERS HEARING: JANUARY 24, 2019

REASON FOR REVISION: RECONFIGURE LOT 1, NORTH BEND SUBDIVISION (SEE LETTER OF INTENT)