AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 15, 2019
7:00 pm

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

1. Consideration of Minutes of the Planning Commission meeting held on Thursday August 1, 2019.

NEW BUSINESS

2. Consideration of a Final Plat of McKown Acres. The property will consist of nine (9) lots zoned R-55, is located in Land Lot 250 of the 5th District and fronts on McKown Road and Highway 279.

3. Consideration of a Final Plat of Hill Crest Subdivision. The property will consist of 10 lots zoned R-72, is located in Land Lot 2 of the 5th District and fronts on Harris Road.

4. Consideration of a Final Plat of Blalock Estates. The property will consist of four (4) lots zoned R-72, is located in Land Lot 3 of the 5th District and fronts on Harris Road.

5. Discussion of the Subdivision Regulations

6. Discussion of the Zoning Ordinance
To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: August 8, 2019

Subject: Final Plat to be considered on August 15, 2019

FINA L P L A T                  O W N E R / A P P L I C A N T

McKown Acres                  The Scarborough Group, Inc.

Recommend APPROVAL for the Final Plat.
FINAL PLAT
FOR
McKOWN ACRES
LAND LOT 250, 5th DISTRICT
FAYETTE COUNTY, GEORGIA

COUNTY NOTES

The undersigned certify that the following statements are correct and complete:
1. ADJACENT TO THE PROPERTY:
   - Property 1: Lot 100, Records book 500, page 999, Fayette County
   - Property 2: Lot 101, Records book 500, page 999, Fayette County
   - Property 3: Lot 102, Records book 500, page 999, Fayette County

SURVEY NOTES

1. The map is based on the field data of the Surveyor's Office of Fayette County, Georgia.
2. The monuments shown are based on the field data of the Surveyor's Office of Fayette County, Georgia.
3. The monuments shown have been placed to the specifications set forth in the Final Plat of McKown Acres.
4. The monuments shown have been placed to the specifications set forth in the Final Plat of McKown Acres.
5. The monuments shown have been placed to the specifications set forth in the Final Plat of McKown Acres.

SOIL CLASSIFICATION CERTIFICATE

The undersigned certify that the soil classification information provided is correct and complete:

1. The soil classification information provided is correct and complete.
2. The soil classification information provided is correct and complete.
3. The soil classification information provided is correct and complete.

ENGINEER'S CERTIFICATE

1. The undersigned certify that the engineering work performed herein is correct and complete.
2. The undersigned certify that the engineering work performed herein is correct and complete.
3. The undersigned certify that the engineering work performed herein is correct and complete.

OWNER'S CERTIFICATE

The undersigned certify that the property is correct and complete:
1. The undersigned certify that the property is correct and complete.
2. The undersigned certify that the property is correct and complete.
3. The undersigned certify that the property is correct and complete.

WETLAND CERTIFICATE

The undersigned certify that the wetland information provided is correct and complete:
1. The undersigned certify that the wetland information provided is correct and complete.
2. The undersigned certify that the wetland information provided is correct and complete.
3. The undersigned certify that the wetland information provided is correct and complete.

DEVELOPMENT DATA

1. The undersigned certify that the development data provided is correct and complete.
2. The undersigned certify that the development data provided is correct and complete.
3. The undersigned certify that the development data provided is correct and complete.

I, the undersigned, hereby certify that the undersigned owner(s) and/or mortgagee(s) of the McKown Acres Subdivision, hereby certify that the property is correct and complete:
1. The undersigned certify that the property is correct and complete.
2. The undersigned certify that the property is correct and complete.
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FLOOD NOTE

The undersigned certify that the flood note provided is correct and complete:
1. The undersigned certify that the flood note provided is correct and complete.
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REFERENCES

1. Final Plat of McKown Acres
2. Final Plat of McKown Acres
3. Final Plat of McKown Acres

SIGNATURES

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MOORE BASSE CONSULTING, INC.
1350 KEYS FERRY COURT
MOOREBASS.COM
PHONE (770) 461-0478
FAX (770) 914-9394

THE SCARBROUGH GROUP, INC.
279 N. JEFF CAUS Drive
FAYETTEVILLE, GA 30214
PHONE (770) 461-0478
FAX (770) 914-9394

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Absorption fields should not be installed on concave slopes. System installation should not occur under saturated or wet soil conditions. Soils have been cut leaving saprolite at or near the surface. Based on conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent. Absorption trenches must be installed at least 24 inches above Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for treatment system producing Class 1 effluent. LEVEL III observed between 54 and 60 inches. Installations deeper than 30 inches may require a treatment system producing Class 1 effluent. Soil variability should be recorded on record sheet and performance reviewed. Pervious soil is suitable for alternative absorption fields with treatment system producing Class 1 effluent. LEVEL II evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes. Absorption fields should not be installed on saturated soil. Based on conditions. Soil conditions should be evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes. Absorption fields should not be installed on saturated soil. Based on conditions. Soil conditions should be evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes. Absorption fields should not be installed on saturated soil. Based on conditions. Soil conditions should be evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes. Absorption fields should not be installed on saturated soil. Based on conditions. Soil conditions should be evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes. Absorption fields should not be installed on saturated soil. Based on conditions. Soil conditions should be evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes. Absorption fields should not be installed on saturated soil. Based on conditions. Soil conditions should be evaluated after fill material is removed. Do not use until soil conditions are determined. Absorption fields should not be installed on steep slopes.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: August 8, 2019
Subject: Final Plat to be considered on August 15, 2019

**FINAL PLAT**

Hill Crest Subdivision

**OWNER/APPLICANT**

Rod Wright Corp

Recommend **APPROVAL** for the Final Plat.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: August 8, 2019
Subject: Final Plat to be considered on August 15, 2019

**FINAL PLAT**

Blalock Estates

**OWNER/APPLICANT**

Rod Wright Corp

Recommend **APPROVAL** for the Final Plat.
FINAL SUBDIVISION PLAT OF:

BLALOCK ESTATES

LAND LOT 3 of the 5th DISTRICT

FAYETTE COUNTY, GA

DATE: JUNE 28th, 2019

REVISIONS

NO. DATE DESCRIPTION

SIBLEY-MILLER SURVEYING & PLANNING, INC.

SURVEYING • PLANNING • ARCHITECTURE

1900 W FAYETTEVILLE RD

FAYETTEVILLE, GA 30214

PHONE: 770-495-1000

FAX: 770-495-1100

www.sibleymiller.com

GRAPHIC SCALE = 1" = 50 FEET

VICTORY MAP

N.T.S.

STATE OF GEORGIA

COUNTY OF FAYETTE

RESOLUTION NO. 1283-19

RESOLUTION

MARTIN, Larry R.; Blanding, David R.; and Mason, James A.; Developers, having complied with the Fayette County Board of Commissioners on the 25th day of May, 2019, with thegis of Article 2, Chapter 128, Title 41 of the Code of Georgia Annotated, have made and adopted this Resolution, whereby the Board of Commissioners does hereby authorize a plat of Blalock Estates to be recorded in the official records of Fayette County, Georgia.

WHEREAS, the Board of Commissioners having made and adopted Resolution No. 1283-19 for the purpose of approving and adopting the plat of Blalock Estates, the following persons and agencies constitute the Planning Commission of the Board of Commissioners having made and adopted Resolution No. 1283-19:

The Planning Commission shall consist of five (5) members, to be selected by the Board of Commissioners.

NOW, THEREFORE, the Board of Commissioners does hereby authorize a plat of Blalock Estates to be recorded in the official records of Fayette County, Georgia.

ADOPTED this 25th day of May, 2019.

MARTIN, Larry R. Chairman

SURVEYOR’S CERTIFICATE

I, hereby certify that I am the surveyor and to my knowledge and belief, the plat or plans herein are true and correct and were prepared in accordance with the Surveyor’s Certificate.

SURVEYOR’S CERTIFICATE

N.C. and S.C. Certification No. 6270

REPORTED ORIGINAL LAND SURVEY NUMBER:

RESIDENTIAL LAND SURVEY NUMBER:

SURVEYOR’S CERTIFICATE

I, hereby certify that the plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments and other infrastructure shown herein actually exist or are marked as indicated and that the locations, size and contour of the property are accurately shown.

SURVEYOR’S CERTIFICATE

N.C. and S.C. Certification No. 6270

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FAYETTE COUNTY APPROVAL

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

APPROVED BY THE FAYETTE COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATION

APPROVED BY THE FAYETTE COUNTY FIRE MARSHAL

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

FIRE DEPARTMENT NOTE

This project has been reviewed and found to be in compliance with the minimum fire safety requirements of the International Fire Code. This project has been reviewed and found to be in compliance with the minimum fire safety requirements of the International Fire Code. This project has been reviewed and found to be in compliance with the minimum fire safety requirements of the International Fire Code. This project has been reviewed and found to be in compliance with the minimum fire safety requirements of the International Fire Code.

OWNER’S CERTIFICATE

I, the undersigned, do hereby certify that I am the owner of the property described in this plat and that all requirements of the plat, as well as all applicable zoning, subdivision, and building codes, have been complied with.

DATE

MORTGAGE

DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF COURSES ROAD AND SAW ROADS POSSIBLY A MINIMUM OF 30 FEET RIGHT OF WAY AS INDICATED ON THIS PLAT, ARE OWNED BY THE COUNTY OF FAYETTE COUNTY OF GEORGIA, AT NO COST TO THE COUNTY UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

PROJECT NO: B19092

BLALOCK ESTATES SUBDIVISION PLAT DRAWN BY JWS

SCALES: 1" = 50’

DATE: 06/28/19

SHEET 1 OF 2

FAYETTE COUNTY, GA.