

BOARD MEMBERS

Arnold L. Martin, Chairman
Brian Haren, Vice-Chairman
John H. Culbreth, Sr.
Danny England
Jim Oliver

STAFF

Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
June 16, 2022
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 2, 2022.

NEW BUSINESS

2. Consideration of a Minor Final Plat for County Line Estates. This property consists of two (2) lots zoned R-20, is located in Land Lot 108 of the 5th District and fronts on County Line Road and Vickery Lane.
3. Consideration of a Minor Final Plat of the Martin Estate. This property consists of one (1) lot zoned A-R, is located in Land Lot 62 of the 4th District and fronts on Price Road.
4. Discussion on the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay at SR 74, SR 85 and Padgett Road intersection.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 7, 2022
Subject: Minor Final Plat to be considered on June 16, 2022

MINOR FINAL PLAT

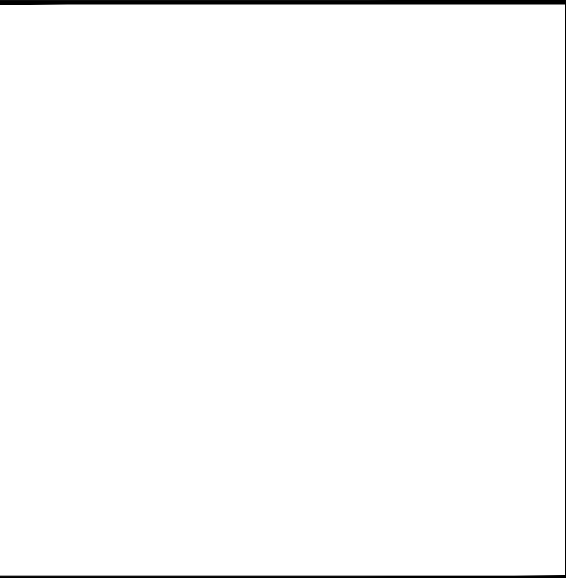
Minor Final Plat for County Line Estates

OWNER/APPLICANT

Max H. Fuller



Recommend **APPROVAL** for the Minor Final Plat signed June 16, 2022.



EQUIPMENT USED:

GEOMAX ZOOM 80 ROBOTIC TOTAL STATION
FIELD CLOSURE: 1' IN 20,745 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: (NO ADJUSTMENT)

PLAT AND DEED REFERENCES:

- 1. PLAT BOOK: 35 PAGE: 24
- 2. PLAT BOOK: 100 PAGE: 1
- 3. PLAT BOOK: 28 PAGE: 16
- 4. DEED BOOK: 3599 PAGE: 576
- 5. DEED BOOK: 1113 PAGE: 186
- 6. DEED BOOK: 448 PAGES: 353
- 7. DEED BOOK: 3018 PAGE: 33
- 8. DEED BOOK: 230 PAGE: 549

PLAT GENERAL NOTES:

- 1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARITIES NOT NAMED IS AT THEIR OWN RISK.
- 4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
- 5. IN MY OPINION THIS PROPERTY IS NOT WITHIN (ZONE A/AE) OR (ZONE X - SHADED) SPECIAL FLOOD HAZARD AREAS AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13113C0109E WITH EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND **GASKINS / CHRISTOPHER BROTHERS** MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- 7. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO CLAIMS, PRESCRIPTION, AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN.
- 8. BASE BEARING TAKEN FROM PLAT BOOK: 35 PAGE: 24 OF FAYETTE COUNTY RECORDS.
ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED.

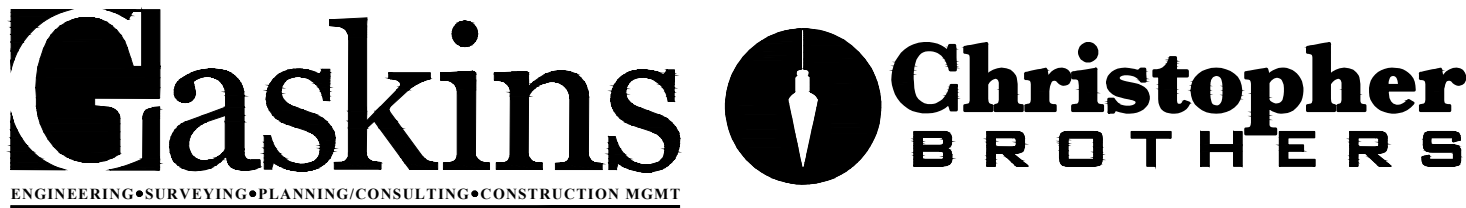
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS 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 INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN


BY: CHRIS W. ROBERTSON GA RLS #3195 10-14-2021
DATE:

COVER
SHEET
1 OF 2

| PLAT REVISION DESCRIPTION: | | |
|---|-----------------|--|
| 1. PER FAYETTE COUNTY REVIEW CYCLE COMMENTS | DATED: 04-18-22 | |
| PROJECT/CASE #: MINFLAT - 10 - 21 - 079246 | BY: CAF | |
| 2. PER FAYETTE COUNTY REVIEW CYCLE COMMENTS | DATED: 05-04-22 | |
| PROJECT/CASE #: MINFLAT - 10 - 21 - 079246 | BY: CAF | |
| | | |
| | | |
| | | |



www.gscsurvey.com LSF# 789
24 Jackson Street, Newnan, GA 30263 Phone: (770) 253-5195

MINOR FINAL PLAT - SHEET INDEX:

SHEET 1 OF 2 = COVER SHEET WITH ALL PROJECT NOTES AND CERTIFICATIONS.
SHEET 2 OF 2 = OVERALL PROPERTY BOUNDARY AND NEW LOT LAYOUT.

EVIDENCE OF BURIAL GROUNDS NOTE:

THERE WERE NO VISIBLE EVIDENCE OF ANY CEMETERIES, BURIAL GROUNDS, HUMAN REMAINS, AND BURIAL OBJECTS FOUND AT TIME OF LAND SURVEYING FIELD SERVICES PERFORMED.

CONTIGUOUS AREA DESCRIPTION:

A BUILDABLE LOT IN (R-20 ZONING) HAS AT MINIMUM 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.

EASEMENT NOTE:

NO RECORDED EASEMENTS FOUND BY THIS OFFICE FOR EXISTING SUBJECT PARCEL.

LOT UTILITY NOTE:

ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC TANK AND FAYETTE COUNTY WATER SYSTEMS. FAYETTE COUNTY WATER MAIN TAPS AND SERVICES SHALL BE PROVIDED AT THE DEVELOPERS/HOMEBUILDERS EXPENSE AND ALL APPLICABLE METER AND AVAILABILITY FEES SHALL ALSO BE APPLIED. WATER MAIN TAPS SHALL BE OBSERVED BY WATER SYSTEM PERSONNEL WITH A 48 HOUR LEAD TIME. (770) 461-1146 OPTION 5.

WETLAND DELINEATION:

PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES NOT CONTAIN JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

FAYETTE COUNTY FLOOD NOTE:

IN MY OPINION THIS PROPERTY IS NOT WITHIN (ZONE A/AE) OR (ZONE X - SHADED) SPECIAL FLOOD HAZARD AREAS AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13113C0109E WITH EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FAYETTE COUNTY GROUNDWATER RECHARGE NOTE:

SUBJECT SITE NOT WITHIN GROUND WATER RECHARGE AREA.

STORMWATER MAINTENANCE:

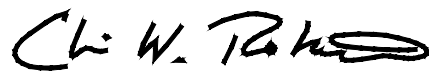
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

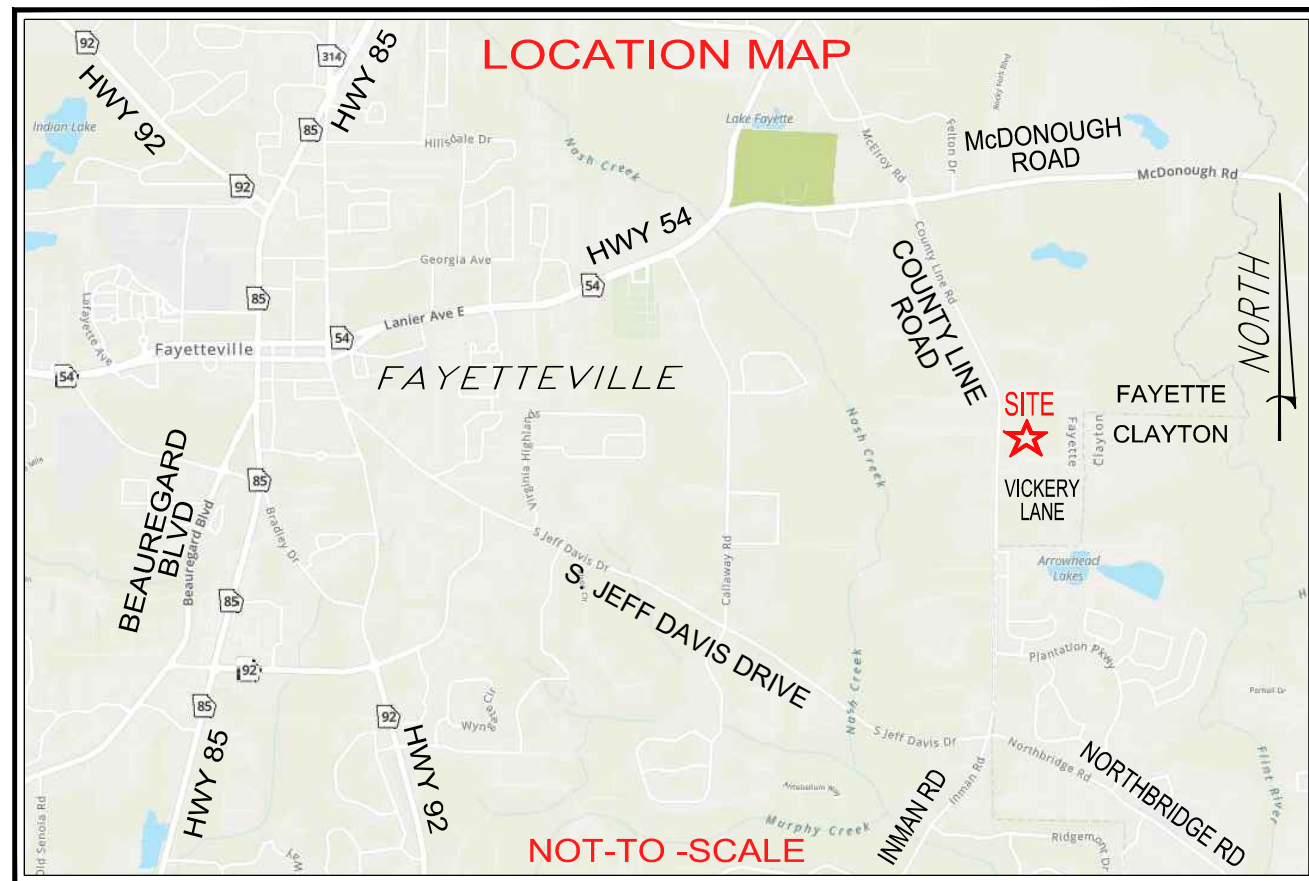
WATERSHED PROTECTION DISTRICT:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED WATERSHED PROTECTION DISTRICT ZONE. ANY STATE WATERS THAT MAY EXIST ON THIS PROPERTY MAY REQUIRE A 50' WATERSHED PROTECTION BUFFER AND A 25' WATERSHED PROTECTION SETBACK, A TOTAL OF 75'.

SURVEYORS CERTIFICATION: PLAT ACT

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.


CHRIS W. ROBERTSON GA RLS #3195 10-14-2021
DATE:



ENVIRONMENTAL MANAGEMENT DEPARTMENT:

APPROVAL SIGNATURE: _____ DATE: _____

ENVIRONMENTAL HEALTH DEPARTMENT:

APPROVAL SIGNATURE: _____ DATE: _____

ZONING ADMINISTRATOR / DESIGNEE:

APPROVAL SIGNATURE: _____ DATE: _____

COUNTY ENGINEER / DESIGNEE:

APPROVAL SIGNATURE: _____ DATE: _____

PLANNING COMMISSION SECRETARY / DESIGNEE:

APPROVAL SIGNATURE: _____ DATE: _____

FIRE MARSHAL / DESIGNEE:

APPROVAL SIGNATURE: _____ DATE: _____

OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNER OF THE SUBJECT PROPERTY, I HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF MY PROPERTY.

OWNER: _____ DATE: _____

MORTGAGEE: _____ DATE: _____

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER AND / OR MORTGAGEE OF THE MINOR FINAL PLAT OF: COUNTY LINE ESTATES SUBDIVISION, HEREBY OFFER TO DEDICATE AND / OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS, AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER: _____ DATE: _____

MORTGAGEE: _____ DATE: _____

MINOR FINAL PLAT OF:
COUNTY LINE ESTATES
PARCEL NUMBER: 0526 086
COUNTY LINE ROAD & VICKERY LANE
LOCATED IN LAND LOT 108 OF THE 5TH LAND DISTRICT
FAYETTE COUNTY, GA.

| |
|--|
| DRAWING DATE: 10-14-2021 |
| LAST FIELD WORK DATE: 07-24-2021 |
| FILE LOCATION: N:BND/FAYETTE/05/05_0108 |
| DWG FILE: 358 COUNTY LINE ROAD - MSDR CRD FILE: 358 COUNTY LINE ROAD - MSDR |
| DRAWN BY: CAF CHECKED BY: CWR |

OWNER/DEVELOPER:
MAX H. FULLER
ADDRESS: 335 GOZA ROAD
FAYETTEVILLE, GEORGIA 30215
24 HR. CONTACT NUMBER: 770-301-4882



NOTE: LOT 1 & 2
IPS FOR COMMON CORNER
50' FROM C/L RD

COUNTY LINE ROAD R/W NOTE:
(OG R/W) = 40' FROM C/L EITHER
SIDE OF COUNTY LINE ROAD
(NEW R/W DEDICATION)
50' EAST OF EXISTING C/L
OF COUNTY LINE ROAD

P.O.B.
INT. OF THE ORIGINAL EASTERLY
R/W OF COUNTY LINE ROAD
WITH THE NEW NORTHWESTERLY
R/W OF VICKERY LANE.
PP AND FM
EXISTING STORM PIPE SIZE, TYPE AND
FLOW COULD NOT BE DETERMINED
P.O.C. 1/2" IPF
40' EAST FROM C/L OF
COUNTY LINE ROAD
AND 35' SOUTH FROM C/L
OF VICKERY LANE
APPARENT YARD INLET
APPEARS CONNECTED TO CI AT B.O.C.
(UNACCESSIBLE COULD NOT)
(DETERMINE FLOW FROM THIS POINT)

PLAT LEGEND :

- AC. = ACRES
SF. = SQUARE FEET
PB. = PLAT BOOK
DB. = DEED BOOK
PG. = PAGE
PN = PARCEL NUMBER
ADI. P/L = ADJOINING PROPERTY LINE
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
C/L = CENTER LINE
P/L = PROPERTY LINE
FM = FIBER OPTIC MARKER
LP = LIGHT POLE
SS = STOP SIGN
P-BOX = POWER TRANSFORMER BOX
FB = FIBER OPTIC BOX
PP = POWER POLE
-E- = OVERHEAD POWER LINE
FH = FIRE HYDRANT
ICV = IRRIGATION CONTROL VALVE
WV = WATER VALVE
WM = WATER METER
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
OTPF = OPEN TOP PIPE FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

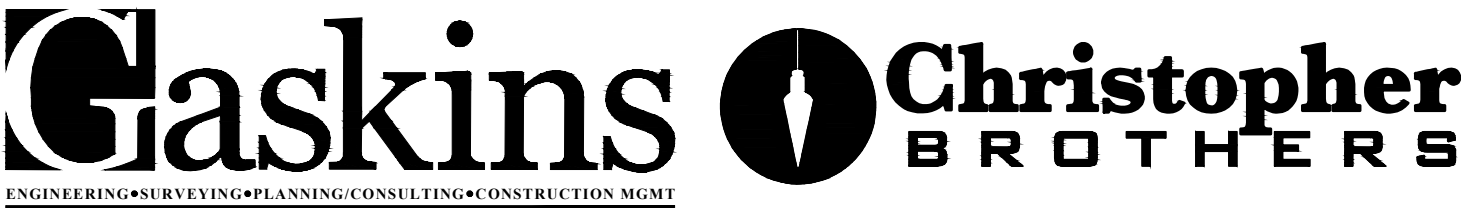
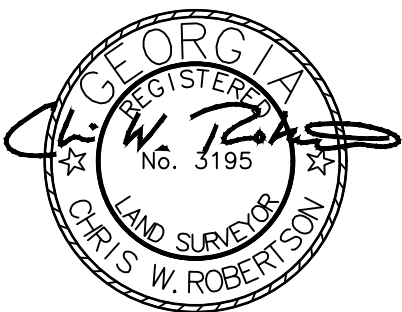
| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 07°23'32" W | 19.98' |
| L2 | S 07°21'46" W | 5.61' |
| L3 | S 07°21'46" W | 5.01' |
| L6 | N 06°03'32" E | 85.75' |
| L7 | N 05°49'21" E | 24.29' |
| L8 | S 84°44'20" E | 186.52' |
| L9 | N 07°20'21" E | 5.04' |
| L10 | S 84°45'41" E | 136.45' |
| L11 | N 04°11'01" E | 71.54' |
| L12 | N 04°26'27" E | 111.59' |
| L13 | N 04°30'44" E | 86.95' |
| L14 | S 38°04'22" E | 41.20' |
| Course | Bearing | Distance |
| L4A | N 04°21'34" E | 19.70' |
| L4B | N 04°21'34" E | 37.46' |
| L5A | N 04°41'41" E | 23.85' |
| L5B | N 04°41'41" E | 27.24' |
| L15 | N 04°21'34" E | 54.74' |
| L16 | N 04°51'04" E | 138.76' |
| L17 | N 04°41'41" E | 26.28' |
| L18 | N 04°41'41" E | 24.71' |
| L19 | N 06°03'32" E | 85.61' |
| L20 | N 06°13'03" E | 137.94' |
| L21 | N 05°49'21" E | 24.04' |
| L22 | N 82°34'02" W | 10.00' |
| L23 | N 81°08'43" E | 10.29' |

| Curve | Radius | Length | Chord | Chord Bear. |
|-------|--------|--------|--------|---------------|
| C1 | 20.00' | 10.17' | 10.06' | N 70°12'12" W |
| C2 | 20.00' | 20.94' | 20.00' | N 25°38'26" W |

SURVEY
SHEET
2 OF 2

PLAT REVISION DESCRIPTION:

| | |
|---|----------------------------|
| 1. PER FAYETTE COUNTY REVIEW CYCLE COMMENTS PROJECT/CASE #: MINPLAT - 10 - 21 - 079246 | DATED: 04-18-22 BY: CAF |
| 2. PER FAYETTE COUNTY REVIEW CYCLE COMMENTS PROJECT/CASE #: MINPLAT - 10 - 21 - 079246 | DATED: 05-04-22 BY: CAF |



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MINOR FINAL PLAT OF:
COUNTY LINE ESTATES
PARCEL NUMBER: 0526 086
COUNTY LINE ROAD & VICKERY LANE
LOCATED IN LAND LOT 108 OF THE 5TH LAND DISTRICT
FAYETTE COUNTY, GA.

DRAWING DATE:
10-14-2021
LAST FIELD WORK DATE:
07-02-2021
FILE LOCATION:
N:BND/FAYETTE/05/05_0108
DWG FILE: 358 COUNTY LINE ROAD - MSDR
CRD FILE: 358 COUNTY LINE ROAD - MSDR
SCALE: 1" = 100'
DRAWN BY: CAF CHECKED BY: CWR

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 7, 2022
Subject: Minor Final Plat to be considered on June 16, 2022

MINOR FINAL PLAT

Minor Final Plat of the Martin Estate

OWNER/APPLICANT



Melanie N. Green

Recommend **APPROVAL** for the Minor Final Plat signed June 16, 2022.

MINOR FINAL PLAT OF THE MARTIN ESTATE

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK

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
SPECIALIST/DESIGNEE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR/
DESIGNEE

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER/ DESIGNEE

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ____/____/____

DATE _____ SIGNED _____
SECRETARY/ DESIGNEE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR/ DESIGNEE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE _____ SIGNED _____
FIRE MARSHAL/ DESIGNEE

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNER OF THE
SUBJECT PROPERTY. I HEREBY AUTHORIZE THE SUBMITTAL OF
THIS FINAL PLAT FOR THE SUBDIVISION OF MY PROPERTY.

OWNER _____ DATE _____

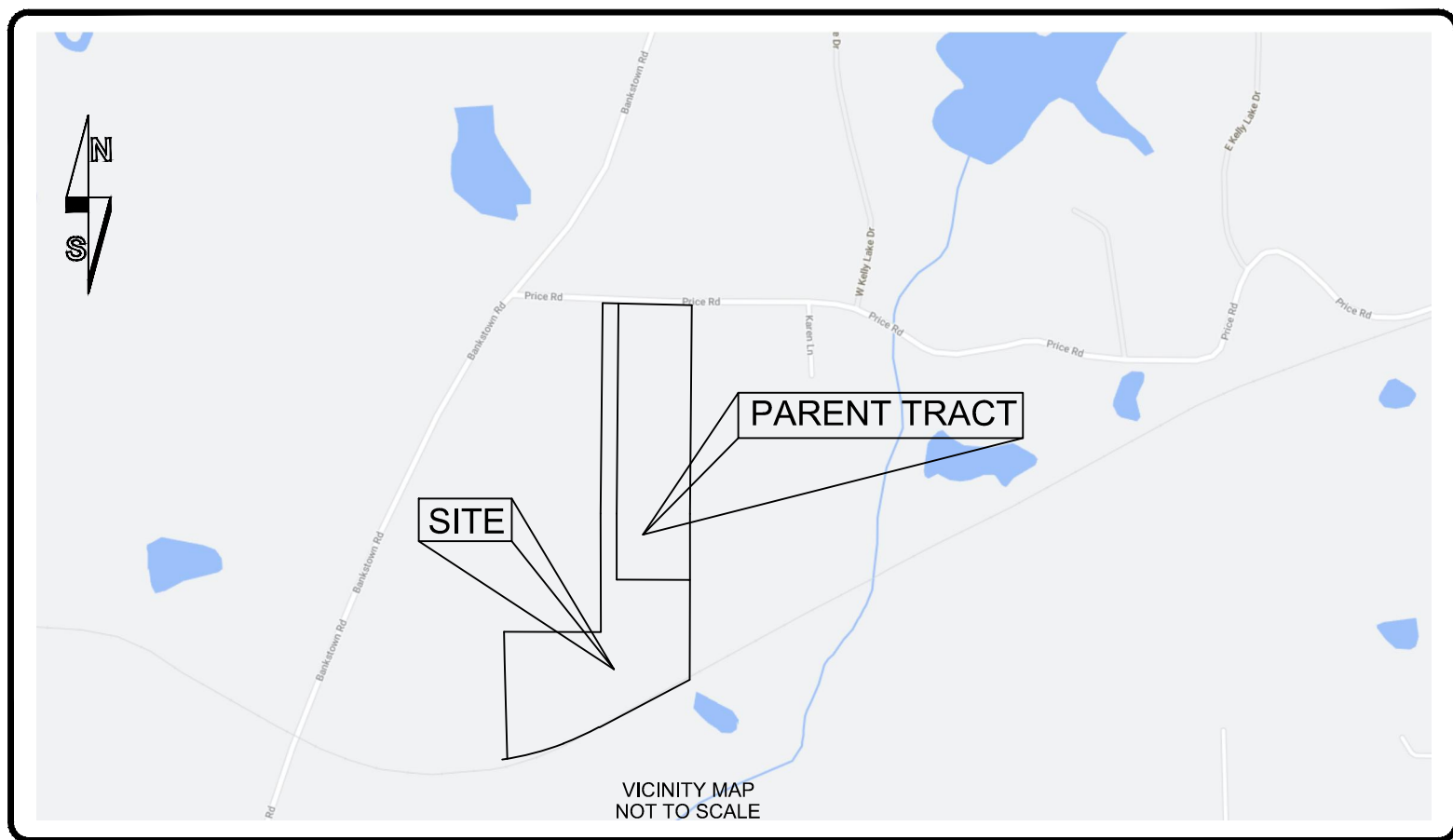
WETLANDS DELINEATION

I, BRANNON MILES, DO HEREBY CERTIFY THAT I HAVE FIELD
INSPECTED THE PROPERTY KNOWN AS THE MARTIN ESTATE
ON MARCH 2, 2022 AND DETERMINED THAT THE PROPERTY
CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S.
ARMY CORPS OF ENGINEERS.

DATE _____
SIGNATURE OF WETLAND DELINEATOR
REGISTRATION NO. 150
APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE SUITE 327
NEWNAN, GA 30265 (678)-262-4020

GENERAL NOTES

- OWNER:
MELANIE N. GREEN
466 PRICE ROAD
BROOKS, GA 30205
770-366-0290
mwmartin1972@gmail.com
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 24.00 ACRES(1,045,440 SQ. FT.) DB 4516 PG 117-118
1 LOT- ZONED A-R
MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT
LOT AREA: 5 ACRES (217,800 SQ FT)
LOT WIDTH: 250 FT
FLOOR AREA: 1,200 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET
REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT
- SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
- 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 13113C0165E,
DATED SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY LIES WITHIN A
SPECIAL FLOOD HAZARD AREA.
- EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN 0.6
ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS,
WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL
WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS
PROPERTY.
- THERE ARE STATE WATERS ON THIS PROPERTY.



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND
SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED
FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR
MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING
AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING
THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY
SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE
MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE
CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA
PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 01/10/22



Prepared For:

MELANIE N. GREEN

Property Location

Land Lot 62 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
rdgaskins79@gmail.com

Job No. 21-080

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 01/10/22

F.W.P.D.: 11/20/21

Revisions Date

County Comments 04/11/22

PAGE 1 OF 2

MINOR FINAL PLAT OF THE MARTIN ESTATE

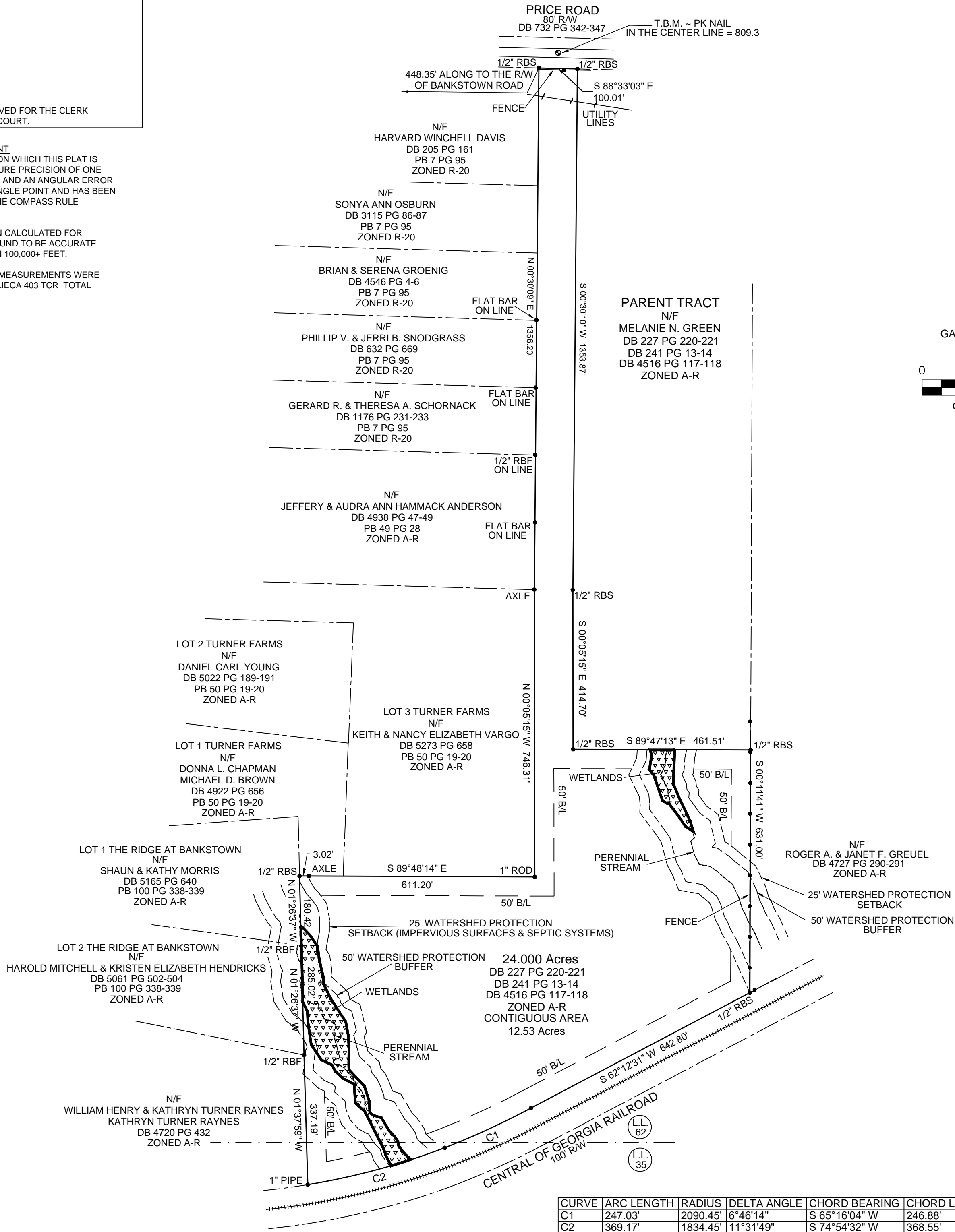
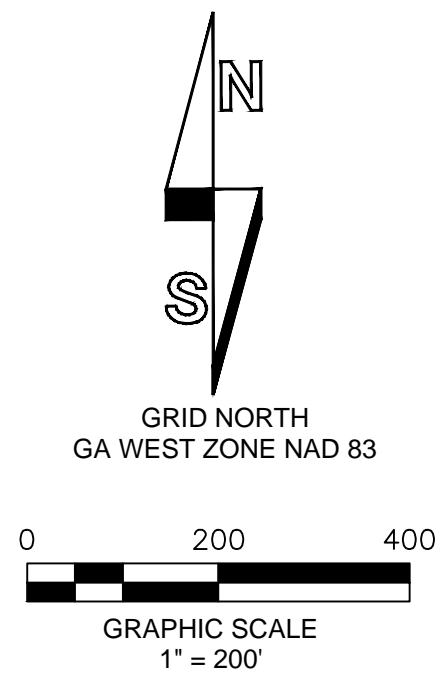
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 42,167 FEET AND AN ANGULAR ERROR
OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN
ADJUSTED USING THE COMPASS RULE
METHOD.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE
OBTAINED USING A LIECA 403 TCR TOTAL
STATION

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
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D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
##=HOUSE NUMBER
OTP= OPEN TOP PIPE



Prepared For:

MELANIE N. GREEN

Property Location

Land Lot 62 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
rdgaskins79@gmail.com

Job No. 21-080

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 01/10/22

F.W.P.D.: 11/20/21

Revisions Date

County Comments 04/11/22

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Land Use Element and Future Land Use Plan Map Amendments

Land Use Element

~~Limited Commercial One~~ (Page L-11)

~~This category designates properties where the Limited Commercial (1) District (L-C-1) zoning district is recommended. L-C-1 allows small-scale businesses which do not generate large amounts of traffic, noise or light are to be located.~~

~~SR 74, SR 85, & Padgett Road Intersection (Starr's Mill Historic District): This intersection is in close proximity to historic Starr's Mill. This area represents a newly developing nonresidential node where the L-C-1, (Limited Commercial (1) District) and O-I, Office-Institutional zoning districts are recommended as depicted on the Future Land Use Plan map. The C-C, (Community Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited Commercial (2) District) are not designated for this area.~~

Historic District (Page L-22)

Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road Intersection: Starr's Mill is a significant historic resource in Fayette County. This Overlay District identifies the county's goals and recommendations for the Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road intersection. Both SR 74 and SR 85 are Major Arterials and serve as commuting routes. SR 74 connects to Peachtree City, Tyrone and Interstate 85 to the north. SR 85 runs through Fayetteville to Clayton County and connections to SR 92, SR 314, and SR 279 can be made along this route. The widening of SR 74 from two to four lanes was completed in early 2012. As a result of this project Padgett Road was realigned to alleviate its offset from SR 74. SR 85 is planned to be widened from two to four lanes in the future.

Historic Resources: Starr's Mill is located to the northeast of this intersection on Whitewater Creek. Starr's Mill is one of the most significant historical structures in Fayette County. The mill and surrounding property containing the mill pond is owned by the Fayette County Water System and serves as a water intake location and passive park. The present mill was built in 1888 and was central to the Starr's Mill Community that also contained a post office, stores, a church, a cotton gin, and a sawmill. These facts are discussed in the Natural and Historic Resources Element of the comprehensive plan.

Also located at the intersection in close proximity to Starr's Mill is the Starr's Mill Baptist Church. It is estimated that the church was constructed in 1887 according to the Natural and Historic Resources Element. The church is owned and utilized by New Hope Baptist Church which is located across SR 74.

Existing Development: Properties at this intersection are residentially zoned and the Future Land Use Plan designates these properties as residential. Most lots contain single-family residences with the exception of a lot of approximately eight acres that contains the aforementioned Starr's Mill Baptist Church. Some of the lots are nonconforming and a few are less than one acre in size. A legal nonconforming commercial structure was removed due to the realignment of Padgett Road.

Several single-family residential subdivisions are located in close proximity to the intersection. These subdivisions include Mill Pond Manor (R-45), Southmill (C-S), Starr's Mill Ridge (R-20), and Starr's Mill Estates (R-20). While Starr's Mill Estates is zoned for one acre lots, the lots range in size from four to eight acres.

Future Development: Due to the improvements to this intersection through the SR 74 widening project and the future widening of SR 85, it is anticipated that property owners at this intersection will pursue nonresidential development. The preferred development pattern is for properties closest to the intersection to contain the more intense uses and land use intensity will generally decrease in intensity as it moves away from the intersection. The maintenance of an efficient flow of traffic at this intersection is essential. The historic character of the area should be taken into consideration in the development of this area.

The goals of the Starr's Mill Historic District Overlay at the SR 74, SR 85, & Padgett Road Intersection are: (1) maintain the historic character of the area, (2) control the intensity and aesthetic quality of nonresidential development at the intersection as it is the southern gateway into Fayette County, (3) maintain an efficient flow of traffic at the intersection, and (4) protect existing and future residential areas outside of the intersection.

Recommendations: The land use of this area associated with this intersection will be depicted on the Future Land Use Plan and corresponding Overlay Zone requirements for nonresidential development will be added to the Zoning Ordinance. The nonresidential land use designations at this intersection will consist of ~~Limited-Commercial One~~ and Office. Some fringe areas will have a residential land use designation of Low Density Residential (1 Unit/1 to 2 Acres). The C-C, (Community Commercial District), C-H, (Highway Commercial District), **L-C-1, (Limited-Commercial (1) District)** and L-C-2, (Limited-Commercial (2) District) are ~~not-designated appropriate~~ for this area.

Future Land Use Plan Map Amendments – Change areas designated as Limited Commercial One to Commercial. Delete Limited Commercial One from the map legend.