

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
July 21, 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 July 7, 2022.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Brandon Harp. This property consists of 3 lots zoned R-70, is located in Land Lot 247 of the 4th District and fronts on S.R. Highway 92 and Hills Bridge Road.
3. Consideration of a Minor Final Plat for Bailey Estates. This property consists of 1 lot zoned A-R, is located in Land Lot 198 of the 4th District and fronts on Massengale Road.
4. Consideration of a Minor Final Plat for Neal E. Gray. This property consists of 2 lots zoned A-R, is located in Land Lots 125 and 126 of the 4th District and fronts on Georgia Highway 85 Connector.
5. Consideration of a Minor Final Plat of Atha Acres. This property consists of 4 lots zoned A-R, is located in Land Lots 125 and 126 of the 4th District and fronts on Georgia Highway 85 Connector.
6. Consideration of a Preliminary Plat of Sterling Ridge. This property consists of 25 lots zoned C-S, is located in Land Lots 35 and 36 of the 7th District and fronts on Ebenezer Church Road, Ebenezer Bypass and Ebenezer Road
7. 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: July 7, 2022
Subject: Minor Final Plat to be considered on July 21, 2022

MINOR FINAL PLAT

OWNER/APPLICANT



Minor Final Plat for Brandon Harp

Brandon Harp

Recommend **APPROVAL** for the Minor Final Plat signed July 21, 2022.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. § 15-6-67.

W.S. BODKIN GAPS #2580
DATE 6-14-2022

ZONING

R-70 ZONING DISTRICT (SINGLE-FAMILY RESIDENTIAL DISTRICT)
REZONING PETITION NUMBER: 1315-21, R-70 CONDITIONAL
CONDITION AND APPROVAL DATE OF: JANUARY 27, 2022
CONDITION OF REZONING: UPON APPROVAL AND FILING OF FINAL PLAT THE OWNER SHALL SUBMIT A RECORDED WARRANTY DEED TO END FOR THE REQUIRED RIGHT-OF-WAY.

-MINIMUM LOT AREA PER DWELLING UNIT: 87,1200 SQUARE FEET (TWO ACRES)

-MINIMUM FLOOR AREA: 1,500 SQUARE FEET

-MINIMUM LOT WIDTH:

A. MAJOR THOROUGHFARE:

(1) ARTERIAL ROADS - 175 FEET

(2) COLLECTOR ROADS - 175 FEET

B. MINOR THOROUGHFARE: 150 FEET

-MINIMUM FRONT YARD SETBACK:

A. MAJOR THOROUGHFARE:

(1) ARTERIAL ROADS - 75 FEET

(2) COLLECTOR ROADS - 100 FEET

B. MINOR THOROUGHFARE: 50 FEET

-MINIMUM SIDE YARD SETBACK: 25 FEET

-MINIMUM REAR YARD SETBACK: 50 FEET

ZONING INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE FAYETTE COUNTY ONLINE TAX ACCESSOR MAPS AND THE FAYETTE COUNTY CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BEFORE THE APPROVAL OF PLAT.

DOT DRIVEWAY APPROVAL

PER STANFORD TAYLOR, TRAFFIC SPECIALIST II, THE PROPOSED SUBDIVISION OF PROPERTY IS APPROVED. THERE SHOULD BE A JOINT USE ACCESS FOR THE TWO PROPOSED PROPERTIES. THE DRIVEWAY SHOULD BE 20' FOR TWO WAY TRAFFIC. THIS PROPOSED SUBDIVISION OF PROPERTY SHOULD BE RECORDED WITH THE LOCAL TAX ACCESSORS AND A STAMPED APPROVED DEED AND PLAT SHOULD BE PROVIDED TO THE LOCAL DOT PERMIT INSPECTOR WHEN A DRIVEWAY PERMIT IS TO BE OBTAINED.

COUNTY APPROVALS

APPROVED BY DEPARTMENT OF ENVIRONMENTAL HEALTH
DATE: _____ SIGNED: _____ ENVIRONMENTAL HEALTH
APPROVED BY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DATE: _____ SIGNED: _____ ENVIRONMENTAL MANAGEMENT
APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY.
DATE: _____ SIGNED: _____ COUNTY ENGINEER/DESIGNEE
APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION.
DATE: _____ SIGNED: _____ PLANNING COMMISSION SECRETARY/DESIGNEE
APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.
DATE: _____ SIGNED: _____ ZONING ADMINISTRATOR/DESIGNEE
APPROVED BY FAYETTE COUNTY FIRE MARSHAL.
DATE: _____ SIGNED: _____ FIRE MARSHAL/DESIGNEE

SUBJECT PROPERTY

OWNER: BRANDON HARP
316 HILLSBRIDGE ROAD, FAYETTEVILLE, GA 30214
770-789-2123

SITE ADDRESS: 134 HILLSBRIDGE ROAD, FAYETTEVILLE, GA 30215

TRACT I AREA: 2.11± ACRES
TRACT II AREA: 2.11± ACRES
TRACT III AREA: 2.04± ACRES

TOTAL AREA: 6.26± ACRES
(3 LOTS TOTAL)

ORIGINAL PARCEL #044701002

REFERENCE: DEED BOOK 5363 - PAGES 173-174
AN UNRECORDED SURVEY FOR HENRY LAMBERT BY
W.D. GRAY AND ASSOCIATES, INC., DATED MAY 4, 2021.

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT UTILIZED:
- ANGULAR - TRIMBLE S6 DR 300
- LINEAR - TRIMBLE S6 DR 300 EDM

NO NGS MONUMENT LOCATED WITHIN 500' OF SITE.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,571 FEET AND AN ANGULAR ERROR OF 0.05" PER ANGLE POINT AND WAS NOT ADJUSTED.

THE BASIS FOR THE DIRECTIONS AND ELEVATIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAVD 83 AND NAVD 88 (GEOD 128) DATUM, GEORGIA WEST ZONE, AND DETERMINED THROUGH RTK/GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY W.S. BODKIN SURVEYING, LLC.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 363,122 FEET.

NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 13113 C 0118 E, DATED SEPTEMBER 26, 2008.

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.

TRACT I, TRACT II AND TRACT III WILL BE SERVED BY FAYETTE COUNTY WATER AND INDIVIDUAL SEPTIC TANKS.

NO EXISTING STRUCTURES ON TRACT I OR TRACT II, HOUSE TO REMAIN ON TRACT III.

NO EXISTING EASEMENTS WERE FOUND OR PROVIDED DURING THIS SURVEY.

NO VISIBLE STATE WATERS FOUND AT THE TIME OF THIS SURVEY.

NO GROUNDWATER RECHARGE AREAS WERE LOCATED AT THE TIME OF THIS SURVEY.

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 THAT CAN BE DETERMINED WITHOUT THE BENEFIT OF TITLE (SEE NOTE ABOVE).

ANY AND ALL PROPERTIES SUBDIVIDED INTO INDIVIDUAL LOTS WHERE THERE IS AN EXISTING WATER MAIN, AND IF CHOOSING FAYETTE COUNTY WATER, SHALL BE REQUIRED TO PROVIDE TAPS AND SERVICES FOR THE SUBDIVIDED PROPERTIES AT THE DEVELOPER'S/OWNER'S EXPENSE. 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)

PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES/DOES NOT CONTAIN JURISDICTIONAL WETLANDS.

SYMBOLS

PF = ○ - AS SHOWN HEREON
PS = ● - 1/2" CAPPED REBAR TO BE SET

LEGEND
POB POINT OF BEGINNING
N/F NOW OR FORMERLY
FP FLAG POLE
FH FIRE HYDRANT
RCP REINFORCED CONCRETE PIPE
PKNF PARKER KALON NAIL FOUND
IPF IRON PIN FOUND
IPS IRON PIN SET (CAPPED 1/2" REBAR)
R/W MON RIGHT-OF-WAY MONUMENT
PB PLAT BOOK
DB DEED BOOK
PG PAGE
UP UTILITY POLE
WM WATER METER
TP TELEPHONE PEDESTAL
EP EDGE OF PAVEMENT
BM BENCHMARK
LL LAND LOT

50 25 0 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

OWNER'S CERTIFICATE

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

OWNER	DATE	MORTGAGEE DATE
OWNER	DATE	MORTGAGEE DATE

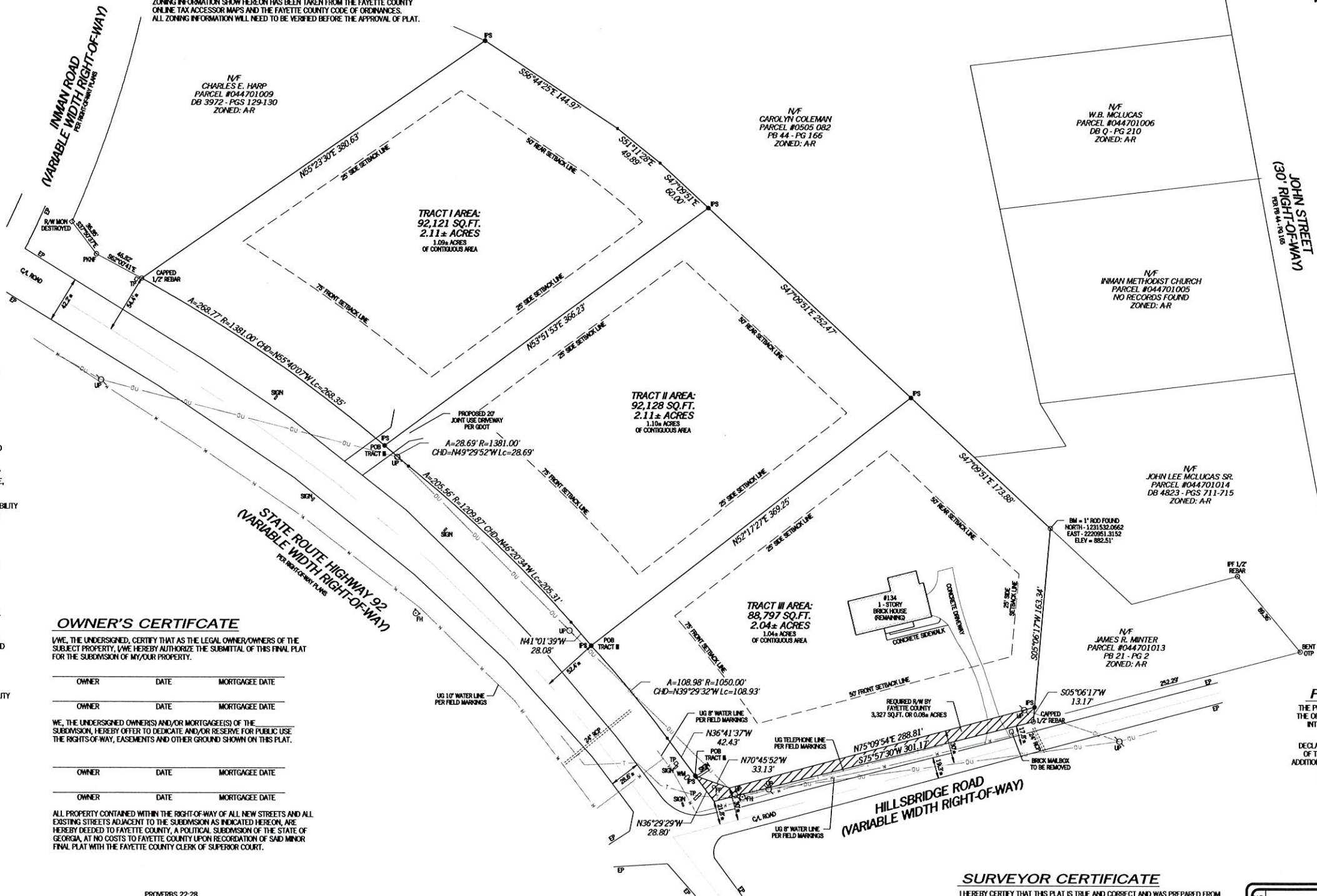
WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER	DATE	MORTGAGEE DATE
OWNER <td>DATE<td>MORTGAGEE DATE</td></td>	DATE <td>MORTGAGEE DATE</td>	MORTGAGEE DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDED OF SAID MINOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

PROVERBS 22:28
REMOVE NOT THE ANCIENT LANDMARK
WHICH YOUR FATHERS HAVE SET.

DEUTERONOMY 27:17
"CURSED BE HE WHO REMOVES HIS NEIGHBOR'S LANDMARK
AND ALL THE PEOPLE SAY, 'AMEN.'"



VICINITY MAP
N.T.S.



MINOR FINAL PLAT OF:

BRANDON HARP

LAND LOT 247

4TH DISTRICT

TOWN OF INMAN

FAYETTE COUNTY, GA

PURPOSE NOTE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE ORIGINAL TRACT (TAX PARCEL #044701002) INTO THREE TRACTS OF LAND AS SHOWN.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE IN CONTRASTING INK OF SURVEYOR.

MINOR FINAL PLAT

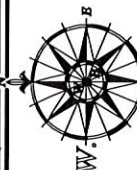
SURVEYOR CERTIFICATE

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.

W.S. BODKIN GAPS #2580
DATE 6-14-2022

NO.	REVISIONS	DATE
1	1ST ROUND OF COUNTY COMMENTS	4-11-2022
2	2ND ROUND OF COUNTY COMMENTS	5-19-2022
3	3RD ROUND OF COUNTY COMMENTS	6-2-2022
4	4TH ROUND OF COUNTY COMMENTS	6-14-2022

315 CASTLEWOOD RD.
TYRONE, GA 30290
770-312-5500



W. S. BODKIN SURVEYING, L.L.C.



PROJECT NUMBER
21050 / 2021-320
DRAWN BY
NEW
REVIEWED BY
WSB
ISSUE DATE
10-29-2021

1
OF 1

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 7, 2022
Subject: Minor Final Plat to be considered on July 21, 2022

MINOR FINAL PLAT

Minor Final Plat for Bailey Estates

OWNER/APPLICANT

Larry B. Bailey

A handwritten signature in black ink, appearing to read 'LBB', is written over the printed name 'Larry B. Bailey'.

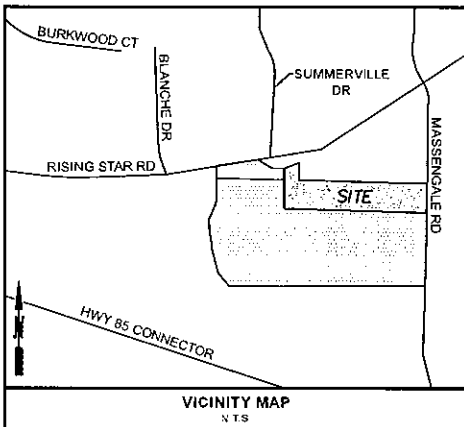
Recommend **APPROVAL** for the Minor Final Plat signed July 21, 2022.

LEGEND
P.B. = PLAT BOOK
D.B. = DEED BOOK
P.G. = PAGE
F.W.P.D. = FIELD WORK
PERFORMED DATE
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
C/L = CENTERLINE
B/L = BUILDING LINE
N.T.S. = NOT TO SCALE
TP = TAX PARCEL
RBF = REBAR FOUND
RBS = REBAR SET
OTP = OPEN TOP PIPE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	211.68'	5600.87'	211.67'	S 01°26'52" E
C2	212.86'	5617.71'	212.85'	S 01°27'02" E

LINE	BEARING	DISTANCE
L1	N 85°38'10" E	16.84'
L2	S 00°21'54" E	116.11'
L3	S 85°42'27" W	16.88'
L4	S 00°21'41" E	117.26'
L5	S 78°04'17" W	80.00'

MINOR FINAL PLAT FOR BAILEY ESTATES



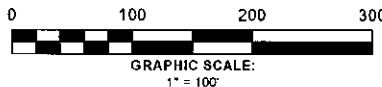
OWNERS ACKNOWLEDGEMENT:

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

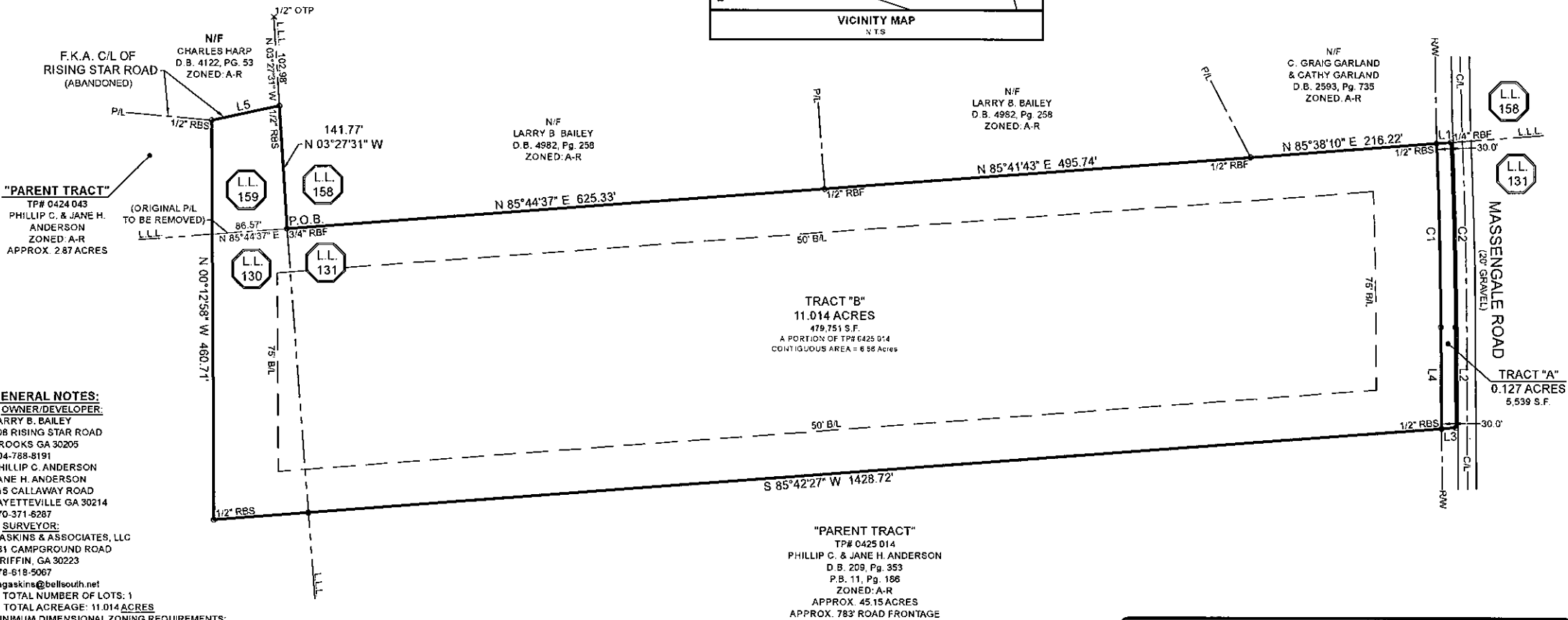
OWNER/AGENT _____ DATE _____

OWNER/AGENT _____ DATE _____

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION OF SAID MINOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



GENERAL NOTES:

1. OWNER/DEVELOPER:

LARRY B. BAILEY

708 RISING STAR ROAD

BROOKS, GA 30205

404-788-8191

PHILLIP C. ANDERSON

JANE H. ANDERSON

415 CALLAWAY ROAD

FAYETTEVILLE, GA 30214

770-371-6287

2. SURVEYOR:

GASKINS & ASSOCIATES, LLC

981 CAMPGROUND ROAD

GRIFFIN, GA 30223

678-618-5067

sagaskins@bellsouth.net

3. TOTAL NUMBER OF LOTS: 1

TOTAL ACREAGE: 11.014 ACRES

MINIMUM DIMENSIONAL ZONING REQUIREMENTS:

ZONING DISTRICT: A-R

MINIMUM LOT WIDTH AT BUILDING LINE = 250'

MINIMUM LOT SIZE = 5 ACRES (217,800 S.F.)

FRONT YARD SETBACK = 75' (MINOR)

100' (COLLECTOR)

100' (ARTERIAL)

SIDE YARD SETBACK = 50'

REAR YARD SETBACK = 75'

MINIMUM HOUSE SIZE = 1,200 S.F.

4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.

5. WATER TO BE PROVIDED BY AN ON-SITE WELL.

6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE,

RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN,

OR THE LACK OF ONE INDICATED ON THIS PLAT.

7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY RESTRICTION

SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

8. THERE ARE NO GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.

9. 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS

OTHERWISE NOTED.

10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND

UNINCORPORATED AREAS NO PORTION OF THIS PROPERTY LIES WITHIN A

100 YEAR FLOOD HAZARD AREA, AS PER COMMUNITY PANEL NO. 13113C0155E,

DATED SEPTEMBER 26, 2008.

11. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 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.

12. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.

13. THERE ARE NO STATE WATERS ON THIS SITE.

14. THERE ARE NO EXISTING STRUCTURES OR FEATURES ON THE PROPERTY.

15. PER THE NATION WETLANDS INVENTORY THE SITE DOES NOT CONTAIN WETLANDS.

ANY WETLAND 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 WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

16. THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY.

17. PARENT TRACT IS NOT INTENDED TO BE PLATTED AS A SEPARATE BUILDING LOT

IF, AND WHEN PARENT TRACT IS INTENDED AS A BUILDING LOT IT MUST BE PLATTED

PER THE FAYETTE COUNTY SUBDIVISION REGULATIONS AS APPLICABLE,

PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,559 FEET AND AN ANGULAR ERROR OF 00° 00' 03" 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 TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

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).

Larry
SWINSON A. GASKINS, Sr.
GEORGIA REGISTERED LAND SURVEYOR No. 1620

5/3/2022

DATE

MINOR FINAL PLAT APPROVALS:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST _____ DATE _____

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR _____ DATE _____

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR:

ZONING ADMINISTRATOR/DESIGNEE _____ DATE _____

APPROVED BY FAYETTE COUNTY ENGINEER:

FAYETTE COUNTY ENGINEER/DESIGNEE _____ DATE _____

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION:

SECRETARY/DESIGNEE _____ DATE _____

APPROVED BY FAYETTE COUNTY FIRE MARSHAL:

FIRE MARSHAL/DESIGNEE _____ DATE _____

S.A. GASKINS & ASSOCIATES, LLC

Surveyors - Planners - Development Consultants

981 CAMPGROUND ROAD
GRIFFIN, GA 30223

sagaskins@bellsouth.net

PSALM 51

678-618-5067

Property Location

Land Lot 198 of the 4th Land District
Fayette County, Georgia

Prepared For:

LARRY B. BAILEY,
PHILLIP C. ANDERSON,
& JANE H. ANDERSON



Job No. SA20-019A	Drawn By: MWR	Reviewed By: S.A.G.
Issue Date: 5/3/2022	F.W.P.D.: 4/20/2022	Revisions
Date		

PAGE 1 OF 1

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 7, 2022
Subject: Minor Final Plat to be considered on July 21, 2022

MINOR FINAL PLAT

Minor Final Plat for Neal E. Gray

OWNER/APPLICANT

Neal E. Gray

A handwritten signature in black ink, appearing to read 'NEAL E. GRAY', written over the printed name.

Recommend **APPROVAL** for the Minor Final Plat signed July 21, 2022.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

W.S. Bodkin
W.S. BODKIN GAPS #2580
6-21-2022
DATE

SUBJECT PROPERTY

OWNER: NEAL E. GRAY
516 HIGHWAY 85 CONNECTOR, BROOKS GA 30205
SITE ADDRESS: HIGHWAY 85 CONNECTOR, BROOKS GA 30205
TRACT I AREA: 73.75+ ACRES (PARENT TRACT)
TRACT II AREA: 5.00+ ACRES
REQUIRED R/W AREA: 0.16+ ACRES
TOTAL AREA: 78.91+ ACRES
(2 LOTS TOTAL)
ORIGINAL PARCEL #0422 013
REFERENCE: PLAT BOOK 47 - PAGES 8-10

ZONING INFORMATION

AR ZONING DISTRICT (AGRICULTURAL-RESIDENTIAL DISTRICT)

- MINIMAL LOT AREA PER DWELLING UNIT: 217,800 SQUARE FEET (FIVE ACRES)
- MINIMAL FLOOR AREA: 1,200 SQUARE FEET
- MINIMUM LOT WIDTH: 250 FEET
- MINIMUM FRONT YARD SETBACK:
A. MAJOR THOROUGHFARE:
(1) ARTERIAL ROADS - 100 FEET
(2) COLLECTOR ROADS - 100 FEET
B. MINOR THOROUGHFARE: 75 FEET
- MINIMUM SIDE YARD SETBACK: 50 FEET
- MINIMUM REAR YARD SETBACK: 75 FEET

ZONING INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE FAYETTE COUNTY ONLINE TAX ACCESSORS MAPS AND THE FAYETTE COUNTY CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BEFORE THE APPROVAL OF FINAL PLAT.

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT UTILIZED:
- ANGULAR - TRIMBLE S6 OR 300
- LINEAR - TRIMBLE S6 OR 300 EDM

NO NGS MONUMENT LOCATED WITHIN 500' OF SITE.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,478 FEET AND AN ANGULAR ERROR OF 0.05" PER ANGLE POINT AND WAS NOT ADJUSTED.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: PLAT BOOK 47 - PAGE 8-10.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,147,573 FEET.

A PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA, ZONE A, AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 13113 C 0155 E, DATED SEPTEMBER 26, 2008.

THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM PLAT BOOK 47 PAGES 8-10; AND HAS BEEN USED VIA MEANS OF SUPPLEMENTAL FIELD VERIFICATION, WHICH IN NO WAY CONSTITUTES A BOUNDARY CERTIFICATION OR WARRANTY OF BOUNDARY INFORMATION BY THIS SURVEYOR.

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.

TRACT I & TRACT II WILL BE SERVED BY WELL AND SEPTIC TANK.

NO EXISTING STRUCTURES ON TRACT II.

EXISTING EASEMENTS SHOWN HEREON WERE FOUND OR PROVIDED DURING THIS SURVEY.

TRACT I & TRACT II HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

IF LOTS ARE TO BE SERVED BY THE FAYETTE COUNTY WATER SYSTEM FROM AN EXISTING 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).

SYMBOLS

PF = ○ - AS SHOWN HEREON
PS = ● - 1/2" CAPPED REBAR TO BE SET

LEGEND

POB	POINT OF BEGINNING	EP	EDGE OF PAVEMENT
POC	POINT OF COMMENCEMENT	EX	EXISTING
N/F	NOW OR FORMERLY	PS	PLAT BOOK
IF	IRON PIN FOUND	DB	DEED BOOK
IPS	IRON PIN SET (CAPPED 1/2" REBAR)	PG	PAGE
R/W	RIGHT-OF-WAY	UP	UTILITY POLE

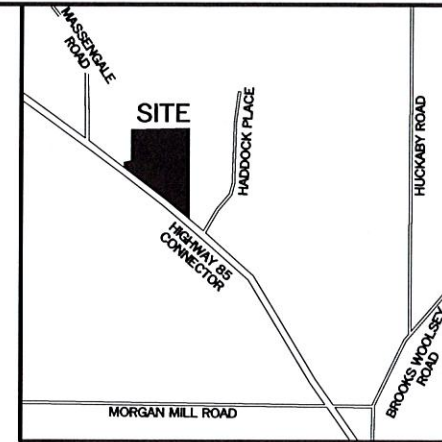
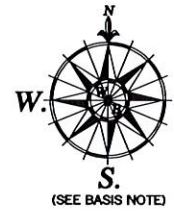


PROVERBS 22:28
REMOVE NOT THE ANCIENT LANDMARK
WHICH YOUR FATHERS HAVE SET.

DEUTERONOMY 27:17
"CURSED BE HE WHO REMOVES HIS NEIGHBOR'S LANDMARK,
AND ALL THE PEOPLE SAY, 'AMEN.'"

LINE TABLE

LINE	BEARING	DISTANCE
LI	N06°15'40"E	10.00'



VICINITY MAP
N.T.S.

COUNTY APPROVALS

APPROVED BY DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: _____ SIGNED: _____
ENVIRONMENTAL HEALTH

APPROVED BY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

DATE: _____ SIGNED: _____
ENVIRONMENTAL MANAGEMENT

APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY.

DATE: _____ SIGNED: _____
COUNTY ENGINEER/DESIGNEE

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION.

DATE: _____ SIGNED: _____
PLANNING COMMISSION SECRETARY/DESIGNEE

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE: _____ SIGNED: _____
ZONING ADMINISTRATOR/DESIGNEE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE: _____ SIGNED: _____
FIRE MARSHAL/DESIGNEE

OWNER'S CERTIFICATE

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

OWNER	DATE	MORTGAGEE DATE
-------	------	----------------

OWNER	DATE	MORTGAGEE DATE
-------	------	----------------

I/WE, THE UNDERSIGNED (OWNERS) AND/OR MORTGAGEE(S) OF THE MINOR FINAL PLAT OF NEAL GRAY, 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
-------	------	----------------

OWNER	DATE	MORTGAGEE DATE
-------	------	----------------

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDEATION OF SAID MINOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

PURPOSE NOTE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE ORIGINAL TRACT (TAX PARCEL #0422 013) INTO TWO TRACTS OF LAND AS SHOWN.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE IN CONTRASTING INK OF SURVEYOR.

SURVEYOR'S CERTIFICATE

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.

W.S. Bodkin
W.S. BODKIN GAPS #2580
6-21-2022
DATE

BOUNDARY NOTE

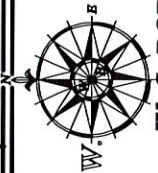
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON WAS PERFORMED BY OTHERS. PLEASE SEE GENERAL NOTES FOR DETAILS.

THIS SURVEY DOES NOT MEET 'MINIMUM STANDARDS OF PROPERTY BOUNDARY SURVEYS' AND MERELY REPRESENTS CONDITIONS FOUND ON-SITE AT THE TIME OF SURVEY.

MINOR FINAL PLAT

NO	REVISIONS	DATE
1	REVISED PER 1ST ROUND OF COUNTY COMMENTS	5-9-2022
2	REVISED PER 2ND ROUND OF COUNTY COMMENTS	6-21-2022

315 CASTLEWOOD RD.
TYRONE, GA 30290
770-312-5500



W. S. BODKIN SURVEYING, L.L.C.

MINOR FINAL PLAT FOR:

NEAL E. GRAY

FAYETTE COUNTY, GA

4TH DISTRICT

LAND LOT 125 & 126



PROJECT NUMBER
21077 / 2021.360
DRAWN BY
NOW
REVIEWED BY
WSB
ISSUE DATE
1-31-2022

1
OF 1

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 18, 2022
Subject: Minor Final Plat to be considered on July 21, 2022

MINOR FINAL PLAT

Minor Final Plat of Atha Acres

OWNER/APPLICANT

Edward Neal Gray



Recommend **APPROVAL** for the Minor Final Plat signed July 21, 2022.

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- ☆ LIGHT POLE
- ✕ FIRE HYDRANT
- WIRE FENCE LINE
- UNDERGROUND FIBER OPTIC LINE
- WETLANDS LINE
- WRESTED VEGETATION LINE
- WATER LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT / CITY LIMIT LINE
- ASPHALT AREA
- CONCRETE AREA

REFERENCES & NOTES

CURRENT OWNER:
EDWARD NEAL GRAY

PLATS:
PB 47 PGS 8 - 10

PARCEL ID: 0422 013

ZONED: A-R

1. **OWNER**
EDWARD NEAL GRAY
516 HWY 85 CONNECTOR
BROOKS, GA 30205

2. **DEVELOPER**
ALAN ATHA
617 BROOKS WOOLSEY ROAD
FAYETTEVILLE GA 30215
PHONE: (770) 318-7014
EMAIL: upscalehomesinc@gmail.com

24 HR. CONTACT:
ALAN ATHA
617 BROOKS WOOLSEY ROAD
FAYETTEVILLE GA 30215
PHONE: (770) 318-7014
EMAIL: upscalehomesinc@gmail.com

3. **SURVEYOR:**
SCANLON ENGINEERING SERVICES, INC.
221 E. BANK STREET
GRIFFIN, GA 30223
CONTACT: MARK A. BUCKNER
PHONE: 678-967-2051

4. **SITE DATA:**
TAX PARCEL ID: 0422 013
SITE AREA: 49.950 ACRES (2,175,783 SF)
TOTAL TRACTS: 4
TRACT 1: 16.243 ACRES (707,549 SF)
CONTIGUOUS AREA: 10,582 ACRES (460,960 SF)
TRACT 2: 12.448 ACRES (542,201 SF)
CONTIGUOUS AREA: 6,994 ACRES (304,661 SF)
TRACT 3: 10.023 ACRES (436,587 SF)
CONTIGUOUS AREA: 6,285 ACRES (273,786 SF)
TRACT 4: 10.700 ACRES (466,100 SF)
CONTIGUOUS AREA: 5,786 ACRES (252,049 SF)
R/W DEDICATION: 0.536 ACRES (23,347 SF)

5. **ZONING INFORMATION**
CURRENT ZONING: A-R (AGRICULTURAL RESIDENTIAL)
SETBACKS:
MIN. FRONT YARD: 100' MAJOR THOROUGHFARE
MIN. SIDE YARD: 50'
MIN. REAR YARD: 75'
MINIMUM LOT AREA: 5.0 ACRE (COUNTY WATER PROVIDED)
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM FLOOR AREA: 1,200 SF
MINIMUM LOT WIDTH: 250'

6. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.

7. THERE ARE EXISTING EASEMENTS ON THIS PROPERTY.

8. SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

9. POTABLE WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.

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

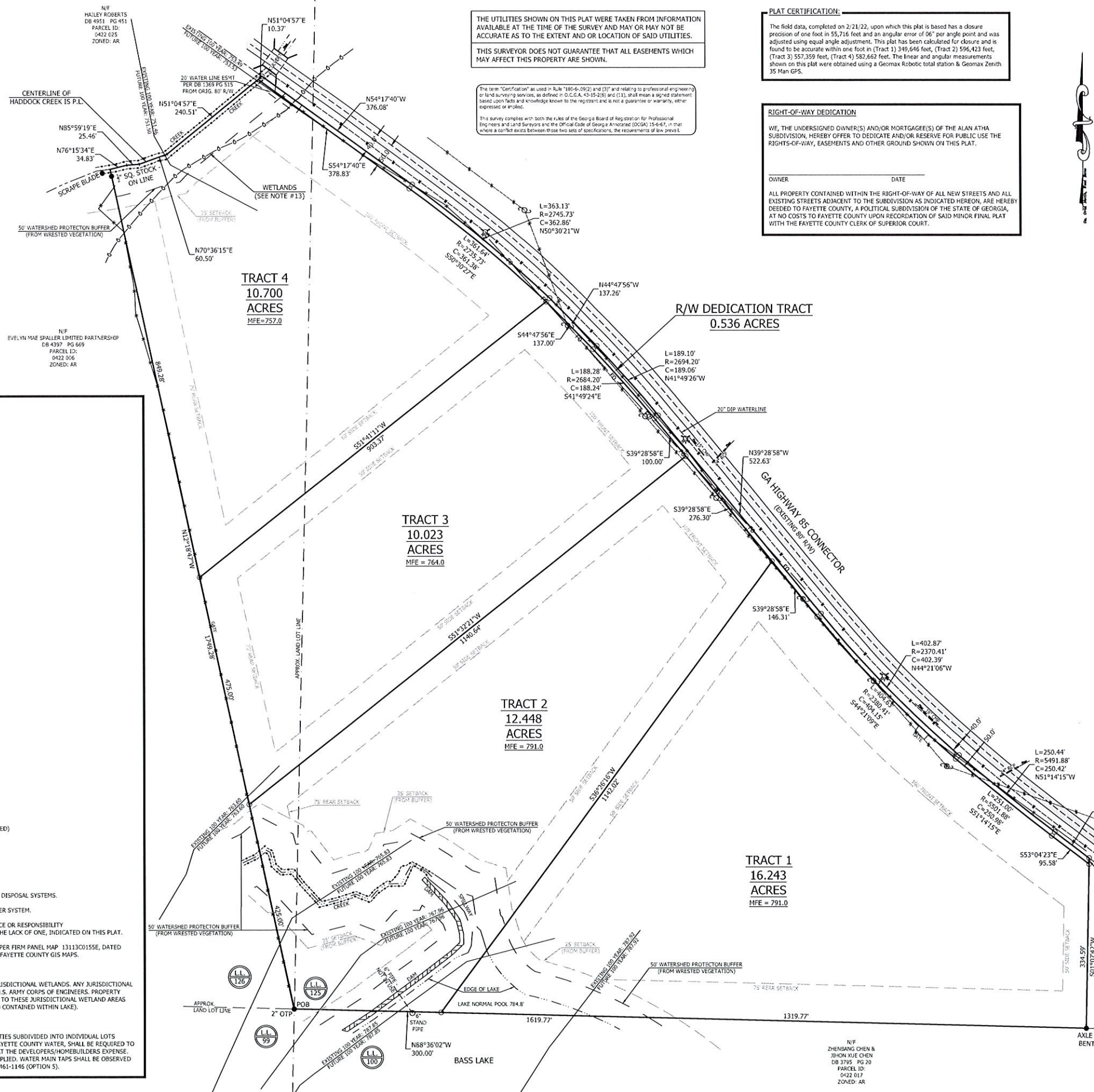
11. A PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA PER FIRM PANEL MAP 13113C0155E, DATED 9/26/2008, ZONES A & X. FLOOD LINES TAKEN GRAPHICALLY FROM FAYETTE COUNTY GIS MAPS.

12. THERE ARE EXISTING STATE WATERS ON THIS SITE.

13. PER NATIONAL WETLANDS INVENTORY THE SITE CONTAINS JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THIS 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. (ALONG HADDOCK CREEK AND CONTAINED WITHIN LAKE).

14. THIS SITE IS NOT IN A GROUNDWATER RECHARGE AREA.

15. FAYETTE COUNTY WATER SYSTEM NOTE: ANY AND ALL PROPERTIES SUBDIVIDED INTO INDIVIDUAL LOTS WHERE THERE IS AN EXISTING WATER MAIN, AND IF CHOOSING FAYETTE COUNTY WATER, SHALL BE REQUIRED TO PROVIDE TAPS AND SERVICES FOR THE SUBDIVIDED PROPERTIES AT THE DEVELOPERS/HOMEBUILDERS EXPENSE. 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 - 779-461-1146 (OPTION 5).



PLAT CERTIFICATION:

The field data, completed on 2/21/22, upon which this plat is based has a closure precision of one foot in 55,716 feet and an angular error of 06" per angle point and was adjusted using equal angle adjustment. This plat has been calculated for closure and is found to be accurate within one foot in (Tract 1) 349,646 feet, (Tract 2) 596,423 feet, (Tract 3) 557,359 feet, (Tract 4) 587,662 feet. The linear and angular measurements shown on this plat were obtained using a Geomax Robotic total station & Geomax Zenith 35 Man GPS.

RIGHT-OF-WAY DEDICATION

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE ALAN ATHA 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 _____

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION OF SAID MINOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

VICINITY MAP (NTS)

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SPECIALIST _____ DATE _____

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

ENVIRONMENTAL MANAGEMENT DIRECTOR _____ DATE _____

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR, designee _____ DATE _____

APPROVED BY FAYETTE COUNTY ENGINEER

COUNTY ENGINEER, designee _____ DATE _____

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

SECRETARY, designee _____ DATE _____

APPROVED BY FAYETTE COUNTY FIRE MARSHALL

FIRE MARSHALL, designee _____ DATE _____

OWNER'S ACKNOWLEDGEMENT

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

OWNER _____ DATE _____

SURVEYOR'S CERTIFICATE

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 hereon. 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.

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.

Mark A. Buckner GA RLS 2422 _____ Date _____

SES

ENGINEERING PLANNING SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENDED TO THIS PROJECT OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 www.scanloneg.com
★ L.S.F. 000659 ★

MINOR FINAL PLAT OF
ATHA ACRES
LOCATED IN LAND LOTS 125 & 126 OF THE 4th DISTRICT,
FAYETTE COUNTY, GEORGIA

GEORGIA DRAFT
No. 2422
LAND SURVEYOR
MARK A. BUCKNER

MINOR FINAL PLAT

Review by: MAB
Drawn by: JWS
Project #: 521261004
Date: 4/5/2022

SHEET TITLE
427D
SHEET # 01 OF 01

To: Fayette County Planning Commission
From: Chanelle Blaine, Planning and Zoning Administrator
Date: July 7, 2022
Subject: Preliminary Plat to be considered on July 21, 2022

PRELIMINARY PLAT

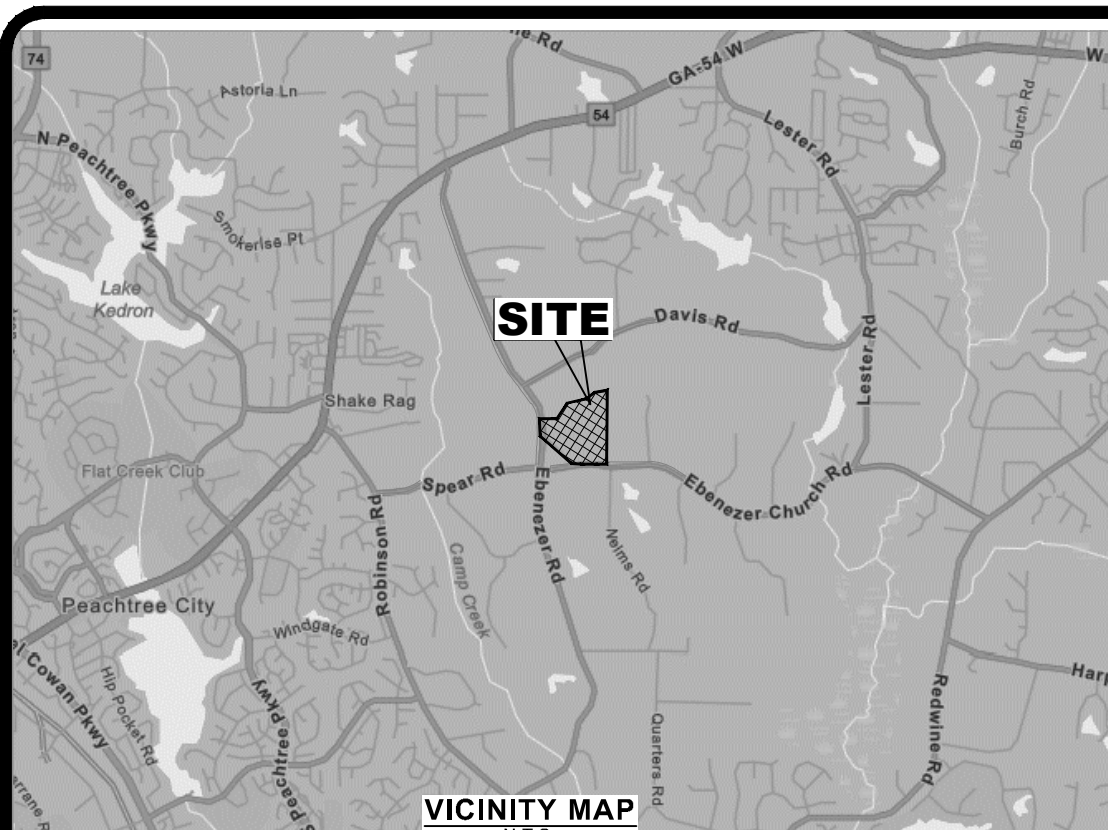
Preliminary Plat of Sterling Ridge

OWNER/APPLICANT



RodWright Corp

Recommend **APPROVAL** for the Preliminary Plat signed July 21, 2022.

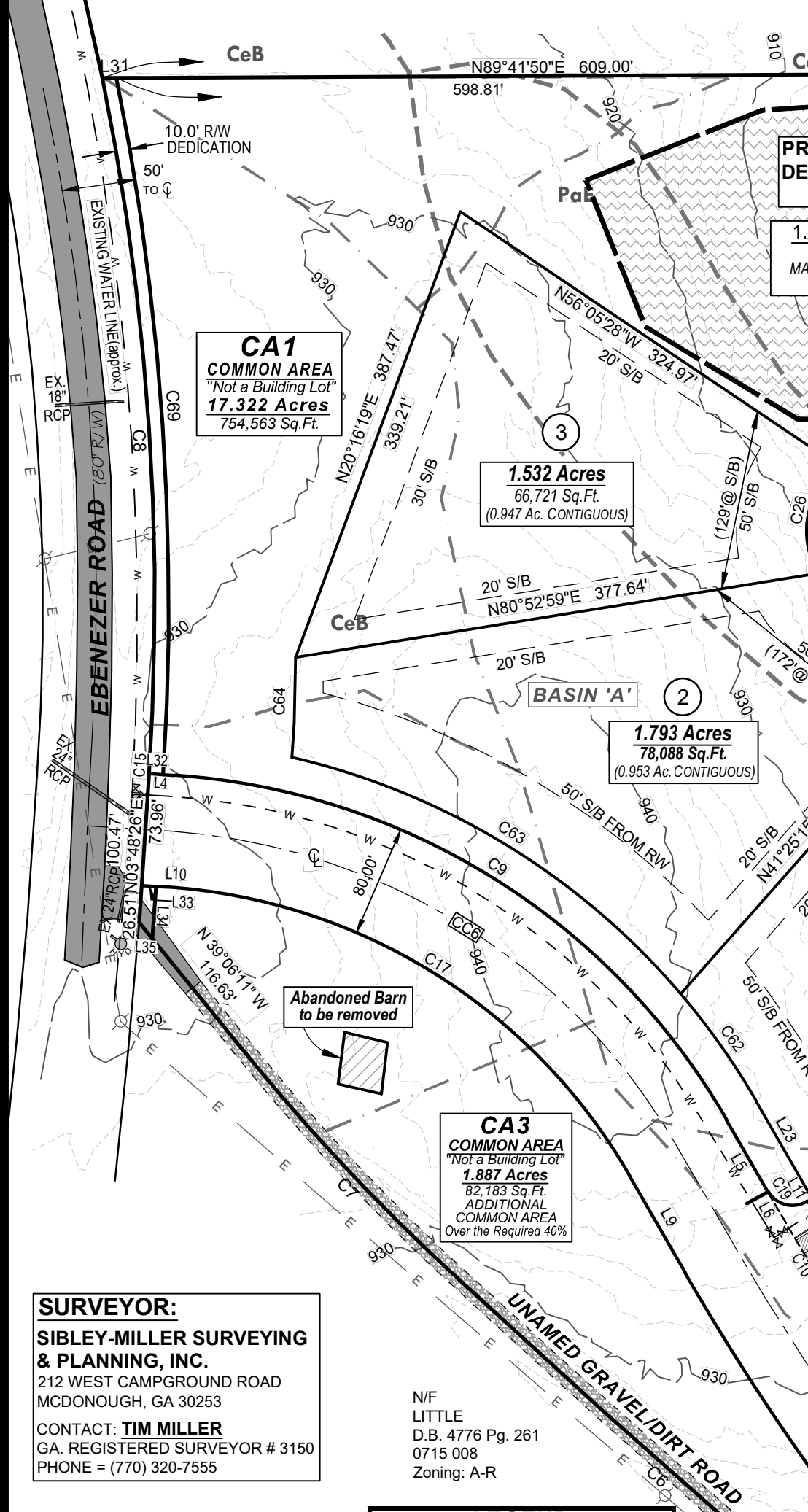


PROPERTY LINE CURVE DATA					PROPERTY LINE CURVE DATA				
CURVE	RADIUS	ARC	CHORD	BEARING	CURVE	RADIUS	ARC	CHORD	BEARING
C1	2603.01	85.81	85.80	N81°48'40"W	C35	20.00	17.91	17.32	N40°44'36"E
C2	1576.00	361.73	360.94	N86°13'45"W	C36	60.00	26.86	26.64	N27°54'41"E
C3	1576.00	162.21	162.14	S84°14'49"W	C37	60.00	67.97	66.49	N73°11'29"E
C4	218.93	13.93	13.92	N46°48'14"W	C38	60.00	31.83	31.46	S59°09'27"E
C5	2234.66	245.19	245.19	N49°21'56"W	C39	60.00	52.38	50.73	S18°57'00"E
C6	9714.15	357.51	357.49	N48°24'26"W	C40	60.00	52.24	50.61	S30°59'55"W
C7	1512.03	244.38	244.11	N43°35'15"E	C41	60.00	64.69	61.61	S86°49'51"W
C8	1909.19	505.23	503.76	N03°46'26"W	C42	20.00	3.57	3.56	N67°23'34"W
C9	493.26	489.26	469.45	S58°21'23"E	C43	20.00	14.34	14.04	S86°50'54"W
C10	1692.68	80.63	80.62	S31°18'19"E	C44	470.00	57.07	57.03	S62°55'26"W
C11	1692.68	458.53	457.12	S40°25'48"E	C45	470.00	132.73	132.29	S51°21'18"W
C12	796.66	389.46	385.59	S62°11'44"E	C46	470.00	9.57	9.57	S42°40'54"W
C13	476.28	117.61	117.31	S83°16'29"E	C47	230.00	63.89	63.69	S50°03'25"W
C14	1585.37	125.59	125.56	S84°47'23"W	C48	20.00	31.65	28.45	N12°40'25"E
C15	1098.19	6.04	6.04	N03°42'55"E	C49	25.00	39.67	35.64	N58°20'07"E
C16	1772.68	438.19	437.08	N37°01'20"W	C50	25.00	3.27	3.27	S09°07'24"W
C17	413.26	409.91	393.31	N58°21'23"W	C51	230.00	124.67	123.15	N20°54'17"E
C18	7524.69	16.87	16.87	N04°39'40"E	C52	230.00	135.53	133.58	N53°18'54"E
C19	20.00	32.13	28.78	S75°57'45"E	C53	20.00	17.91	17.32	N44°32'18"E
C20	170.00	47.23	47.07	S50°03'25"W	C54	60.00	91.05	82.56	N62°21'00"E
C21	20.00	31.42	28.28	S02°54'06"E	C55	60.00	31.60	31.24	S59°05'20"E
C22	245.00	3.73	3.73	S48°20'16"E	C56	60.00	57.55	55.37	S16°31'28"E
C23	245.00	38.89	38.85	N53°19'17"W	C57	60.00	115.78	98.63	S66°14'00"W
C24	20.00	18.46	17.82	N84°19'03"W	C58	20.00	17.91	17.32	N84°08'41"W
C25	60.00	84.33	77.56	N70°30'05"W	C59	170.00	192.33	182.23	N37°47'10"E
C26	60.00	85.43	78.40	S10°33'20"W	C60	25.00	3.77	3.77	N00°59'42"E
C27	60.00	58.25	55.99	N79°09'33"E	C61	25.00	39.08	35.22	N48°09'48"W
C28	60.00	67.94	64.36	S40°35'32"E	C62	518.26	94.77	94.64	N35°10'46"W
C29	20.00	17.52	16.97	S33°15'25"E	C63	518.26	330.52	324.95	S58°41'19"E
C30	305.00	55.66	55.59	S53°07'48"E	C64	2079.87	47.16	47.16	N01°31'21"E
C31	20.00	31.42	28.28	N87°05'54"E	C65	1667.68	348.13	347.50	S37°57'54"E
C32	530.00	7.07	7.07	N42°28'49"E	C66	1667.68	123.56	123.54	S46°04'04"E
C33	530.00	153.40	152.86	N51°09'14"E	C67	771.66	402.24	397.70	S63°07'25"E
C34	530.00	64.35	64.31	N62°55'26"E	C68	1610.37	403.58	402.52	N66°39'03"E
					C69	1919.19	499.88	498.47	S03°50'06"E

LINE DATA				LINE DATA			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING
L1	N41°17'04"E	21.61	L19	N05°22'33"E	11.37		
L2	S40°09'14"W	11.79	L20	N70°11'57"E	24.76		
L3	S03°49'48"W	41.40	L21	S70°11'47"W	24.76		
L4	S86°11'34"E	17.62	L22	N05°22'33"E	14.13		
L5	S29°56'26"E	59.54	L23	N29°56'26"W	79.37		
L6	S29°56'26"E	20.35	L24	N25°23'16"W	46.47		
L7	S48°11'26"E	22.88	L25	S73°58'02"W	15.68		
L8	N42°56'31"E	23.16	L26	S53°06'00"W	53.02		
L9	N29°56'26"W	79.89	L27	S51°30'06"E	38.40		
L10	S86°11'34"E	17.61	L28	S48°11'26"E	22.88		
L11	S58°00'55"W	4.29	L29	S73°40'20"W	38.53		
L12	N68°00'55"E	66.51	L30	S59°26'44"W	12.05		
L13	N59°26'44"E	40.76	L31	N89°41'50"E	10.19		
L14	N59°26'44"E	30.65	L32	S86°11'34"E	10.00		
L15	N59°26'44"E	31.91	L33	S86°11'34"E	10.00		
L16	S42°05'54"W	32.90	L34	S03°48'26"W	37.27		
L17	S58°00'55"W	15.59	L35	N39°06'11"W	14.69		
L18	S58°00'55"W	4.88					

OWNER/DEVELOPER:
RODWRIGHTCORP
P.O. BOX 629
FAYETTEVILLE, GA 30214-0629
PHONE = (770) 480-5806
FAX = (404) 766-8576

24 HOUR CONTACT
ROD WRIGHT
PHONE = (770) 294-7990
thesubdivider@gmail.com



SOIL LEGEND			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CA	Carteay loam, 0 to 2 percent slopes, frequently flooded	21.6	10.1%
CeB	Cecil sandy loam, 2 to 6 percent slopes	82.8	38.7%
CeC	Cecil sandy loam, 6 to 10 percent slopes	52.8	24.7%
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	22.6	10.6%
GwC3	Gwinnett sandy clay loam, 6 to 10 percent slopes, severely eroded	16.0	7.5%
PaE	Pacolet sandy loam, 10 to 25	18.1	8.4%

BASIN INFORMATION WITH AREAS, PRE & POST CN VALUES WITH EST. TC			
* THERE IS NO OFFSITE AREAS DISCHARGING IN SUBJECT PROPERTY *			
BASIN 'A'	BASIN 'B'	BASIN 'C'	
Ex 19.4 Acres POST ±1.0 EXISTING CN=55 PER GSW POST CN=65 PER GSW FLOW PATH=1800 LF TC=30 MIN	Ex 18.8 Acres DENSE WOODS CN=55 POST CN=65 PER GSW FLOW PATH=1500 LF TC=25 MIN	Ex 23.3 Acres EXISTING CN=55 WOODS POST CN=65 PER GSW FLOW PATH=1500 LF TC=20 MIN	
BASIN 'D' (INFLOW TO EX POND)	BASIN 'E'	BASIN 'F'	
Ex 10.4 Acres EXISTING CN=55 DENSE WOODS POST CN=65 PER GSW FLOW PATH=1100 LF TC=18 MIN	Ex 10.2 Acres EXISTING CN=55 DENSE WOODS POST CN=65 PER GSW FLOW PATH=1100 LF TC=18 MIN	Ex 12.5 Acres EXISTING CN=55 DENSE WOODS POST CN=65 PER GSW FLOW PATH=1500 LF TC=25 MIN	

TREE PROTECTION NOTE :			
THERE ARE 10 SPECIMEN TREES WITHIN 100' OF THE RW - REMOVAL OF ANY OF THESE SPECIMEN TREES TO BE DETERMINED ON CONSTRUCTION PLAN DESIGN PHASE. TREE PROTECTION TO BE MAINTAINED PER FAYETTE COUNTY REQUIREMENTS THROUGHOUT THE CONSTRUCTION PROCESS.			

GENERAL NOTES:

- TOTAL SITE (TRACT) AREA = 84.976 ACRES
- TOTAL AREA FOR 25 LOTS = 36.934 ACRES
- NET DENSITY = 3.316 UNITS/ACRE
- TOTAL AREA FOR OPEN SPACE = 37.443 ACRES (44% OF SITE)
- TOTAL AREA IN RIGHT-OF-WAY = 3.618 ACRES
- STREET LENGTHS: INFINITY WAY = 1802'
PRISTINE COURT = 374'; FIELD POINT CIRCLE = 396'
- EBENEZER BYPASS (DEDICATED ROAD) = 1,492'
- TOTAL LENGTH OF PROPOSED STREETS = 3,864'
- STORMWATER AREA = 1.275 ACRES
- PARCEL ID NUMBER: 0715 029
- NUMBER OF LOTS = 25 LOTS
- ZONING:**
CURRENT = CS (CONSERVATION SUBDIVISION)
LOT AREA PER DWELLING UNIT = 65,340 SQ.F.T (1.50 ACRES)
MINIMUM OPEN AREA 40%
OPEN AREA REQUIRED 33,898 ACRES
LOT WIDTH = 125 FEET
FLOOR AREA = 2,100 SQ.F.T
FRONT YARD SETBACK:
a. MAJOR THOROUGHFARE:
ARTERIAL = 100 FEET
COLLECTOR = 75 FEET
b. MINOR THOROUGHFARE = 50 FEET
REAR YARD SETBACK = 30 FEET
SIDE YARD SETBACK = 30 FEET
HEIGHT LIMIT = 35 FEET
- FLOOD INFORMATION:**
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., AND AS PER FAYETTE COUNTY GIS, CURRENT & FUTURE FLOOD MAPS, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA COMMUNITY PANEL NO. 13113C0092E & 13113C0092E DATED: SEPTEMBER 26, 2008.
- LOTS TO BE SERVED BY:** PUBLIC WATER = FAYETTE COUNTY; SEWER - INDIVIDUAL SEPTIC SYSTEM.
- UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,426 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- EQUIPMENT USED: TOPCON GTS-313
- WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP. OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.
- THERE IS A SINGLE DILAPIDATED BARN TO BE REMOVED AND NO OTHER EXISTING STRUCTURES OR DRIVEWAYS ON THIS PROPERTY.
- THERE ARE NO EASEMENTS ASSOCIATED WITH THIS PROPERTY.
- EXISTING DRIVEWAY CULVERTS, ALONG BOTH EBENEZER ROAD AND EBENEZER CHURCH ROAD TO BE REMOVED PRIOR TO FINAL PLAT.
- NO CEMETERIES VISIBLE - THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR CEMETERIES, GRAVES, NOR ANY RELATED EVIDENCE THEREOF ABOVE OR BELOW GROUND.
- IF LOTS ARE TO BE SERVED BY A FAYETTE COUNTY WATER SYSTEMS FROM AN EXISTING 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).
- 2.981 ACRES TO BE DEDICATED TO FAYETTE COUNTY FOR FUTURE EBENEZER CHURCH REALIGNMENT RIGHT OF WAY

PRELIMINARY STATEMENTS:

* APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED, OR STREET BASE CONSTRUCTION FOR AT LEAST 50% PERCENT OF THE TOTAL LINEAL FOOTAGE OF ALL STREETS IS APPROVED ON THE PRELIMINARY PLAT HAVE BEEN COMPLETED. IF AT 24 MONTHS THERE IS ACTIVE CONSTRUCTION ON SITE, THE SUBDIVIDER MAY REQUEST IN WRITING AN EXTENSION NOT TO EXCEED 12 MONTHS.

"THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

BY: _____ (date)

WETLANDS DELINEATION:

I, _____ (name) of _____ (organization) do hereby certify that I have field inspected the property know as **STERLING RIDGE** on _____ (date) and determined that the property _____ (description) contains / does not contain jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Wetland Delineator _____

Company Address & Telephone _____

REZONING PETITION NO. 1314-21 (C-S) WITH TWO CONDITIONS.

- That no lot shall have direct driveway access onto Ebenezer Road or Ebenezer Church Road. (This condition will be enforced by the Engineering/Public Works Department.)
- That the owner/developer declare by deed, at no cost to the county, adequate right-of-way for the realignment of Ebenezer Church Road as depicted on the Development Plan submitted with this rezoning petition dated 10/19/2021. (This condition will be administered by the Engineering/Public Works Department.)

CONTIGUOUS AREAS (C.A.):

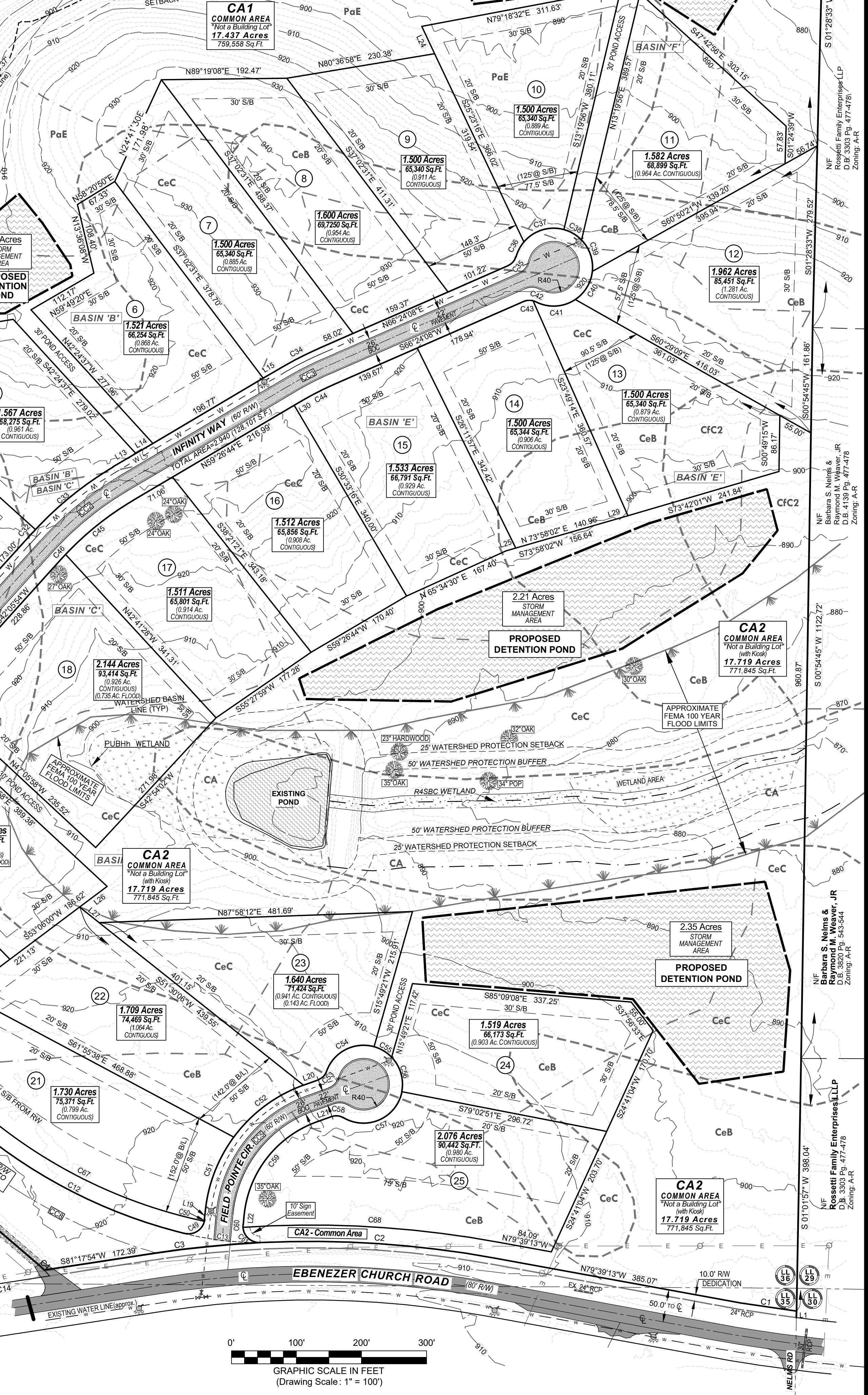
EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES, THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

NF Andrew C. Vaughn
D.B. 3778 Pg. 584-585
P.B. 38 Pg. 88
Zoning: A-R

NF Howell Tucker
D.B. 4543 Pg. 619-620
Zoning: A-R

NF John L. Matussek
D.B. 1066 Pg. 475-483
P.B. 4 Pg. 131
Zoning: A-R

NF Charles R. Edwards
P.B. 46 Pg. 5
Zoning: A-R



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*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING**

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-8-2022	ADDRESSED COUNTY COMMENTS AND REDLINES
2	5-18-2022	REVISED TITLE BLOCK PER COUNTY
3	7-11-2022	REVISED TO ADDRESS ADDITIONAL COUNTY COMMENTS, 3 ITEMS. ROAD NAME, SIGNAGE ESM, AND REAR SETBACK ON LOT 25



Preliminary Plat Of

STERLING RIDGE

84.745 Acres

LAND LOTS 35 & 36 of the 7th. DISTRICT

FAYETTE COUNTY, GEORGIA

PROJECT#: B201024

PRELIMINARY PLAT

24" X 36"

DRAWN BY: JWS

SCALE: 1" = 100'

PLAT DATE: 03/8/2022

SHEET 1 OF 1

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.