

BOARD OF APPEALS

Marsha A. Hopkins, Chair
Tom Waller, Vice-Chair
Therol Brown
John Tate
Bill Beckwith

STAFF

Pete Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Howard Johnson, Planning and Zoning Coordinator

AGENDA

**Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
June 24, 2019
7:00 P.M.**

1. Consideration of the Minutes of the Meeting held on May 20, 2019.

PUBLIC HEARING

2. Petition No. A-700-19, Berachah Bible Church, Inc., requests the following: Variance to Sec. 110-137. R-40, (d)(4)(a)(1) to reduce front yard setback from 60 feet to 40 feet to bring the existing building on this reconfigured lot into compliance. The subject property is located in Land Lot 202 of the 5th District and fronts on Corinth Road.
3. Petition No. A-701-19, Shelley Anthony, requests the following: Variance to Section 110-173. (3)(d)(1) to reduce roof pitch from the minimum of 4.5 inches in one foot to 1.25 inches in one foot. The subject property is located in Land Lot 199 of the 13th District and fronts on State Route 314.
4. Petition No. A-702-19, Judy Abigail Looper, requests the following: Variance to Sec. 110-125.(d)(6) to reduce the side yard setback from 50 feet to 25 feet to allow for the construction of a swimming pool. The subject property is located in Land Lot 118 of the 4th District and fronts on Antioch Road and Lowery Drive.

PETITION NO. A-700-19
320 Corinth Road
Jonesboro, GA 30238
Public Hearing Date June 24, 2019

The subject property is zoned R-40 and located at 320 Corinth Road. The applicant is requesting a Variance as follows:

Variance to Sec. 110-137. R-40, (d)(4)(a)(1) to reduce front yard setback from 60 feet to 40 feet to bring the existing building on this reconfigured lot into compliance.

History: 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. The Final Plat for North Bend subdivision was recorded on August 31, 1983. The subject property is 1.00 acres in size. Tax Assessor's records indicate that applicant purchased the property in 2017.

Revision to a recorded final plat for North Bend subdivision (RP-070-18) was approved by the Board of Commissioners on January 24, 2019 to reconfigure Lot 1 by adding/exchanging property from an adjacent tract which contains the Berachah Bible Church. By reconfiguring lot 1 the front setback changed to the current setback requirement of 60 feet. The existing home encroaches the setback and can only be rectified by a variance through the Zoning Board of Appeals.

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

Berachah Bible Church, Inc. (The Church) wishes to revise the configuration of Lot 1 in the North Bend Subdivision. The Board of Commissioners approved the request to revise the final plat to add/exchange property to this lot. The existing ordinances must now be applied to the revised lot. The 60 foot front applied will not create an encroachment of the existing house.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

The lot in question was developed in August of 1983. The Church owns this lot and the property to the south. As the lot exists now in the shape of a triangle, the areas converge to a point on the east and west of the lot.

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

If this variance is not granted, the Church cannot reconfigure the lot to a more desirable shape.

- 3. Such conditions are peculiar to the particular piece of property involved; and,**

The existing lot is a triangular shape with road frontage that terminates, on the east side of the lot, to a point. This area and the area at the west side of the lot is unusable.

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and**

The house on this lot was constructed in 1984. The only reason a variance is requested is to reconfigure the shape of the lot as it now exists.

- 5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.**

The front building line on the lots in North Bend Subdivision is 40'. The front building of 60' is required now if the lot is reconfigured.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: No comment.

ENVIRONMENTAL MANAGEMENT: No comment.

FIRE MARSHAL: The bureau of Fire Prevention will neither approve nor deny request that fall outside the scope of Fire Prevention Code Requirements.

WATER SYSTEM: No conflict.

A-700-19

Corinth Road

SUBJECT
PROPERTY



VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: BERACHAH BIBLE CHURCH, INC (204 NEWTON)

MAILING ADDRESS: 320 CORINTH ROAD - JONESBORO, GA. 30238

PHONE: SEE BELOW E-MAIL: SEE BELOW

AGENT FOR OWNERS: RANDY M. BOYD

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

PHONE: 404-275-1677 E-MAIL: boydr227@gmail.com

PROPERTY LOCATION: LAND LOT 202 LAND DISTRICT 5th PARCEL 05460

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 1.00 ACRE ²⁰⁰¹

ZONING DISTRICT: R-40

ZONING OF SURROUNDING PROPERTIES: NORTHWEST - R-40, WEST - AR

PRESENT USE OF SUBJECT PROPERTY: SOUTHEAST - R-40
RESIDENTIAL

PROPOSED USE OF SUBJECT PROPERTY: RESIDENTIAL

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-700-19

[] Application Insufficient due to lack of:

by Staff: _____ Date: _____

[] Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 5/20/19

DATE OF ZONING BOARD OF APPEALS HEARING: Monday, June 24

Received from _____ a check in the amount of \$ _____

for application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____ Receipt Number: _____

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
SEC 110-137 (2)(4)(A)(2)	60'	REDUCE THE FRONT BUILDING LINE FROM 60' TO 40'	20'

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

BERACHAH BIBLE CHURCH, INC. (THE CHURCH) WISHES TO REVISE THE CONFIGURATION OF LOT 1 IN THE NORTH BEND SUBDIVISION. THE BOARD OF COMMISSIONERS APPROVED THE REQUEST TO REVISE THE FINAL PLAT TO ADD/EXCHANGE PROPERTY TO THIS LOT. THE EXISTING ORDINANCES MUST NOW BE APPLIED TO THE REVISED LOT. THE 60' FRONT~~S~~ APPLIED WILL NOT CREATE AN ENCROACHMENT OF THE EXISTING HOUSE.

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

BERACHAH BIBLE CHURCH, INC.
Please Print Names

Property Tax Identification Number(s) of Subject Property: 054602001

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the District, and said property consists of a total of 1.00 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith). 202

(I) (We) hereby delegate authority to RAUDY M. BOYD to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

[Signature]
Signature of Property Owner 1

231 Fingerpoke Trail
Address Fayetteville Ga 30214

Signature of Property Owner 2

Address

Randy M. Boyd
Signature of Authorized Agent

P.O. Box 64
Address

ZEBULON, GA.
30295

[Signature]
Signature of Notary Public

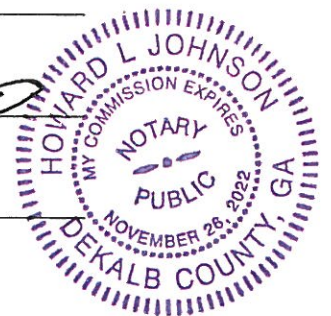
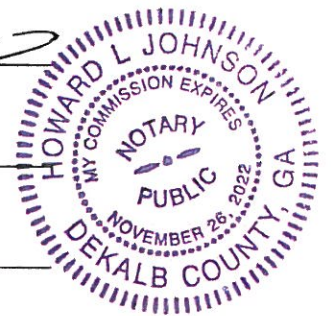
5/17/2019
Date

Signature of Notary Public

Date

[Signature]
Signature of Notary Public

5/17/2019
Date



JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

THE LOT IN QUESTION WAS DEVELOPED IN AUGUST OF 1983. THE CHURCH OWNS THIS LOT AND THE PROPERTY TO THE SOUTH. AS THE LOT EXISTS NOW IN THE SHAPE OF A TRIANGLE, THE AREAS CONVERGE TO A POINT ON THE EAST AND WEST OF THE LOT.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

IF THIS VARIANCE IS NOT GRANTED, THE CHURCH CANNOT RECONFIGURE THE LOT TO A MORE DESIRABLE SHAPE.

3. Such conditions are peculiar to the particular piece of property involved.

THE EXISTING LOT IS A TRIANGULAR SHAPE WITH ROAD FRONTAGE THAT TERMINATES, ON THE EAST SIDE OF THE LOT, TO A POINT. THIS AREA AND THE AREA AT THE WEST SIDE OF THE LOT IS UNUSABLE.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

THE HOUSE ON THIS LOT WAS CONSTRUCTED IN 1984. THE ONLY REASON A VARIANCE IS REQUESTED IS TO RECONFIGURE THE SHAPE OF THE LOT AS IT NOW EXISTS.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

THE FRONT BUILDING LINE ON THE LOTS IN THE NORTH BEND SUBDIVISION IS 40'. THE FRONT BUILDING OF 60' IS REQUIRED NOW IF THE LOT IS RECONFIGURED.

RETURN TO:
WESSELS & DIXON, P.C.
120 W. SOLOMON STREET
GRIFFIN, GA 30223
17G-0158

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SPALDING

THIS INDENTURE, made this 17th day of March 2017 between Daniel E. Ivey, of the first part and Berachah Bible Church, Inc. of the State of Georgia and County of Fayette of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto the said party of the second part his heirs and assigns:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 202, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 1, NORTH BEND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 63, FAYETTE COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

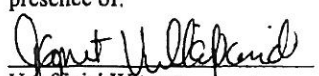
THIS CONVEYANCE IS MADE SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES.

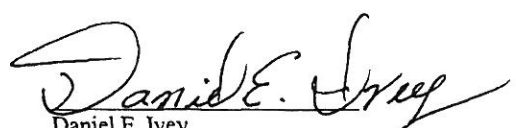
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part heirs, successors and assigns, forever, IN FEE SIMPLE,

And the said party of the first part, for his heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property subject to permitted exceptions, unto the said party of the second part, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

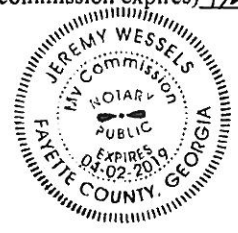
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, the said date and year above written.

Signed this 17th day of March 2017 in the presence of:


Janet W. McDonald
Unofficial Witness


Daniel E. Ivey

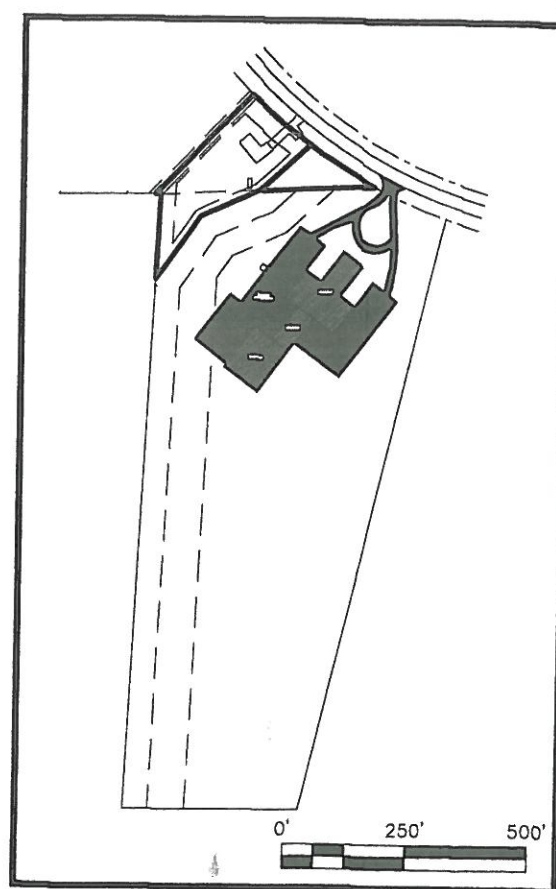
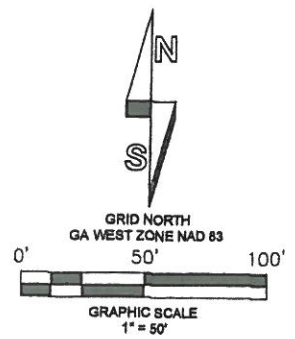

Notary Public (My commission expires 4/2/2019)



PROPOSED CONDITIONS

- LEGEND**
 RBF=REBAR FOUND
 RSS=REBAR SET
 CTP=CRIMP TOP PIPE
 L.L.=LAND LOT
 L.L.L.=LAND LOT LINE
 P.=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
 O/F=OUT OF FLOOD PLAIN
 DB=DEED BOOK
 PG=PAGE
 PB=PLAT BOOK
 (###)=HOUSE NUMBER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



1" PIPE AXLE
 19.93' 55.05' 203.22' 1" PIPE

LOT 2
 NORTH BEND
 N/F
 MEGAN E. ADCOCK
 D.B. 3708, PG. 18-17
 P.B. 14, PG. 83
 ZONED R-40

LOT 1
 NORTH BEND
 1.000 Acres
 D.B. 4585, PG. 118
 P.B. 14, PG. 83
 ZONED R-40

CORINTH ROAD
 80' R/W

CORINTH CHURCH
 CEMETERY
 ZONED A-R

N/F
 BERACHAH BIBLE CHURCH, INC.
 D.B. 210, PG. 41
 P.B. 6, PG. 103
 ZONED R-40

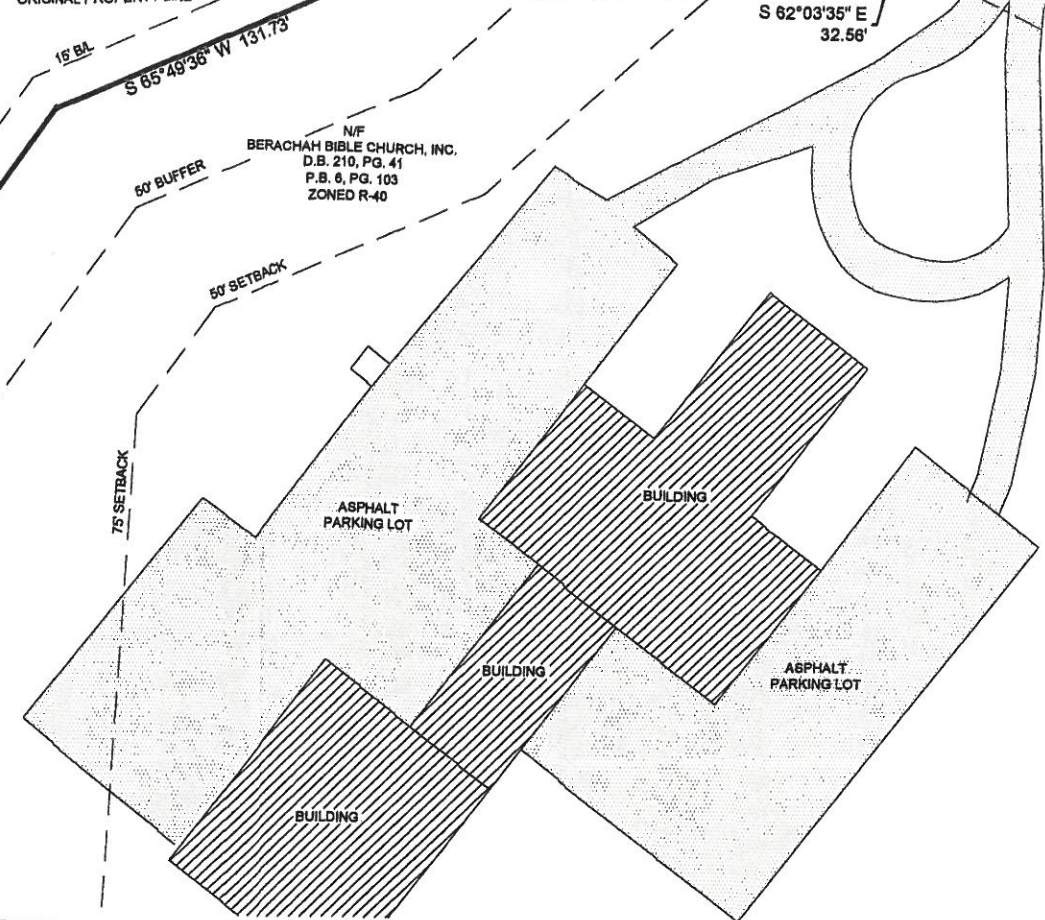
BUILDING

BUILDING

BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT



CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,187 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

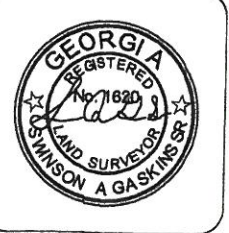
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

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

FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0108E, DATED SEPTEMBER 28, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

Job No. 18-154

Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 11/29/18	
F.W.P.D.: 11/27/18	
Revisions	Date



Prepared For:
BERACHAH BIBLE CHURCH, INC.

Property Location
 Land Lot 202 Of The 5th Land District
 Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
 surveyors planners development consultants
 P.O. BOX 303 BROOKS, GA 30205
 678-571-3054
 rdgaskins79@gmail.com

PETITION NO. A-701-19
Parcel ID 130501033 (Fronts S.R. 314)
Fayetteville, GA 30214
Public Hearing Date March 25, 2019

The subject property is zoned C-H and located next door to AutoZone off of State Route 314 (130501033), Fayetteville, GA 30215. The applicant is requesting a Variance as follows:

Variance to Section 110-173. (3)(d)(1) to reduce pitched peaked roof from the minimum of 4.5 inches in one foot to 1.25 inches in one foot.

Section 110-173. Transportation corridor overlay zone. (3) General state route overlay zone. (d) Architectural standards. Structures shall maintain a residential character. **Elevation drawings denoting compliance with the following shall be submitted as part of the site plan. (1) A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot** including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.

History: The subject property is a non-conforming lot of record. A survey of the subject property was recorded on October 19, 1971. The subject property is 0.627 acres in size. Tax Assessor's records indicate that applicant purchased the property in 2017.

As part of the site plan process for a zoning compliance letter, elevation drawings for the structure is required. The first submittal for the site plan of Butch's Auto (SP18-012) was received by staff on August 1, 2018. Staff requested the elevation drawings on August 8, 2018 by email through comments. The second submittal for the site plan was received by staff on August 23, 2018. No elevation drawings were given to staff with the second submittal. On September 11, 2018 staff requested elevation drawings again with comments by email. The third submittal for the site plan was received by November 1, 2018 by staff. A few days after the third submittal was given to staff the petitioner provided staff with a copy of the elevation drawings. Staff conditionally approved the site plan on November 15, 2018, with some minor changes including updating the roof pitch minimum. The fourth submittal for the site plan was received by staff on December 12, 2018. Staff conditionally approved the site plan on December 27, 2018 provided that the petitioner updated the elevation drawings to meet the minimum pitch of 4.5 inches in one foot (see attached emails).

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

According to Article V, section 110-169; Conditional use approval D.1 states that a pitched peaked (Gable or hip) roof with a minimum pitch of 4.5 inches in one foot is required for commercial use in this zoning perimeter. I am submitting a variance request because my current roof on my building doesn't meet the county regulations for the overlay district that I'm in. I will be using a modular building that comes with a flat roof and is manufactured off site as they come. This is great because my construction site will be free from debris, dust, and etc. keeping the air clean as possible during construction. Before even purchasing the modular building, I checked with the county to see if I could even put that type of structure up and I was told yes by a county official. Constructing a building with such specific requirements for the roof would cause extreme hardship to the other businesses around me. I have talked to several roofing companies for the past 6 months and everyone is the same thing, "It's impossible." To make the transition as smooth as possible for the flow of traffic and neighboring businesses my modular building that's already purchased is ready to be transported to my property. While I understand regulations are put in place to uphold the standards and decency of the county, this was already verbally pre-approved by the zoning administrator of the Fayette county planning and zoning department. Once I was given the verbal approval for the elevations and building materials, I moved forward with my plans until I was then told otherwise, months later, that I had to have a different type of roof. Surely, I hope you all can understand my justifications for this request and grant me the opportunity to continue my plans to add yet another successful business to Fayette County.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

This particular property that I own is approximately .67 acres in size. Due to the exceptionally small size of this property it calls for a certain type of building in order to fit perfectly on the property. For this reason I will be using an energy efficient modular building which already comes with a flat roof and fits the property perfectly.

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

Being that the modular building I will be using already comes with a flat roof and the building already is manufactured that way, changing the roof to a “pitch” roof that regulations require would cause includes months of construction which would impact the other buildings around me and possibly the flow of traffic, I would have to put a hold on construction until I would be able to destroy the roof the building comes with to reconstruct a pitch roof to accommodate regulations, which I have been told is almost impossible without great possibility of destroying the entire building.

- 3. Such conditions are peculiar to the particular piece of property involved; and,**

I would definitely say that these conditions are peculiar to my property because being that it is only .67 acres. Given only limited space, I have already purchase a modular building that was made off site and is ready to be transported to my property as is. Modular buildings are not manufactured for commercial use with a “pitch” roof, as the regulations require. If my property were slightly larger I could possible construct a building with a pitch roof rather than a flat roof, but I do not have the space to accommodate such a large project which makes my circumstance peculiar. Also, based on my observation, there are no other commercial buildings in the overlay zoning area with “pitch” roofs either.

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and**

There would be no substantial detriment to the public good or impair the purposes and intent of these regulations because the modular building with the flat roof will be easily placed on the property without any interference to the community and it will look equally as professional as the other commercial buildings in the area if not better. My landscape plan is very extensive and the curb appeal for this property will be like none other in the overlay district.

- 5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.**

I would like to exercise my right to explain why these regulations would not work for my given property size and location. With justification as I have explained, I would like the same opportunity as the others in my same zoning to create a professional space on my property

that will still uphold the decency of the county's appearance without having a required "Pitch" roof.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: No objections to flat roof.

ENVIRONMENTAL MANAGEMENT: No comment.

FIRE MARSHAL: The bureau of fire prevention will neither approve nor deny request that fall outside the scope of ISO requirements.

WATER SYSTEM: No conflict.

A-701-19

SR 138

SR 314

SUBJECT
PROPERTY



VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: Shelley Anthony W

MAILING ADDRESS: 1050 Brookhaven Drive Fairburn, GA 30213

PHONE: 678-886-0746 E-MAIL: shelley.anthony58@yahoo.com

AGENT FOR OWNERS: N/A

MAILING ADDRESS: _____

PHONE: _____ E-MAIL: _____

PROPERTY LOCATION: LAND LOT 199 LAND DISTRICT 13th PARCEL 13050103E

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 0.627

ZONING DISTRICT: C-H

ZONING OF SURROUNDING PROPERTIES: C-H

PRESENT USE OF SUBJECT PROPERTY: Undeveloped

PROPOSED USE OF SUBJECT PROPERTY: Use-Car Dealership

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-701-19

Application Insufficient due to lack of:

by Staff: _____ Date: _____

Application and all required supporting documentation is Sufficient and Complete

by Staff:  Date: 5/20/19

DATE OF ZONING BOARD OF APPEALS HEARING: MONDAY, JUNE 24th, 2019

Received from _____ a check in the amount of \$ _____

for application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____ Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Shelley Anthony IV

Please Print Names

Property Tax Identification Number(s) of Subject Property: 130501033

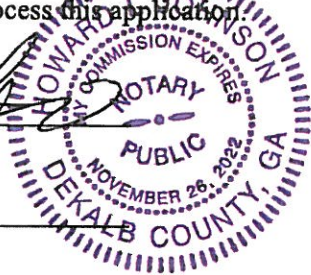
(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 13th District, and (if applicable to more than one land district) Land Lot(s) 199 of the District, and said property consists of a total of 0.427 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to N/A to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

SA 5
Signature of Property Owner 1
105 McIntosh Way Fayetteville, GA 30214
Address

Howard L. Johnson
Signature of Notary Public
5/17/2019
Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Authorized Agent

Address

Signature of Notary Public

Date

Variance Summary

According to Article V, section 110-169; Conditional use approval D.1 states that a pitched peaked (Gable or hip) roof with a minimum pitch of 4.5 inches in one foot is required for commercial use in this zoning perimeter. I am submitting a variance request because my current roof on my building doesn't meet the county regulations for the overlay district that I'm in. I will be using a modular building that comes with a flat roof and is manufactured off site as they come. This is great because my construction site will be free from debris, dust, and etc. keeping the air clean as possible during construction. Before even purchasing the modular building, I checked with the county to see if I could even put that type of structure up and I was told yes by a county official. Constructing a building with such specific requirements for the roof would cause extreme hardship to the other businesses around me. I have talked to several roofing companies for the past 6 months and everyone is the same thing, "It's impossible." To make the transition as smooth as possible for the flow of traffic and neighboring businesses my modular building that's already purchased is ready to be transported to my property. While I understand regulations are put in place to uphold the standards and decency of the county, this was already verbally pre-approved by the zoning administrator of the Fayette county planning and zoning department. Once I was given the verbal approval for the elevations and building materials, I moved forward with my plans until I was then told otherwise, months later, that I had to have a different type of roof. Surely, I hope you all can understand my justifications for this request and grant me the opportunity to continue my plans to add yet another successful business to Fayette county.

Justification of Request

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

This particular property that I own is approximately .67 acres in size. Due to the exceptionally small size of this property it calls for a certain type of building in order to fit perfectly on the property. For this reason I will be using an energy efficient modular building which already comes with a flat roof and fits the property perfectly.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Being that the modular building I will be using already comes with a flat roof and the building already is manufactured that way, changing the roof to a “pitch” roof that regulations require would cause unnecessary hardship. The practical difficulty that this would cause includes months of construction which would impact the other buildings around me and possibly the flow of traffic, I would have to put a hold on construction until I would be able to destroy the roof the building comes with to reconstruct a pitch roof to accommodate regulations, which I have been told is almost impossible without great possibility of destroying the entire building.

3. Such conditions are peculiar to the particular piece of property involved.

I would definitely say that these conditions are peculiar to my property because being that it is only .67 acres. Given only limited space, I have already purchase a modular building that was made off site and is ready to be transported to my property as is. Modular buildings are not manufactured for commercial use with a “pitch” roof, as the regulations require. If my property were slightly larger I could possible construct a building with a pitch roof rather than a flat roof, but I do not have the space to accommodate such a large project which makes my circumstance peculiar. Also, based on my observation, there are no other commercial buildings in the overlay zoning area with “pitch” roofs either.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

There would be no substantial detriment to the public good or impair the purposes and intent of these regulations because the modular building with the flat roof will be easily placed on the property without any interference to the community and it will look equally as professional as the other commercial buildings in the area if not better. My landscape plan is very extensive and the curb appeal for this property will be like none other in the overlay district.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

I would like to exercise my right to explain why these regulations would not work for my given property size and location. With justification as I have explained, I would like the same opportunity as the others in my same zoning to create a professional space on my property that will still uphold the decency of the county's appearance without having a required "Pitch" roof.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

3. Such conditions are peculiar to the particular piece of property involved.

Doc ID: 010231560004 Type: QCD
 Recorded: 09/18/2017 at 03:00:00 PM
 Fee Amt: \$16.00 Page 1 of 4
 Transfer Tax: \$0.00
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
 BK 4656 PG 267-270

After recording, return to:

Battle Law, P.C.
 One West Court Square, Suite 750
 Decatur, Georgia 30030

QUITCLAIM DEED

THIS INDENTURE is made as of this 5th day of September, 2017, by and between **LYNNE T. NELSON**, a resident of the State of Georgia and **LUANNE T. MCGINNIS**, a resident of the State of Tennessee (hereinafter collectively referred to as "**Grantor**") and **BUTCH'S AUTO LLC**, a Georgia corporation (hereinafter referred to as "**Grantee**").

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee any and all right, title, interest, claim or demand which the Grantor has or may have had in and to the following described real property (the "**Property**"), to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 199 of the 13th District of Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

With all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

[SIGNATURE PAGE CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by its duly authorized and incumbent officers as of the 5th September, 2017.

Signed, sealed and delivered
and attested to in the presence of:

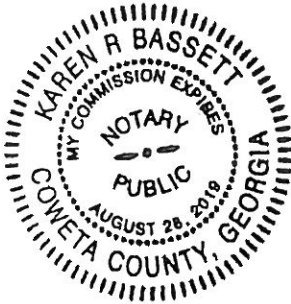
Patsy A. Sexton
Unofficial Witness

Lynne T. Nelson (SEAL)
LYNNE T. NELSON

Karen R. Bassett
Notary Public

My commission expires:
8/28/19

(Notary Seal)



[SIGNATURES CONTINUED FROM IMMEDIATELY PRECEDING PAGE]

Signed, sealed and delivered
and attested to in the presence of:

Megan Shultz
Unofficial Witness

Gail P. Cave
Notary Public

My commission expires:
02-21

(Notary Seal)

Luanne T. McGinnis (SEAL)
LUANNE T. MCGINNIS

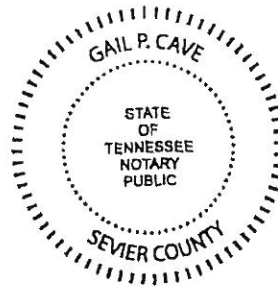
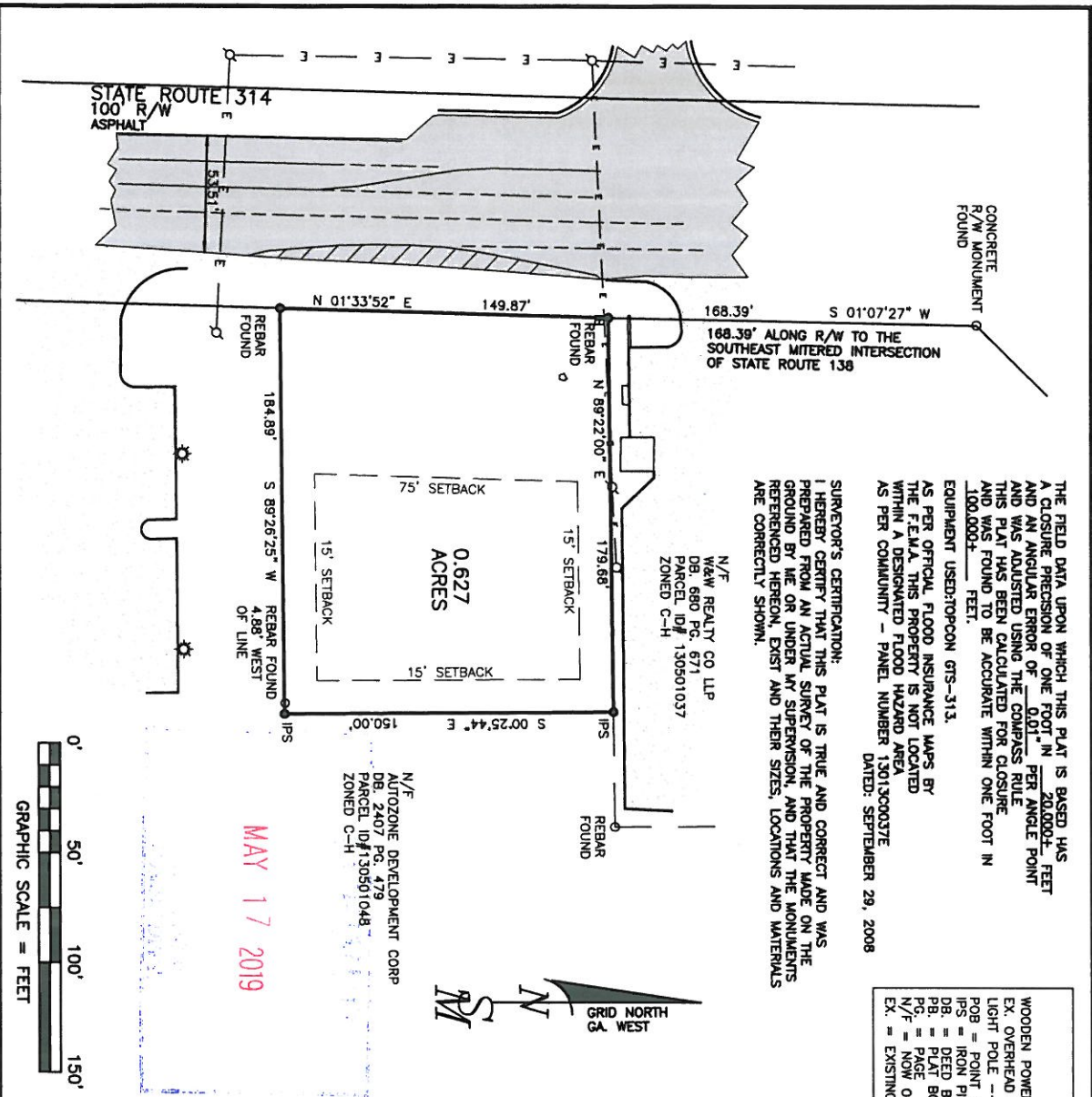


EXHIBIT A
LEGAL DESCRIPTION
(Survey)

All that tract or parcel of land lying and being in Land Lot 199 of the 13th District of Fayette County, Georgia and being more particularly described as follows:

Commencing at the Concrete Right of Way Monument found at the Southeast Mitered intersection of State Route 314 and State Route 138; thence running South 01 degrees 07 minutes 27 seconds West, a distance of 168.39 feet to a rebar found and the TRUE POINT OF BEGINNING; thence running North 89 degrees 22 minutes 00 seconds East, a distance of 179.68 feet to an iron pin set found; thence running South 00 degrees 25 minutes 44 seconds East, for a distance of 150.00 feet to an iron pin set found; thence running West for a distance of 4.88 feet to a rebar found; thence running South 89 degrees 26 minutes 25 seconds East, for a distance of 184.89 feet to a rebar found; thence running North 01 degrees 33 minutes 52 seconds East, for a distance of 149.87 feet to a rebar found and being the TRUE POINT OF BEGINNING.



THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 1301300037E.

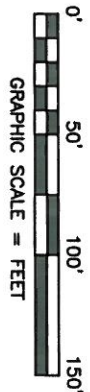
DATED: SEPTEMBER 29, 2008

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

N/F
 W&W REALTY CO LLP
 DB. 680 PG. 671
 PARCEL ID# 130501037
 ZONED C-H

N/F
 AUTOZONE DEVELOPMENT CORP
 DB. 2407 PG. 479
 PARCEL ID# 130501048
 ZONED C-H

MAY 17 2019



LEGEND

WOODEN POWER POLE	---	EX. FIRE HYDRANT
EX. OVERHEAD POWER LINES	---	EX. WATER METER
LIGHT POLE	---	EX. WATER VALVE
POB = POINT OF BEGINNING	---	EX. ASPHALT
IPS = IRON PIN SET (#4 REBAR)	---	EX. CONCRETE
DB. = DEED BOOK	---	
PB. = PLAT BOOK	---	
PG. = PAGE	---	
N/F = NOW OR FORMERLY	---	
EX. = EXISTING	---	

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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. 16-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

I CERTIFY THAT THIS PLAN MEETS THE PROVISIONS OF THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67 b.d.) THAT NO NEW STREETS OR ROADS ARE CREATED OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED OR NO NEW SEWER OR APPROVAL OF SEPTIC TANK IS REQUIRED AND IS NOT A SUBDIVISION PLAT, THEREFORE DOES NOT REQUIRE APPROVAL FOR RECORDING.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

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.

SURVEY ORDERED BY: SHELLEY ANTHONY
 FIELDWORK COMPLETED ON: 6-13-17
 A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

GENERAL NOTES:
 SITE AREA---27,321.14 SQ. FT./0.627 ACRES
 OWNER---SHELLEY ANTHONY
 ADDRESS---HIGHWAY 314
 PARCEL---130501033
 SITE ZONED C-H
 MINIMUM LOT AREA= 43,560 SQ. FT. (1 ACRE)
 WHERE CENTRAL WATER DISTRIBUTION IS PROVIDED
 FRONT SETBACK-----75'
 REAR SETBACK-----75'
 SIDE SETBACK-----15'
 MAXIMUM COVERAGE 80% OF TOTAL LOT AREA
 SEWER AS PER PRIVATE SEPTIC

	<p>BOUNDARY SURVEY</p> <p>CITIZENS TRUST BANK & AMERICAN TITLE INSURANCE COMPANY</p> <p>0.627 ACRES</p> <p>LAND LOT 199, 13th. DISTRICT FAYETTE COUNTY, GEORGIA</p>	<p>SIBLEY-MILLER</p> <p>SURVEYING & PLANNING INC.</p> <p>2062 HWY. 42 NORTH MCDONOUGH, GA 30223 PHONE: (770) 320-7555 FAX: (770) 320-7333 www.sibleysurveying.com</p> <p>TOPOGRAPHICAL SURVEYS LAND SURVEYING LAND PLANNING CONSTRUCTION LAYOUT LAND DEVELOPMENT DESIGN CIVIL ENGINEERING</p>
	<p>PROJECT NO.: BT7038/BOUNDARY DRAWN BY: LBS SCALE: 1" = 50' DATE: 08-14-2017</p>	

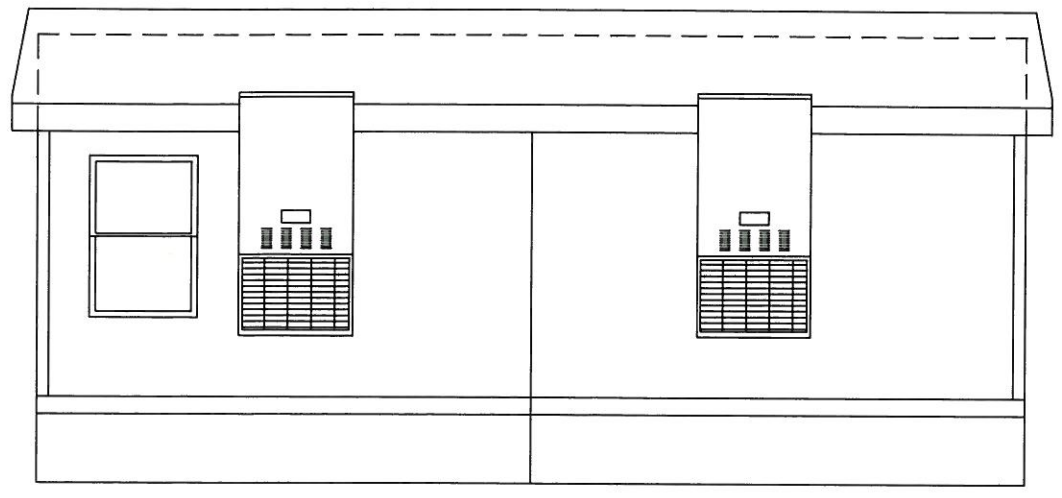
A-701-19

ELEVATION NOTES: TYPICAL

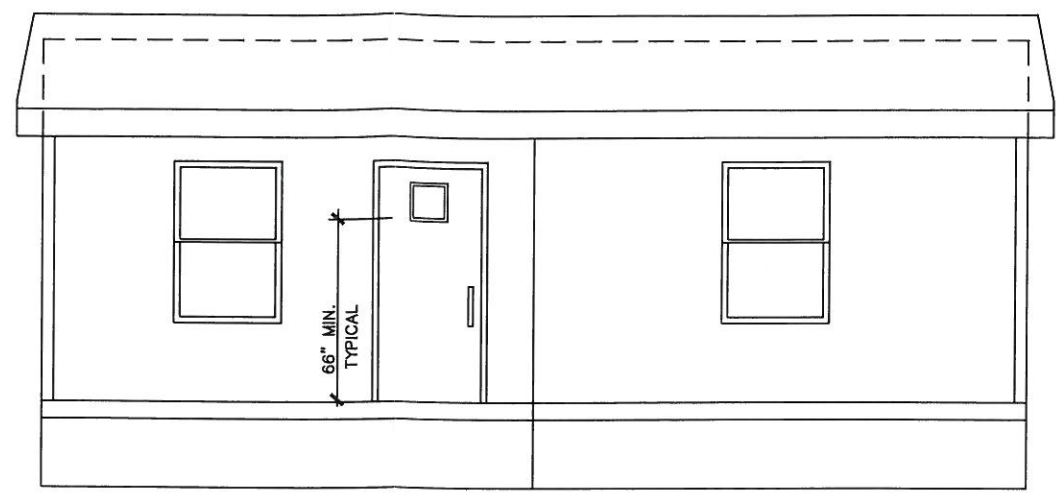
SEE-CROSS SECTION FOR METHOD OF ROOF VENTILATION

ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.

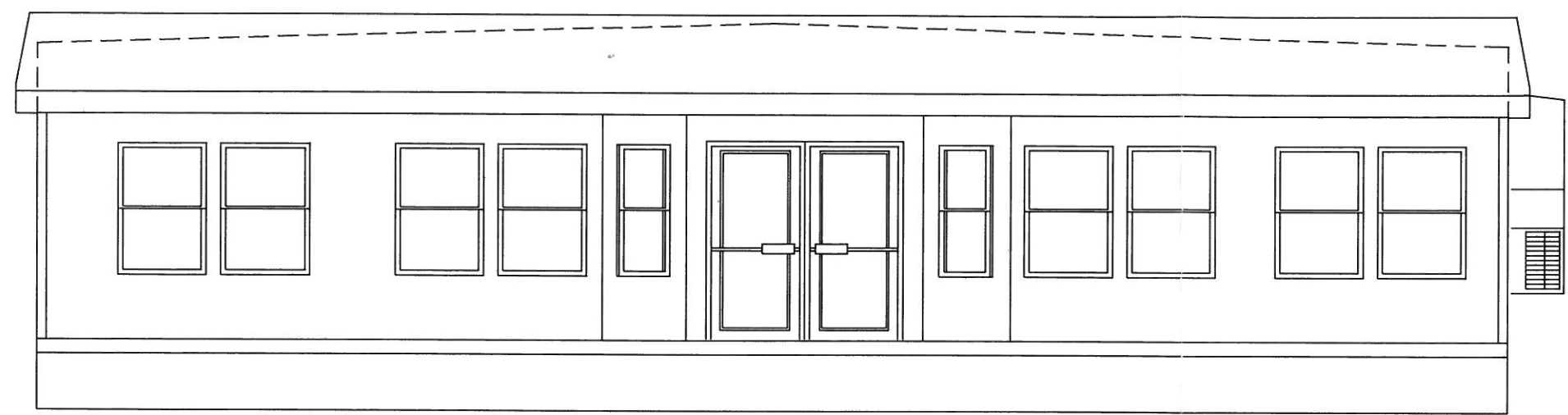
FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.



RIGHT ELEVATION

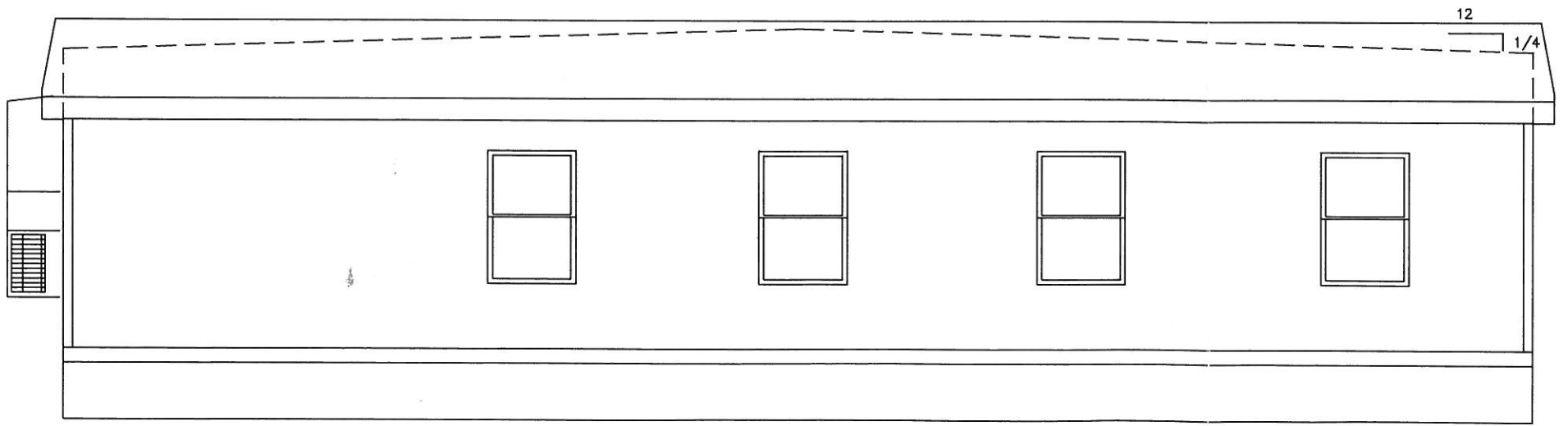


LEFT ELEVATION



FRONT ELEVATION

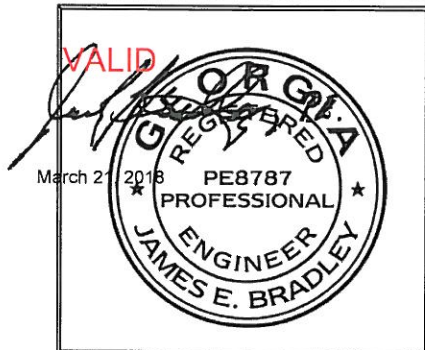
OVERHANG:
ENDWALLS: 6"
SIDEWALLS: 6"



REAR ELEVATION
SCALE: 3/16"=1'-0"

APPROVED **RADCO** APPROVED
Mar 21, 2018

CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458



DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534		440 THOMPSON DR. (912) 384-7080	
		DATE: 3-19-18 SCALE: NO SCALE	THIRD PARTY: RADCO 5801 BENJAMIN CENTER, SUITE 102 TAMPA, FLORIDA 33634 813-243-0370
CODES: SEE NOTES STATES: GA	REVISIONS:	DBI7628 A/B 27'-4" x 50'-0" BUSINESS	
ELEVATIONS		DESTINATION: FAYETTEVILLE	

Chanelle Blaine

From: Chanelle Blaine
Sent: Monday, January 7, 2019 9:18 AM
To: Shelley Anthony
Subject: Roof Pitch for Butch's Auto
Attachments: ARTICLE_V.
__CONDITIONAL_USES_NONCONFORMANCES_TRANSPORTATION_CORRIDOR_OVERLAY_ZONE_AND_COMMERCIAL_DEVELOPMENT_STANDARDS 1.doc

Good Morning Mr. Anthony,

I spoke to my Director this morning about your roof pitch predicament for Butch's Auto and he said we must go with the requirement stated in the Zoning Ordinance of a minimum pitch of 4.5 feet in one foot. I've attached a copy of the General Business Transportation Overlay Zone to the email. Please let me know if you have any other questions.

Regards,
Chanelle Blaine

Chanelle N. Blaine, AICP

Zoning Administrator
Fayette County Planning & Zoning Department
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214
Phone: 770-305-5162
Email: cblaine@fayettecountyga.gov



Chanelle Blaine

From: Chanelle Blaine
Sent: Thursday, December 27, 2018 11:26 AM
To: Shelley Anthony; 'Joey Scanlon'
Subject: Site Plan for Butch's Auto (SP18-012)
Attachments: P&Z 4th Sub. of Butch Auto SP18-012.pdf

Good Morning,

Planning & Zoning has approved the 4th Submittal site plan of Butch's Auto. I cannot sign off on the site plan until I receive a copy of the building elevations. These elevations must show that the building has a minimum pitch of 4.5 inches in one foot. Once that has been provided P&Z will sign off on the site plan. The review fee will be \$150.00. If you have any other questions please feel free to call or email.

Thanks,
Chanelle Blaine

Chanelle N. Blaine, AICP

Zoning Administrator
Fayette County Planning & Zoning Department
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214
Phone: 770-305-5162
Email: cblaine@fayettecountyga.gov



Chanelle Blaine

From: Chanelle Blaine
Sent: Wednesday, November 28, 2018 1:09 PM
To: Joey Scanlon
Cc: Shelley Anthony; Bob Sims
Subject: RE: Butch Auto SP18-012 3rd Sub. Comments

Good Afternoon Joey,

The site plan looks good but I cannot officially sign-off on it until the elevation comments are addressed. Please inform owner. If you have any additional questions feel free to call or email.

Thanks,
Chanelle Blaine

From: Joey Scanlon [mailto:joey@scanloneng.com]
Sent: Wednesday, November 28, 2018 12:26 PM
To: Chanelle Blaine
Cc: Shelley Anthony; Bob Sims
Subject: FW: Butch Auto SP18-012 3rd Sub. Comments

External Email Be cautious of sender, content, and links

Ms. Blaine

Attached is the revised site plan showing the requested dimensions to the dumpster enclosure. Please review the drawing and let me know if it satisfies your comments.
Have a good day!

Sincerely, Joey

Michael J. Scanlon, PE
Vice President

Scanlon Engineering Services, Inc.
221 E. Bank Street
Griffin, Georgia 30223
Cell Phone - 678-618-3665
Office Phone - 678-967-2051
website - www.scanloneng.com

From: Shelley Anthony <shelley.anthony58@yahoo.com>
Sent: Tuesday, November 27, 2018 11:55 AM
To: Joey Scanlon <joey@scanloneng.com>
Subject: Fwd: Butch Auto SP18-012 3rd Sub. Comments

Sent from my iPhone

Begin forwarded message:

From: Chanelle Blaine <cblaine@fayettecountyga.gov>
Date: November 15, 2018 at 5:26:25 PM EST
To: Shelley Anthony <shelley.anthony58@yahoo.com>
Subject: Butch Auto SP18-012 3rd Sub. Comments

Good Afternoon Mr. Anthony,

Attached is a copy of the 3rd submittal comments for Butch Auto. This is a conditional approval meaning that I will not make you resubmit plans unless other departments have found issues with your plans, but you will need to make the changes on the final set. My issues with the 3rd submittal are:

- Show the distance from the dumpster pad to the property line on the north and east end.
- Delineate the dumpster pad in bold marker because it looks to be encroaching the 15' setback.

After reviewing the elevation I have also found some issues and they are:

- Doors must be framed and maintain a residential character. The large glass in the door needs to have a divider between it so it can appear to have residential character.
- Roof must have a pitch that is a minimum of 4.5 inches in one foot.
- Please provide the building façade materials.

I've attached a copy of the overlay district to this email just in case you had any questions and highlighted the section that pertains to your project. If you have any questions please feel free to call or email.

Thanks,
Chanelle Blaine

Chanelle N. Blaine, AICP

Zoning Administrator
Fayette County Planning & Zoning Department
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214
Phone: 770-305-5162
Email: cblaine@fayettecountyga.gov



Chanelle Blaine

From: Chanelle Blaine
Sent: Thursday, November 15, 2018 5:26 PM
To: Shelley Anthony
Subject: Butch Auto SP18-012 3rd Sub. Comments
Attachments: P&Z 3rd Sub. of Butch Auto SP18-012.pdf; ARTICLE_V.
__CONDITIONAL_USES_NONCONFORMANCES_TRANSPORTATION_CORRIDOR_OVER
LAY_ZONE_AND_COMMERCIAL_DEVELOPMENT_STANDARDS 1.doc

Good Afternoon Mr. Anthony,

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- Please provide the building façade materials.

I've attached a copy of the overlay district to this email just in case you had any questions and highlighted the section that pertains to your project. If you have any questions please feel free to call or email.

Thanks,
Chanelle Blaine

Chanelle N. Blaine, AICP

Zoning Administrator
Fayette County Planning & Zoning Department
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214
Phone: 770-305-5162
Email: cblaine@fayettecountyga.gov



Chanelle Blaine

From: Chanelle Blaine
Sent: Thursday, September 27, 2018 8:36 AM
To: Shelley Anthony
Subject: RE: RE: Butch Auto SP18-012 Comments

Thank you.

From: Shelley Anthony [mailto:shelley.anthony58@yahoo.com]
Sent: Wednesday, September 26, 2018 7:06 PM
To: Chanelle Blaine; Joey Scanlon
Subject: Re: RE: Butch Auto SP18-012 Comments

***External Email* Be cautious of sender, content, and links**

The elevations starts on page 26, please let me know if you need anything else!

Regards,

On Friday, September 14, 2018, 10:39:33 AM EDT, Joey Scanlon <joey@scanloneng.com> wrote:

Ms. Blaine.

Thank you for the quick response.

As far as I know the plans can be approved once the building elevations are submitted. Is this correct?

Sincerely, Joey

Michael J. Scanlon, PE

Vice President

Scanlon Engineering Services, Inc.

221 E. Bank Street

Griffin, Georgia 30223

Cell Phone - 678-618-3665

Office Phone - 678-967-2051

website - www.scanloneng.com

From: Chanelle Blaine <cblaine@fayettecountyga.gov>
Sent: Friday, September 14, 2018 10:30 AM
To: Joey Scanlon <joey@scanloneng.com>
Subject: RE: Butch Auto SP18-012 Comments

Joey.

This looks good

Thanks.

Chanelle Blaine

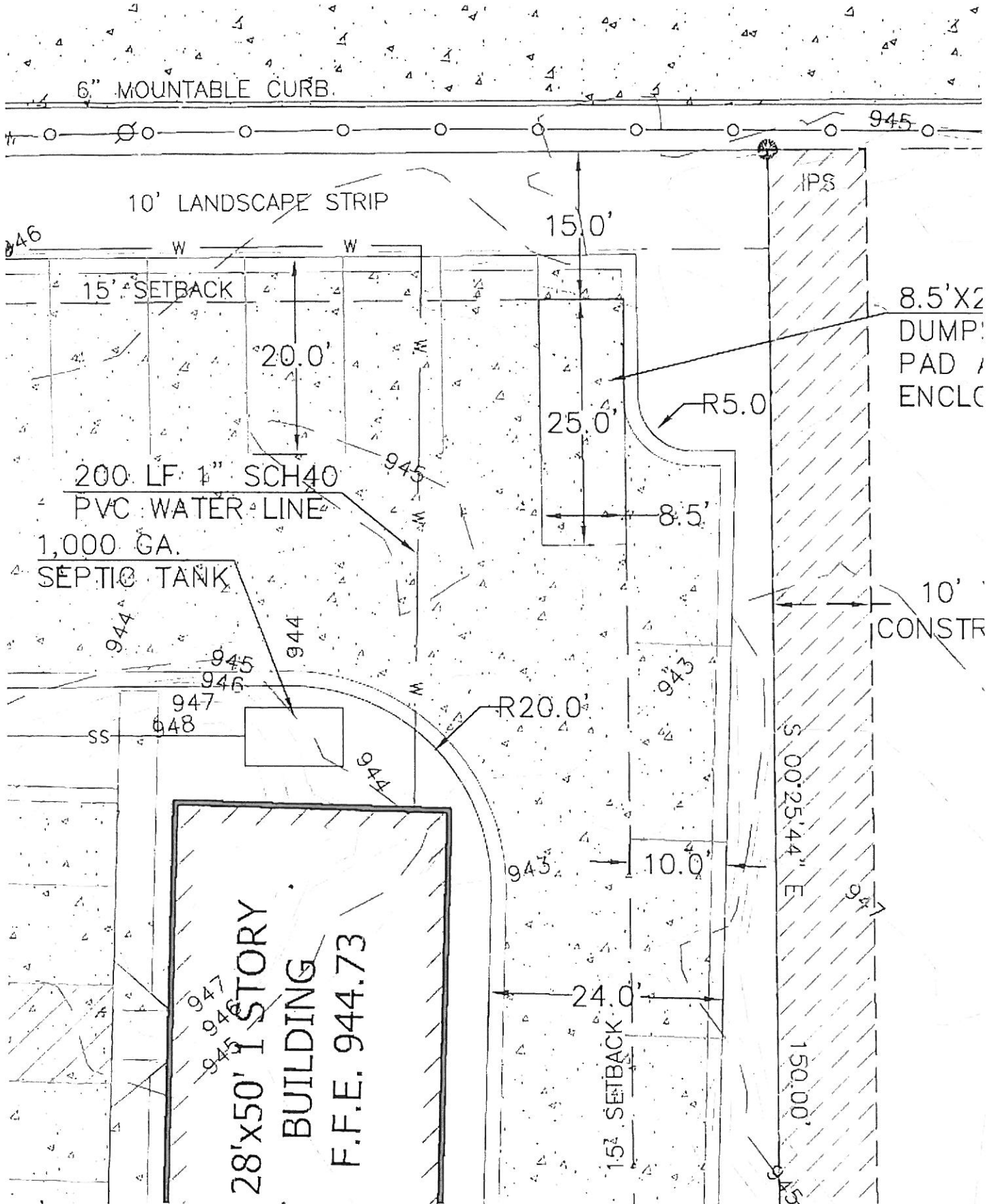
From: Joey Scanlon [<mailto:joey@scanloneng.com>]
Sent: Friday, September 14, 2018 10:24 AM
To: Chanelle Blaine
Cc: Shelley Anthony; Bob Sims
Subject: RE: Butch Auto SP18-012 Comments

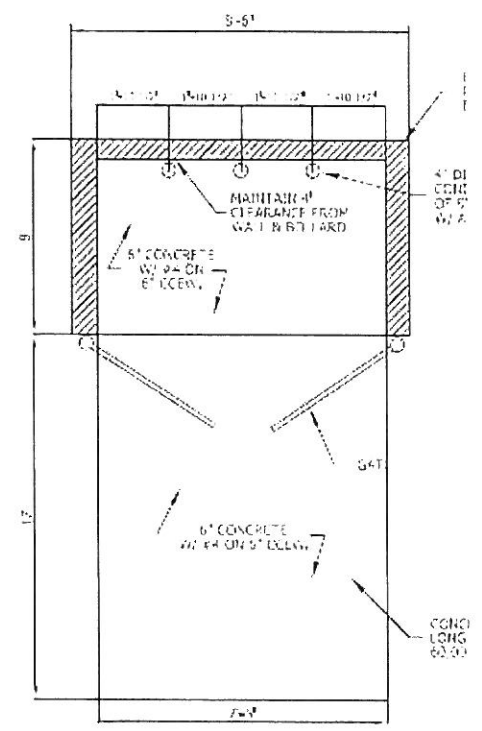
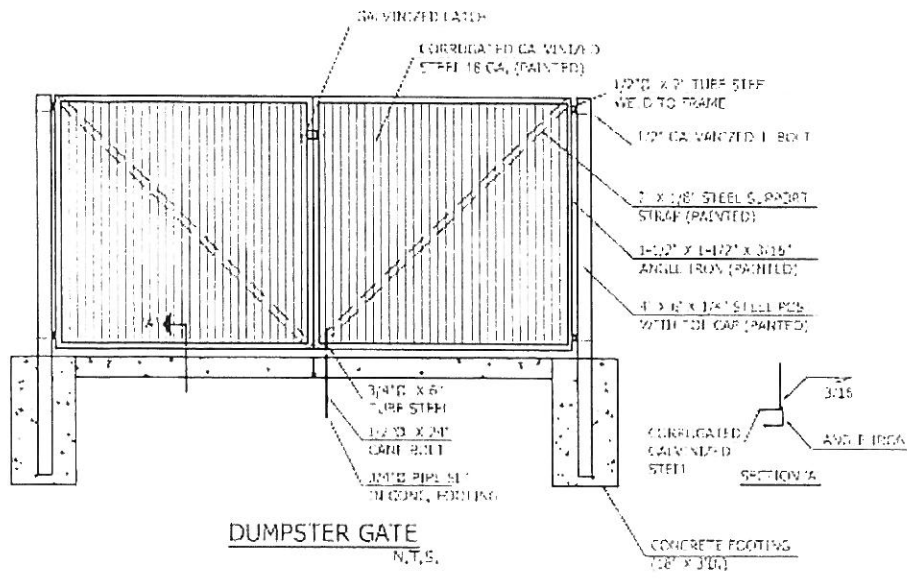
***External Email* Be cautious of sender, content, and links**

Ms. Blaine

I have moved the dumpster enclosure behind the 15' building setback and included a dumpster enclosure detail. Please review the attached and let me know if this is acceptable.

Thank you for the quick response.





NOTE: GATE POSTS AND BOLLARDS SHALL BE SET IN 12" DEEP HOLES FILLED W/ CONCRETE AND CONSTRUCTED BY DUMPSTER SLAB,
NO VERTICAL INTERFERENCE IS ALLOWED.

DUMPSTER PLAN
N.T.S.

Sincerely, Joey

Michael J. Scanlon, PE

Vice President

Scanlon Engineering Services, Inc.

221 E. Bank Street

Griffin, Georgia 30223

Cell Phone - 678-618-3665

Office Phone - 678-967-2051

website - www.scanloneng.com

From: Chanelle Blaine <cblaine@fayettecountyga.gov>

Sent: Friday, September 14, 2018 8:33 AM

To: Joey Scanlon <joey@scanloneng.com>

Subject: RE: Butch Auto SP18-012 Comments

Good Morning Joey,

According to the Fayette County Zoning Ordinance Section 110-98: The refuse/dumpster area used in conjunction with nonresidential uses shall only be located to the side or rear of the principal structure, comply with the setbacks and/or buffer requirements, and screened per this article. Please update and resubmit.

Thanks,

Chanelle Blaine

Chanelle N. Blaine, AICP

Zoning Administrator

Fayette County Planning & Zoning Department

140 Stonewall Avenue West, Suite 202

Fayetteville, GA 30214

Phone: 770-305-5162

Email: cblaine@fayettecountyga.gov



From: Joey Scanlon [mailto:joey@scanloneng.com]
Sent: Thursday, September 13, 2018 3:35 PM
To: Shelley Anthony; Chanelle Blaine
Cc: Bob Sims
Subject: RE: Butch Auto SP18-012 Comments

***External Email* Be cautious of sender, content, and links**

Ms. Blaine:

The Civil Plans for Butch's Auto, LLC have been revised per your comments (comments attached). Please review the attached revised site plan and let me know if this is acceptable. P&Z's approval is the only outstanding department for gaining final approval of this project.

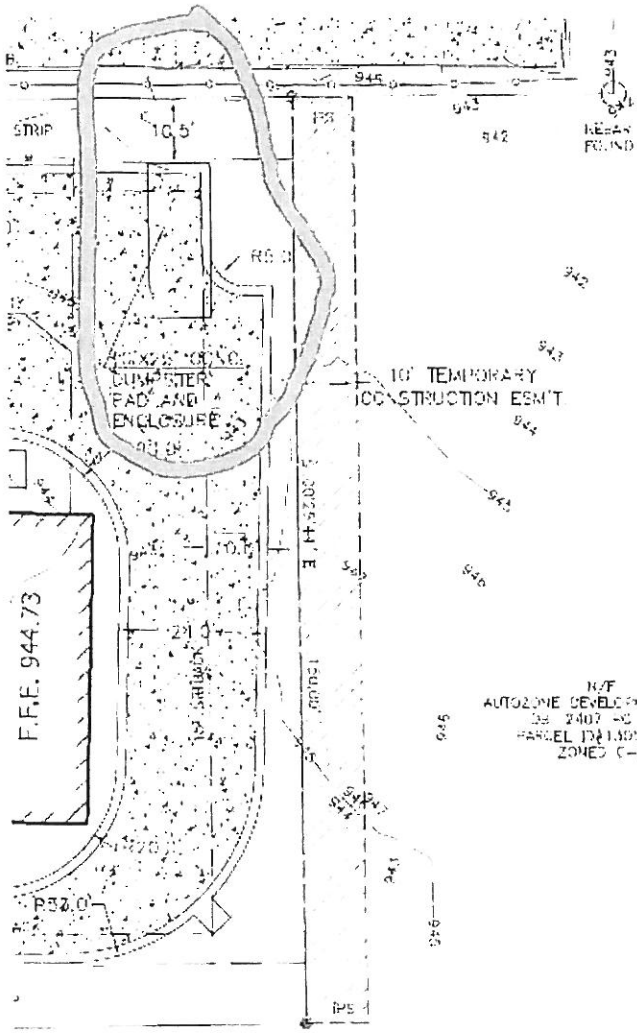
The Owner will provide a copy of the building elevations.

Attached is the revised site plan showing:

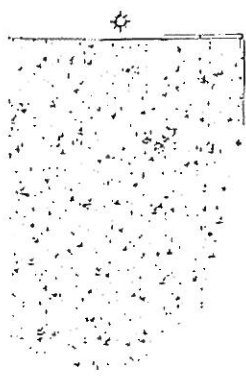
1. the dimension from the dumpster enclosure to the property line, i.e. 10.5'
2. The rezoning petition #206-72, Approved February 5, 1972 (see General Note 7A)

GA. GRID NORTH 71

	DAK
	FINE



N/F
 AUTOZONE DEVELOPMENT CORP
 2407 AC 479
 PARCEL 13413050118
 ZONED C-H



Automobile Sales Building Required

1 space per every service employee
 Space dim: 10x20
 Total required spaces = 3 spaces
 Total provided spaces = 22 spaces including 7

Impervious Area Statement

SITE AREA: 27,321 SF, OR 0.63 ACRES
 EXISTING IMPERVIOUS SURFACES = 0 SF (0%)
 PROPOSED IMPERVIOUS SURFACES = 16,586
 159.98% PROPOSED CHANGE IN IMPERVIOUS
 EXISTING PERVIOUS SURFACES = 27,321 SF
 PROPOSED PERVIOUS AREAS = 10,935 SF (40%)
 40.02% PROPOSED CHANGE IN PERVIOUS S

Existing Structures or Featu

THERE ARE NO EXISTING STRUCTURE OR FE.

Existing Easements O:

THERE ARE NO EXISTING EASEMENTS ON-SI

GENERAL NOTES

1. APPLICANT:
 MR. SHELLEY ANTHONY
 5425 OAKLEY COMMONS BLVD,
 UNION CITY, GA 30236
 (678) 886-0946
2. ENGINEER:
 WILSON ENGINEERING SERVICES, INC.
 221 E. BANK STREET
 GRIFFIN, GA 30223
 CONTACT: MICHAEL S. SCANLON, P.E. (ENGINEER OF RECORD)
 PHONE: 678-267-2051
3. SITE DATA:
 TAX PARCEL ID, NO. 130501033
 TOTAL AREA OF SITE: 0.627 ACRES
 ADDRESS:
 1099 1/2 N
 FAYETTEVILLE GA, 30214
4. POTABLE WATER SERVICE SHALL BE PROVIDED BY FAYET
 SANITARY SEWER SERVICE SHALL BE PROVIDED BY GA-61
5. BOUNDARY, TOPOGRAPHY, BENCHMARK INFORMATION PROVIDED
 SURVYING & PLANNING, INC., MCGONNELL, GA, DATED
6. PROPERTY IS NOT LOCATED INSIDE A FLOOD HAZARD AP
 ON THE FLOOD INSURANCE RATE MAPS (FIRM) 130130037E.
7. ZONING DATA:
 FAYETTE COUNTY ZONING REGULATIONS (SECTION 116-1
 A. CURRENT ZONING: C-H (HIGHWAY COMMERCIAL) DISTRICT
 TRANSPORTATION OVERLAY DISTRICT
 REZONING PETITION #236-72, APPROVED FEBRUARY 5
 MINIMUM LOT AREA: 42,586 SF, (WITH CENTRAL WATER
 MINIMUM LOT WIDTH: 125'

Sincerely, Joey

Michael J. Scanlon, PE

Vice President

Scanlon Engineering Services, Inc.

221 E. Bank Street

Griffin, Georgia 30223

Cell Phone - 678-618-3665

Office Phone - 678-967-2051

website - www.scanloneng.com

From: Shelley Anthony <shelley.anthony58@yahoo.com>

Sent: Thursday, September 13, 2018 9:43 AM

To: Joey Scanlon <joey@scanloneng.com>

Subject: Fwd: Butch Auto SP18-012 Comments

Sent from my iPhone

Begin forwarded message:

From: Chanelle Blaine <cblaine@fayettecountyga.gov>

Date: September 11, 2018 at 8:35:12 AM EDT

To: "shelley.anthony58@yahoo.com" <shelley.anthony58@yahoo.com>

Cc: "Bryan D. Keller" <bkeller@fayettecountyga.gov>, Deborah Sims <dsims@fayettecountyga.gov>

Subject: Butch Auto SP18-012 Comments

Good Morning Mr. Anthony,

Attached are the County comments for the 2nd Submittal of the Butch Auto site plan (SP18-012). I believe EMD comments are combined with the Engineering Comments. Please reach out to Deborah Sims or Bryan Keller for clarification. I apologize about the late response.

Have a wonderful week,

Chanelle Blaine

Chanelle N. Blaine, AICP

Zoning Administrator

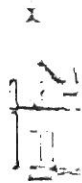
Fayette County Planning & Zoning Department

140 Stonewall Avenue West, Suite 202

Fayetteville, GA 30214

Phone: 770-305-5162

Email: cblaine@fayettecountyga.gov



FAYETTE *County*
Create Your Story!

MATERIAL TRANSMITTAL

DATE OF TRANSMITTAL: 12/12/2018
PROJECT NAME: Butch's Auto, SP18-012
LOCATION: Highway 314
CONTACT: Shelly Anthony IV
PHONE NO: (678) 886-0946 E-MAIL: shelly.anthony58@yahoo.com

<input checked="" type="checkbox"/> Chanelle Blaine, Zoning Administrator	<input type="checkbox"/> Vanessa Birrell, Environmental Management
<input type="checkbox"/> Matt Bergen, Utilities	<input type="checkbox"/> Phil Mallon, Engineering/Public Works
<input type="checkbox"/> Robert Kurbes, Environmental Health	<input type="checkbox"/> <u>NA</u> Permits & Inspections (As Requested)
<input type="checkbox"/> Jimmy Hall, Fire Marshal	<input type="checkbox"/> <u>NA</u> GDOT

This department transmits herewith to you:

- FINAL PLAT
- REVISED FINAL PLAT
- FINAL PLAT (REVISION FOR CORRECTIONS)
- MINOR SUBDIVISION PLAT
- PRELIMINARY PLAT
- PRELIMINARY PLAT (REVISION FOR CORRECTIONS)
- SITE PLAN NEW TOWER ADMIN APPROVAL
- SITE PLAN CO-LOCATION
- SITE PLAN
- REVISED SITE PLAN (ADDITION)
- SITE PLAN (REVISION FOR CORRECTIONS)
- YIELD PLAN (REVISION FOR CORRECTIONS)
- OTHER: MINOR REVISION TO A FINAL PLAT

For:

- REVIEW AND APPROVAL
- YOUR INFORMATION AND FILES
- OTHER: _____

REMARKS: 4th Submittal Provide Updated Elevations

Cond.

APPROVED:

RESUBMIT: _____

Signed: 
Date: 12/27/18

PLEASE RETURN COMMENTS TO THE ZONING DEPT. BY: 12/26/2018

SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT

Project: Butch's Auto SPI8-012

Applicant: Shelly Anthony

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
10/25/18 ✓ A	Y	1. ✓ Provide County, land district, and land lot.
✓ C-02	Y	2. ✓ Indicate date of site plan preparation; provide scale of drawing, stated and shown graphically. ✓ extra
✓ C-02	Y Y	3. ✓ Provide north arrow, and vicinity map. - Please remove the label of SITE in cover page.
✓ C-01	Y	4. ✓ Provide name, address, and telephone number of owner and/or developer.
✓ C-01	Y	5. ✓ Provide name, address, and telephone number, registration number, seal and signature of the project's engineer or architect. The design profession must be licensed in the State of Georgia.
✓ C-01	Y Y	6. ✓ Provide signature blocks for County approval: County Engineer, Fire Marshal, Environmental Health, Environmental Management, and Zoning Administrator. - Please provide on cover page.
C-02	Y	7. ✓ Provide a legend for all abbreviations.
✓ C-02-05	Y	8. ✓ Provide an index of sheets if more than one sheet is provided.
✓ C-02	Y	9. ✓ Show property lines with bearings and distances of subject property.
✓ C-02	Y	10. ✓ Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line, as required by the Planning & Zoning Department. 75'
✓ C-02	Y	11. ✓ Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and buffer as applicable. (N/A)
	N/A	12. ✓ Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property.
✓ C-02	Y	13. ✓ Provide total acreage of subject property to the 1/100 th acre.
✓	Y Y	14. ✓ Provide acreage of Lot Coverage Limit (Structures and parking areas) to the 1/100 th acre. - Lot Coverage limit cannot exceed 40% of total lot area. ✓
	Y *	15. (1) Provide elevation drawings as as applicable. ✓

No Elevation drawings

↳ Please provide a copy of the elevation drawings.

SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
<u>✓</u>	<u>Y</u>	16. <u>✓</u> Provide rezoning information, including petition number, date of approval and exact wording of any rezoning conditions as applicable. <i>Petition # 206-72 Approved 2/5/1972</i>
<u>N/A</u>	<u>N/A</u>	17. <u>✓</u> Provide variances information including petition number, date of approval and exact wording of any variance conditions as applicable.
<u>_____</u>	<u>N/A</u>	18. <u>✓</u> Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as applicable.
<u>_____</u>	<u>N/A</u>	19. <u>✓</u> Provide Information regarding the final plat or minor subdivision plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as if applicable.
<u>C-02</u>	<u>Y</u>	20. <u>✓</u> Provide zoning and property owner name and/or subdivision name of all adjacent properties.
<u>✓ C-02</u>	<u>Y</u>	21. Identify all existing structures and features and label as "to remain" or "to be removed". Structures to remain must be shown and meet all applicable zoning requirements. "Features" include railroads, sewers, bridges, culverts, drain pipes, water mains, cemeteries, etc. Provide a note if there are no existing structures or features on the property. <u>✓</u>
<u>C-02</u>	<u>Y</u>	22. Provide locations and dimensions of all proposed structures including proposed use(s), distances between buildings, number of stories, number of units per structure, square footage per unit, and total number of units. <u>✓</u>
<u>C-02</u>	<u>Y</u>	23. Provide location of refuse collection area(s), outside storage and/or service areas, off-street loading areas and how such areas will be screened. <u>✓</u>
<u>C-02</u>	<u>Y</u>	24. Indicate how subject property will be served by water and sewage disposal. <u>✓</u>
<u>✓ C-02</u>	<u>Y</u>	25. Provide location of existing and proposed water lines and fire hydrants. <u>✓</u>
<u>C-02</u>	<u>Y</u>	26. Provide location of septic system, initial and replacement drain fields and/or sanitary sewer lines as applicable. <u>✓</u>

Proposed Use
CRA Scale
On Page C-02

Pad seems to encroach s/b!

Where are Fire Hydrants?

Please know dumpster on the property must be on the side of road.

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Plan Page# Included Y/N/NA (Items marked with * are missing or deficient)

_____ ~~Y~~ ~~NA~~ ~~Y~~ 27. ✓ Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property. ✓ Done

C-02 Y 28. ✓ Indicate how number of parking spaces was determined. ✓

Comments: 3. Please remove the extra label. ✓ SITE 6. Add signature. ✓ Done
blocks on cover pg. 74. Lot coverage limit cannot exceed 60% of total lot area. 15. Please provide a copy of the elevations.*

16. Provide rezoning info: Petition # 204-72 Approved Feb. 5, 1972. ✓

20. Provide a note if there is no existing structures or features on the property. 22. Provide the number of stories. 23. Dumpster must be placed on the side of rear yard. 25. Provide location of fire hydrants.

Cond. Approval/Date Resubmit/Date
C-02 11/15/18 C-02 8/8/18

Cond. C-02 12/27/18

Planning & Zoning Department
Administrative Complex - Suite 202
140 Stonewall Avenue, West
Fayetteville, Georgia 30214
(T) 770-305-5162
Email: cblaine@fayettecountygga.gov

* Provide updated elevations *

27. Provide a note if there are no existing easements associated with the property. ✓✓

23. Please show the distance from the dumpster to the property line on the north or east end. Please delineate the dumpster pad in bold marker if looks to be encroaching 15' =/b.

MATERIAL TRANSMITTAL

DATE OF TRANSMITTAL: 11/01/2018
PROJECT NAME: Butch's Auto, SP18-012
LOCATION: Highway 314
CONTACT: Shelly Anthony IV
PHONE NO: (678) 886-0946 E-MAIL: shelley.anthony58@yahoo.com

<input checked="" type="checkbox"/> Channele Blaine, Zoning Administrator	<input type="checkbox"/> Vanessa Birrell, Environmental Management
<input type="checkbox"/> Matt Bergen, Utilities	<input type="checkbox"/> Phil Mallon, Engineering/Public Works
<input type="checkbox"/> Robert Kurbes, Environmental Health	<input type="checkbox"/> <u>NA</u> Permits & Inspections (As Requested)
<input type="checkbox"/> Jimmy Hall, Fire Marshal	<input type="checkbox"/> <u>NA</u> GDOT

This department transmits herewith to you:

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- FINAL PLAT (REVISION FOR CORRECTIONS)
- MINOR SUBDIVISION PLAT
- PRELIMINARY PLAT
- PRELIMINARY PLAT (REVISION FOR CORRECTIONS)
- SITE PLAN NEW TOWER ADMIN APPROVAL
- SITE PLAN CO-LOCATION
- SITE PLAN
- REVISED SITE PLAN (ADDITION)
- SITE PLAN (REVISION FOR CORRECTIONS)
- YIELD PLAN (REVISION FOR CORRECTIONS)
- OTHER: MINOR REVISION TO A FINAL PLAT

For:

- REVIEW AND APPROVAL
- YOUR INFORMATION AND FILES
- OTHER: _____

REMARKS: 3RD Submittal

Cond. APPROVED:

RESUBMIT: _____

Signed: 
Date: 11/15/18

PLEASE RETURN COMMENTS TO THE ZONING DEPT. BY: 11/15/2018

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Project: Butch's Auto SPI8-012

Applicant: Shelly Anthony

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
10/25/18 ✓ A	Y	1. ✓ Provide County, land district, and land lot.
✓ C-02	Y	2. ✓ Indicate date of site plan preparation; provide scale of drawing, stated and shown graphically.
✓ C-02	Y Y	3. ✓ Provide north arrow and vicinity map. <i>- Please remove the label of SITE on cover page.</i>
✓ C-01	Y	4. ✓ Provide name, address, and telephone number of owner and/or developer.
✓ C-01	X	5. ✓ Provide name, address, and telephone number, registration number, seal and signature of the project's engineer or architect. The design profession must be licensed in the State of Georgia.
✓ C-01	Y Y	6. ✓ Provide signature blocks for County approval: County Engineer, Fire Marshal, Environmental Health, Environmental Management, and Zoning Administrator. <i>Please provide on cover page.</i>
C-02	Y	7. ✓ Provide a legend for all abbreviations.
✓ C-01-06	X	8. ✓ Provide an index of sheets if more than one sheet is provided.
✓ C-02	Y	9. ✓ Show property lines with bearings and distances of subject property.
✓ C-02	Y	10. ✓ Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line, as required by the Planning & Zoning Department. <i>75'</i>
✓ C-02	Y	11. ✓ Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and buffer as applicable. <i>(N/A)</i>
	N/A	12. ✓ Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property.
✓ C-02	Y	13. ✓ Provide total acreage of subject property to the 1/100 th acre.
✓	Y Y	14. ✓ Provide acreage of Lot Coverage Limit (Structures and parking areas) to the 1/100 th acre. <i>- Lot Coverage limit cannot exceed 40% of total lot area.</i>
	Y *	15. Y Provide elevation drawings as as applicable.

No Elevation Drawings

Please provide a copy of the elevation drawings.

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
<u>✓</u>	N/A ✓	16. ✓ Provide rezoning information, including petition number, date of approval and exact wording of any rezoning conditions as applicable. <i>Petition # 206-72 Approved 2/5/1972</i>
<u>N/A</u>	<u>N/A</u>	17. N/A Provide variances information including petition number, date of approval and exact wording of any variance conditions as applicable.
<u>_____</u>	<u>N/A</u>	18. N/A Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as applicable.
<u>_____</u>	<u>N/A</u>	19. N/A Provide Information regarding the final plat or minor subdivision plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as applicable.
<u>C-02</u>	<u>Y</u>	20. ✓ Provide zoning and property owner name and/or subdivision name of all adjacent properties. ✓
<u>✓ C-02</u>	<u>N/A Y</u>	21. ✓ Identify all existing structures and features and label as "to remain" or "to be removed". Structures to remain must be shown and meet all applicable zoning requirements. "Features" include railroads, sewers, bridges, culverts, drain pipes, water mains, cemeteries, etc. <u>Provide a note if there are no existing structures or features on the property.</u> ✓
<u>C-02</u>	<u>N/A Y</u>	22. <u>0</u> Provide locations and dimensions of all proposed structures including proposed use(s), distances between buildings, <u>number of stories</u> , number of units per structure, square footage per unit, and total number of units. ✓
<u>C-02</u>	<u>N/A</u>	23. <u>0</u> Provide location of refuse collection area(s), outside storage and/or service areas, off-street loading areas and how such areas will be screened. — <u>PLEASE SHOW DUMPSTER DISTANCE TO PROPERTY LINE</u> ✓
<u>C-02</u>	<u>Y</u>	24. ✓ Indicate how subject property will be served by water and sewage disposal. ✓ <i>Please show dumpster distance to property line must be on the side or rear yard</i>
<u>✓ C-02</u>	<u>N/A Y</u>	25. <u>0</u> Provide location of existing and proposed water lines and fire hydrants. ✓
<u>C-02</u>	<u>Y</u>	26. <u>0</u> Provide location of septic system, initial and replacement drain fields and/or sanitary sewer lines as applicable. ✓

Add Proposed Use CAN Scales On Page C-01

Pad seems to encroach s/b!

Where are Fire Hydrants?

Please know dumpster on street must be on the side or rear yard

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Plan Page# Included Y/N/NA (Items marked with * are missing or deficient)

~~C-02~~ ~~Y~~ 27. ✓ Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property. DONE

C-02 Y 28. ✓ Indicate how number of parking spaces was determined. ✓

Comments: 3. Please remove the extra label. ^{SITE} 6. Add signature. DONE

blocks on cover pg. 74. Lot coverage limit cannot exceed 60% of total lot area. 15. Please provide a copy of the elevations.*

DONE 16. Provide reasoning info: Petition # 206-92 Approved Feb. 5, 1992. ✓

DONE 20. Provide a note if there is no existing structures or features on the property. 22. Provide the number of stories. 23. Dumpster must be placed on the side or rear yard. 25. Provide location of fire hydrants. ✓

Cond. Approval/Date Resubmit/Date
C-02 11/15/18 C-02 8/8/18

Planning & Zoning Department
Administrative Complex - Suite 202
140 Stonewall Avenue, West
Fayetteville, Georgia 30214
(T) 770-305-5162
Email: cblaine@fayettecountyga.gov

DONE 27. Provide a note if there are no existing easements associated with the property. ✓
Page 22 of the property.
C-02

23. Please show the distance from the dumpster to the property line. Please indicate the dumpster pad in bold marker if looks to be encroaching 15' s/b. ^{on the north & east end.}

MATERIAL TRANSMITTAL

DATE OF TRANSMITTAL: 8/23/2018

PROJECT NAME: Butch's Auto, SP18-012

LOCATION: Highway 314

CONTACT: Shelly Anthony IV

PHONE NO: (678) 886-0946

E-MAIL: shelley.anthony58@yahoo.com

<input checked="" type="checkbox"/> Chanelle Blaine, Zoning Administrator	<input type="checkbox"/> Vanessa Birrell, Environmental Management
<input type="checkbox"/> Matt Bergen, Utilities	<input type="checkbox"/> Phil Mallon, Engineering/Public Works
<input type="checkbox"/> Robert Kurbes, Environmental Health	<input type="checkbox"/> <u>NA</u> Permits & Inspections (As Requested)
<input type="checkbox"/> Jimmy Hall, Fire Marshal	<input type="checkbox"/> <u>NA</u> GDOT

This department transmits herewith to you:

- FINAL PLAT
- REVISED FINAL PLAT
- FINAL PLAT (REVISION FOR CORRECTIONS)
- MINOR SUBDIVISION PLAT
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- PRELIMINARY PLAT (REVISION FOR CORRECTIONS)
- SITE PLAN NEW TOWER ADMIN APPROVAL
- SITE PLAN CO-LOCATION
- SITE PLAN
- REVISED SITE PLAN (ADDITION)
- SITE PLAN (REVISION FOR CORRECTIONS)
- YIELD PLAN (REVISION FOR CORRECTIONS)
- OTHER: MINOR REVISION TO A FINAL PLAT

For:

- REVIEW AND APPROVAL
- YOUR INFORMATION AND FILES
- OTHER: _____

REMARKS: 2ND Submittal

APPROVED: _____

RESUBMIT:

Signed: [Signature]
Date: 9/4/2018

PLEASE RETURN COMMENTS TO THE ZONING DEPT. BY: 9/06/2018

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Project: Butch's Auto SPI8-012

Applicant: Shelly Anthony

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
<u>1</u>	<u>Y</u>	1. Provide County, land district, and land lot.
<u>C-02</u>	<u>Y</u>	2. Indicate date of site plan preparation; provide scale of drawing, stated and shown graphically.
<u>C-02</u>	<u>*Y</u>	3. Provide north arrow and vicinity map. <i>- Please remove the label of SITE on cover page.</i>
<u>C-01</u>	<u>Y</u>	4. Provide name, address, and telephone number of owner and/or developer.
<u>C-01</u>	<u>Y</u>	5. Provide name, address, and telephone number, registration number, seal and signature of the project's engineer or architect. The design profession must be licensed in the State of Georgia.
<u>C-01</u>	<u>*Y</u>	6. Provide signature blocks for County approval: County Engineer, Fire Marshal, Environmental Health, Environmental Management, and Zoning Administrator. <i>- Please provide on cover page.</i>
<u>C-02</u>	<u>Y</u>	7. Provide a legend for all abbreviations.
<u>C-02-06</u>	<u>Y</u>	8. Provide an index of sheets if more than one sheet is provided.
<u>C-02</u>	<u>Y</u>	9. Show property lines with bearings and distances of subject property.
<u>C-02</u>	<u>Y</u>	10. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line, as required by the Planning & Zoning Department.
<u>C-02</u>	<u>Y</u>	11. Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and buffer as applicable. <i>(N/A)</i>
<u> </u>	<u>N/A</u>	12. Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property.
<u>C-02</u>	<u>Y</u>	13. Provide total acreage of subject property to the 1/100 th acre.
<u> </u>	<u>*Y</u>	14. Provide acreage of Lot Coverage Limit (Structures and parking areas) to the 1/100 th acre. <i>- Lot Coverage limit cannot exceed 40% of total lot area.</i>
<u> </u>	<u>*Y</u>	15. Provide elevation drawings as applicable.

Please provide a copy of the elevation drawings.

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
_____	Y	16. Provide rezoning information, including petition number, date of approval and exact wording of any rezoning conditions as applicable. <i>Petition # 2006-72 Approved 2/5/1972</i>
_____	N/A	17. Provide variances information including petition number, date of approval and exact wording of any variance conditions as applicable.
_____	N/A	18. Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as applicable.
_____	N/A	19. Provide Information regarding the final plat or minor subdivision plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as if applicable.
C-02	Y	20. Provide zoning and property owner name and/or subdivision name of all adjacent properties.
C-02	Y Y	21. Identify all existing structures and features and label as "to remain" or "to be removed". Structures to remain must be shown and meet all applicable zoning requirements. "Features" include railroads, sewers, bridges, culverts, drain pipes, water mains, cemeteries, etc. <u>Provide a note if there are no existing structures or features on the property.</u>
C-02	Y Y	22. Provide locations and dimensions of all proposed structures including, <u>proposed use(s)</u> , distances between buildings, <u>number of stories</u> , number of units per structure, square footage per unit, and total number of units.
C-02	Y	23. Provide location of refuse collection area(s), outside storage on property and/or service areas, off-street loading areas and how such areas will be screened. <i>Please remove dumpster on street</i>
C-02	Y	24. Indicate how subject property will be served by water and sewage disposal. <i>Please show dumpster distance to property line must be on the side or rear yard</i>
C-02	Y Y	25. Provide location of existing and proposed water lines and <u>fire hydrants.</u>
C-02	Y	26. Provide location of septic system, initial and replacement drain fields and/or sanitary sewer lines as applicable.

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Plan Page# Included Y/N/NA (Items marked with * are missing or deficient)


_____ ~~*~~Y 27. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property. ✓

C-D2 Y 28. Indicate how number of parking spaces was determined. ✓

Comments: 3. Please remove the extra label. * 6. Add signature blocks on cover pg. T4. Lot coverage limit cannot exceed 60% of total lot area. 15. Please provide a copy of the elevations * 16. Provide rezoning info: Petition # 206-12 Approved Feb. 5, 1972. 21. Provide a note if there is no existing structures or features on the property. 22. Provide the number of stories. 23. Dumpster must be placed on the side or rear yard. 25. Provide location of fire hydrants.

Approval/Date

Resubmit/Date

 8/8/18

Planning & Zoning Department
Administrative Complex - Suite 202
140 Stonewall Avenue, West
Fayetteville, Georgia 30214
(T) 770-305-5162
Email: cblaine@fayettecountyga.gov

27. Provide a note if there are no existing easements associated w/ the property. ✓

23. Please show the distance from the dumpster to the property line.

MATERIAL TRANSMITTAL

DATE OF TRANSMITTAL: 8/1/2018

PROJECT NAME: Butch's Auto, SP18-012

LOCATION: Highway 314

CONTACT: Shelly Anthony IV

PHONE NO: (678) 886-0946

E-MAIL: shelly.anthony58@yahoo.com

Channele Blaine, Zoning Administrator
 Matt Bergen, Utilities
 Robert Kurbes, Environmental Health
 Jimmy Hall, Fire Marshal

Vanessa Birrell, Environmental Management
 Phil Mallon, Engineering/Public Works
 NA Permits & Inspections (As Requested)
 NA GDOT

This department transmits herewith to you:

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- REVISED FINAL PLAT
- FINAL PLAT (REVISION FOR CORRECTIONS)
- MINOR SUBDIVISION PLAT
- PRELIMINARY PLAT
- PRELIMINARY PLAT (REVISION FOR CORRECTIONS)
- SITE PLAN NEW TOWER ADMIN APPROVAL
- SITE PLAN CO-LOCATION
- SITE PLAN
- REVISED SITE PLAN (ADDITION)
- SITE PLAN (REVISION FOR CORRECTIONS)
- YIELD PLAN (REVISION FOR CORRECTIONS)
- OTHER: MINOR REVISION TO A FINAL PLAT

For:

- REVIEW AND APPROVAL
- YOUR INFORMATION AND FILES
- OTHER: _____

REMARKS: 1st Submittal

APPROVED: _____

RESUBMIT: _____

Signed:  _____
Date: 8/8/18

PLEASE RETURN COMMENTS TO THE ZONING DEPT. BY:8/15/2018

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Project: Butch's Auto SP18-012

Applicant: Shelly Anthony

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
<u>1</u>	<u>Y</u>	1. Provide County, land district, and land lot.
<u>C-02</u>	<u>Y</u>	2. Indicate date of site plan preparation; provide scale of drawing, stated and shown graphically.
<u>C-02</u>	<u>*</u>	3. Provide north arrow and vicinity map. <i>- Please remove the label of SITE on cover page.</i>
<u>C-01</u>	<u>Y</u>	4. Provide name, address, and telephone number of owner and/or developer.
<u>C-01</u>	<u>Y</u>	5. Provide name, address, and telephone number, registration number, seal and signature of the project's engineer or architect. The design profession must be licensed in the State of Georgia.
<u>C-01</u>	<u>*</u>	6. Provide signature blocks for County approval: County Engineer, Fire Marshal, Environmental Health, Environmental Management, and Zoning Administrator. <i>- Please provide on cover page.</i>
<u>C-02</u>	<u>Y</u>	7. Provide a legend for all abbreviations.
<u>C-01-06</u>	<u>Y</u>	8. Provide an index of sheets if more than one sheet is provided.
<u>C-02</u>	<u>Y</u>	9. Show property lines with bearings and distances of subject property.
<u>C-02</u>	<u>Y</u>	10. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line, as required by the Planning & Zoning Department.
<u>C-02</u>	<u>Y</u>	11. Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and buffer as applicable. <i>(N/A)</i>
<u> </u>	<u>N/A</u>	12. Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property.
<u>C-02</u>	<u>Y</u>	13. Provide total acreage of subject property to the 1/100 th acre.
<u> </u>	<u>*</u>	14. Provide acreage of Lot Coverage Limit (Structures and parking areas) to the 1/100 th acre. <i>- Lot Coverage limit cannot exceed 40% of total lot area.</i>
<u> </u>	<u>*</u>	15. Provide elevation drawings as as applicable.

↳ Please provide a copy of the elevation drawings.

SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT

Plan Page#	Included Y/N/NA	(Items marked with * are missing or deficient)
_____	<u>*</u>	16. Provide rezoning information, including petition number, date of approval and exact wording of any rezoning conditions as applicable. <i>Petition # 2006-22 Approved 2/5/1972</i>
_____	<u>N/A</u>	17. Provide variances information including petition number, date of approval and exact wording of any variance conditions as applicable.
_____	<u>N/A</u>	18. Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as applicable.
_____	<u>N/A</u>	19. Provide Information regarding the final plat or minor subdivision plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval as if applicable.
<u>C-02</u>	<u>Y</u>	20. Provide zoning and property owner name and/or subdivision name of all adjacent properties.
<u>C-02</u>	<u>*</u>	21. Identify all existing structures and features and label as "to remain" or "to be removed". Structures to remain must be shown and meet all applicable zoning requirements. "Features" include railroads, sewers, bridges, culverts, drain pipes, water mains, cemeteries, etc. <u>Provide a note if there are no existing structures or features on the property.</u>
<u>C-02</u>	<u>*</u>	22. Provide locations and dimensions of all proposed structures including, <u>proposed use(s)</u> , distances between buildings, <u>number of stories</u> , number of units per structure, square footage per unit, and total number of units.
<u>C-02</u>	<u>*</u>	23. Provide location of refuse collection area(s), outside storage and/or service areas, off-street loading areas and how such areas will be screened. <i>Please know dumpster is shown adjacent to property. Dumpster must be on the side or rear yard.</i>
<u>C-02</u>	<u>Y</u>	24. Indicate how subject property will be served by water and sewage disposal.
<u>C-02</u>	<u>*</u>	25. Provide location of existing and proposed water lines and <u>fire hydrants</u> .
<u>C-02</u>	<u>Y</u>	26. Provide location of septic system, initial and replacement drain fields and/or sanitary sewer lines as applicable.

**SITE PLAN CHECKLIST
PLANNING AND ZONING DEPARTMENT**

Plan Page# Included Y/N/NA (Items marked with * are missing or deficient)

_____ ~~Y~~ ^Y 27. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property. ✓

C-D2 Y 28. Indicate how number of parking spaces was determined. ✓

Comments: 3. Please remove the extra label. ^{SITE} 6. Add signature blocks on cover pg. T4. Lot coverage limit cannot exceed 60% of total lot area. 15. Please provide a copy of the elevations*. 16. Provide rezoning info: Petition # 206-12 Approved Feb. 5, 1972. 21. Provide a note if there is no existing structures or features on the property. 22. Provide the number of stories. 23. Dumpster must be placed on the side of rear yard. 25. Provide location of fire hydrants.

Approval/Date _____ Resubmit/Date C. Blaine 8/8/18

Planning & Zoning Department
Administrative Complex - Suite 202
140 Stonewall Avenue, West
Fayetteville, Georgia 30214
(T) 770-305-5162
Email: cblaine@fayettecountyga.gov

27. Provide a note if there are no existing easements associated w/ the property. ✓

23. Please show ^{the} distance from ^{the} dumpster to ^{the} property line.

PETITION NO. A-702-19
1469 Antioch Road
Fayetteville, GA 30215
Public Hearing Date June 24, 2019

The subject property is zoned A-R and located at 1469 Antioch Road. The applicant is requesting a Variance as follows:

Variance to Sec. 110-125.(d)(6) to reduce the side yard setback from 50 feet to 25 feet to allow for the construction of a swimming pool.

Section 110-3. - Definitions.

Lot, corner, means lot located at the intersection of two or more streets.

History: The subject property is a non-conforming lot of record. A deed of the subject property was recorded on August 15, 1969. The subject property survey was recorded on October 27, 2015 in Book 48 and Page 115. Tax Assessor's records indicate that the house was built in 2016 and according to the deed the applicant purchased the property in 2019.

As part of the permitting process for a swimming pool, a survey is required. Through the survey staff discovered the violation. The survey given for the pool permit shows the pool's foundation 25 feet from the side property line.

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

I am requesting to put a swimming pool inside of the 50 foot setback behind my house. This location will provide the most privacy as well as address the low drainage areas that are in the yard. I believe this location will be away from main road and provide the safest location for my son. Also other side yard has yard drainage flowing through.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

This is my backyard, side yard has septic system in it. Location of pool desired would give me the most privacy from two main county roads. Left side of house contains drainage ditch for yard.

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

If I'm not allowed to put pool in back area. I'm worried about pool being near a main road and distracting drivers.

- 3. Such conditions are peculiar to the particular piece of property involved; and,**

I live on a corner lot, I have 2 front yards. This location will provide most privacy and keep my child away from main roads.

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and**

I don't believe that there will be any detriment to my neighbors behind me. I have a privacy fence that will block sight of pool from neighbor. I believe this pool will better the area and address some drainage issues as well.

- 5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.**

Other people are allowed to put their pool in back yard, I believe that we will still be able to maintain a landscape buffer between me and the neighbor I have already installed privacy fence.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: No objection to variance.

ENVIRONMENTAL MANAGEMENT: No comment.

FIRE MARSHAL: The Bureau of Fire Prevention will neither approve nor deny request that fall outside the scope of fire prevention code requirements.

WATER SYSTEM: No conflict.

A-702-19

Antioch Road

Lowery Road

SUBJECT
PROPERTY



VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS


PROPERTY OWNERS: Judy Abigail Looper
MAILING ADDRESS: 1469 Antioch Rd. Fayetteville, GA 30215
PHONE: 770-653-9111 E-MAIL: dear.jabigail@gmail.com
AGENT FOR OWNERS: Brown's Pools
MAILING ADDRESS: 3285 Hwy 34 E, Newton, GA 30265
PHONE: 770-755-6427 E-MAIL: _____
PROPERTY LOCATION: LAND LOT 118 LAND DISTRICT 4th PARCEL 0418-039
TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 1.49
ZONING DISTRICT: AR
ZONING OF SURROUNDING PROPERTIES: AR
PRESENT USE OF SUBJECT PROPERTY: _____
PROPOSED USE OF SUBJECT PROPERTY: _____

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-702-19

Application Insufficient due to lack of:

by Staff: _____ Date: _____

Application and all required supporting documentation is Sufficient and Complete

by Staff:  Date: 5/20/19

DATE OF ZONING BOARD OF APPEALS HEARING: _____

Received from _____ a check in the amount of \$ _____

for application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____ Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Judy Abigail Hoopes

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0418 039

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 4th District, and (if applicable to more than one land district) Land Lot(s) 118 of the District, and said property consists of a total of 1.49 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to David Anthony Brown to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

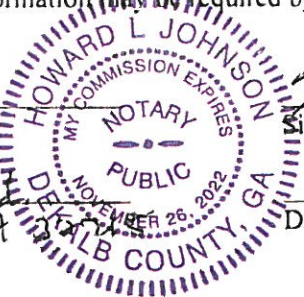
Signature of Property Owner 1

1469 Antech Rd Fayetteville, GA

Signature of Property Owner 2

Signature of Authorized Agent

3472 Hwy 5 Douglasville, GA



Signature of Notary Public

5/17/2019

Signature of Notary Public

Signature of Notary Public

5/17/2019

Date

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
Soc. 110-125(6) (110-125)	50' side setback	25' side setback	25'

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

I am requesting to put a swimming pool inside of the 50' setback behind my house. This location will provide the most privacy as well as address the low drainage areas that are in the yard. I believe this location will be away from main road and provide the safest location for my son. Also other side yard has yard drainage flowing thru.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

This is my Backyard, side yard Has septic system in it. Location of pool Desired would give me the Most privacy from 2 Main County Roads, Left side of House contains Driveway Pitche for yard.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

If I'm Not Allowed to put pool in Back Area. I'm worried About pool being near a Main Road, and Distracting Drivers.

3. Such conditions are peculiar to the particular piece of property involved.

I ~~be~~ Live on a Corner Lot, I have 2 Front yards. This Location will provide most privacy & keep my child away from Main Roads.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

I don't believe that there will be any detriment to my neighbors behind me. I have a privacy fence that will block sight of pool from neighbor. I believe this pool will better the tree & address some drainage issues as well.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

Other people are allowed to put their pool in back yard, I believe that we will still be able to maintain a landscape buffer between me and the neighbor. I have already installed privacy fence.

After Recording Return To:
McMichael & Gray, P.C.
120 Howard Lane
Fayetteville, GA 30215

Order No.: CAM-190084-PUR

Property Appraiser's Parcel I.D. Number:
0418-039



Doc ID: 010578000001 Type: WD
Recorded: 02/18/2019 at 09:25:00 AM
Fee Amt: \$415.00 Page 1 of 1
Transfer Tax: \$405.00
Fayette, Ga, Clerk Superior Court
Sheila Studdard Clerk of Court

BK 4840 PG 201

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 15th day of February, 2019, between

John Alan Bell

of the County of Fayette, State of Georgia, as party or parties of the first part, hereinafter called Grantor,
and

Judy Abigail Looper

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 118 of the 4th District, Fayette County, Georgia, said parcel containing 1.49 acres, as shown on that plat of survey for John Alan Bell by Jackson Land Surveying, P.C., Charles H. Jackson, GRLS No. 2351, dated January 24, 2015, said plat recorded in Plat Book 48, page 115, Fayette County, Georgia records, which said plat is incorporated herein and made a part hereof by this reference.

Parcel: 0418-039
Known as: 1469 Antioch Road, Fayetteville, GA

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Official Witness

John Alan Bell (Seal)

Notary Public

My Commission Expires: _____



MAY 17 2019

SITE SUMMARY
 1.49 ACRES
 65,100.75 S.F.
 ZONED AR



CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,731 FEET AND AN ANGULAR ERROR OF 0.03" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,412 FEET. TYPE EQUIPMENT USED : LEICA-1103 TOTAL STATION

I HEREBY CERTIFY, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Charles H. Jackson

GEORGIA REGISTERED LAND SURVEYOR NO. 2351
 CHARLES H. JACKSON, R.L.S.
 200 MARILYN DRIVE E.
 FAYETTEVILLE, GEORGIA 30214
 678.725.5435

JACKSON LAND SURVEYING P.C.

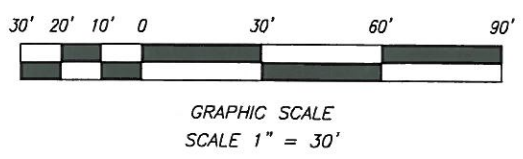
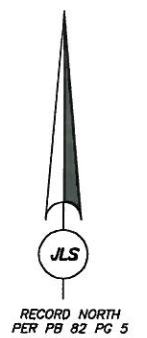
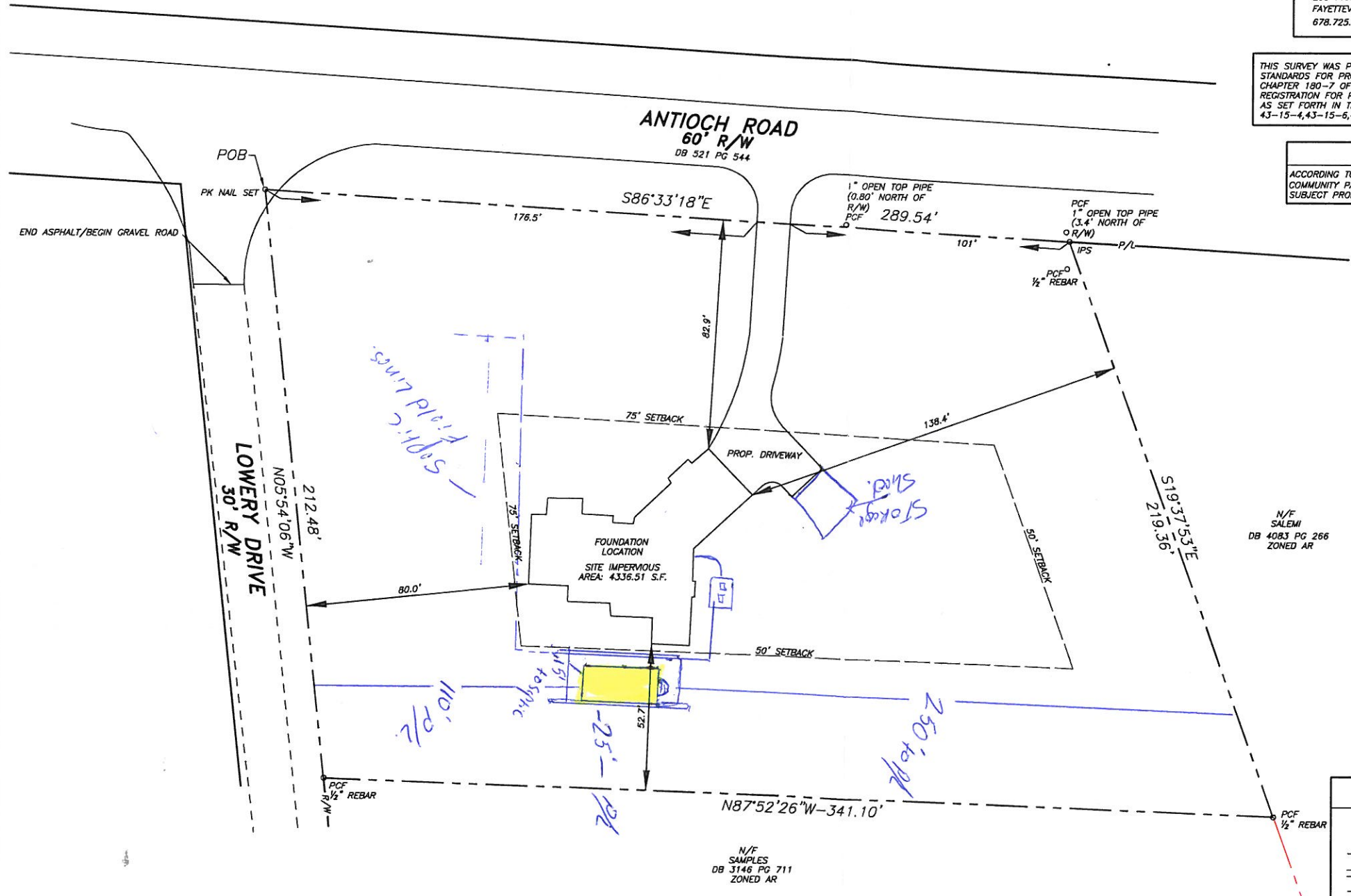
200 MARILYN DRIVE EAST
 FAYETTEVILLE, GA. 30214

C: 678.725.5435
 F: 678.586.5524

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



FLOOD CERTIFICATION
 ACCORDING TO THE F.E.M.A., FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13113C0160E DATED 9/26/2008 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



LEGEND

⊙	POWER POLE
— E —	OVERHEAD ELECTRIC
— W —	STORM DRAINAGE PIPES
— W —	UNDERGROUND WATER
—	CURB AND GUTTER
PCF	PROPERTY CORNER FOUND
IPS	IRON PIN SET (1/2" REBAR)
WM	WATER METER
GM	GAS METER
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
LL	LAND LOT LINE
N/F	NOW OR FORMERLY
CO	CLEAN OUT

BOUNDARY SURVEY for
JOHN ALAN BELL
 LOCATED IN LAND LOT 116, 4TH DISTRICT, FAYETTE COUNTY, GEORGIA

REVISION DESCRIPTION	DATE	INITIAL	ISSUE
	08/19/16		

PROJECT NAME:
 JOHN ALAN BELL

SHEET TITLE:
 FOUNDATION SURVEY

PROJECT NO. SHEET NO.
 BEL001 1

DATE: 8/19/16
 ISSUE No. 1 of 1