

BOARD MEMBERS

Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
John H. Culbreth, Sr.
Al Gilbert
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 20, 2016
7:00 pm

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

1. Consideration of the Minutes of the meeting held on October 6, 2016.

NEW BUSINESS

2. Consideration of Final Plat of Tracts 1 & 2 Rolling Brook. The property will consist of two (2) residential lots. This property is located in Land Lot 251 of the 4th District and fronts on Providence Drive. The property is zoned PUD Retreat.
3. Consideration of Final Plat of Benedetti Estates. The property will consist of two (2) residential lots. This property is located in Land Lot 16 of the 9th District and fronts on Lees Lake Road. The property is zoned R-70.
4. Consideration of Minor Subdivision Plat for Christ's Church at Whitewater. The property will consist of one (1) lot. This property is located in Land Lot 253 of the 4th District and fronts on Christopher Drive and S.R. 85. The property is zoned A-R.
5. Discussion of Septic System / Drain Field Setback.

OLD BUSINESS

6. Discussion of Tourist Accommodations.
7. Discussion of PUD's.

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: October 14, 2016
Subject: Final Plat to be considered on October 20, 2016

FINAL PLAT

Rolling Brook Subdivision-PUD Retreat

OWNER/APPLICANT

Carl Avrit and David Kilgore

Recommend **APPROVAL** of the Final Plat received 10/3/2016.

THE 40' RADIUS CUL-DE-SAC WAS TAKEN GRAPHICALLY FROM A LAYOUT PLAN FOR ROLLINGBROOK BY DAVID LACKEY DATED 12/18/1990 AND REVIEWED BY THE FAYETTE COUNTY ZONING DEPARTMENT 12/19/1990.



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	53.97	40.00'	49.97'	S 77°19'10" E
C2	56.55'	40.00'	51.95'	N 23°31'43" E

100-0146-0133

Drawn By R.D.G.	Reviewed By: J.B.G.
--------------------	------------------------

Issue Date: 08/22/16

W.P.D.: 07/21/16

Revisions	Date
-----------	------



Prepared For:

CARL AVRIT

AND

DAVID KILGORE

Property Location

Land Lot 251 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
770-460-9342
sagaskins@bellsouth.net

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator
Date: October 14, 2016
Subject: Final Plat to be considered on October 20, 2016



FINAL PLAT

Benedetti Estates

OWNER/APPLICANT

Silvia A. Benedetti

Recommend **APPROVAL** of the Final Plat received 10/3/2016.

Final Plat of
Benedetti Estates

Final Plat of
Benedetti Estates
Land Lot 16 of the 9th Land District
Fayette County, Georgia
08/08/2016

2. Surveyor: Four Corners Surveying, LLC.
P.O. BOX 15
Tyrone, GA 30290
770-560-3910
ron@fourcornersurveying.com

Collector street: 75 feet
Residential street: 50 Feet
Rear yard setback: 50 Feet
Side yard setback: 25 Feet
Maximum structure height: 35 Feet
Minimum continuous zone: 0.9 A

5. $\frac{1}{2}$ " Reinforcing rods shall be set at all lot corners unless noted otherwise.

6. In my opinion a portion of this property does appear to lie within a 100 year flood plain according to F.I.R.M. #13113C0019E & #13113C0019E Dated 09/26/2008.

8. This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.

9. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and actual, location of survey.

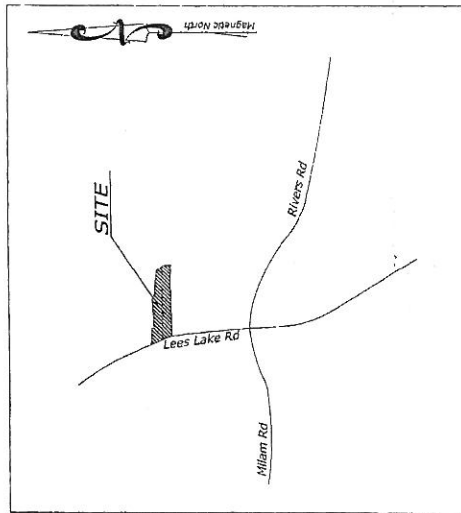
Let area to be covered by private well and septic tank and drain fields:

113. Each buildable lot has a minimum contiguous area of 0.9 acres that is free and clear of zoning buffers and setback, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

15. Fayette County does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat.

16. This property is not in a groundwater recharge area.

OTF = Open Top Pipe
R8RF = Robur Found
R8US = Robur Set
RW = Right of Way
MAG = Magnetic
P.O.R. = Point of Beginning
B/L = Building Line
D/E = Drainage Easement
F.N.F. = Formerly
F.W.P. = Field Work Performed Date
X = Gas Valve
W = Water Meter
U = Utility Pole
D = Drop Inlet
F = Fire Hydrant
L = Light Pole
X = Fence
D = Drainage Manhole
OUE = Over Head Electric Line



Vicinity Map
not to scale

OWNER'S CERTIFICATE
We, the undersigned owner(s) of the Benedicti Estates Subdivision, hereby dedicate the rights-of-way for public use, and/or reserve for public use the easements and other ground shown on this plat.

We the undersigned owner(s) understand this Minor Subdivision Plat and any Maintenance Bond and/or Irrevocable Letter-of-Credit shall expire and thus become void if the Minor Subdivision Plat is not recorded into the Fayette County Clerk of Superior Court records within 90 calendar days (____/____/____) of the date of approval by the Planning Commission.

Owner

Date _____

SURVIVOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, CONFORMING TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL SURVEYORS PRACTICING IN THE STATE OF GEORGIA AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

BY: [Signature] REGISTERED LAND SURVEYOR NO. 5292 DATE 7/16/16

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ ENVIRONMENTAL HEALTH SPECIALIST _____

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____

STORMWATER MANAGEMENT DIRECTOR _____

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ COUNTY ENGINEER _____

APPROVED BY EAVETTE COUNTY PLANNING COMMISSION

DATE _____
SECRETAROV _____

APPROVED BY SAVANNAH COUNTY ZONING ADMINISTRATOR

SECRET

1. THEORY

DATE _____
FIRE MARSHAL _____

DISCLAIMER:

INFORMATION REGARDING THE DESIRED PRESENCE, SIZE, CHARACTERISTICS AND LOCATION OF THE STRUCTURES AND UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE CONTRASTED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HERBY DISTINCTLY UNDERSTAND THAT THE SAMVEITOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE SEARCH, THEREFORE ANY INTERESTS OR CLAIMS OR RESTRICTIONS OF RECORD ARE TO BE INCORPORATED WITH THIS AS A

SHEET 1 OF 2

SILVIA A. BENEDETTI

Phone: 039.001.333 | see also

A	D.B. 1238 ~ PG. 575
---	---------------------

District: 9th

FAIRFAX, GA	TW: F.D. 04/01/10
# - 1001	D-20: 08/08/16
	Job No: 16 040

D. C. L.

FOUR
P.O. BOX 13
Tyrone, GA 30290

COZY CLOTHES

SURVIVING
800-823-9377

[illegible]



HARRY F. MCIVER P.E. # 121070

Legend

OTD=Open Top Pipe
RBS=Rebar Set
R/W=Right of Way
MAG=Magnetic
P.O.B.=Point of Beginning
B/L=Building Line
D/E=Drainage Easement
N/A=Not Applicable
N/F=Not For
N/W=Not Work
G/V=Gas Valve
W=Meter
U=Utility Pole
D=Drop Inlet
F=Fire Hydrant
L=Light Pole
F= Fence
C=Chaining
OHE=Over Head Electric Line

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.61	S06°56'37"W
L2	103.94	S81°35'20"E



**FOUR
CORNERS**

P.O. BOX 15
Tyrone, GA 30290



**FOUR
CORNERS
SURVEYING™**

**770-560-3910
& 770-823-9377**
FOUR_CORNERS@BELLSOUTH.NET

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: October 14, 2016
Subject: Final Plat to be considered on October 20, 2016

MINOR SUBDIVISION PLAT

Christ Church at Whitewater

OWNER/APPLICANT

Christ Church at Whitewater

Recommend **APPROVAL** of the Final Plat received 9/14/2016.

MINOR SUBDIVISION PLAT FOR CHRIST'S CHURCH AT WHITEWATER

PARENT TRACT OVERVIEW

CHRISTOPHER DRIVE
(60' RIGHT-OF-WAY)
(P&P FILE BOOK 53, PAGE 54)

GEORGIA HIGHWAY 85
(130' RIGHT-OF-WAY)
(P&P FILE BOOK 53, PAGE 54)

PROPOSED
CUTOUT
5.55 ACRES±

N/F
HARRY H. &
DEBORAH LOCHER
(PB 23 - PG 5)

N/F
MICHAEL E. &
JULIA SAUL
(PB 23 - PG 5)

N/F
DAVID G. BROWN
(PB 23 - PG 5)

N/F
JEFFREY S. &
SHANNON C. KITCHENS
(PB 23 - PG 5)

N/F
RUSTY W. ROBERTS
(PB 23 - PG 5)

N/F
WILLIAM &
DEBORAH CHADWICK
(PB 23 - PG 5)

N/F
OLIVER &
ELIZABETH GENTRY
(DB 1123 - PG 616)

N/F
LILLIAN M. WHITLOCK
(PB 6 - PG 12)

N/F
CHRIST'S CHURCH
AT WHITEWATER
PARCELS NO. 00, 067
ZONED - AR
DB 3415 - PG 212, 213
20.37± ACRES
(PARENT TRACT)

- LEGEND**
- PCB POINT OF BEGINNING
 - PS PLATTED SET (UPON RECORD)
 - CP COMPILED PLAT
 - PLS PLATTED SET (UPON RECORD)
 - UP UNPLATTED SET
 - LP LIGHT POLE
 - ET EASEMENT
 - BC BACK OF CURB
 - CC CORNER CEMENT
 - CM CORNER METAL
 - HM HORN
 - GP GUY WIRE
 - DP DOWEL
 - AN ANCHOR
 - N/F NON-ADJACENT
 - DB DEED BOOK
 - PB PLATTED BOOK
 - PG PAGE



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE OFFICIAL CODE OF GEORGIA, TITLE 47, CHAPTER 1, ARTICLE 1, SECTION 1, AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. CERTIFICATE OF AUTHORIZATION: L50000206

LAND LOT: 253
DISTRICT: 4TH
SECTION: N/A
CITY: (UNINCORPORATED)
COUNTY: FAYETTE
STATE: GEORGIA
DATE: JULY 27, 2015
DRAWN BY: NDW
CHKD BY: SDW
APPROVED BY: R. MCCANN
JOB #: 2015.144

S&W LAND SURVEYORS
PROPERTY MANAGEMENT SPECIALIST
1115 Fairview Road
Brooks, Georgia 30205
(p) 404.798.2003
(e) scott@swlandsurveyors.com

CHRIST'S CHURCH
AT WHITEWATER

MINOR SUBDIVISION PLAT PREPARED FOR:
DATE: 7/29/16
PER COUNTY COMMENTS:

SHEET NUMBER:
2
OF 3 SHEETS

CHRISTOPHER DRIVE
(60' RIGHT-OF-WAY)

MINOR SUBDIVISION PLAT PREPARED FOR:

MINOR SUBMISSION PLAT PREPARED BY

SHEET NUMBER:

OF 3 SHEETS -

CERTIFICATE OF AUTHORIZATION: LSF001206

of 1972. It has been a very good year for the industry, and we are looking forward to a very good year in 1973.



ES&S

00	PORT OF BEGINNING
01	IRON PIPE SET 1/2" ANCH. REDD
02	PIPE OPEN TO PIPE
03	COMPUTED POINT
04	TRANS. PARALLEL NAL. SET
05	UTILITY POLE
06	EDGE OF PAVEMENT
07	USE HYDRAUT
08	BACK OF CURB
09	ONE-HEAD UTILITY
10	CORRODATED METAL PIPE
11	HEADWALL
12	W. GUY WIRE ANCHOR
13	PIPE
14	DROP INLET
15	DRIP PILE
16	W. RIGHT-OF-WAY
17	INSTRUMENT
18	PLAT BOOK
19	PAGE

- Sec. 110-93. – Septic ~~tank systems~~ and ~~septic~~ drain field line setbacks.

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

Chapter 100- Zoning
Sec. 110-3. - Definitions.

Bed and breakfast inn, A-R, a bed and breakfast inn allowed as a conditional use in the A-R zoning district.

Bed and breakfast inn, ~~(See Hotel.)~~ a bed and breakfast inn allowed as a conditional use in the C-H and O-I zoning districts.

Guestroom shall mean a room occupied or intended, arranged or designed for occupancy by one or more occupants and used for that purpose and where overnight occupancy is allowed.

Hotel means a building in which overnight accommodations are provided to the public and the innkeeper. The term "hotel" includes the terms "motel" ~~and "bed and breakfast."~~

Sec. 110-144. - C-H, Highway Commercial District.(b)

Permitted uses. The following uses shall be permitted in the C-H zoning district:

(39) Hotel ~~and/or bed and breakfast~~;

(c) *Conditional uses.*

(?) ~~Bed and breakfast inn~~;

Sec. 110-142. - O-I, Office-Institutional District.

(d) *Conditional uses.*

(?) ~~Bed and breakfast inn~~;

(9) Hotel ~~and/or bed and breakfast~~;

Sec. 110-169. - Conditional use approval.

A-R bed and breakfast inn. Allowed in the A-R zoning district.

1. Minimum lot size: ten (10) acres.
2. The bed and breakfast inn shall be limited to no more than five guest rooms and no more than 10 occupants.
3. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.
4. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the County Engineer.
5. These facilities shall meet the requirements of the County Code, Article VI. Tourist Accommodations.

6. Adequate off-street parking shall be required. A prepared surface is not required for the parking areas. Parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

Bed and breakfast inn. Allowed in the C-H and O-I zoning districts.

1. The bed and breakfast inn shall be limited to no more than 20 guest rooms.
2. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.
3. These facilities shall meet the requirements of the County Code, Article VI. Tourist Accommodations.

cc. *Hotel ~~and/or bed and breakfast~~.* Allowed in the O-I zoning district. A minimum 30-foot buffer plus the required setbacks shall separate all buildings and use areas from any residential or A-R zoning district. However, off-street parking areas may be located within the setback areas.

Residential Cottage Industry PUD

Residential cottage industries can include one or more of the following aspects:

- In conjunction with a principal residence conducts on-site business operations
- Clients/customers visit the site
- Has shipment of goods and deliveries
- Employs non-occupant individuals

Development size_____

Residential cottage industries shall not be operated on lots of less than 15 acres.

The cottage industry shall be owned and operated by the occupants of the property upon which the cottage industry operation is conducted.

Including the owner/occupants, no more than _____ persons shall be employed on-site by a cottage industry.

All structures associated with the cottage industry are allowed in the rear yard only behind the principal residence and must be fully enclosed.

All vehicles associated with the cottage industry must be parked in the rear yard only.

All cottage industry structures and operation areas, including business vehicle parking, shall be setback a minimum of 100 feet from all property lines.

All materials, equipment, supplies, and inventory associated with the cottage industry shall be stored, operated and maintained within the cottage industry structure.

The hours of operation, in the context of clients/customers shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday.

Pete Frisina

From: Debbie Lowe <debbielowe1@att.net>
Sent: Friday, October 14, 2016 8:01 AM
To: Pete Frisina
Subject: Fwd: 1357-1375 sandy Creek rd Tyrone Ga

Narrative of needs from the Howells

Debbie Lowe
Coldwell Banker Bullard Realty
404-663-0514 cell
Realtor

Begin forwarded message:

From: M J Howell <constructart@mac.com>
Date: October 14, 2016 at 7:53:14 AM EDT
To: Debbie Lowe <debbielowe1@att.net>
Cc: Howell Scott <scott@cinemoves.com>, Lindsay Howell <lindsay@cinemoves.com>
Subject: 1357-1375 sandy Creek rd Tyrone Ga

Good morning,

The following is a concept proposal for PUD at 1357-1375 Sandy Creek Rd Tyrone, Ga 30290. We would like to divide the existing 80+/- acres into 4 parcels of 15 acre+ pieces and the the existing 1300+ sq foot house on its 6 acre parcel.

All parcel would have driveway frontage on Sandy Creek Rd. The four 15+ acre parcels will need wells, septic and utilities.

A maximum concept structure would be a 8000 sq ft building including an approximate 2000+ sq ft living space. This structure would be similar to an existing property for the same use in Venice, Fl.

Each 15acre+ parcel may or may not want a gentle use business and living structure like our interests for Cinemoves.

Although one or some parcels may remain only residential use.

We plan to bring a tasteful, undisrupted frontage to Sandy Creek Road. In addition, a great example for the changing needs of this community.

Thank you,

Michael and Judy Howell

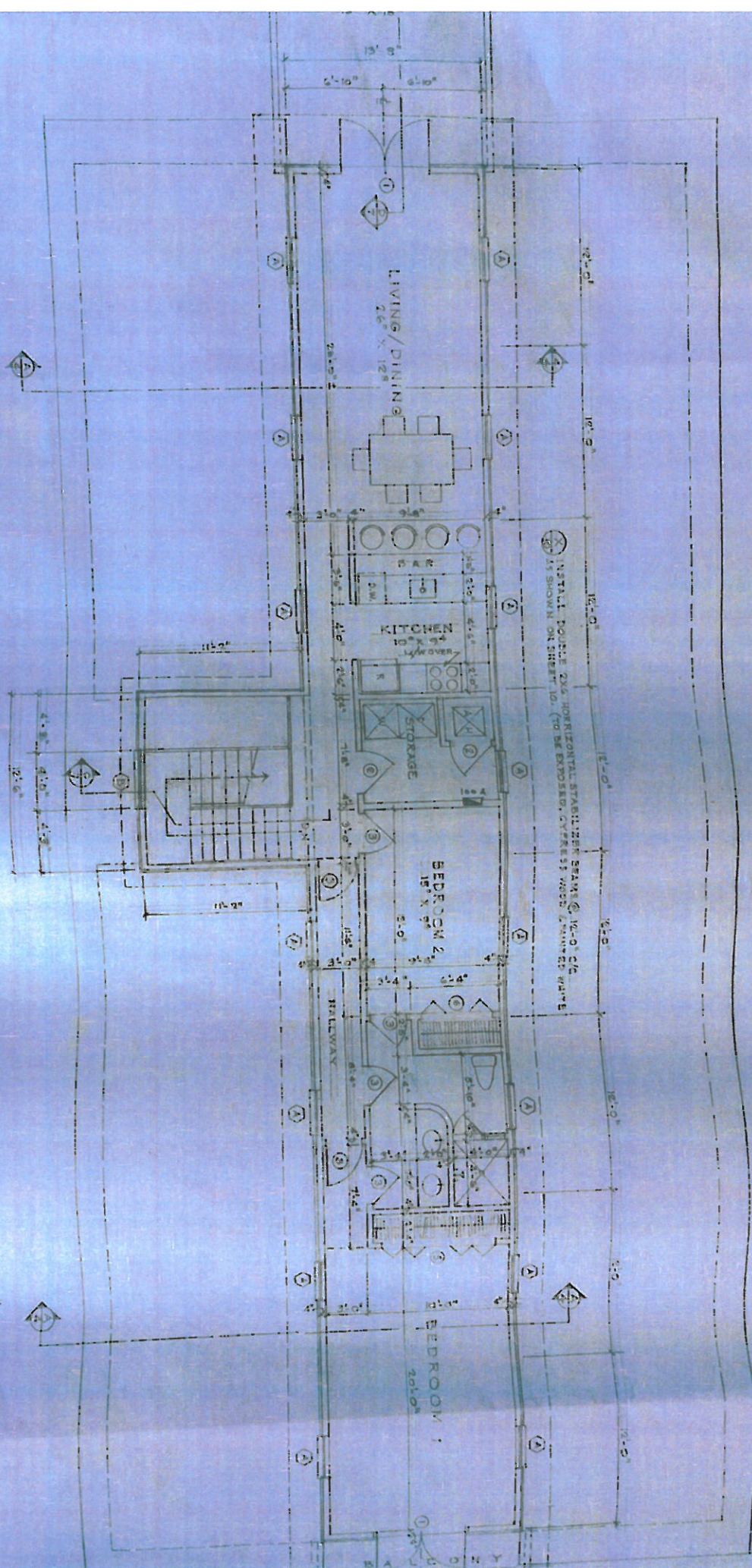
Sent from my iPhone



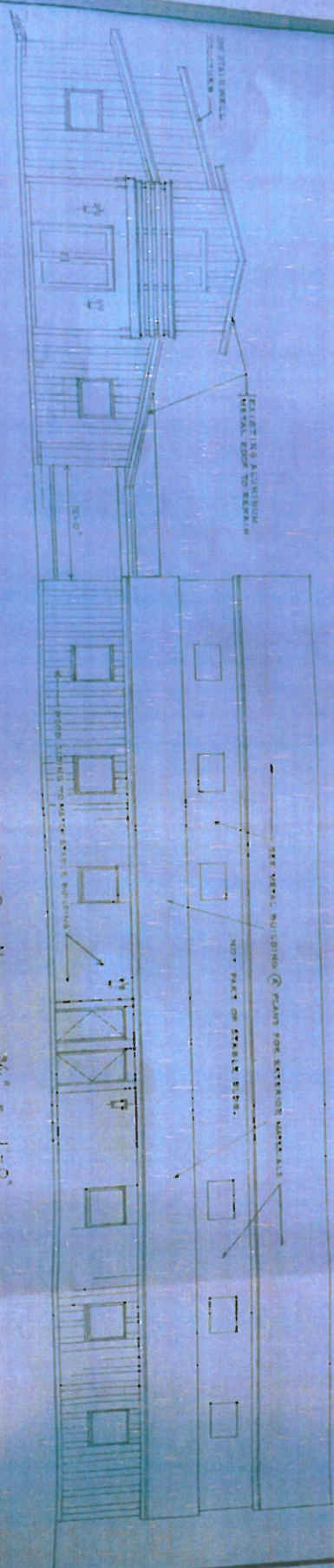




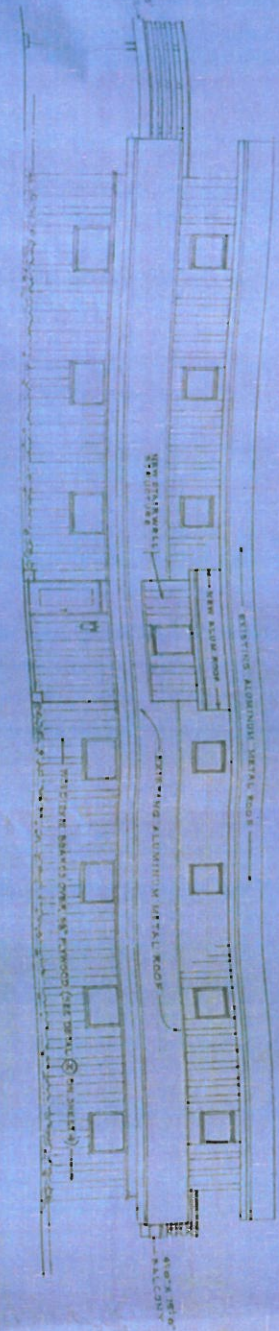




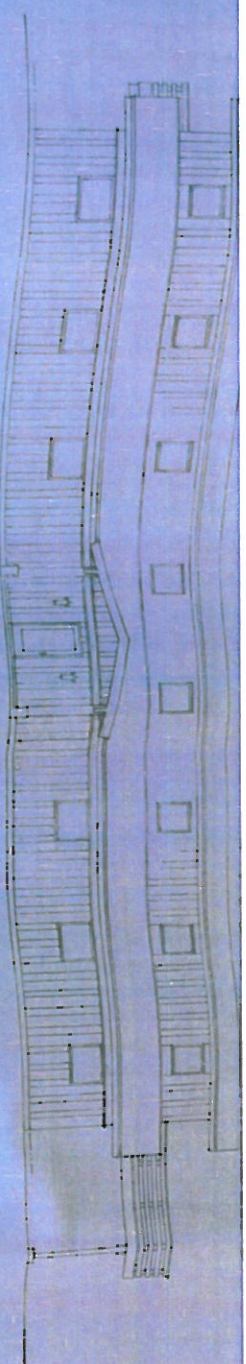
WEST ELEVATION 3/4" = 1'-0"



NORTH ELEVATION 3/4" = 1'-0"



SOUTH ELEVATION 3/4" = 1'-0"



STABLE BUILDING ALTERATIONS FOR SCOTT HOWELL RANCH
 874 SOUTH MOON DRIVE, VENICE, FLORIDA 34292
 HOWELL CONSTRUCTION GROUP INC. SARASOTA, FLORIDA 34236
 1746 10th WAY, ROBERT A. SCHENNUM ARCHITECT

DATE	APR 18, 1974
BY	R.A.S.
CHECKED	R.A.S.
SCALE	3/4" = 1'-0"

KLING STUBBINS ASSOCIATES