

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 August 18, 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 August 4, 2016.

NEW BUSINESS

2. Consideration of Final Plat of Por Fe Subdivision. The property will consist of one (1) residential lot. This property is located in Land Lots 224 and 225 of the 13th District and fronts on Wagon Wheel Trail. The property is zoned R-70.
3. Consideration of Minor Subdivision Plat of Charlie Glenford Taylor Trust. The property will consist of two (2) residential lots. This property is located in Land Lot 105 of the 7th District and fronts on Farr Road. The property is zoned A-R.
4. Discussion of commercial development on SR 54

OLD BUSINESS

5. Discussion of Tourist Accommodations.

To: Fayette County Planning Commission

From: Dennis. Dutton, Zoning Administrator



Date: August 12, 2016

Subject: Final Plat to be considered on August 18, 2016

FINAL PLAT

OWNER/APPLICANT

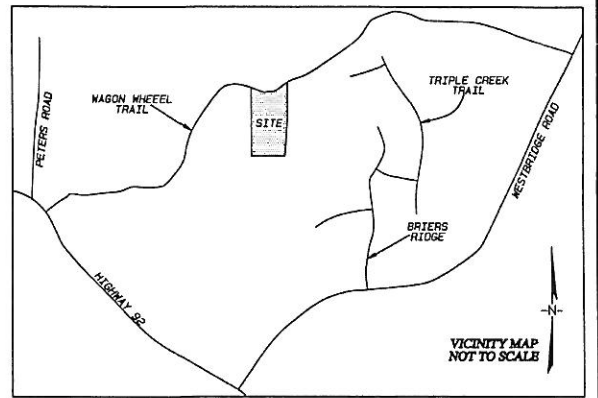
Final Plat of Por Fe Subdivision

Morris Lewis, Jr, Owner

Recommend **APPROVAL**

On the Final Plat of Por Fe Subdivision that was received on 08/4/16.

**FINAL PLAT OF
POR FE SUBDIVISION**
LAND LOT 224 AND 225, 13TH DISTRICT, FAYETTE COUNTY GEORGIA
REFERENCE THE FOLLOWING LIMITED WARRANTY DEEDS TO
LEWIS INDUSTRIES HOLDINGS, LLC
DEED BOOK 4420, PAGES 717-718
DEED BOOK 4420, PAGES 719-720
DEED BOOK 4420, PAGES 721-722
DEED BOOK 4420, PAGES 723-724
DEED BOOK 4420, PAGES 725-726



NOTES:

- 1) OWNER: LEWIS INDUSTRIES HOLDINGS, LLC
250 WAGON WHEEL TRAIL
FAYETTEVILLE, GA 30214
PHONE: 678-693-0001
- 2) TOTAL TRACT AREA= 13.43
TOTAL NO. LOTS: 2
- 3) ZONING: R-70 PER ZONING PETITION NO. 1255-16
ZONING DISTRICT DIMENSIONAL REQUIREMENTS:
LOT AREA: 2 ACRES
LOT WIDTH: 175 FEET (AT FRONT YARD SETBACK)
FRONT YARD SETBACK:
ARTERIAL: 75 FEET
COLLECTOR: 75 FEET
MINOR: 50 FEET
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 25 FEET
HEIGHT LIMIT: 35 FEET
MINIMUM FLOOR AREA: 1500 SQUARE FEET
- 4) WATER PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON-SITE SEWERAGE MANAGEMENT SYSTEMS.
- 5) NATIONAL WETLANDS INVENTORY INDICATES NO WETLAND AREAS ON THIS PROPERTY. W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INDEPENDENT INVESTIGATIONS AS TO THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OTHER THAN REVIEWING THE NATIONAL WETLANDS INVENTORY ONLINE GIS MAP.
- 6) EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA SHOWN ON THE PLAT THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- 7) 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.
- 8) TBM = RAILROAD SPIKE IN 36" WHITE OAK - ELEVATION = 932.78
NAVD 88 BASED OFF STATIC GPS READINGS SUBMITTED TO O.P.U.S.
- 9) THERE ARE STATE WATERS ON OR WITHIN 300 FEET OF THIS PROPERTY, (ON THE OPPOSITE SIDE OF WAGON WHEEL TRAIL)
- 10) PER FAYETTE COUNTY GIS WEBSITE, THIS PROPERTY DOES LIE WITHIN A GROUND WATER RECHARGE AREA.
- 11) 1/2" REBAR SET AT LOT CORNERS UNLESS OTHERWISE NOTED.

AREA SUMMARY:

ORIGINAL PARENT TRACT: 13.43 +/- ACRES
LOT 1: 2.10 +/- ACRES
LOT 2: 11.28 +/- ACRES
RIGHT-OF-WAY TO BE DEDICATED: 0.05 +/- ACRES

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

Date _____ Signed _____ ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT.

Date 8/4/16 Signed _____ STORMWATER DEPARTMENT

APPROVED BY FAYETTE COUNTY ENGINEER.

Date _____ Signed _____ COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION ON _____

Date _____ Signed _____ SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

Date 8/4/16 Signed _____ ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

Date 8/5/16 Signed _____ FIRE MARSHAL

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	133.22'	S72°52'42"E	1618.39'	133.19'
C2	166.88'	S84°00'51"E	452.09'	165.97'
C3	83.68'	N74°46'13"E	252.09'	83.30'
C4	103.07'	N56°11'12"E	690.36'	108.98'
C5	11.43'	N51°50'10"E	700.36'	11.43'
C6	100.68'	N57°27'26"E	667.43'	100.54'
C7	104.46'	N67°17'53"E	789.31'	104.39'
C8	10.31'	N73°25'59"E	676.09'	10.31'
C9	3.61'	N51°30'39"E	690.36'	3.61'
C10	102.62'	N57°27'26"E	677.43'	102.49'
C11	118.75'	N68°55'19"E	619.31'	118.65'

LINE	BEARING	DISTANCE
L1	S00°02'25"E	12.65'
L2	S00°02'25"E	8.38'

CLOSURE DATA
FIELD CLOSURE = 1' : 55.702
ANGLE POINT ERROR = < 10"
EQUIPMENT USED: TOPCON 3005N
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 380.757

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP: 13113C0017E
DATED: SEPTEMBER 26, 2008

THIS IS TO 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. 15-6-67

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-OR THE TERM CERTIFY OR CERTIFICATION RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2 (6) AND (11) AND SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR, W.D. GRAY AND ASSOCIATES, INC., MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS OR DAMAGES CAUSED BY ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED, W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

SOIL CLASSIFICATION DELINEATION

LARRY F. WEEVER DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY RESOURCE ENGINEERS, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER, GEORGIA OHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER REGISTRATION NO. REGISTRATION NUMBERS/LICENSE NUMBERS
RESOURCE ENGINEERS INC.
6303 SPENCE ROAD
FAIRBURN, GA 30213
770-968-8923

WE THE UNDERSIGNED OWNERS OF THE POR FE 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 OWNERS UNDERSTAND THIS FINAL SUBDIVISION PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THIS 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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

W.D. GRAY
GA REGISTERED LAND SURVEYOR # 2984

DATE

R/W DEDICATION NOTE:

PER THE REFERENCED ZONING RESOLUTION, 30' FROM THE CENTERLINE OF WAGON WHEEL TRAIL IS TO BE DEDICATED TO FAYETTE COUNTY. AT THE TIME OF THIS SURVEY, WAGON WHEEL TRAIL AT THIS LOCATION HAD AN APPARENT 40' RIGHT-OF-WAY (20' FROM THE CENTERLINE OF WAGON WHEEL TRAIL) A 10' +/- STRIP (THE SHADED AREA) WILL BE DEDICATED TO FAYETTE COUNTY.

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.



SHEET 1 OF 3

**W.D. Gray and
Associates, Inc.**
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496

LSF000701

PREPARED FOR:

MORRIS E. LEWIS, JR.

THIS SURVEY WAS AUTHORIZED
BY MORRIS E. LEWIS, JR.

LAND LOT: 224 AND 225

DATE OF SURVEY: 12/28/2015

DISTRICT: 13TH

DATE OF DRAWING: 01/15/2016

FAYETTE COUNTY, GA

REV. 05/28/2016 TO COMPLETE
MINOR SUBDIVISION PLAT

SCALE: 1" = 60'

JOB NO: 1512015

LAND LOT: 224 AND 225	DATE OF SURVEY: 12/28/2015
DISTRICT: 13TH	DATE OF DRAWING: 01/15/2016
FAYETTE COUNTY, GA	01/28/2016 02/23/2016 TO COMPLETE MINOR SUBDIVISION PLAT REV. 05/28/2016 PER COUNTY COMMENTS
SCALE: 1" = 60'	JOB NO: 1512015

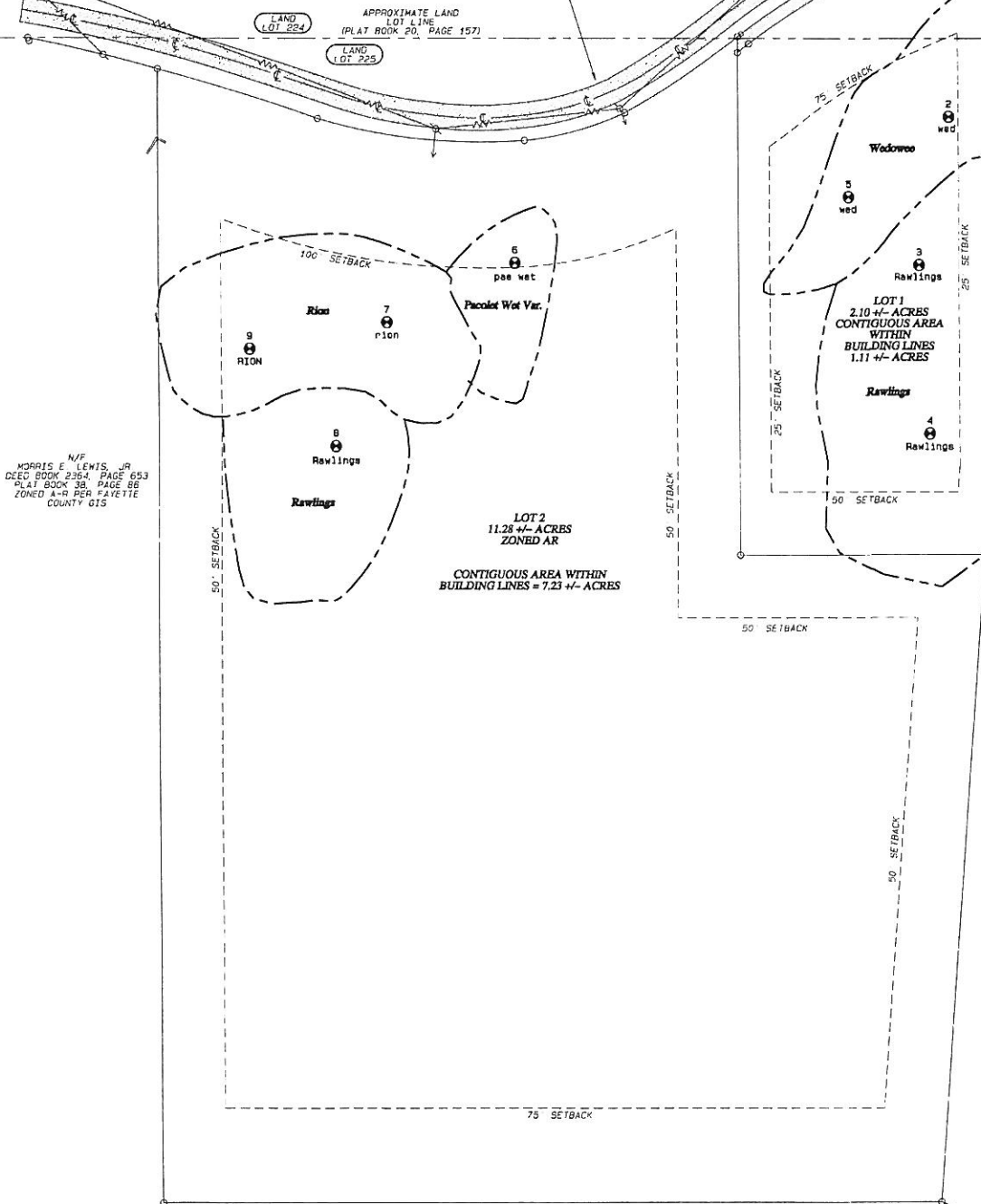
SOILS MAP FOR POR FE SUBDIVISION

THE ONLY PURPOSE OF THIS SHEET IS TO SHOW THE SOIL INFORMATION. SOIL INFORMATION
WAS TAKEN FROM A "LIMITED IN SCOPE LEVEL III SOIL STUDY" PREPARED BY RESOURCE
ENGINEERS, INC., LARRY F. MCIVER, P.E., FOR MORRIS LEWIS DATED JANUARY 30, 2016.

WAGON WHEEL TRAIL
- GRAVEL -
(APPARENT 40' R/W AT
SUBJECT PROPERTY)

N75°05'31"E
2828.73 TO A MAGNAIL
SET AT THE CENTERLINE
INTERSECTION OF WAGON
WHEEL TRAIL AND GADSDEN
DRIVE

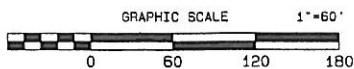
N/F
AC INVESTMENTS, LLC
DEED BOOK 4251, PAGE 627
ZONED A-R PER FAYETTE
COUNTY GIS



N/F
MORRIS E. LEWIS, JR.
DEED BOOK 2364, PAGE 653
PLAT BOOK 38, PAGE 86
ZONED A-R PER FAYETTE
COUNTY GIS

N/F
KARNAS REAL
ESTATE, LLC
DEED BOOK 4195,
PAGES 339-340
ZONED A-R PER FAYETTE
COUNTY GIS

NORTH BASED ON
DEED BOOK 4420, PAGES 717-718
DEED BOOK 4420, PAGES 719-720
DEED BOOK 4420, PAGES 721-722
DEED BOOK 4420, PAGES 723-724
DEED BOOK 4420, PAGES 725-726



N/F
MORRIS E. LEWIS, JR.
DEED BOOK 2364, PAGE 653
PLAT BOOK 38, PAGE 86
ZONED A-R PER FAYETTE
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SHEET 3 OF 3

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LAND LOT: 224 AND 225

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DISTRICT: 13TH

DATE OF DRAWING: 01/15/2016

FAYETTE COUNTY, GA

01/28/2016 TO COMPLETE
MINOR SUBDIVISION PLAT
REV. 06/28/2016 PER COUNTY COMMENTS

SCALE: 1" = 60'

JOB NO: 1512015

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: August 12, 2016
Subject: Minor Subdivision Plat to be considered on August 18, 2016

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Charlie Glenford Taylor Trust

OWNER/APPLICANT

Charlie Glenford Taylor
Trust

Recommend **APPROVAL** for the Minor Subdivision Plat was received August 2, 2016.

RECEIVED
AUG 03 2016
FAYETTE COUNTY
Environmental Management

Sec. 110-3. - Definitions.

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

*Bed and breakfast, **commercial**, (See Hotel.)*

Sec. 110-169. - Conditional use approval.

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

1. Minimum lot size: five (5) acres.
2. 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.
3. These facilities shall meet the requirements of Article VI. Tourist Accommodations.
4. 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.

NOTES:

Permits & Inspection Department

R-3 Occupancy Type – Transient 10 or less occupants for 30 days or less.

- * Smoke detectors in each sleeping room.
- * Combo smoke/carbon monoxide detectors immediately outside of sleeping rooms.
- * Bathroom, kitchen, garage & basement – GFCI protection – arc fault breakers.
- * Egress windows in each sleeping room.