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

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
July 6, 2017
7:00 pm

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

1. Consideration of the Minutes of the meeting held on June 15, 2017.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Hadia Estates. The property will consist of four residential lots zoned R-80, is located in Land Lots 26 & 39 of the 5th District and fronts on Seay Road.
3. Consideration of a Variance request (V/A 014-17) for existing Ballard's Terrace Subdivision, Jeff Lindsey Communities, Owner, and Doug Lee, Jeff Lindsey, Agent, from the Fayette County Subdivision Regulations, Section 104-597. (3). Contiguous Areas for Residential Development. This variance is to reduce the contiguous area for Lots 6. This property is located in Land Lot 216, of the 4th District, fronts on Homeplace Circle, and is zoned C-S.

PUBLIC HEARING

4. Consideration of Petition No. RP-062-17, Benjamin D. Shermer, Owner, and Randy Boyd, Agent, request to add two lots to Lot 1 of the Minor Subdivision Plat of Betty J. Adams. This property is located in Land Lot 75 of the 7th District and fronts on Ellison Road and Sun Road.
5. Consideration of Petition No. 1267-17, Jet Food Stores, Owner, request to rezone 2.928 acres from R-72 to R-40 to develop a Residential Subdivision consisting of two lots. This property is located in Land Lot 58 of the 5th District and front(s) on Hilo Road and S.R. 92.

OLD BUSINESS

6. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.
7. Discussion of public notice for rezonings and variances.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 30, 2017
Subject: Minor Subdivision Plat to be considered on July 6, 2017

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Hadia Estates

OWNER/APPLICANT

Mahmoud Amercani, Owner

Recommend **APPROVAL** for the Minor Subdivision Plat.

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.

By: G.L. Sawhney 05/02/2017
G.L. SAWHNEY, GA. RLS No. 2547 DATE

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 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES 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.



MINOR SUBDIVISION PLAT OF HADIA ESTATES

FORMALLY KNOWN AS
J.K. SINGLETARY &
PATRICIA A SINGLETARY
PROPERTY

LOCATED IN LAND LOTS 26 & 39
4th LAND DISTRICT, FAYETTE COUNTY, GA.

TOTAL AREA
14.39 ACRES

Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

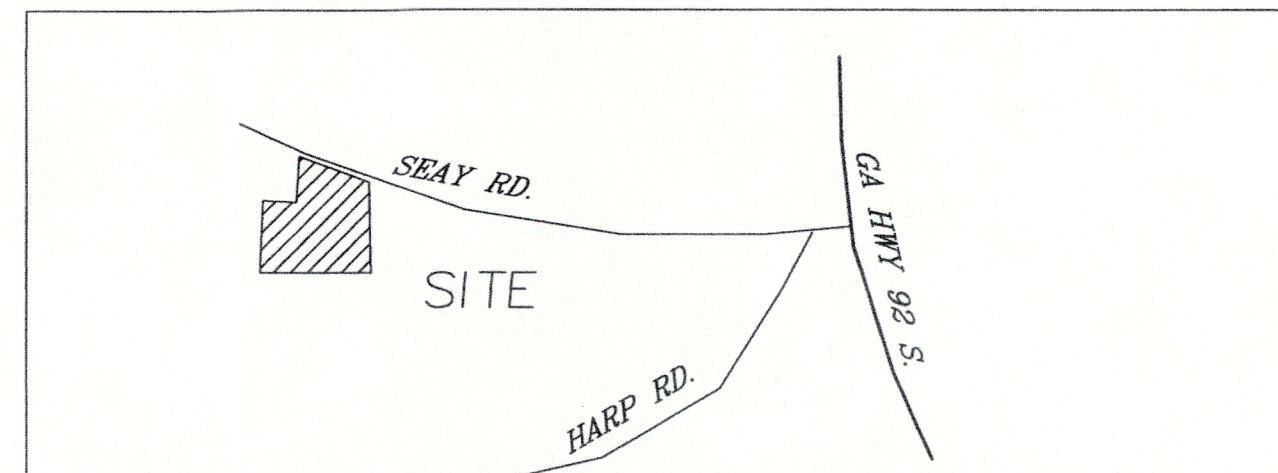
TAX PARCEL ID# 0511 010 PARENT TRACT
THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY

ALL THAT PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY SEAY RD. HAVING A MINIMUM REQUIRED 100 FOOT RIGHT-OF-WAY, 10 FEET SHALL BE DEDICATED TO CREATE A MINIMUM 50 FOOT RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON AND ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY, UPON RECORDATION OF SAID MINOR SUBDIVISION PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.

PREPARED BY:

SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238
PH.# (678)-478-6857 PH.# (678)-500-4356
EMAIL SHAREMUSIC140@GMAIL.COM



FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 13113C0114E WITH AN EFFECTIVE DATE OF SEPT. 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: N/A
- NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE)
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
- THERE ARE NO STATE WATERS ON PROPERTY.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS SURVEY.
- NO MAPPED WETLANDS SHOWN FOR THIS PROPERTY AS PER THE NATIONAL WETLANDS INVENTORY MAP AS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE. INDIVIDUAL WETLAND AREAS MAY EXIST SHOWN OR NOT SHOWN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO WETLANDS WITHOUT PROPER AUTHORIZATION.
- 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.
- SOILS INFORMATION AS PER U.S.D.A. SOIL MAPS OF FAYETTE COUNTY.
- THERE ARE NO CEMETERIES, BURIAL GROUNDS FOUND ON THIS PROPERTY.
- THERE ARE NO GROUND WATER RECHARGE AREAS ON THIS PROPERTY.
- THERE ARE NO STATE WATERS ON PROPERTY.

LEGEND

IPF=IRON PIN FOUND
IPS=IRON PIN SET
R/W=RIGHT OF WAY
MAG= MAGNETIC
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
E= EXISTING
P/P= POWER POLE
PRP= PER REFERENCE PLAT
EQUIPMENT UTILIZED --

CLOSURE DATA

FIELD CLOSURE=1"IN 42,000+
ANGLE POINT ERROR=< 03"
EQUIPMENT USED=TOTAL STATION
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1"IN 100,000+

DATE OF SURVEY
04/03/2016
DATE OF PLAT
04/06/2016
03/17/2017
05/02/17

LARRY MCEVER do hereby certify that the Level III soil survey information provided on this plat was performed by RESOURCE ENGINEERS 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

DATE

Professional
Engineer
Registration No.012170

8305 SPENCE RD
FAIRBURN GA 30213
770-969-8932

OWNERS:

OWNER / DEVELOPER
MAHMOUD AMERCANI
135 HARP ROAD
FAYETTEVILLE, GA 30215
770-210-8470

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PLATTED PROPERTY, 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 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 FAYETTE COUNTY PLANNING COMMISSION.

By: M. Amercani
OWNER MAHMOND AMERCANI

5/12/2017
DATE

SITE DATA & ZONING REQUIREMENTS

REZONING PETITION 1262-17
APPROVED 2/23/17

TOTAL TRACT AREA - 14.39 ACRES
TOTAL NUMBER OF LOTS - 4

ZONING: R-80

FRONT YARD SETBACK:

FRONT - 75 Feet
REAR YARD SETBACK - 50 Feet
SIDE YARD SETBACK - 30 Feet
HEIGHT LIMIT - 35 Feet
MIN. FLOOR AREA - 3000 Sq.Ft.

MIN. LOT AREA - 3.00 ACRES
LOT WIDTH - 175 Feet @ BL
MIN. STREET FRONTAGE - 100 Feet

WATER PROVIDED BY ON SITE INDIVIDUAL WELLS
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM

APPROVALS

APPROVED BY FAYETTE COUNTY
ENVIRONMENTAL HEALTH DEPARTMENT
(LEVEL III SOIL SURVEY REQUIRED PRIOR TO OBTAINING SEPTIC SYSTEM PERMIT)

DATE: _____ SIGNED: _____
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY
STORMWATER MANAGEMENT DEPARTMENT

DATE: _____ SIGNED: _____
STORMWATER DEPARTMENT

APPROVED BY FAYETTE COUNTY
ENGINEERING DEPARTMENT

DATE: _____ SIGNED: _____
COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY
PLANNING COMMISSION

DATE: _____ SIGNED: _____
SECRETARY

APPROVED BY FAYETTE COUNTY
ZONING ADMINISTRATOR

DATE: _____ SIGNED: _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY
FIRE MARSHAL

DATE: _____ SIGNED: _____
FIRE MARSHAL

0 100 200 300 400

Graphic Scale: 1" = 100'

UTILITIES PROTECTION CENTER
Call FREE
IN METRO ATLANTA
325-5000
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

TAX PARCEL ID# 0511 010 PARENT TRACT
THERE ARE NO RECORDED EASMENTS FOUND ASSOCIATED WITH THIS PROPERTY

MINOR SUBDIVISION PLAT OF HADIA ESTATES

LOCATED IN LAND LOTS 26 & 39 *
5th LAND DISTRICT, FAYETTE COUNTY, GA.

TOTAL AREA
14.39 ACRES

PREPARED BY:
SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238
PH.# (678)-478-6857 PH.# (678)-500-4356
EMAIL: SHAREMUSIC140@GMAIL.COM
REV: PER COM. 12/27/16

| CURVE TABLE | | | | |
|-------------|--------|---------|--------|-------------|
| CURVE | LENGTH | RADIUS | CHORD | DIRECTION |
| C5 | 169.18 | 1414.47 | 169.08 | S60°28'42"E |
| C7 | 204.73 | 1414.47 | 204.55 | S68°03'05"E |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L2 | 10.50 | S00°03'47"W |
| L3 | 11.78 | N00°36'55"E |

SITE DATA & ZONING REQUIREMENTS

REZONING PETITION 1262-17

APPROVED 2/23/17

TOTAL TRACT AREA - 14.39 ACRES

TOTAL NUMBER OF LOTS - 4

ZONING: R-80

FRONT YARD SETBACK:

FRONT - 75 Feet

REAR YARD SETBACK - 50 Feet

SIDE YARD SETBACK - 30 Feet

HEIGHT LIMIT - 35 Feet

MIN. FLOOR AREA - 3000 Sq.Ft.

MIN. LOT AREA - 3.00 ACRES

LOT WIDTH - 175 Feet @ BL

MIN. STREET FRONTAGE - 100 Feet

WATER PROVIDED BY ON SITE INDIVIDUAL WELLS

SANITARY SEWER SERVICE PROVIDED BY

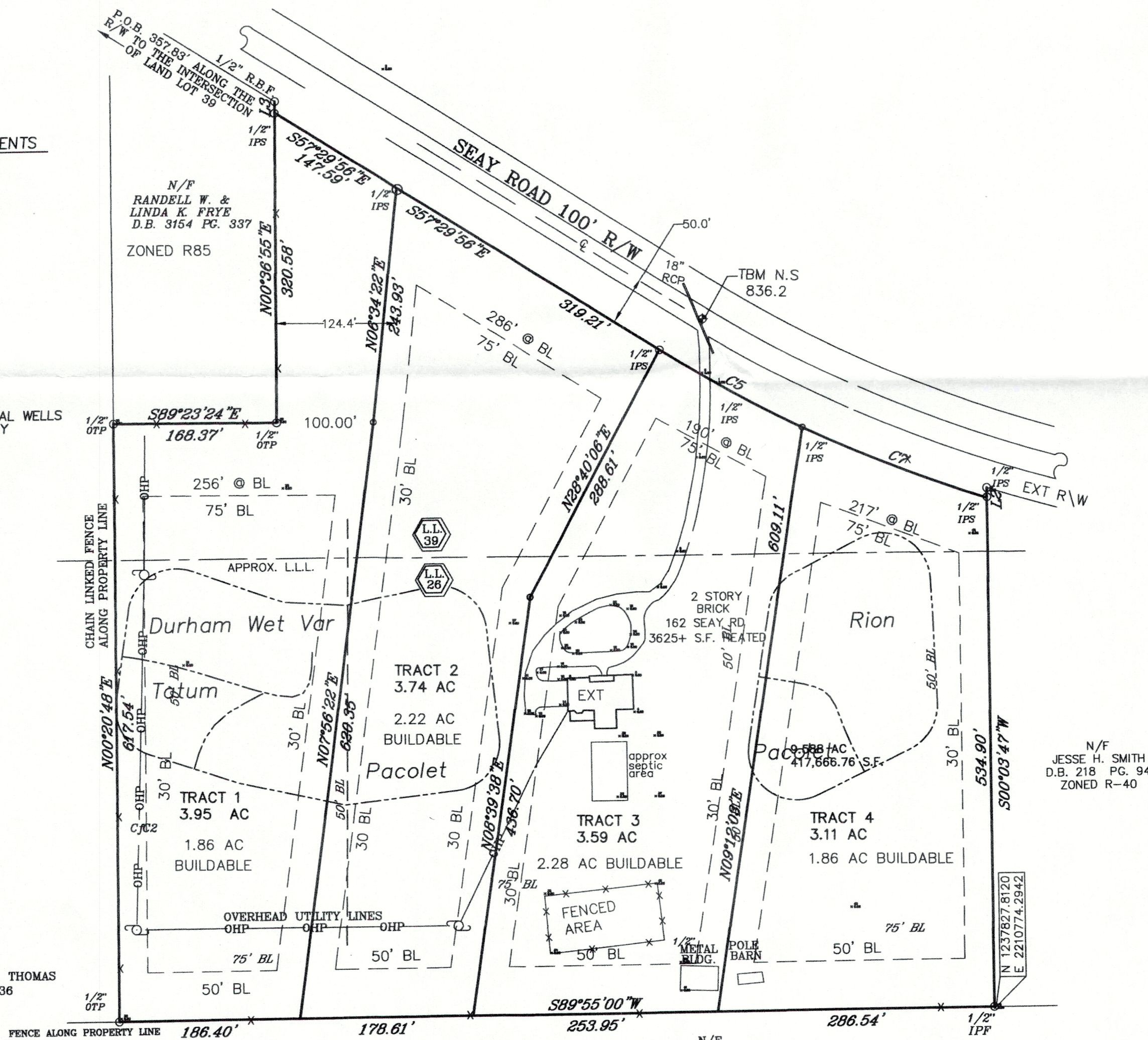
INDIVIDUAL ON SITE SEWERAGE

MANAGEMENT SYSTEM

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.

By: *J. L. Sawhney* 05/02/2017
J.L. SAWHNEY, GA. RLS No. 2547 DATE



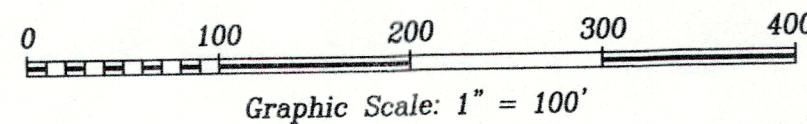
N/F
RANDY L. & TERESA D. THOMAS
D.B. 2808 PG. 336
ZONED AR

N/F
JESSE H. SMITH
D.B. 218 PG. 94
ZONED R-40

N/F
MOHMAUD AMERANI
D.B. 4050 PG. 405
ZONED AR

| SOIL TYPE | Slope % | Water inches | Resistance inches | Code | Trench Depth inches | Perk Rate min/in* | Infil. Rate gal/sf/day |
|------------------|---------|--------------|-------------------|------|---------------------|-------------------|------------------------|
| Durhamt Wet Var. | 2 - 8 | >48 | >72 | A | 18 - 24 | 80@24" | 0.10 |
| Pacoleet | 2 - 8 | >72 | >72 | A | 18 - 48 | 45@30" | 0.15 |
| Rion | 2 - 8 | >72 | >72 | A | 24 - 48 | 45@36" | 0.15 |
| Tatum | 2 - 8 | >72 | >72 | A | 24 - 36 | 45@36" | 0.15 |

p = perched water table, a = apparent water table nsd = Not Sufficient Data
* Perk rate is the maximum perk rate expected within 12 inches of the trench bottom for the installation depths shown



LEGEND

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IPS=IRON PIN SET
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D.E.=DRAINAGE EASEMENT
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P= PREVIOUS
E= EXISTING
P/P= POWER POLE
PRP= PER REFERENCE PLAT
EQUIPMENT UTILIZED ---
ANGULAR --- lieca 1201
LINEAR --- lieca 1201

CLOSURE DATA
FIELD CLOSURE=1'IN 42,000+
ANGLE POINT ERROR=< 03"
EQUIPMENT USED=TOTAL STATION
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1'IN 100,000+

DATE OF SURVEY
04/03/2016

DATE OF PLAT
04/06/2016
03/17/2016
05/02/17

To: Planning Commission

From: Planning and Zoning

Date: June 28, 2017

Subject: Ballard's Terrace Subdivision Variance Request (VA 014-17)

Jeff Lindsey Communities requests a Variance from the Fayette County Subdivision Regulations, Contiguous Areas for Residential Development, as needed to approve a Final Subdivision Plat. Section 8-505.(c). of the Fayette County Subdivision Regulations states:

Contiguous Areas for Residential Development. Each residential building lot shall have a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

| Zoning Area District | Minimum Contiguous Free & Clear (ac) |
|---|---|
| A-R | 2.0 |
| EST | 1.3 |
| R-85, R-80 | 1.5 |
| R-78, R-75, R-72, R-70 | 0.9 |
| R-55, R-50, R-45, R-40, R-20, DR-15, C-S | 0.6 |
| R-55, R-50, R-45, R-40, R-20, DR-15, C-S | 0.3 |

The Planning Commission may grant a Variance from requirements of the Subdivision Regulations. Section 8-510 of the Fayette County Subdivision Regulations states:

Variance or Appeal. In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not grant the variance or appeal, the property owner may then appeal to the Board of Commissioners.

Plat

The subject property is zoned C-S which requires a minimum contiguous area of 0.3 acres. The applicant is in the process of revising the Final Plat for Lot 6 to indicate the existing location of the drainage easement. During this process it was discovered that lot does not meet the contiguous area of 0.3 acres (see attached Final Plat and Revised Plat for Lot 6). The variance is required prior to the approval of the Revised Final Plat.

Chanelle Blaine

From: Doug Lee <doug@jefflindseycommunities.com>
Sent: Monday, June 26, 2017 2:03 PM
To: Chanelle Blaine
Subject: Ballard's Terrace lot 6

Categories: Red Category

Chanelle,

I would like to ask for a variance for lot 6 Ballard's Terrace due to low contiguous area. Please let me know if there is anything else you need and thanks for your help.

--

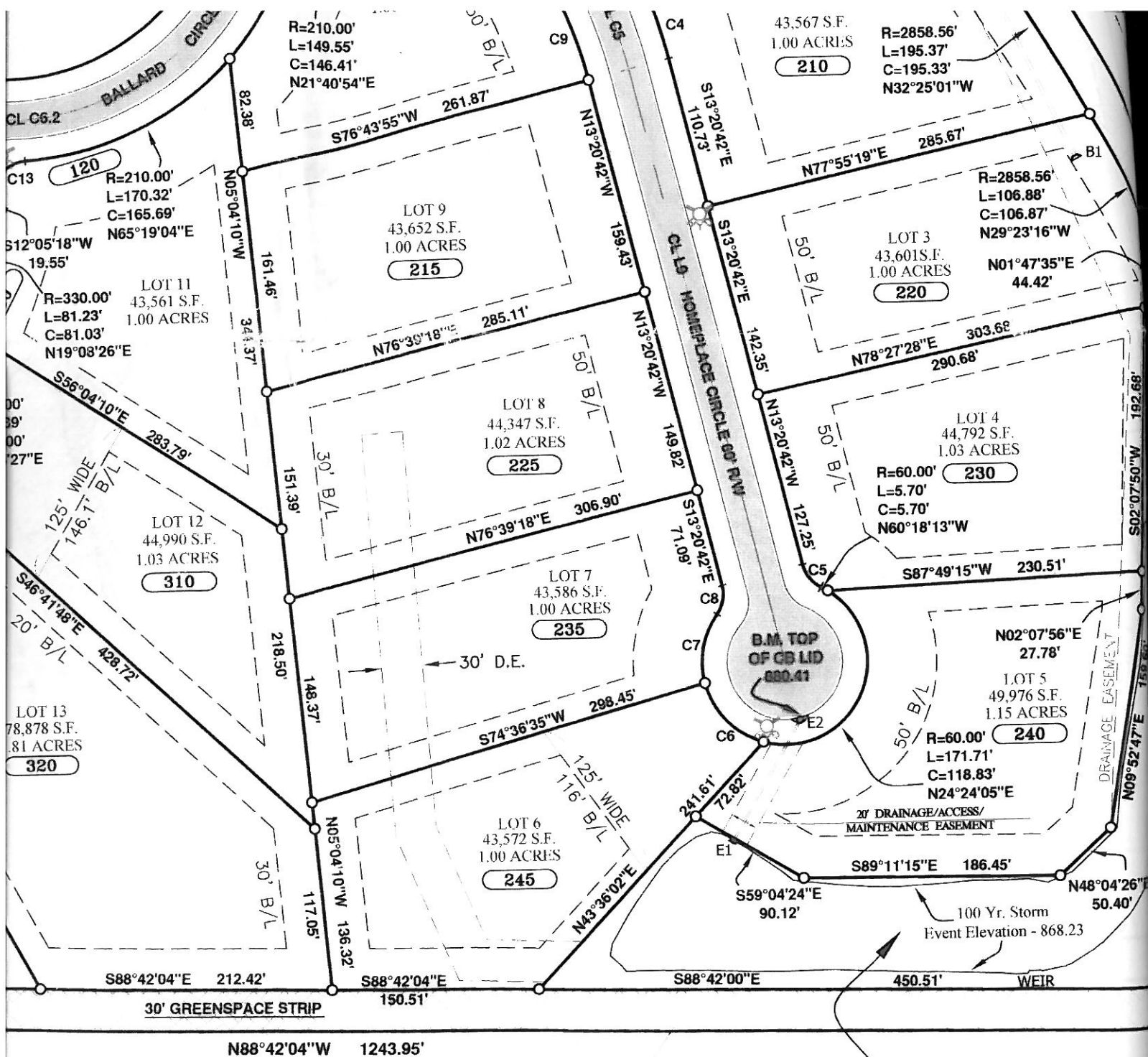


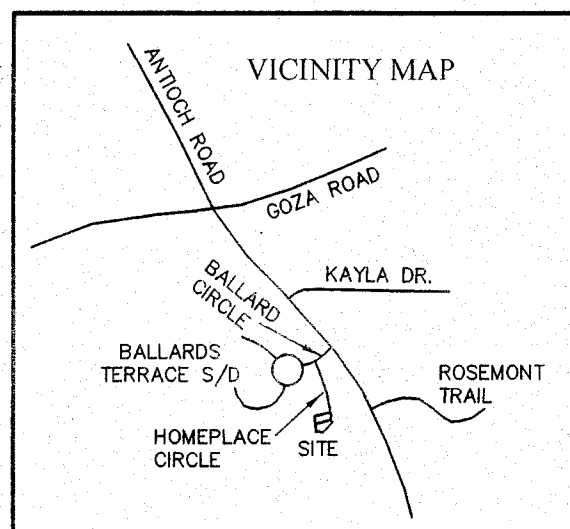
Doug Lee
ESTIMATOR®

140 Village Circle • Senoia, GA 30276
Office: 770-599-8700 ext. 310
Fax: 770-599-0507

Email: doug@jefflindseycommunities.com
Web: www.jefflindseycommunities.com
Corporate Office: 770-599-8700





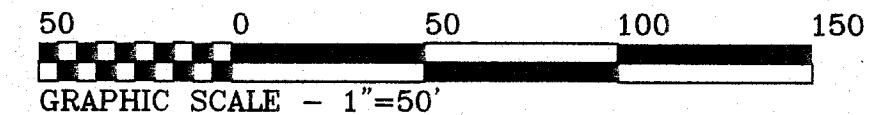


AS PER OFFICIAL F.I.R.M. MAP 13113C0160E, DATED 9/26/08
THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD
HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT
TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC.,
MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION
SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK
LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

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.

THIS PLAT SUPERSEDES PLAT RECORDED IN PLAT
BOOK 44, PAGES 169-175. THIS PLAT REVISED ON
THIS DATE TO SHOW THE EXISTING LOCATION OF
THE 30' DRAINAGE EASEMENT ALONG LOT 6.



The Preliminary Plat was approved by the Planning commission on July 6, 2006.

RESOLUTION NO. 1173-06
The following were conditions of the approval.

1. That the conservation area access at the end of Road A., adjacent to Lot 6, be removed from the Concept/Development Plan. (this condition is to limit access to the area labeled 30ft. Greenspace Strip, as it acts as a buffer for Jackson Estates, Stubbs Plantation, and Horsemen's Run Subdivision.)
2. That the area along Antioch Road be planted and that the 30 ft. Greenspace Strip indicated between Stubbs Plantation and Jackson Estates Subdivisions be planted where existing vegetation is sparse to create a more full vegetative screen. A landscape plan addressing the aforementioned plantings must be submitted to the Engineering Department for review and approval at the time of Final Plat. Plantings must be in place before the approval of the Final Plat or can be bonded for a period not to exceed six (6) months. (this condition is to ensure sufficient vegetation screening of the subdivision from Antioch Road and adjacent established subdivisions.)

The following was a self-imposed condition.

1. That the house size must be a minimum of 2,800 square feet of heated floor area.

RESOLVED ON MAY 25, 2006.

GENERAL NOTES:

1. CURRENT ZONING: CS
2. MINIMUM LOTS SIZE: 1.0 ACRE (43,560 SQ.FT.)
3. MINIMUM HOUSE SIZE: 2,800 SQ.FT.
4. SETBACKS ARE AS FOLLOWS: FRONT=50', REAR=30', SIDE=20'
7. AS PER OFFICIAL F.I.R.M. MAP 13113C0160E, DATED 9-26-2008, THIS PROPERTY IS LOCATED IN A 100 YEAR DESIGNATED FLOOD HAZARD AREA.
8. DATE OF FIELD WORK: DECEMBER 21, 2016
9. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE
10. SUBDIVISION SERVED BY FAYETTE COUNTY WATER.
11. WASTEWATER DISPOSAL PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.
12. PETITION NUMBER: 1173-06, DATE OF APPROVAL: MAY 25, 2006
13. BEARINGS SHOWN HEREON ARE CALCULATED FROM ANGLES TURNED IN THE FIELD

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.30 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

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.

| No. | Date | Comment | By. |
|-----|------|---------|-----|
| | | | |

MINOR REVISION TO A FINAL PLAT OF

LOT 6 BALLARDS TERRACE

LOCATED IN LAND LOT 216 - 4TH. DISTRICT

FAYETTE COUNTY GEORGIA

SCALE: 1"=50' DATE: APRIL 19, 2017

PROJECT NAME: 16-051

JOB NUMBER: 16-051-6

THE PURPOSE OF THIS PLAT IS TO SHOW DRAINAGE EASEMENT ALONG THE REAR OF LOT 6.

DATE OF FIELD WORK: 12/22/16

BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE

REFERENCE: PLAT BOOK 44, PAGES 169-175

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,013 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN

LOT 6: 469,872 FEET.

TYPE OF EQUIPMENT USED: TOPCON 235W, TOPCON HIPER SR

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 are 1/2" rebar or shown and infrastructures shown hereon actually exist or are marked as "future"; and their location, size, type and material are correctly shown.

Surveyor's Name

Registered Georgia Land Surveyor Number 2703

Approved by Fayette County Environmental Health Department

Date _____ Signed _____
Environmental Health Specialist

Approved by Fayette County Environmental Management Department

Date _____ Signed _____
Environmental Management

Approved by Fayette County Zoning Administrator.

Date _____ Signed _____
Zoning Administrator

OWNER'S CERTIFICATE

We, the undersigned owners of Lots 6 & 7 Ballards Terrace 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.

OWNER _____ OWNER _____
DATE _____ DATE _____

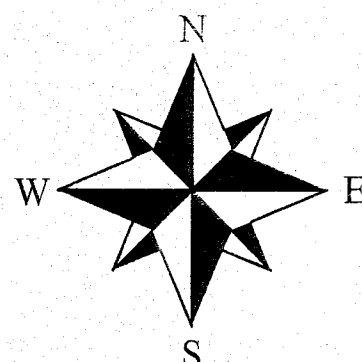
| CURVE | RADIUS | ARC | CHORD | CHORD BEARING |
|-------|--------|--------|--------|---------------|
| C1 | 25.00' | 21.68' | 21.00' | S11°29'36"W |
| C2 | 60.00' | 52.30' | 50.66' | S11°21'31"W |
| C3 | 60.00' | 62.83' | 60.00' | S43°36'52"E |

LEGEND

E.O.P. = EDGE OF PAVEMENT
R/W = RIGHT OF WAY
I.P.F. = IRON PIN FOUND
I.P.P. = IRON PIN PLACED
C.T. = CRIMPED TOP PIPE
R.B. = REINFORCING BAR
O.T. = OPEN TOP
N/F = NOW OR FORMERLY
B/L = BUILDING LINE
P.P. = POWER POLE
L.L.L. = LAND LOT LINE
D.B. = DEED BOOK
P.B. = PLAT BOOK
C.M.F. = CONCRETE MONUMENT FOUND
P.O.B. = POINT OF BEGINNING
A.K.A. = ALSO KNOWN AS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.P. = LIGHT POLE
F.H. = FIRE HYDRANT
W.M. = WATER METER
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
L.A.G. = LOWEST ADJACENT GRADE
H.A.G. = HIGHEST ADJACENT GRADE
D.I. = DROP INLET
J.B. = JUNCTION BOX
C.B. = CATCH BASIN
T.B.M. = TEMPORARY BENCHMARK

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703



OWNER/DEVELOPER
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276
CONTACT: DOUG LEE
PHONE: 678-544-8326

PREPARED BY
MCLAIN SURVEYING, INC.

LAND SURVEYING LAND PLANNING ENGINEERING SERVICES
6 MADISON STREET NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - FAX: 770-254-8905 - EMAIL: tmclain@numclain.org

GREENSPACE
BALLARDS TERRACE PROPERTY OWNERS ASSOC.
ZONED: CS
REFERENCE: PLAT BOOK 44, PAGES 169-175

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

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

FAYETTE COUNTY PLANNING AND ZONING DATE

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURTS' COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

Randy McLain
RANDY MCLAIN GA. R.L.S. 2703

4/19/17
DATE

PETITION NUMBER: RP-062-17

REQUESTED ACTION: Request approval to revise the Minor Subdivision Plat for Betty J. Adams Estate to increase the number of platted lots by subdividing Lot 1 into three (3) separate lots.

EXISTING USE: Undeveloped Single-Family Residential

ZONING DISTRICT: R-70

LOCATION: Ellison Road and Sun Road

LAND LOT/DISTRICT: Land Lot 75 of the 7th District

APPLICANT: Randy Boyd

INVESTIGATION

The Minor Subdivision Plat for Betty J. Adams Estate consists of a total of two (2) single-family dwelling lots and was recorded on February 5, 2016. The request is to subdivide lot 1 into three (3) lots.

Subdivision Regulations

Sec. 104-595. - Approval of subdivisions.

(2) Final plat or minor subdivision plat

j. Revision to a recorded final plat.

Revision to a recorded final plat. A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See [section 104-596](#) for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.

Final Plat

Should this request be approved, a Final Plat for Lot 1 must be submitted, approved, and recorded.

Department Comments

Planning and Zoning: The subject property lies within an area designated as Rural Residential 2 (1 Unit/2 Acres). This request conforms to the Fayette County Comprehensive Plan.

Water System: Approved

Environmental Management: EMD has no comments concerning this request.

Environmental Health Dept.: Our department has commented on the original plan to revise this tract into 2 lots. We would have no objection to the proposed division into 3 lots with the similar comments:

This department has no objections to proposed division of this tract of land to result in 3 tracts with 2 tracts being undeveloped and 1 tract containing the existing residential structure (183 Sun Road) with a septic system. However, before this department would be in a position to sign a final plat, the owner or representative will need to meet our department onsite to verify that the proposed property lines of the tract with the existing structure will fully contain the existing septic system (tank and drainline) and that the drainline will be at least 5' within the proposed property line. As for the undeveloped lots, owners of these 2 tracts will need to submit a level 3 soils report when making application for a septic system permit.

Fire Marshal: Approved

County Engineer/Public Works Director: Engineering has no comments or concerns regarding the owner's request for a public hearing for the subdivision of lot 1.

STAFF ANALYSIS

It appears that the proposed lots will meet the requirements of the R-70 zoning district. This will be verified through the Final Plat procedure. Staff recommends **APPROVAL** of this request so the Final Plat procedure can begin.

**RP-062-17
Zoning**

**SUBJECT
PROPERTY**

Sun Road

Ellison Road

A-R

A-R

A-R

A-R

A-R

A-R

A-R

A-R

R-70

R-70

R-70

R-70

R-70

R-70

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R-70

R-70

R-40

R-40

R-40

R-40

R-40

R-40

R-40

R-40

R-70

**RURAL
RESIDENTIAL
- 2**

**LOW DENSITY
RESIDENTIAL**

Ellison Road

**SUBJECT
PROPERTY**

Sun Road

**RURAL
RESIDENTIAL
- 2**

RP-062-17
Aerials

Ellison Road

**SUBJECT
PROPERTY**

Sun Road



APPLICATION TO REVISE A RECORDED PLAT
(PUBLIC HEARING)

PETITION NO: RP- 062 - 17

NAME OF RECORDED PLAT: REVISED MINOR SUBDIVISION PLAT OF

OWNER OF PROPERTY: BETTY J. ADAMS BENJAMIN D.

MAILING ADDRESS: 114 HARRISON PARK SHERMAN

PHONE: NEWNAN, GA. 30265 404-769-0891

E-MAIL: 1

AGENT FOR OWNER: RANDY M. BOYD

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

PHONE: 404-275-1677

E-MAIL: boyd2227@gmail.com

LOCATION: LAND LOT(S) 75 DISTRICT 7th ROAD ELSON RD.

LEGAL DESCRIPTION ATTACHED: ✓ ZONING: R-10

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED:

TOTAL NUMBER OF LOTS: 3 TOTAL NUMBER OF ACRES: 9.864

DATE OF PLANNING COMMISSION HEARING:

DATE OF COUNTY COMMISSIONERS HEARING:

REASON FOR REVISION: SPLIT PROPERTY INTO 3 LOTS

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

6/30, 20 17

JUNE 30,, 20 17


OWNER/AGENT'S SIGNATURE


NOTARY PUBLIC

SIGN FEE

Received from _____ the amount of \$ _____ to cover the cost of the sign deposit. Applicant will be billed later for the cost of advertising.

Date Paid: _____

Receipt No. _____

Cash: _____

Check No. _____

OWNER'S CERTIFICATE

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

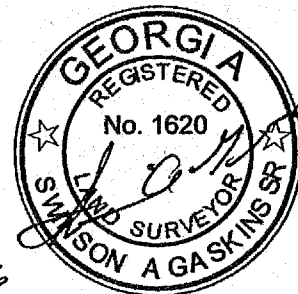
Betty J. Adams 2-5-16
OWNER DATE

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.

GA RLS SWINSON A. GASKINS, SR.
NUMBER 1620
DATE 1-12-16

MINOR SUBDIVISION PLAT OF
BETTY J. ADAMS ESTATE

Doc ID: 009811630001 Type: PLAT
Recorded: 02/05/2016 at 12:45:00 PM
Fee Amt: \$8.00 Page 1 of 1
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 48 PG 160

COPY

GENERAL NOTES

- OWNERS:
BETTY J. ADAMS
183 SUN ROAD
FAYETTEVILLE, GA 30214
404-604-6507
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
770-460-9342
sagaskins@bellsouth.net

- TOTAL ACREAGE: 17.918 ACRES

2 LOTS - ZONED R-70

MINIMUM DIMENSIONAL REQUIREMENTS FOR R-70 ZONING DISTRICT

LOT AREA: 2 ACRES

LOT WIDTH: a. Major thoroughfare:
i. Arterial: 175 feet
ii. Collector: 175 feet
b. Minor thoroughfare: 150 feet

FLOOR AREA: 1,500 SQ FEET

FRONT YARD SETBACK:

MAJOR THOROUGHFARE
ARTERIAL: 75 FEET
COLLECTOR: 75 FEET
MINOR THOROUGHFARE: 50 FEET

REAR YARD SETBACK: 50 FEET

SIDE YARD SETBACK: 25 FEET

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

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

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

- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

- THERE ARE RECORDED EASEMENTS AS SHOWN ON THIS PLAT.

- THIS SITE IS LOCATED IN THE GROUNDWATER RECHARGE AREA.

- 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

- THESE LOTS ARE LOCATED ON COMMUNITY PANEL NUMBER 13113C0081E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND NO PORTION OF THEM LIES WITHIN IN A 100 YEAR FLOOD HAZARD AREA.

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

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

- THERE ARE NO STATE WATERS LOCATED ON THIS SITE.

- THERE ARE NO WETLANDS LOCATED ON THIS SITE.

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 1/26/15 SIGNED [Signature]
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE 1-27-16 SIGNED [Signature]
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 1/15/16 SIGNED [Signature]
COUNTY ENGINEER

SOIL CLASSIFICATION DELINEATION

I, LARRY F. MCEVER 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] DATE Jan 14, 2016
SIGNATURE OF SOIL CLASSIFIER

PROFESSIONAL ENGINEER
REGISTRATION NO. PE 012170
REGISTRATION NUMBERS/LICENSE NUMBERS
8305 SPENCE ROAD, FAIRBURN, GA 30213
PHONE: 770 969 8923

APPROVED BY THE FAYETTE COUNTY FIRE MARSHAL

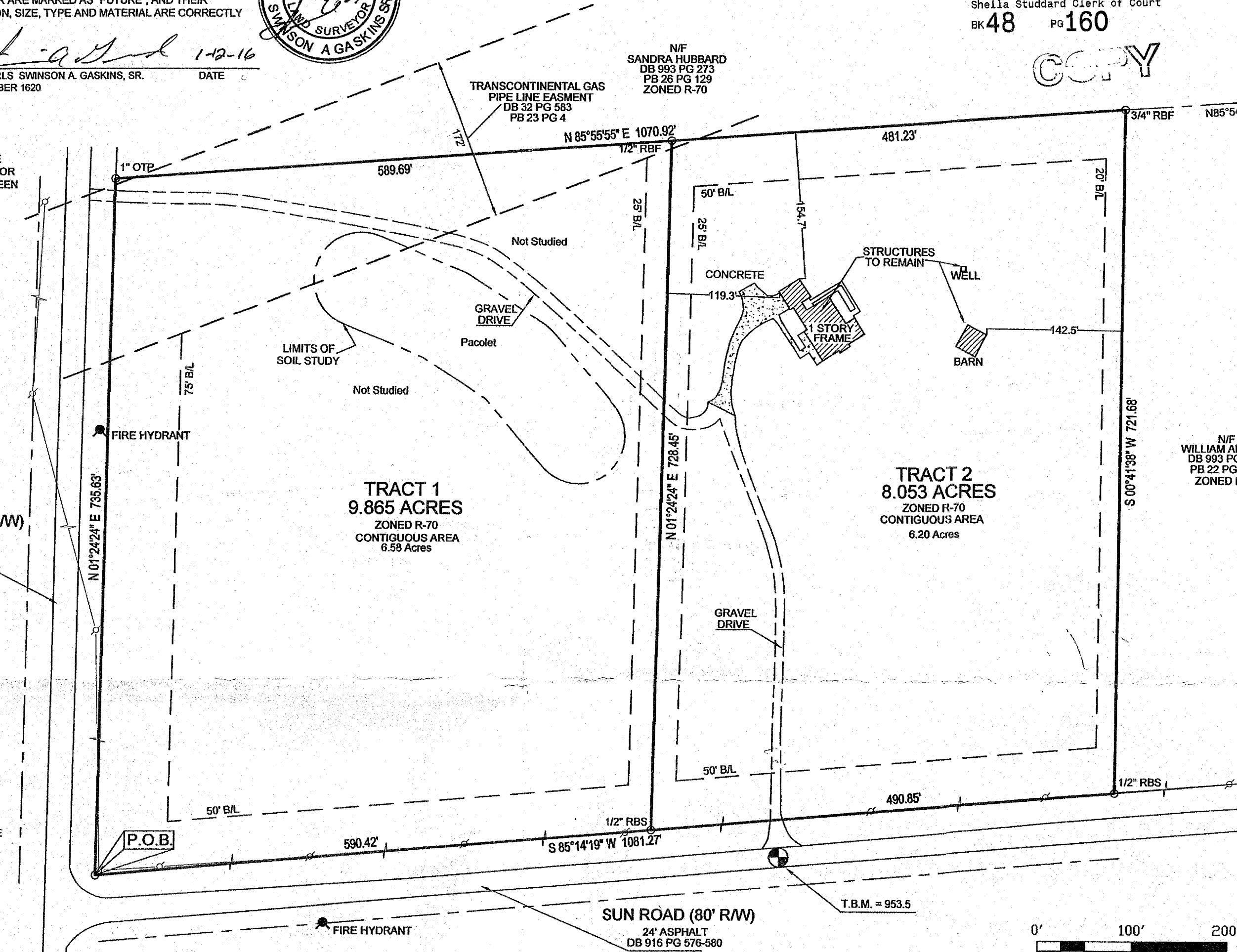
DATE 1/20/16 SIGNED [Signature]
FIRE MARSHAL

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION 2/4/2016

DATE 2/4/2016 SIGNED [Signature]
SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 1/20/16 SIGNED [Signature]
ZONING ADMINISTRATOR



- LEGEND
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - LL=LAND LOT
 - LL.L=LAND LOT LINE
 - R=PROPERTY LINE
 - EP=EDGE OF PAVEMENT
 - RW=RIGHT OF WAY
 - U=UTILITY POLE
 - P.O.B.=POINT OF BEGINNING
 - B/L=BUILDING LINE
 - D.E.=DRAINAGE EASEMENT
 - N/F=NOW OR FORMERLY
 - FH=FIRE HYDRANT
 - DB=DEED BOOK
 - PB=PLAT BOOK
 - PG=PAGE
 - OTP=OPEN TOP PIPE
 - F.W.P.D.=FIELD WORK PERFORMED DATE

Job No. SA15-190

Drawn By: R.D.G.
Reviewed By: s.a.g.

Issue Date: 11/03/15

F.W.P.D.: 10/24/15

Revisions Date

Property Location

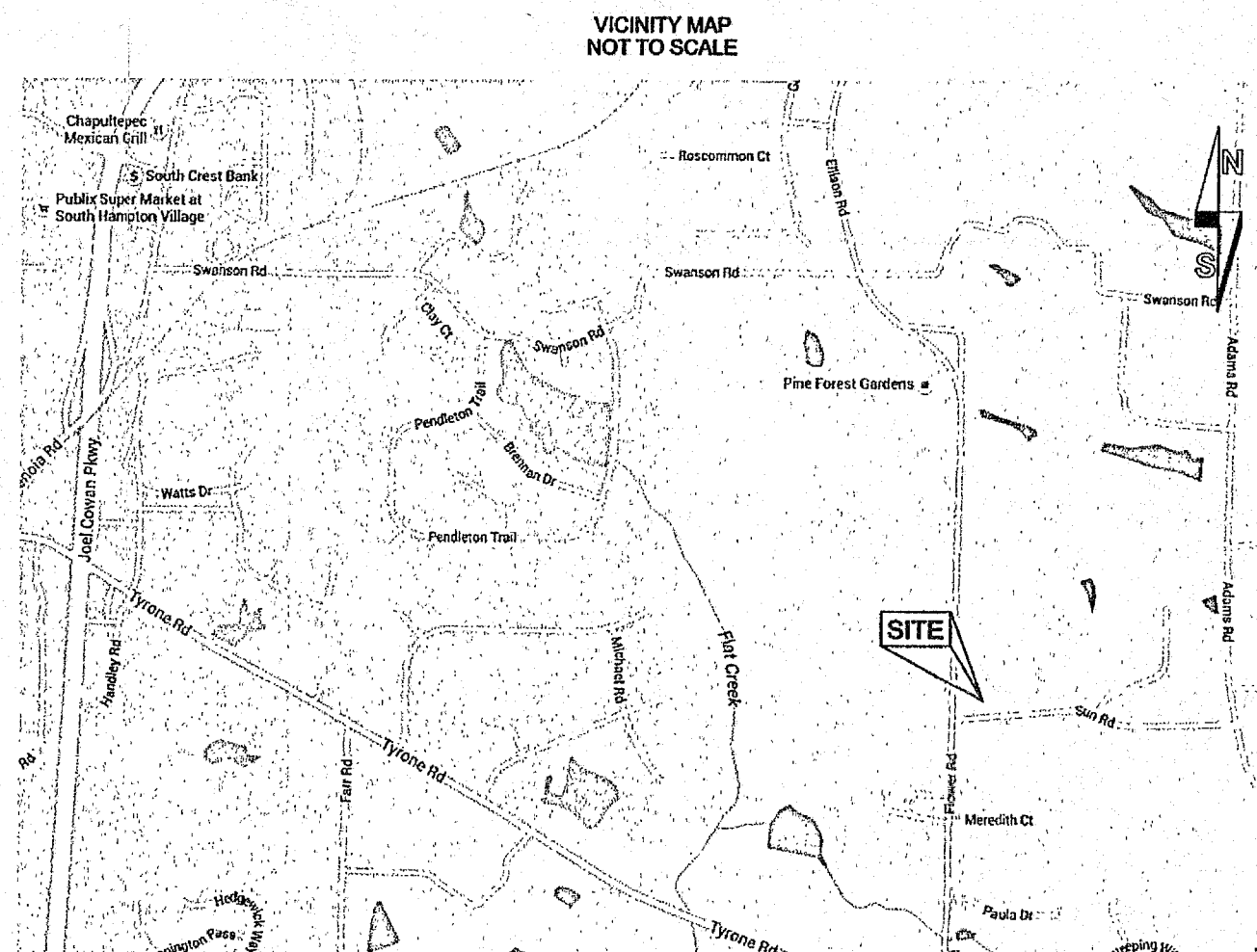
Land Lot 75 Of The 7th Land District
Fayette County, Georgia

Prepared For:

BETTY J. ADAMS

S.A. GASKINS &
ASSOCIATES, LLC

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



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

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

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

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



GRID NORTH
GA-WEST ZONE
NAD 83

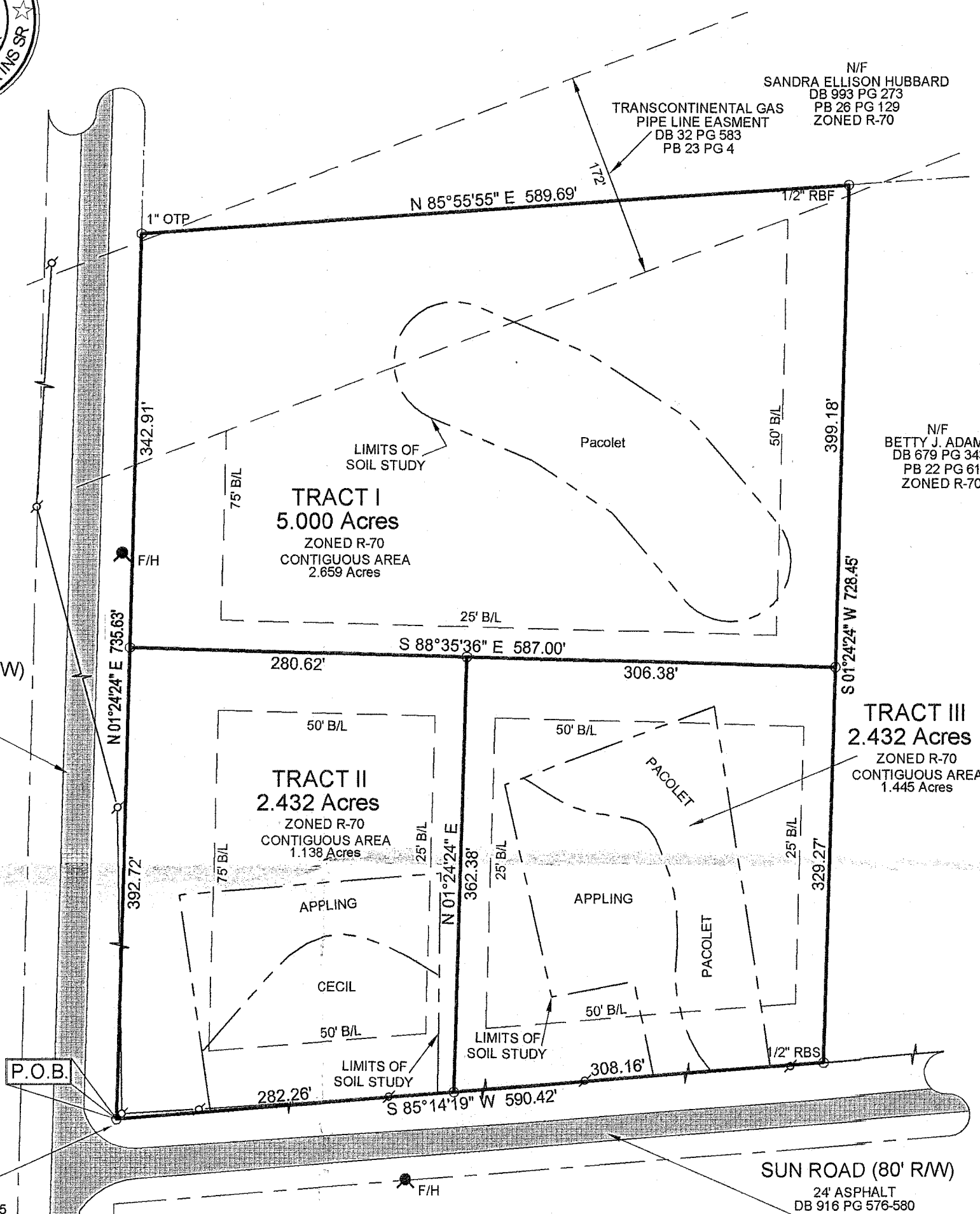
ELLISON ROAD (80' R/W)
DB 100 PG 215-220
24' ASPHALT

LEGEND

RBF=REBAR FOUND
RBS=REBAR SET
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
EP=EDGE OF PAVEMENT
R/W=RIGHT OF WAY
U.=UTILITY POLE
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
FH=FIREF HYDRANT
DB=DEED BOOK
PB=PLAT BOOK
PG=PAGE
OTP=OPEN TOP PIPE
F.W.P.D.=FIELD WORK
PERFORMED DATE

T.B.M.
1/2" RBS = 946.75

REVISED MINOR SUBDIVISION PLAT OF BETTY J. ADAMS ESTATE

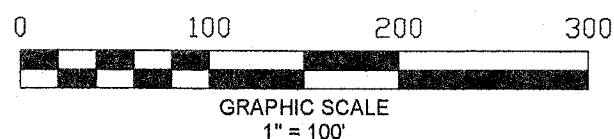


SOIL CLASSIFICATION DELINEATION

I, CRAIG D. CANADAY, DO HEREBY CERTIFY THAT THE LEVEL III SOIL
SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED
BY LANDTEC S.E., 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
REGISTRATION NO. 196
LANDTEC SOUTHEAST, INC.
4503 ATHA CIRCLE
LOGANVILLE, GA 30052
PHONE: 770-307-7750

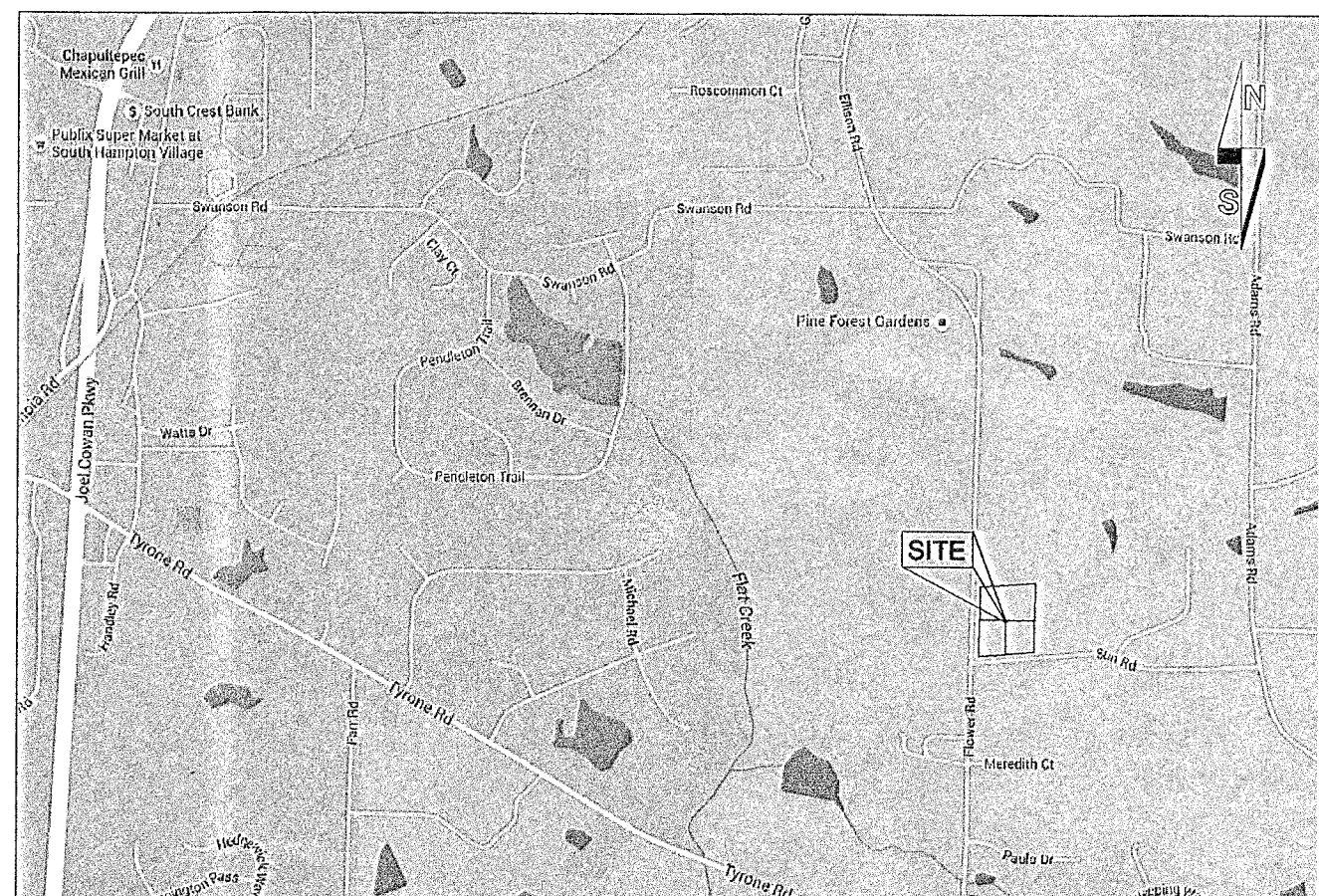
DATE _____



GENERAL NOTES

- OWNERS:
BENJAMIN D. SHERMER
114 HARRISON PARK
NEWNAN, GA 30265
404-769-0891
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
770-460-9342
sagaskins@bellsouth.net
- TOTAL ACREAGE: 9.864 ACRES
3 LOTS ~ ZONED R-70
MINIMUM DIMENSIONAL REQUIREMENTS FOR R-70 ZONING DISTRICT
LOT AREA: 2 ACRES
LOT WIDTH: a. Major thoroughfare:
i. Arterial: 175 feet
ii. Collector: 175 feet
b. Minor thoroughfare: 150 feet
FLOOR AREA: 1,500 SQ FEET
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 75 FEET
COLLECTOR: 75 FEET
MINOR THOROUGHFARE: 50 FEET
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 25 FEET
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR
RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE
LACK OF ONE INDICATED ON THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND
RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE RECORDED EASEMENTS AS SHOWN ON THIS PLAT.
- THIS SITE IS LOCATED IN THE GROUNDWATER RECHARGE AREA.
- 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED
OTHERWISE.
- THESE LOTS ARE LOCATED ON COMMUNITY PANEL NUMBER 13113C0081E, WHICH
BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND NO PORTION OF THEM LIES
WITHIN A 100 YEAR FLOOD HAZARD AREA.
- EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.9 ACRES THAT IS
FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION
BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE NO STATE WATERS LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS LOCATED ON THIS SITE.

VICINITY MAP NOT TO SCALE



FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE _____ SIGNED _____
FIRE MARSHAL

SURVEYORS CERTIFICATION

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

FINAL SURVEYOR'S CERTIFICATE

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

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

DATE _____

OWNERS ACKNOWLEDGEMENT

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

OWNER _____

DATE _____

JUN 20 2017

Job No. SA17-115

Drawn By: J.E.C. Reviewed By: s.a.g.

Issue Date: 06/19/17

F.W.P.D.: 10/24/15

Revisions _____ Date _____

Property Location

Land Lot 75 Of The 7th Land District
Fayette County, Georgia

Prepared For:

BENJAMIN D. SHERMER

S.A. GASKINS & ASSOCIATES, LLC

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

REQUESTED ACTION: R-72 to R-40

PROPOSED USE: Residential

EXISTING USE: Vacant Land

LOCATION: Hilo Rd and SR 92

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 58

OWNER: Jet Food Stores

AGENT: Ron Godwin

PLANNING COMMISSION PUBLIC HEARING: July 6, 2017

BOARD OF COMMISSIONERS PUBLIC HEARING: July 27, 2017

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivision consisting of two (2) lots on 2.928 acres.

STAFF RECOMMENDATION
APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 2.928 acre tract fronting on Hilo Rd and SR 92 in Land Lot 58 of the 5th District. Hilo Rd is classified as a Minor Arterial road and SR 92 is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned R-72.

History: The subject property was originally zoned R-60. In 1998 the R-60 zoning district was deleted from the zoning ordinance and all properties zoned R-60 were then put into the R-72 Zoning District.

B. SURROUNDING ZONING AND USES

The general situation is a 2.928 acre tract that is zoned R-72. In the vicinity of the subject property is land which is zoned R-40, R-45, and R-72. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

| Direction | Acreage | Zoning | Use | Comprehensive Plan |
|---------------------------|----------------|---------------|-------------------------|---|
| North | 1.54 | R-72 | GDOT Property | Low Density Residential (1 Unit/1 to 2 Acres) |
| South | 1.62 | R-45 | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| East | 1.01 | R-40 | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.00 | R-40 | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| West (across SR 92) | 2.00 | R-40 | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.00 | R-40 | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.00 | | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone R-72 from to R-40 for the purpose of developing a Residential Subdivision consisting of two (2) lots on 2.928 acres.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Access

The property to the north of the subject property was acquired by GDOT as right-of-way for the purpose of realigning Hilo Road to Kingswood Drive in a major intersection improvement project on SR 92. This improvement project included multiple turn lanes on SR 92 and Hilo Road (see attached Aerial Map) and installation of a traffic signal. Hilo Road was moved to the northern portion of the GDOT property away from the subject property. GDOT built a driveway on the eastern portion of their property to allow the subject property to access Hilo Road. While the subject property also has frontage on SR 92, a driveway cut on SR 92 is not advisable due to the turn lane and adjacent concrete flume running along SR 92. In addition, County regulations require that residential lots access the street with the lowest classification as indicated on the Thoroughfare Plan. It is recommended that access to the two (2) proposed lots be through the driveway on the GDOT property. Under Sec. 104-55. - Driveway and encroachment control (8), a shared driveway is allowed as follows:

A maximum of two residential lots may share a single driveway if the following conditions are satisfied:

- a. The shared driveway is justified by either insufficient sight distance at one of the lots or otherwise authorized by the county engineer because doing so improves safety, minimizes environmental impacts, or is appropriate based on site-specific physical characteristics of the property;
- b. The width of the shared driveway shall be a minimum of 12 feet and constructed of an all-weather surface approved by the engineering department;
- c. The driveway shall have a minimum clear zone of 20 feet that extends, continuous, from the right-of-way to both homes served by the driveway. The purpose of the clear zone is to ensure unobstructed emergency access to the homes;
- d. A permanent cross-access easement shall be recorded and the easement reflected on the plat and deed of both properties; and
- e. The street address of each lot shall be clearly marked at the road and at all forks in the shared driveway.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Deficiencies include, but not limited to:

Setback along southern property line of Lot 1 depicted as a rear yard setback (30 feet) should be a side yard setback (15 feet).

F. DEPARTMENTAL COMMENTS

Water System

Water Available

Public Works/Engineering

The subject parcel has access to Hilo Road by an existing curb cut installed by GDOT as part of the Hilo Road and SR 92 intersection project. Per Section 104-55 of the County Regulations, this drive could serve two lots if the parcel were subdivided. Engineering supports use of this shared drive for the property (or properties if subdivided) since it provides the safest access and has the least impact to the traveling public.

Environmental Management

According to DOT drawings of HILO Road realignment there is one, possibly two, stormwater pipe inlets on proposed Lot 1. Floodplain Management ordinance requires the 100 year flood elevation for manmade flood hazards be identified. The DOT plans also called out an intermittent/ephemeral stream parallel to the concrete flumes. Confirmation of stream type needs to be called out and confirmed. If intermittent stream present, then Watershed Protection buffer of 50 ft. and setback of 25 ft. would also be applicable and called out on plat.

Environmental Health Department

No objections

Fire

No comment.

Georgia Department of Transportation

I have discussed this parcel subdividing and residential rezoning with Dan Woods and we are in agreement that a residential driveway could be granted off of SR 92 if need be; however we prefer that the existing access that was granted in the Hilo Road relocation project serve as a joint use access to the two subdivided parcels; however if this cannot be done, we suggest that a driveway be located within the decel of SR 92 as shown on the attached plat, in doing this the curb and gutter will have to be broken, the sidewalk will have to accommodate disabled pedestrians and the proposed drainage pipe will have to tie into the existing ditch paving. You may want to make the property owner aware what will be required to obtain a GDOT residential driveway permit.

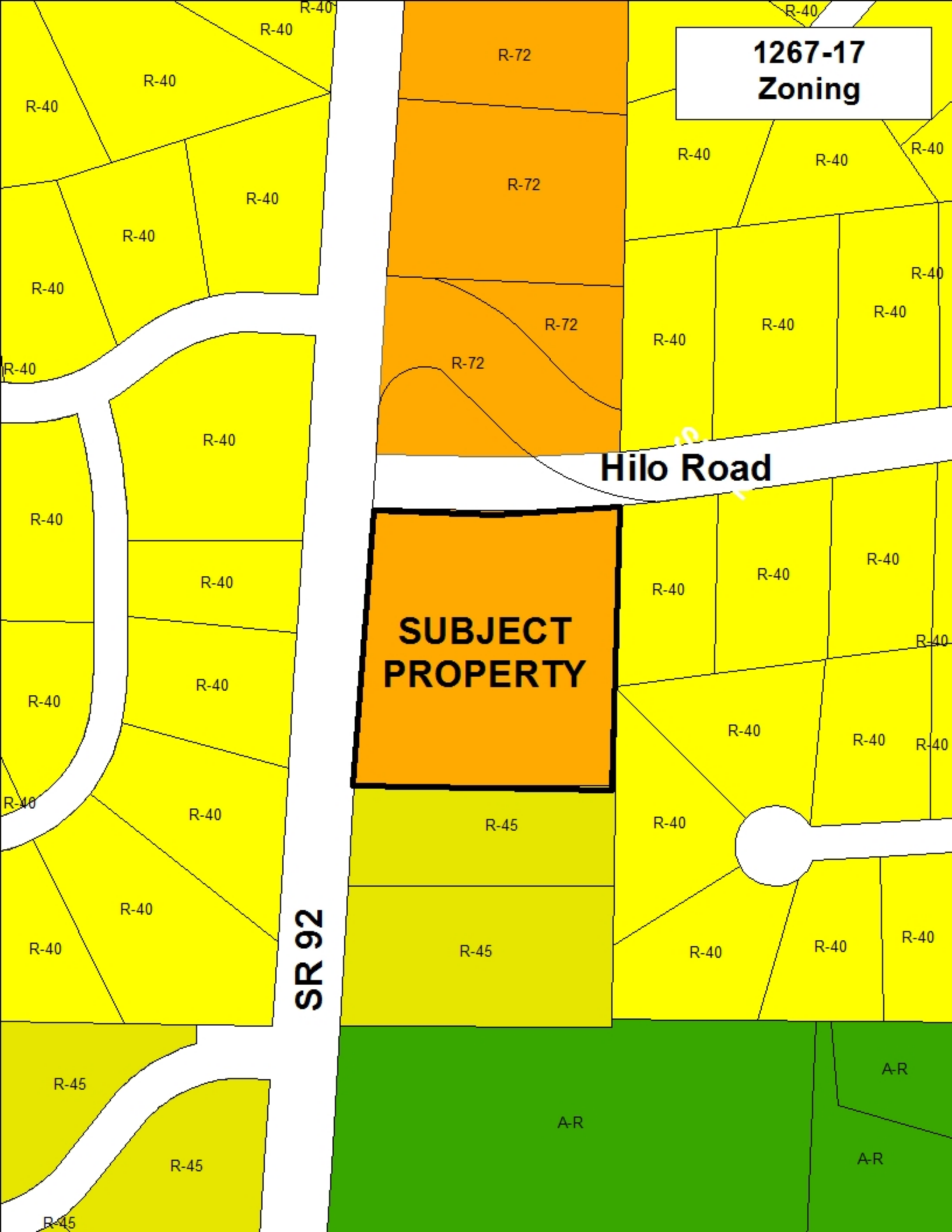
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-72 to R-40 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL.**

**1267-17
Zoning**



1267-17
Land Use Plan

Hilo Road

**SUBJECT
PROPERTY**

**LOW DENSITY
RESIDENTIAL**

SR 92

**1267-17
Aerials**

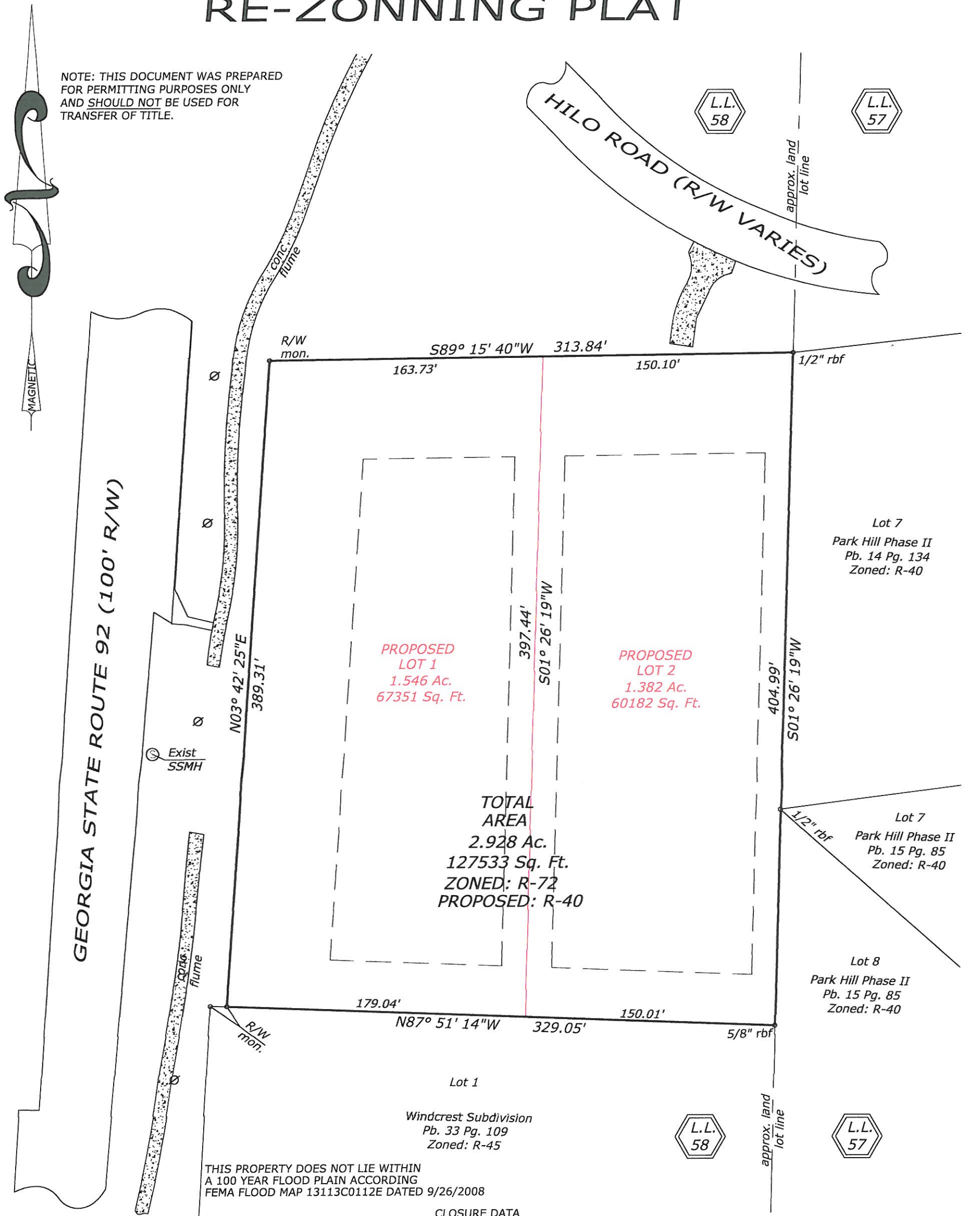
Hilo Road

**SUBJECT
PROPERTY**

SR 92

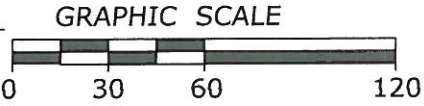
RE-ZONNING PLAT

NOTE: THIS DOCUMENT WAS PREPARED FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF TITLE.



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.

| R-72 BUILDING LINES | R-40 BUILDING LINES |
|---------------------|---------------------|
| FRONT - 75' | FRONT - 60' |
| SIDE - 25' | SIDE - 15' |
| REAR - 50' | REAR - 30' |



- LEGEND
- IPF=IRON PIN FOUND
 - IPS=IRON PIN SET
 - R/W=RIGHT OF WAY
 - MAG= MAGNETIC
 - P.O.B.=POINT OF BEGINNING
 - B/L=BUILDING LINE
 - D.E.=DRAINAGE EASEMENT
 - N/F=NOW OR FORMERLY
 - F.W.P.D.=FIELD WORK PERFORMED DATE



CLOSURE DATA

FIELD CLOSURE=1'IN 10,000+
ANGLE POINT ERROR=< 20"
EQUIPMENT USED=E.D.M. & THEODOLITE
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1'IN 100,000+

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 ORIGINAL SIGNATURE OF SURVEYOR.

| | | |
|---------------------------------|---------------------|--|
| Prepared For: | | |
| JET FOODS | | |
| Subdivision: CHESTNUT FIELD | | |
| Lot: 00 | P.B. 00 ~ PG. 00-00 | |
| Land Lot: 58 | District: 5th | |
| County: FAYETTE, GA | F.W.P.D. 05/19/17 | |
| Scale: 1" = 60' | Date: 05/24/17 | Job No: 17-105 |
| | | FOUR CORNERS SURVEYING™ |
| P.O. BOX 15 Tyrone, GA 30290 | | 770-560-3910 770-560-6930 FOUR_CORNERS@BELLSOUTH.NET |

APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: JET Food Stores
MAILING ADDRESS: PO Box 756 SANDERSVILLE GA
PHONE: 478-232-8580 E-MAIL: CHARLEST@JETFOODSTORES.COM
AGENT FOR OWNERS: RON GODWIN
MAILING ADDRESS: P.O. BOX 15, TYRONE GA 30220
PHONE: 770 560 3910 E-MAIL: RON@FOURCORNERSSURVEYING.COM

PROPERTY LOCATION: LAND LOT 58 LAND DISTRICT 5TH PARCEL _____
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 2.928

EXISTING ZONING DISTRICT: R-7A PROPOSED ZONING DISTRICT: R-40

ZONING OF SURROUNDING PROPERTIES: R-40, R-45, R-72

PRESENT USE OF SUBJECT PROPERTY: VACANT LAND

PROPOSED USE OF SUBJECT PROPERTY: BUILD 2 HOUSES / Residential

LAND USE PLAN DESIGNATION: Low Density Residential (1 Unit / 1 to 2 Acs)

NAME AND TYPE OF ACCESS ROAD: HILLO RD - COLLECTOR

LOCATION OF NEAREST WATER LINE: HILLO RD

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1267-17

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: C. Bri Date: 5/31/17

DATE OF PLANNING COMMISSION HEARING: 7/6/2017

DATE OF COUNTY COMMISSIONERS HEARING: 7/27/2017

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:

JET FOODS

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0511 033

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 58 of the 5 District, and (if applicable to more than one land district) Land Lot(s) of the District, and said property consists of a total of 2.925 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to RON GODWIN to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning 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
PO Box 756
Address SANDERSVILLE, GA 31082

Signature of Notary Public
5/26/17
Date

Signature of Property Owner 2
Address

Signature of Notary Public
Shirley Freeman
My Commission Expires
Notary

Signature of Property Owner 3
Address

Signature of Notary Public
Public
June 3, 2019
Henry County, GA

Signature of Authorized Agent
Address

Signature of Notary Public
Date

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Jet Foods, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, _____ feet of right-of-way along _____ as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)
- Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 31 day of May, 2017.

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC

