

BOARD MEMBERS

John H. Culbreth, Sr.
Danny England
Al Gilbert
Jim Graw
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Planning and Zoning Coordinator
Chakevia Jones, Planning & Zoning Coordinator
Patrick Stough, County Attorney

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 18, 2018
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 January 4, 2018.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Carson Road Estates. The property will consist of four residential lots zoned A-R, is located in Land Lot 26 of the 4th District and fronts on Carson Road.
3. Consideration of WPV/A-001-18, Ben Loggins, Owner and Rick Lindsey, Agent, request an appeal of the decision of the Stormwater Department's denial of a variance to the Watershed Protection Ordinance.

PUBLIC HEARING

4. Consideration of Petition No. RDP-014-17, Pulte Homes Company, LLC, request approval of the Revised Development Plan for rezoning 1160-05 to reconfigure the street layout. This property is located in Land Lots 223, 224, 225 & 226 of the 5th District and fronts on SR 92 North.

OLD BUSINESS

5. Discussion of amendments to the Zoning Ordinance, concerning corner lots and flag lots.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: December 12, 2017
Subject: Minor Subdivision Plat to be considered on January 18, 2018

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Carson Road Estates

OWNER/APPLICANT

Allen David Cook Estate



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

MINOR SUBDIVISION PLAT OF CARSON ROAD ESTATES

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
for recording

DATE 12/18/17 SIGNED *[Signature]*
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 12/18/17 SIGNED *P. Mallon*
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION 1/1

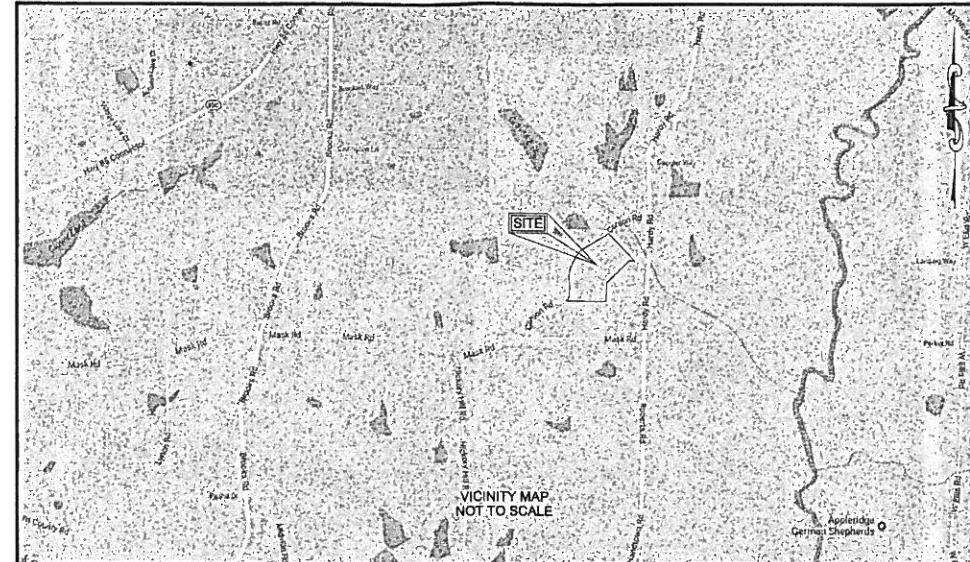
DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE 1/5/18 SIGNED *[Signature]*
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE 12/15/17 SIGNED *[Signature]*
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 12/14/2017

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF CARSON ROAD ESTATES 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 _____

SOILS CLASSIFICATION DELINEATION

I, M. Brannon Miles 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.

DATE _____
Applied Environmental Sciences, Inc.
90-F Glenda Trace #327
Newnan, Georgia 30265
(770) 328.6108 -Direct
(678) 262.4024 - Fax
www.aesciences.net

GENERAL NOTES

- OWNER
THE ALLEN DAVID COOK ESTATE
EXECUTOR - JOSEPH A. COOK
47 TERRACE DALE COURT
GRIFFIN, GA 30224
770-851-1454
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC
P.O. BOX 321
BROOKS, GA 30205
678-571-3064
rdgaskins79@gmail.com
- TOTAL ACREAGE 19.875 ACRES
- LOTS- ZONED A-R

MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA 5 ACRES

LOT WIDTH: 250 FT

FLOOR AREA: 1,200 SQ FT

FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE 75 FEET

REAR YARD SETBACK: 75 FT

SIDE YARD SETBACK 50 FT
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM
- WATER TO BE PROVIDED BY 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 RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED
- THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
- THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 131130D165E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN TWO ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND
- THERE ARE NO VISIBLE CEMETERY OR BURIAL GROUNDS FOUND ON THIS PROPERTY.
- THERE ARE NO STATE WATERS ON THIS PROPERTY.
- THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY.
- ALL LOTS MET THE DIMENSIONAL REQUIREMENTS OF THE A-R ZONING DISTRICT PRIOR TO THE REQUIRED DEDICATION OF STREET RIGHT-OF-WAY PER SEC. 104-597 (7) OF THE FAYETTE COUNTY SUBDIVISION REGULATIONS. THESE LOTS ARE LEGAL NONCONFORMING LOTS PER SEC 110-65 OF THE FAYETTE COUNTY ZONING ORDINANCE AS THE DEDICATION OF STREET RIGHT-OF-WAY IS ACQUIRED FOR A PUBLIC PURPOSE.
- LOT 1 EITHER CONTAINS OR IS ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY AS REQUIRED BY ARTICLE. IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.
- ALL STRUCTURES ON LOT 1 ARE TO REMAIN THE PAVILION ENCLOSES THE SETBACK AND MAY NEED A VARIANCE TO REMAIN.

LEGEND
B/L=BUILDING LINE
C/L=CENTERLINE
CO=CONSTRUCTION ENTRANCE
CTP=CRIMP TOP PIPE
D.B.=DEED BOOK
D.E.=DRAINAGE EASEMENT
ESMT.=EASEMENT
EP=EDGE OF PAVEMENT
F/H=FIRE HYDRANT
F.W.P.D.=FIELD WORK
PERFORMED DATE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
N/F=NOW OR FORMERLY
O/F=OUT OF FLOOD PLAIN
P.B.=PLAT BOOK
PG.=PAGE
R.=PROPERTY LINE
P.O.B.=POINT OF BEGINNING
P/P=POWER POLE
RBF=REBAR FOUND
RBS=REBAR SET
R/W=RIGHT OF WAY
SSMH=SANITARY SEWER MANHOLE
U/P=UTILITY POLE
###=HOUSE NUMBER

Job No. SA17-189

Drawn By: J.E.C. Reviewed By: R.M.B.

Issue Date: 08/23/17

F.W.P.D.: 08/21/17

Revisions Date
County Comments 12/06/17

PAGE 1 OF 2



Prepared For:

THE ALLEN DAVID COOK ESTATE

Property Location

Land Lot 26 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3064
rdgaskins79@gmail.com

MINOR SUBDIVISION PLAT
OF
CARSON ROAD ESTATES

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Sult. Code
Appling	>72	24-36	2-10	42-48	70	---	A5
Cataula II	>72	24-30 (PWT)	2-10	12	85	0.10	C1
Cecil	>72	>72	2-10	36-48	60	---	A1
Cecil Variant	>72	54-60	4-8	36-48	75	---	A5
Vance	>72	>72	3-12	36-48	75	---	O1

*INDICATES DEPTH TO TOP AND BOTTOM OF RESTRICTIVE LAYER THAT IS CAUSING BRIEF PERCHING OF WATER TABLE. SOIL APPEARS TO BE WELL DRAINED BELOW RESTRICTIVE LAYER.
PWT = Perched Water Table

SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation; subsoil is well drained. Trenches installed at the recommended depth should function effectively.
- C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- O1 Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.

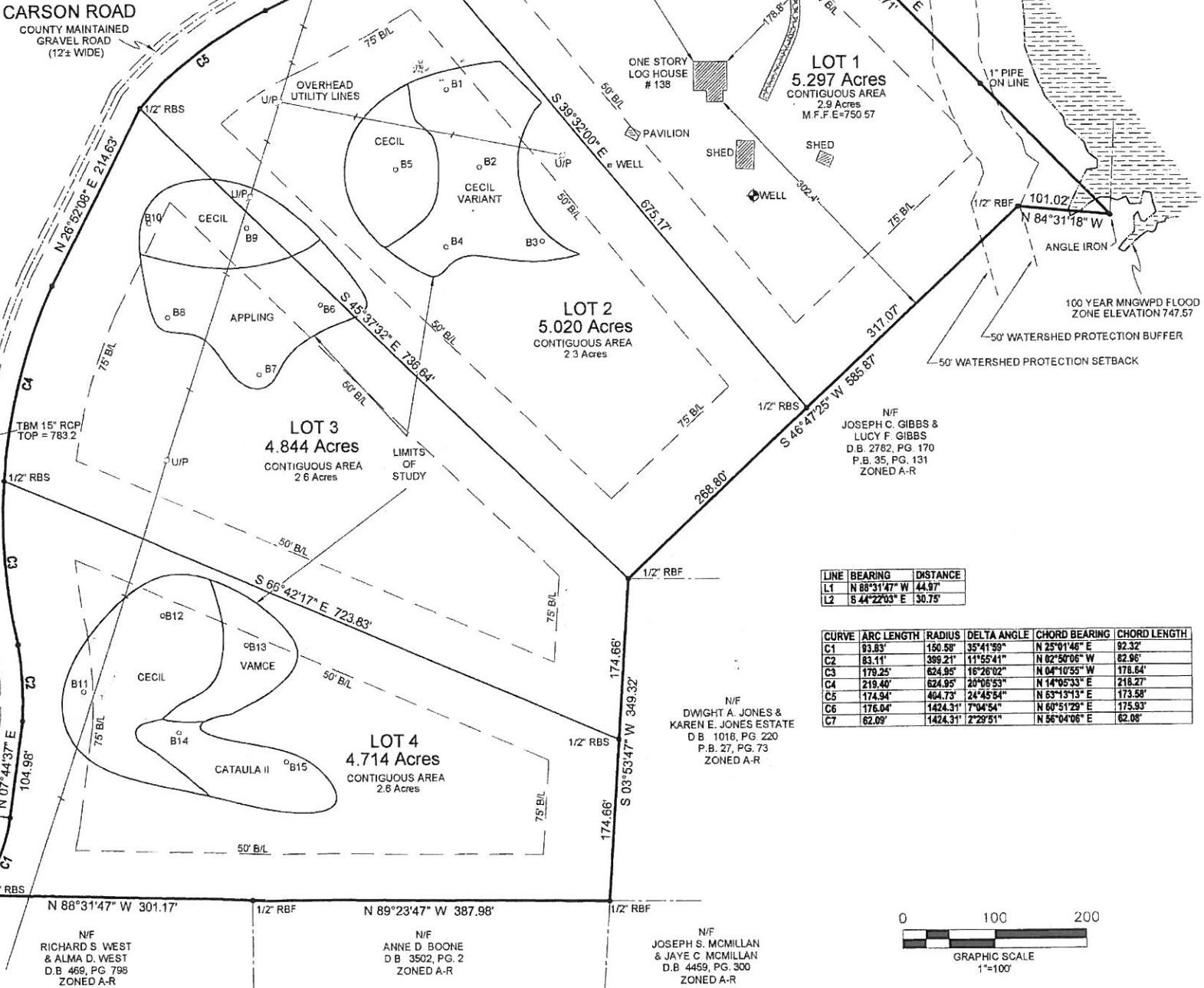
LEGEND

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P.B.=PLAT BOOK
P.G.=PAGE
P.F.F.E.=PROPOSED FINISH FLOOR ELEVATION
P/L=PROPERTY LINE
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R/W=RIGHT OF WAY
SSMH=SANITARY SEWER MAN HOLE
U/P=UTILITY POLE
###=HOUSE NUMBER

SEE SOILS NOTE ON PAGE 1

CARSON ROAD
COUNTY MAINTAINED
GRAVEL ROAD
(12± WIDE)

30' to be dedicated to
Fayette County
CENTER LINE



Job No. SA17-189

Drawn By: J.E.C. Reviewed By: R.M.B.

Issue Date: 11/09/17

F.W.P.D.: 08/21/17

Revisions: Date
County Comments: 12/06/17

PAGE 2 OF 2



Prepared For:

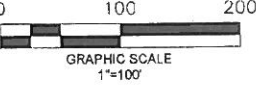
THE ALLEN DAVID COOK ESTATE

Property Location

Land Lot 26 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com



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\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,500 FEET.

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



LINDSEY & LACY, PC

December 21, 2017

Via: Email and Regular Mail

Pete Frisina, Director
Planning and Zoning
140 Stonewall Ave. W, Ste. 202
Fayetteville GA 30214

Re: Ben Loggins, 122 Reflections Point, Fayetteville, GA 30215

Dear Pete:

Pursuant to our telephone conversation a couple of weeks ago, I am sending this letter to you requesting an appeal from the decision of the Director of Environmental Management denying Mr. Loggins' request for a buffer variance. Last week when I spoke with Ms. Birrell, she informed me that there is no appeal process. Following our conversation, I re-read Section 104-185 of the Land Development and Land Use Ordinances. According to sub-section (a)(2)(b)(2) "any person adversely affected by any decision of the County Storm Water Management Department shall have the right to appeal such decision to the County Planning Commission..." Please accept this letter as the appeal from the denial of the requested variance.

As you and I discussed on the phone and as I discussed with Dennis Davenport, I do not believe there are any procedures established by the Planning Commission on how this appeal is to proceed. Thus, I do not know if a fee is required or what information is needed by the Planning Commission to proceed with this appeal. I have included with this letter a copy of Ms. Birrell's letter denying the requested buffer variance and a copy of the survey. If you require additional documents or additional information, please let me know and I will be happy to provide that.

Finally, we request that this appeal be heard by the Planning Commission at its January 18th meeting. If that is not possible, please let me know.

Best regards.

Sincerely,
LINDSEY & LACY, PC


Richard P. Lindsey

cc: Ben Loggins



Fayette
COUNTY

"WHERE QUALITY
IS A LIFESTYLE"

ENVIRONMENTAL MANAGEMENT

140 STONEWALL AVENUE WEST, 203
FAYETTEVILLE, GEORGIA 30214
PHONE: 770-305-5410
www.fayettecountyga.gov

November 29, 2017

Mr. Ben Loggins
122 Reflections Point
Fayetteville, GA 30215

SUBJECT: BUFFER VARIANCE

Dear Mr. Loggins,

Thank you for the prompt removal of stones along your pathway and the landing area adjacent to the lake. I have received your request for a variance from the Watershed Protection Ordinance, Article VII, Fayette County Development Regulations. I appreciate your concern and have reviewed your application.

I am writing to inform you that your variance application has been denied for the following reasons:

- The stone steps located inside the 150 foot watershed setback area are impervious.
- There are options for pervious hiking trails that will allow access to the lake as shown in Georgia Stormwater Management Manual, Volume 2, 4.15 Permeable Paver Systems. (Copy attached.)

You have the right to appeal this decision to the county planning commission, as stated in Article VII, Sec. 104-185.a.2.b.2. (Copy attached.)

A Watershed Buffer Replacement Plan is still required showing locations of one (1) canopy tree and two (2) understory trees with timeline and buffer access method description.

Sincerely,

A handwritten signature in blue ink that reads "Vanessa Tigert Birrell". The signature is fluid and cursive.

Vanessa Tigert Birrell, P.G., CFM
Director of Environmental Management, Fayette County

Enclosure (2)

W.D. 12
19-65

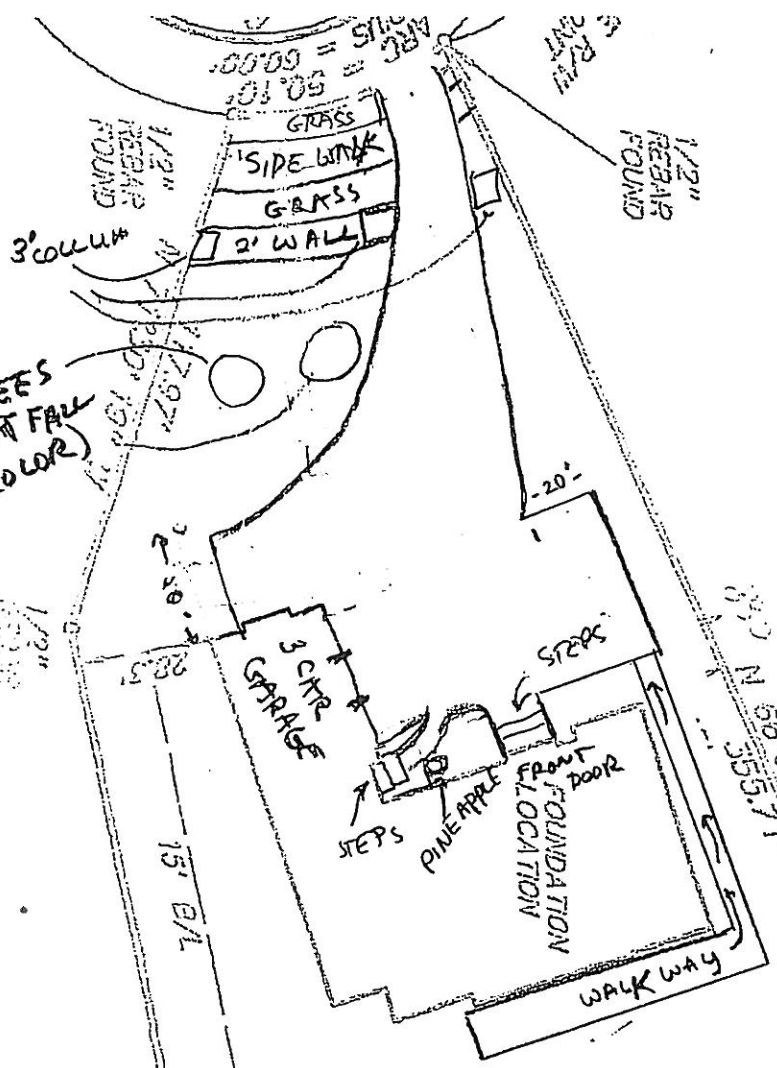
RECORDED
IN THE
PROPERTY

AS-BUILT F.F. EASEMENT = 872.5
AS-BUILT F.F. R/W = 881.6



2 TREES
(GREEN FALL
COLOR)

LOT 226



LOT 225
1.22 ACRES ±
1.00 ACRES OUT
OF FLOOD PLAIN
PER S/D PLAT
M.F.E. = 855
PER S/D PLAT

100' Watershed Protection
Undisturbed Buffer
100' YEAR FLOOD ELEVATION = 850'
AS SHOWN ON S/D PLAT

1/2" REBAR
FOUND ON
LINE

NORMAL POOL
IS PROPERTY &
SHOWN ON S/D

ACCESS EASEMENT MEASURED
20' FROM NORMAL POOL
ELEVATION OR THE 100-YR
FLOOD ELEVATION, WHICHEVER
IS GREATER AS SHOWN ON
S/D PLAT



1/2" REBAR
FOUND ON
LINE

AD
M
34
PD



The path and stones have been removed

Variance request was to keep stone stairs

The following factors will be considered in determining whether to issue a variance:

- (i) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- (ii) The locations of all streams on the property, including along property boundaries;
- (iii) The location and extent of the proposed buffer or setback intrusion;
- (iv) Whether alternative designs are possible which require less intrusion or no intrusion;
- (v) The long-term and construction water quality impacts of the proposed variance; and
- (vi) Whether issuance of the variance is at least as protective of natural resources and the environment.

PETITION NO. RDP-014-17
Pulte Homes Company, LLC

The applicant is requesting a revision to the Development Plan for Rezoning (1160-05) to reconfigure the street layout. The subject property consists of approximately 116 acres and fronts on SR 92 North.

Sec. 110-149. – Planned unit development (c) (1) states the following:

- j. Revision of development plan. Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the zoning administrator and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

History: Petition 1160-05 (R-70 to C-S – Conservation Subdivision) was approved by the Board of Commissioners on January 12, 2005. In 2011, the County acquired approximately 1.58 acres in the northwest corner of the subject property for Veteran’s Parkway.

DEPARTMENTAL COMMENTS

WATER SYSTEM: Need separate utility plan. Submit to FCWS.

FIRE MARSHAL: Must show fire hydrants on preliminary and final plats.

ENVIRONMENTAL MANAGEMENT:

Floodplain The property contains Zone A floodplain per FEMA FIRM panel 13113C0019E. Elevations were determined in Fayette County’s Limited Detail Study. The elevation of the lowest floor, including the basement and building access of any development shall be a least 3 feet above the base flood elevation or one foot above the future conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities are totally or partially within an Area of Special Flood Hazard.

Wetlands Wetlands are not called out on the concept plan. The applicant must call out all wetlands on the preliminary plat and obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed This property is subject to Fayette County’s Watershed Protection Ordinance. The Watershed Protection buffer is either 100 feet from wretched vegetation or 50 feet from the 100-year floodplain elevation, whichever is greater. The watershed setback is an additional 50 feet

from the Watershed buffer. The 100-foot base flood elevation identified in the FC 2013 Future Conditions Flood Study shall be used to identify 100-ft Base Flood Elevation.

Not approving or denying, but the buffers appear correct but on the preliminary plat, construction drawings and final plat the buffers will need to be shown on the state waters requiring a buffer located within the conservation area.

Groundwater Portions of the property are within the groundwater recharge area, as delineated on the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20). The minimum lot size and width requirements of the Groundwater Recharge Area Protection Ordinance for lots with public water supply systems are satisfied by the C-S zoning requirements.

Stormwater The project is subject to Fayette County's Stormwater Management regulations. Stormwater controls shall be exclusive of the conservation areas. Allow for flexibility along the southern property line of the subdivision (especially near lots 10, 11, and 12). Concentrated flows onto adjacent properties will be prohibited.

ENVIRONMENTAL HEALTH: No objections.

PUBLIC WORKS/ENGINEERING DEPARTMENT: Engineering has reviewed the development plan for the C-S subdivision. The road layout appears to meet County requirements. No comments.

Recommendation: Staff recommends approval of the revised Development Plan. The revised Development Plan complies with the C-S zoning district.

REGARDING THE REFERENCE TO THE CENTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES 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 INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISH THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

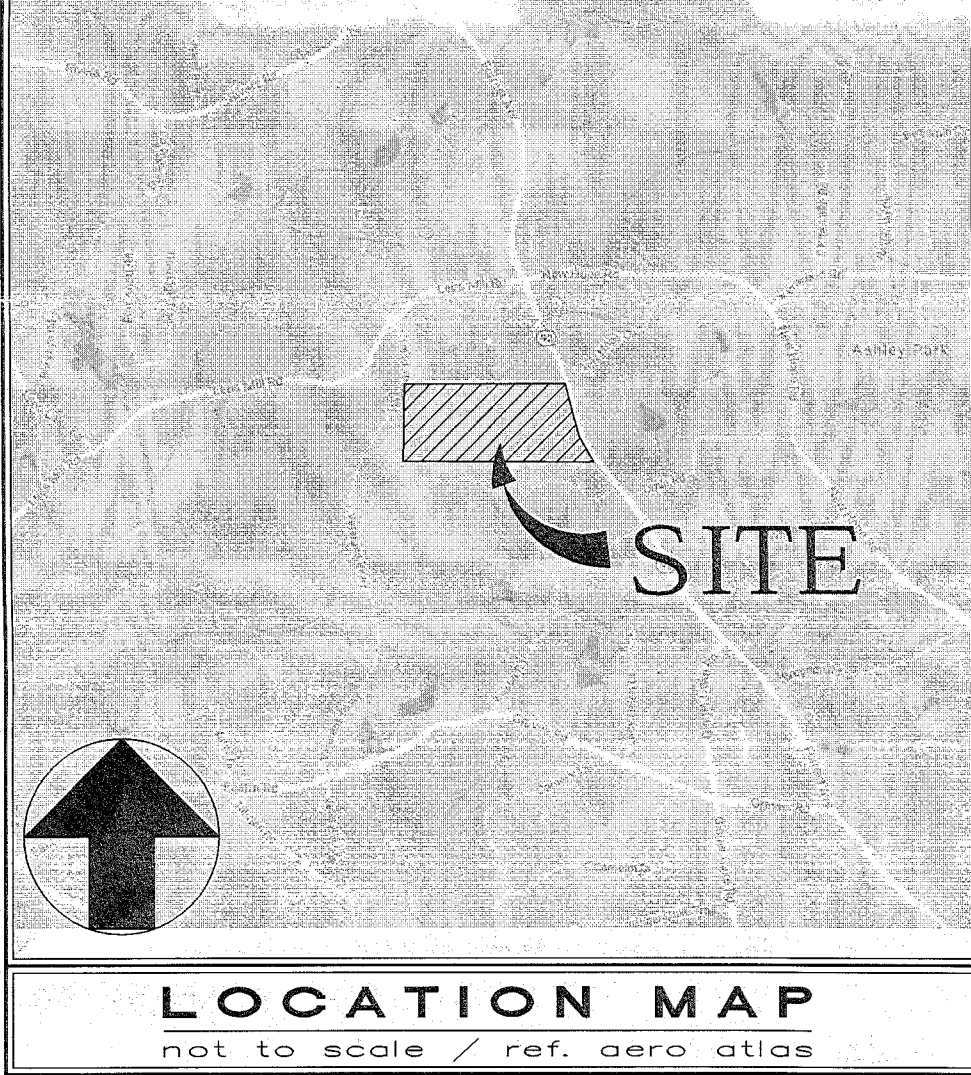
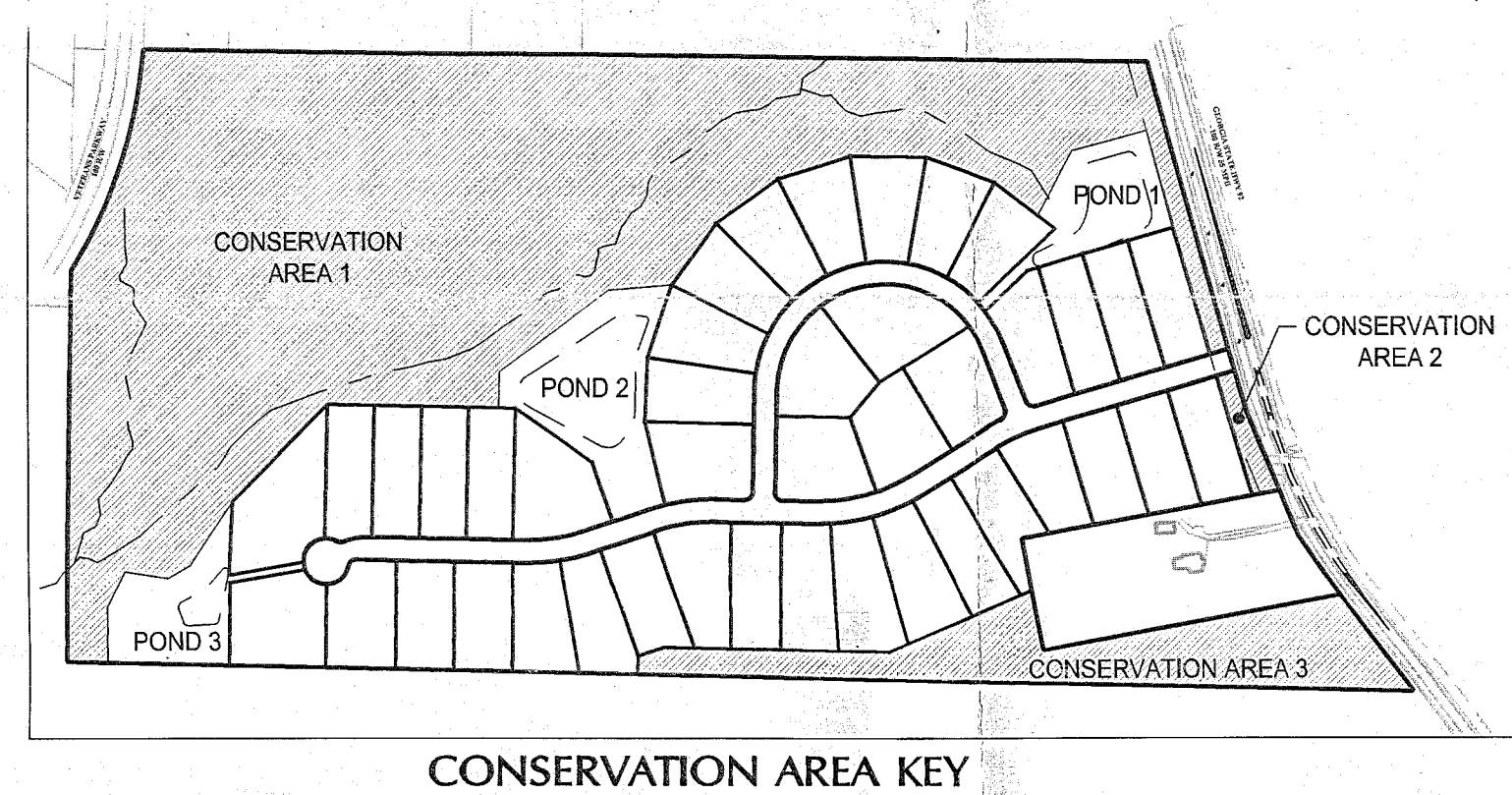
FAYETTE COUNTY CODE: CHAPTER 104, ARTICLE VI, SEC. 104-182 (b) & (c)

NOTE #1: THE FOLLOWING SHALL APPLY TO ALL OTHER PERENNIAL STREAMS WITHIN THE PLANT RIVER WATERSHED, THE WHITEWATER CREEK WATERSHED AND ALL STATE WATERS REQUIRING A BUFFER WITHIN 1,000 FEET OF THESE MINOR PERENNIAL STREAMS:
(1) MINIMUM WATERSHED BUFFER SHALL BE 100 FEET FROM WRESTED VEGETATION OR 50 FEET FROM 100-YEAR FLOODPLAIN ELEVATION, WHICHEVER IS GREATER.
(2) MINIMUM WATERSHED SETBACK SHALL BE 50 FEET AS MEASURED FROM THE BUFFER.

NOTE #2: ALL STATE WATERS REQUIRING A BUFFER NOT OTHERWISE PROTECTED BY PROVISIONS OF THIS ARTICLE SHALL MEET THE FOLLOWING REQUIREMENTS:
(1) MINIMUM WATERSHED BUFFER SHALL BE MAINTAINED FOR 50 FEET FROM WRESTED VEGETATION MEASURED HORIZONTALLY FROM BOTH SIDE OF THE STREAM.
(2) MINIMUM WATERSHED SETBACK 25 FEET AS MEASURED FROM THE BUFFER.

/APPROXIM./			
INFILTRATION FIELD LENGTHS			
SOIL SYMBOL	SOIL DESCRIPTION		
AKA	Alluvial sandy loam, 0% to 3% slopes		
CeB	Cecl sandy loam, 2% to 6% slopes		
CeC	Cecl sandy loam, 6% to 10% slopes		
CIC2	Cecl sandy clay loam, 6% to 10% slopes		
PaE	Facile sandy loam, 0% to 2% slopes		
WH	Wetland soils, 0% to 2% slopes, frequently flooded		

LOT No.	SQ. FT.	ACRES	CONTIGUOUS LOT AREA	LOT No.	SQ. FT.	ACRES	CONTIGUOUS LOT AREA	LOT No.	SQ. FT.	ACRES	CONTIGUOUS LOT AREA
1	43,698.47	1.003	0.42	18	60,882.02	1.388	0.84	35	43,750.00	1.004	0.53
2	43,821.28	1.006	0.53	19	72,729.41	1.670	0.78	36	43,750.00	1.004	0.53
3	43,810.05	1.006	0.54	20	44,599.10	1.024	0.38	37	43,750.00	1.004	0.37
4	43,561.82	1.000	0.52	21	43,750.01	1.004	0.43	38	51,291.35	1.178	0.57
5	43,788.50	1.005	0.45	22	43,750.00	1.004	0.48	39	50,240.34	1.154	0.64
6	46,739.04	1.073	0.58	23	43,750.00	1.004	0.52	40	51,367.52	1.179	0.59
7	51,527.99	1.184	0.68	24	60,848.25	1.397	0.74	41	52,396.66	1.203	0.65
8	52,281.49	1.201	0.69	25	53,463.23	1.227	0.60	42	58,791.82	1.351	0.73
9	46,980.68	1.079	0.59	26	43,741.70	1.004	0.54	43	227,557.44	5.224	3.93
10	43,910.87	1.008	0.53	27	44,262.83	1.016	0.55	CS AREA 1	1,990,197.43	45.689	N/A
11	50,606.53	1.163	0.63	28	43,968.33	1.009	0.55	CS AREA 2	19,139.34	0.439	N/A
12	44,986.34	1.033	0.55	29	43,968.33	1.009	0.55	CS AREA 3	275,233.19	6.318	N/A
13	44,183.92	1.014	0.55	30	43,968.33	1.009	0.55	POND 1	89,667.35	2.058	N/A
14	43,671.41	1.003	0.54	31	43,750.73	1.004	0.54	POND 2	154,978.32	3.558	N/A
15	44,485.00	1.021	0.55	32	43,968.33	1.009	0.55	POND 3	90,720.17	2.083	N/A
16	44,485.00	1.021	0.55	33	43,968.33	1.009	0.55	R.O.W.	239,674.64	5.502	N/A
17	49,734.28	1.142	0.61	34	47,370.55	1.087	0.47	TOTAL:	5,087,542.48	116.794	

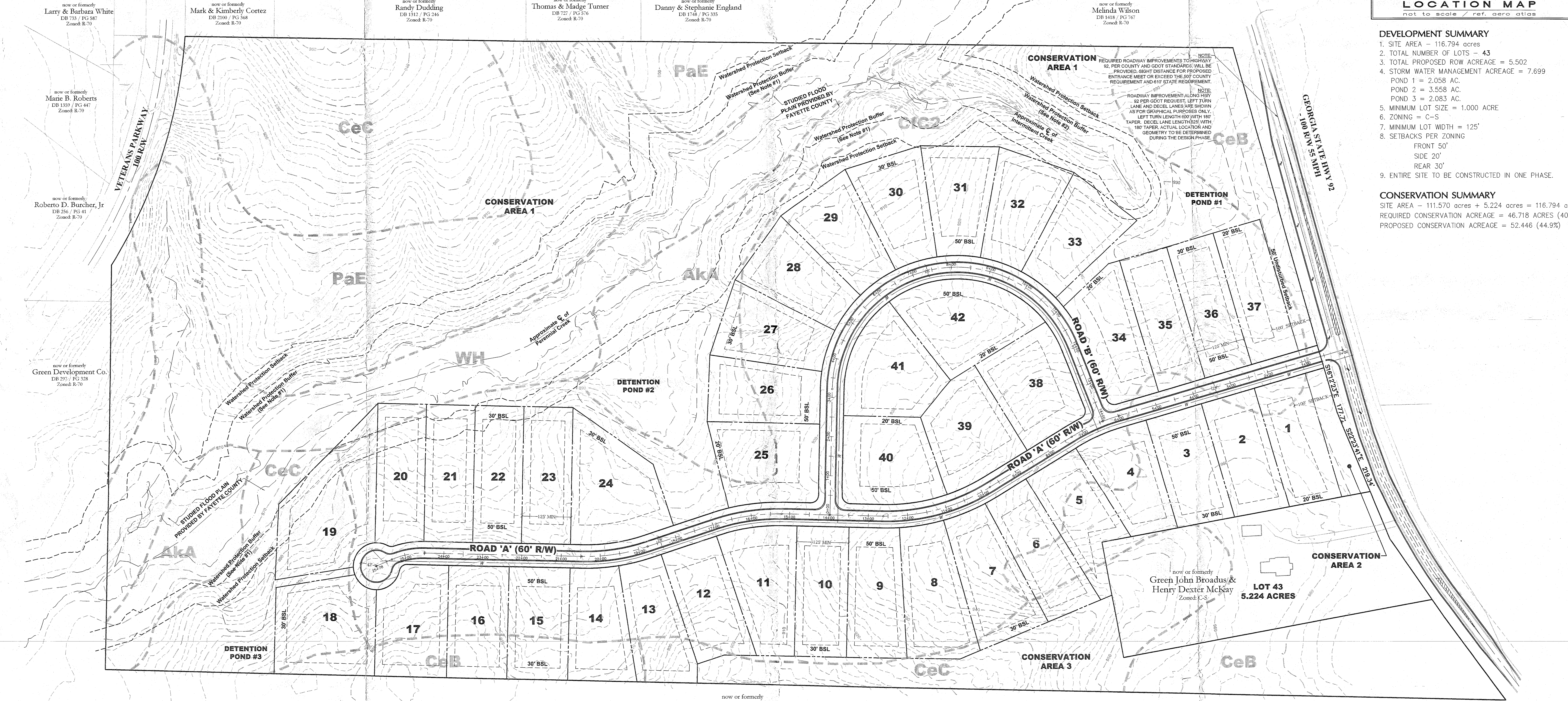


DEVELOPMENT SUMMARY

- SITE AREA - 116.794 acres
- TOTAL NUMBER OF LOTS - 43
- TOTAL PROPOSED ROW ACREAGE = 5.502
- STORM WATER MANAGEMENT ACREAGE = 7.699
 - POND 1 = 2.058 AC.
 - POND 2 = 3.558 AC.
 - POND 3 = 2.083 AC.
- MINIMUM LOT SIZE = 1,000 ACRE
- ZONING = C-S
- MINIMUM LOT WIDTH = 125'
- SETBACKS PER ZONING
 - FRONT 50'
 - SIDE 20'
 - REAR 30'
- ENTIRE SITE TO BE CONSTRUCTED IN ONE PHASE.

CONSERVATION SUMMARY

SITE AREA - 111.570 acres + 5.224 acres = 116.794 acres
REQUIRED CONSERVATION ACREAGE = 46.718 ACRES (40%)
PROPOSED CONSERVATION ACREAGE = 52.446 (44.9%)



now or formerly
Foxhall Farms (Phase 2)
PB 24 / PG 102
Zoned: R-4S

APPROVED ZONING CONDITIONS

January, 2006 requested an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980", and

WHEREAS, said request being as follows: To rezone 118.37 acres from R-70 to C-S to develop a proposed subdivision consisting of 45 lots. This property is located in Land Lots 223, 224, 225, and 226 of the 5th District and fronts on S.R. 92 North; and

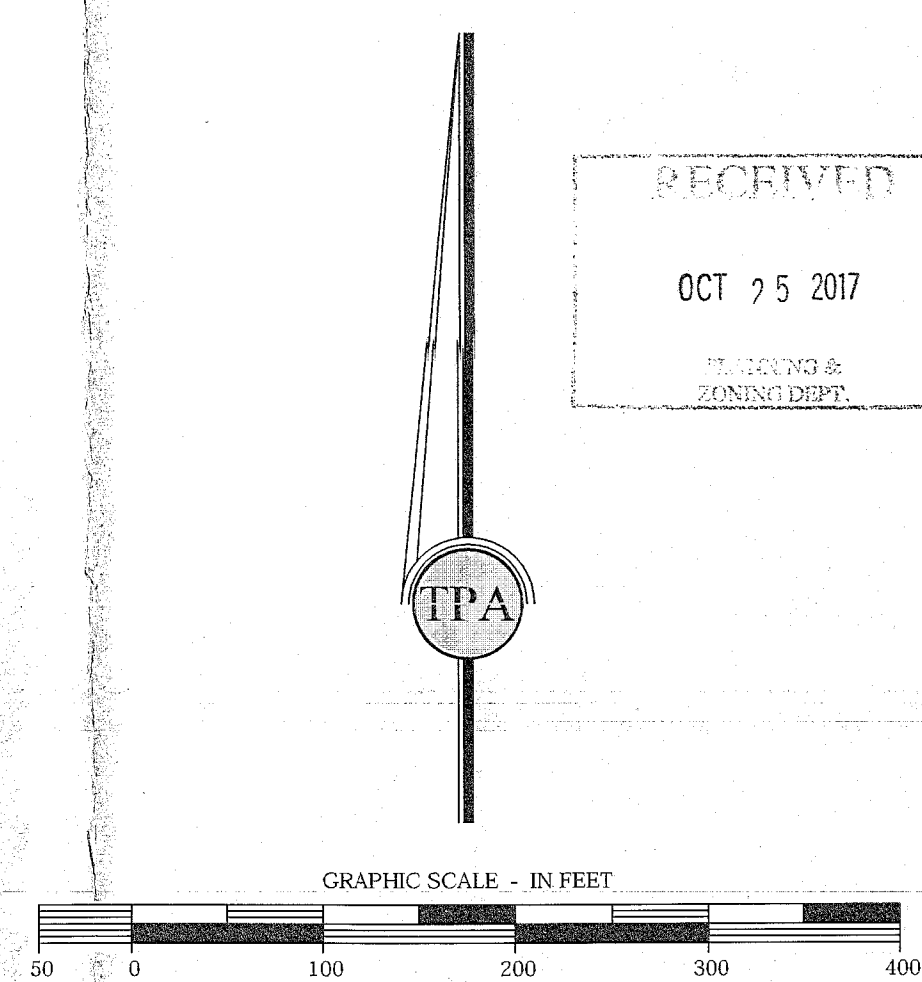
WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request; and

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on January 12, 2006 was that the request to rezone the subject property be approved with the following condition:

- Provide a continuous undisturbed buffer of 50 feet along S.R. 92. This will require the applicant to move all lots from along S.R. 92 to another location in the subdivision. Staff will support a variance for street length should that be required. This condition is to ensure sufficient vegetative screening of the subdivision from S.R. 92. Where sufficient vegetative screening materials are not present, new materials shall be required.
- The development shall be limited to 43 single family dwelling lots. The five (5) acre tract containing the existing single family residence and accessory structure will count towards the total number of lots allowed. (This condition is based on the applicant's intention to keep the single family residence and accessory structure as indicated on the concept/development plan).

SO RESOLVED, this 12th day of January, 2006.

FAYETTE COUNTY BOARD
OF
COMMISSIONERS



OWNER/DEVELOPER
PULTE HOME COMPANY, LLC.
2475 NORTHWINDS PKWY, SUITE 600
ALPHARETTA, GA 30009
770-381-3450
24 HOUR EMERGENCY CONTACT
BRAD EDWARDS
440-434-5424
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131130040D, DATED MARCH 18, 1996

NOTE:
THIS ZONING PLAN IS BASED ON BOUNDARY AND TOPIC INFORMATION TAKEN FROM COUNTY GIS AND A SUBDIVISION PLAT FOR JOHN WELAND HOMES APPROVED ON MAY 10, 2006 BY LAI ENGINEERING.

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REVISED DEVELOPMENT PLAN
Brighton
GEORGIA STATE HIGHWAY 92
LAND LOTS 1-33-195, 22-227, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA
LAST REVISED: 10-23-2017
DATE: 10-01-2017
SCALE: 1" = 100'
CN: 170257CP06
LSV:
JN:
FN:
1 of 1

Points from last meeting:

- make a distinction between a primary and secondary front yard
- consider greater front yard setbacks for accessory structures
- consider the classification of the roads giving preference to higher classification of roads for the placement of an accessory structure
- consider different zoning/lots sizes
- reservation with placing an accessory structure between the street and the front orientation of the house

Sec. 110-3. Definitions

Building line, front, means a line running parallel to the street which touches the nearest point of the principal structure to the street.

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

Yard means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.

*Yard, front, means the area between a property line adjacent to a ~~thoroughfare street~~ and the **front** building line, extending the full width of the lot.*

Yard, rear, means the area between the rear property line and the rear ~~building-setback~~ line, extending the full width of the lot.

*Yard, side, means the area between the side property line and the side ~~building-setback~~ line, extending from the front yard to the rear yard **or extending from the front yard to the side yard in the case of a corner lot.***

Front yard, primary means on a corner lot, the area between a property line adjacent to a street of which the front door of the principal structure is oriented to or if the front door is not oriented to one street, the street in which the driveway accesses and the front building line, extending the full width of the lot.

Front yard, secondary means on a corner lot, the area between a property line adjacent to a street and the front building line outside of the primary front yard.

- (e) *Accessory structures located in a front yard.* On a single frontage lot, the area between the street and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a through lot, the area between the street from which the lot has its addressed access and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a corner lot, the area between the streets and the front building lines shall be treated as a primary front yard or secondary front yard(s) with regard to the location of accessory structures.

No accessory structure shall be located in the front yard except as follows: a well/pump house consisting of 70 square feet or less; a detached garage on a single frontage lot, a through lot or in the primary front yard of a corner lot (see subsection (1) of this section for requirements); an accessory structure located in a secondary front yard of a corner lot (see subsection (2) of this section for requirements); or an accessory structure on a lot in the A-R zoning district which consists of five or more acres.

- (1) *Detached garage located in the front yard of a single frontage lot, a through lot, or the primary front yard on a corner lot.* Said garage shall meet the following requirements:

- a. Footprint shall not exceed 900 square feet.
- b. The detached garage shall not be located more than 35 feet from the principal structure.
- c. The design of the garage shall match with the general residential architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors. Elevation drawings denoting compliance with these requirements shall be submitted as part of the building permit application.
- c. The garage shall have at least one opening for vehicular access.
- e. A separate electrical meter is not permitted, unless otherwise required per the Department of Building Safety.
- f. The garage shall be connected to the principal structure by at least one of the following and elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:
 1. *An attached or detached breezeway.* Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the garage;
 2. *An attached raised deck.* Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet.

Said deck shall have guard rails measuring a minimum of three feet in height; or

3. *An attached or detached pergola.* Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the garage.

(2) *Accessory structure located in the secondary front yard of a corner lot.* Said accessory structure shall meet the following requirements:

- a. When an accessory structure is located in a secondary front yard adjacent to a street that is designated as an Internal Local the required setback shall be increased by 20 feet.

Goal: Create a procedure for the Planning Commission to establish the front, side and rear yards on a flag lot (existing and proposed) that would differ from yards per County regulations and establish the front, side and rear yards on a land locked lot.

Definition

Flag lot means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.

Lot, landlocked, means a lot ~~of record~~ having no frontage on a street.

Procedure

Procedure for establishment of front, side and rear yards on a flag lot or a nonconforming landlocked lot. Due to the various irregular shapes of flag lots and that nonconforming land locked lots have no road frontage, the planning commission, in consultation with the property owner, may establish the front, side and rear yards on a flag lot (existing and proposed) that would be different than the yards per existing County regulations and establish the front, side and rear yards a nonconforming land locked lot. This procedure is applicable to existing and proposed flag lots and nonconforming landlocked lots. The front, side and rear orientation of the residence (existing or proposed) on the flag lot or nonconforming landlocked lot will be considered in this establishment of front, side and rear yards. The establishment of yards through this procedure will require the revision of the Minor Subdivision Plat or Final Plat, as applicable

FLAG LOTS AND LAND LOCKED LOT HISTORY

Three basic **flag lot** development types

- Named private drive with address on named private drive - road frontage 25 feet (prior to 1991-92) for pole portion of lot – some plats indicate front, side and/or rear setbacks others do not.
- Unnamed private drive with address on County road - road frontage varied from 25 feet (prior to 1991-92) to 100 feet for pole portion of lot - plats prior to 2010 may or may not indicate front, side and/or rear setbacks- final and minor subdivision plats after 2010 indicate front, side or rear setbacks
- Individual driveway for each lot - road frontage 100 feet for pole portion of lot - plats prior to 2010 may or may not indicate front, side or rear setbacks- final and minor subdivision plats after 2010 indicate front, side or rear setbacks

Land locked lots existing prior to 11/13/1980 with the required easement are considered as nonconforming lots. The zoning ordinance defines front yard in relation to street frontage and technically land locked lots do not have street frontage.