

BOARD MEMBERS

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

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
February 15, 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 February 1, 2018.

NEW BUSINESS

2. Consideration of a Final Plat of Sams Crossing Phase 2. The property will consist of two residential lots zoned R-40, is located in Land Lot 250 of the 4th District and front(s) on Antioch Road and McBride Road.
3. Consideration of a Preliminary Plat of Fairbrook. The property will consist of 17 residential lots zoned R-40, is located in Land Lots 198 of the 13th District and fronts on S.R. 314.

OLD BUSINESS

4. 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. **The applicant has requested to withdraw the Appeal.**
5. Discussion of amendments to the Zoning Ordinance, concerning corner lots, flag lots and landlocked lots

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 9, 2018
Subject: Final Plat to be considered on February 15, 2018

FINAL PLAT

Final Plat of Sams Crossing Phase 2

OWNER/APPLICANT *COB*

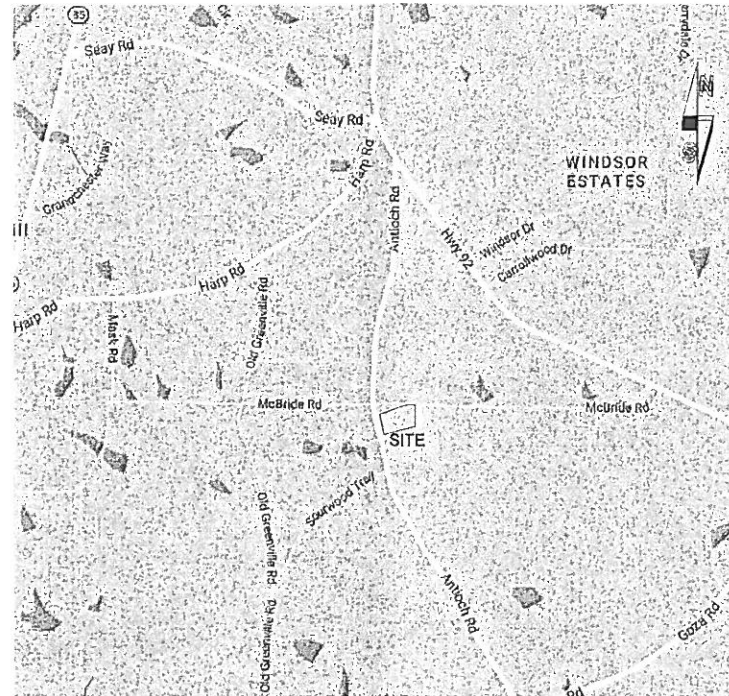
RBR Development, LLC, Owner

Recommend **APPROVAL** for the Final Plat.

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK

FINAL PLAT OF SAMS CROSSING PHASE 2



VICINITY MAP
NOT TO SCALE

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 2/5/18 SIGNED [Signature]
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 2/6/18 SIGNED P. Mallon
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION 1/1

DATE _____ SIGNED _____
SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 2/2/2018 SIGNED [Signature]
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE _____ SIGNED _____
FIRE MARSHAL

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE
SAMS CROSSING SUBDIVISION PHASE 2, 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 _____ DATE _____

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

DATE _____
SIGNATURE OF SOIL CLASSIFIER
PROFESSIONAL ENGINEER
REGISTRATION NO. PE 012170
REGISTRATION NUMBERS/LICENSE NUMBERS
8305 SPENCE ROAD, FAIRBURN, GA 30213
PHONE: 770 969 6923

SURVEYOR'S 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 1/31/18

GENERAL NOTES

- OWNER:
RBR DEVELOPMENT, LLC
REGISTERED AGENT ROBERT BARRY STEPHENS
31 CANNONGATE ROAD
SHARPSBURG, GA 30277
678-300-9380
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC
P.O. BOX 303
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 5.891 ACRES

2 LOTS - ZONED R-40 ON 08/10/72 ~ PETITION NO 214-72

DIMENSIONAL REQUIREMENTS R-40 ZONING DISTRICT

LOT AREA: 1 ACRE

LOT WIDTH @ BUILDING LINE: MAJOR THOROUGHFARE
ARTERIAL: 150 FEET
COLLECTOR: 150 FEET

FLOOR AREA: 1,500 SQ FT

FRONT YARD SETBACK: MAJOR THOROUGHFARE
ARTERIAL: 60 FEET
COLLECTOR: 60 FEET

REAR YARD SETBACK: 30 FT

SIDE YARD SETBACK: 15 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
RESTRICTION 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 FIRM PANEL NUMBER 13113C0114E, DATED SEPTEMBER 26
2008, NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD
AREA.
- EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.6 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 ON THIS PROPERTY.
- THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS
PROPERTY.

DEED RESTRICTIONS

- THE FINISHED, ENCLOSED, HEATED LIVING AREA (EXCLUSIVE OF GARAGES,
CARPORTS, PORCHES, TERRACES, STORAGE AND BASEMENT) SHALL CONTAIN
NO LESS THAN 2000 SQUARE FEET WITH A MINIMUM OF 1400 SQUARE FEET ON
THE MAIN FLOOR.
- NO LOT MAY BE SPLIT, DIVIDED OR SUBDIVIDED FOR SALE, RESALE, GIFT OR
TRANSFER.
- AN UNDISTURBED NATURAL FORESTED AREA OF 190 LINEAR FEET AS
MEASURED FROM THE FRONT PROPERTY LINE, BACK 190 FEET AND EXTENDING
TO EACH SIDE PROPERTY LINE RUNNING PARALLEL TO THE FRONT LINE, AS
SHOWN ON THE PLAT, SHALL NOT BE DISTURBED WITH THE EXCEPTION OF THE
DRIVEWAY AREA WHICH IS RESERVED FOR THE INGRESS / EGRESS TO EACH
LOT FRONTING ON ANTIOCH ROAD. THE TREES AND VEGETATION MAY BE
REMOVED IN THIS AREA FOR THE CONSTRUCTION OF THE DRIVEWAY AND
UTILITY PLACEMENT.



Prepared For:

RBR DEVELOPMENT, LLC.

Property Location

Land Lot 250 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. ANTIOCH

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 12/18/17

F.W.P.D.: 08/24/16

Revisions Date
COUNTY COMMENTS 01/31/18

FINAL PLAT OF SAMS CROSSING PHASE 2

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 LEICA 403 TCR TOTAL
STATION

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

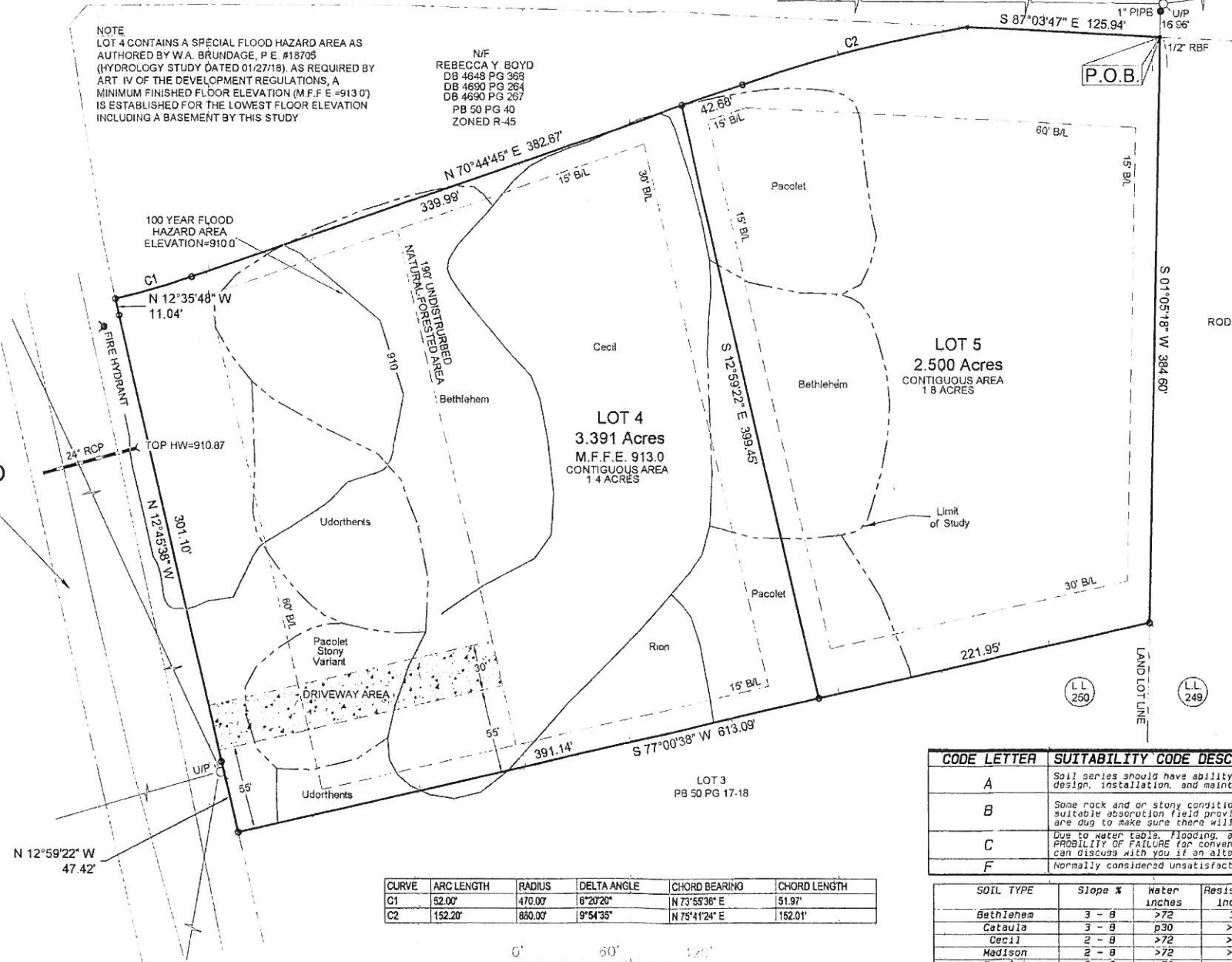
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O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
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NOTE
LOT 4 CONTAINS A SPECIAL FLOOD HAZARD AREA AS
AUTHORED BY W.A. BRUNDAGE, P.E. #18705
(HYDROLOGY STUDY DATED 01/27/18), AS REQUIRED BY
ART IV OF THE DEVELOPMENT REGULATIONS, A
MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.=913.0)
IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION
INCLUDING A BASEMENT BY THIS STUDY

N/F
REBECCA Y. BOYD
DB 4648 PG 368
DB 4690 PG 264
DB 4690 PG 267
PB 50 PG 40
ZONED R-45

N/F
RODNEY G. & ROSE M. CARTER
DB 563 PG 210
ZONED R-72

ANTIOCH ROAD
80' R/W



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.00'	470.00'	6°20'20"	N 73°55'36" E	51.97'
C2	152.20'	850.00'	9°54'35"	N 75°41'24" E	152.01'



CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soil series should have ability to function as suitable absorption field with proper design, installation, and maintenance.
B	Some rock and/or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first or test pits are dug to make sure there will be no rock limiting.
C	Due to water table, flooding, and/or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. (Your Health Department can discuss with you if an alternate system might be an option for your situation.)
F	Normally considered unsatisfactory for use for conventional absorption fields.

SOIL TYPE	Slope %	Water inches	Resistance inches	Code	Trench Depth inches	Perk Rate min/in	Infil. Rate gal/sf/day
Bethlehem	3 - 8	>72	36	B	24 - 36	45024"	0.10
Cataula	3 - 8	p30	>72	C	8 - 18	70018"	0.10
Cecil	2 - 8	>72	>72	A	42 - 48	45048"	0.15
Madison	2 - 8	>72	>72	A	18 - 48	45030"	0.15
Pacolet	2 - 8	>72	>72	A	18 - 48	45030"	0.15
Pacolet Stony Var.	2 - 8	>48	48	A	18 - 24	60024"	0.15
Rion	2 - 8	>72	>72	A	24 - 48	45036"	0.15
Waterloo	3 - 8	p36	36	C	8 - 16	70016"	0.10

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

Job No. ANTIOCH

Drawn By: R.D.G.
Reviewed By: R.M.B.

Issue Date: 12/18/17

F.W.P.D.: 08/24/16

Revisions
COUNTY COMMENTS 01/31/18

PAGE 2 OF 2



Prepared For:

RBR DEVELOPMENT, LLC.

Property Location

Land Lot 250 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 9, 2018
Subject: Preliminary Plat to be considered on February 15, 2018

PRELIMINARY PLAT

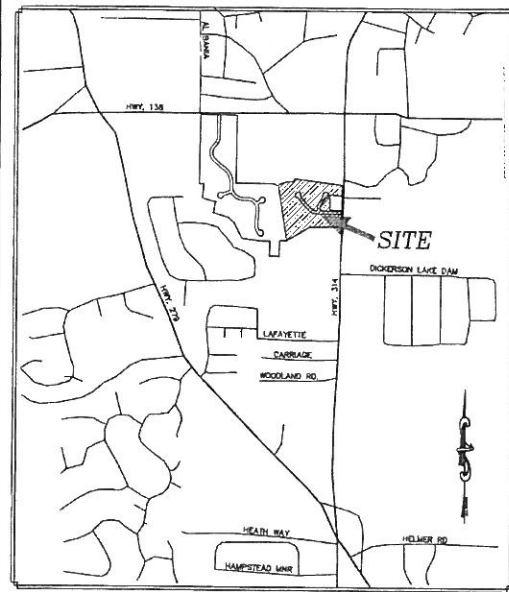
Fairbrook

OWNER/APPLICANT *CNB*

Don Brent, LLC

Recommend **APPROVAL**

On the Fairbrook Subdivision Preliminary plat stamped 1/24/2018.



Vicinity Map
(Not to Scale)

GENERAL SITE DATA:

- TOTAL AREA OF SITE: 28.28 ACRES.
- PROPERTY IS ZONED: R-40
MIN. FRONT SETBACK: 40' (UNLESS OTHERWISE SHOWN)
MIN. REAR SETBACK: 30'
MIN. SIDE SETBACK: 15'
MIN. LOT AREA: 43,560 S.F. (1 ACRE)
MIN. LOT WIDTH: 125' AT FRONT BUILDING LINE
MIN. FLOOR AREA: 1,500 S.F.
- TOTAL NO. OF LOTS FOR SITE: 17.
- ALL STREETS SHALL BE 28 FT. R/C-B/C - TOTAL LENGTH OF STREET 1,615 L.F. NO STREETS EXCEED 3,000 L.F.
- ALL LOTS TO BE SERVED BY AN EXTENSION OF THE FAYETTE COUNTY WATER SYSTEM.
- ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.
- BOUNDARY INFORMATION SUPPLIED BY W D GRAY AND ASSOC. INC. DATE OF BOUNDARY SURVEY: 3/25/07.
- TOPOGRAPHIC INFORMATION SUPPLIED BY JACK V. BERRY AND ASSOC. USING AERIAL AND PHOTOGRAMMETRIC METHODS. ELEVATIONS ARE BASED ON MEAN SEA LEVEL. DATE OF TOPOGRAPHIC SURVEY: 6/10/07.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 131100003 D, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD ZONE. DATED MARCH 10, 1994. FLOOD PLAIN SHOWN ON PLANS IS BASED ON 3 FT. ABOVE TOP OF DAM AND SHALL BE ADJUSTED ON CONSTRUCTION PLANS, ONCE HYDROLOGIC STUDY HAS BEEN COMPLETED.
- WETLANDS DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES.
- ALL OPEN SPACE INCLUDING STORM WATER MANAGEMENT BASINS AND ENTRANCE SIGN AREA WILL BE OWNED BY HOME OWNERS ASSOCIATION.
- OPEN SPACE IS NOT A RESIDENTIAL LOT, FOR RECREATIONAL PURPOSES ONLY. OPEN SPACE IS FOR PASSIVE RECREATIONAL PURPOSES ONLY, NOT A RESIDENTIAL BUILDING LOT.
- STORM WATER MANAGEMENT AREA INCLUDES BASIN AREA ONLY.
- SIGHT DISTANCE EXCEEDS 1000 IN BOTH DIRECTIONS.
- TREES THAT ARE SHADED ARE TO BE REMOVED.
- NO EASEMENTS OF RECORD FOUND BY SURVEYORS OFFICE.

TREE NOTES

- TREES THAT ARE SHADED ARE TO BE REMOVED.
- TREE REMOVAL NOTE: THE TREES TO BE REMOVED AS SHOWN ON THIS PLAN ARE THOSE SHOWN WITHIN 100 FT. DISTANCE FROM THE ROADWAY CENTERLINE. SHIFTING THE ROADWAY TO THE SOUTH PARTICULARLY AT THE ENTRANCE WOULD ENDANGER OTHER SPECIMEN TREES. A CHOICE TO REMOVE THE 30' OAK ON UNITY DRIVE WAS MADE IN ORDER TO SAVE THE 36' OAK ON LOT 15. AGAIN THE MAJORITY OF THIS SITE IS WOODED (PREDOMINANTLY WITH PINES) THAT MAY COME IN CONFLICT.

STRIPING AND SIGN NOTES

- TRAFFIC SIGNS AND STRIPING SHALL CONFORM TO THE "MANUAL UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- LETTERING ON STREET NAME SIGNS SHALL BE MIN. 4".
- R1-1 "STOP" SIGNS SHALL BE MIN. 30"x30".
- R2-1 SPEED LIMIT SIGNS SHALL BE MIN. 24"x30".

WETLAND DELINEATION:

I, _____ of _____ organization
do hereby certify that I have field inspected the property known as _____
subdivision name _____ on _____ date _____ and
determined that the property _____ contains _____ does not contain
jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Wetland Delineator _____
Company Address & Telephone _____

LEGEND

- EXIST. SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- EXIST. SAN. SEWER LINE
- PROPOSED SAN. SEWER LINE
- EXIST. WATERLINE
- PROPOSED WATERLINE
- EXIST. GATE VALVE
- PROPOSED GATE VALVE
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED DOUBLE WING CATCH BASIN
- PROPOSED SINGLE WING CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED RAISED LID DROP INLET
- EXIST. STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE

PRELIMINARY PLAT CERTIFICATE:

"APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED OR STREET BASE CONSTRUCTION ON AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREETS APPROVED ON THE PRELIMINARY PLAT."

"THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON _____, 2018 BY _____"

SOIL CLASSIFICATION DELINEATION

I, _____ do hereby
name _____
certify that the Level III soil survey information provided on this plat was performed by _____
company name _____
in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual of On-Site Sewage Management Systems.

Signature of Soil Classifier _____
Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer Registration No. _____
Registration Numbers/License Numbers _____

Company Address & Telephone _____

LINE NO.	BEARING	DISTANCE
L1	N50°30'08"E	53.53'
L2	N75°03'50"E	65.27'
L3	N68°02'41"E	75.78'
L4	S83°45'01"E	52.14'
L5	N88°53'52"E	64.36'
L6	N51°55'49"E	41.50'
L7	N15°54'10"E	34.10'
L8	N39°41'52"E	10.26'

SITE PLAN

HORIZ. SCALE 1" = 60'

NOTE: EACH BUILDING LOT HAS A MINIMUM OF 0.3 CONTIGUOUS ACRES THAT IS TREE AND CLEAR OF TONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND.



H & A
HOVEY & ASSOCIATES INC.
ENGINEERING CONSULTANTS
170 HAWAII LANE SUITE 8
FAYETTEVILLE, GA 30214
PHONE: 770-481-0208

PREPARED FOR
OWNER / DEVELOPER
24 HOUR CONTACT
DON BRENT, LLC

273 NORTH JEFF DAVIS DR
FAYETTEVILLE, GA 30214
24 HOUR CONTACT
DONNA BLACK
PHONE: 770-481-0475



NO.	DATE	DESCRIPTION
1	01/02/2018	REVISIONS PER FAYETTE COUNTY COMMENTS
2	01/02/2018	UPDATE SPECIMEN TREES
3	10/03/2017	REVISIONS PER FAYETTE COUNTY ENGINEERING COMMENTS
4	10/16/2017	REVISIONS PER FAYETTE COUNTY COMMENTS
5	08/31/2017	REVISIONS PER COUNTY COMMENTS

SCALE: HORIZ. 1" = 60'
VERT. 1" = 20'

SCALE: HORIZ. 1" = 60'
VERT. 1" = 20'

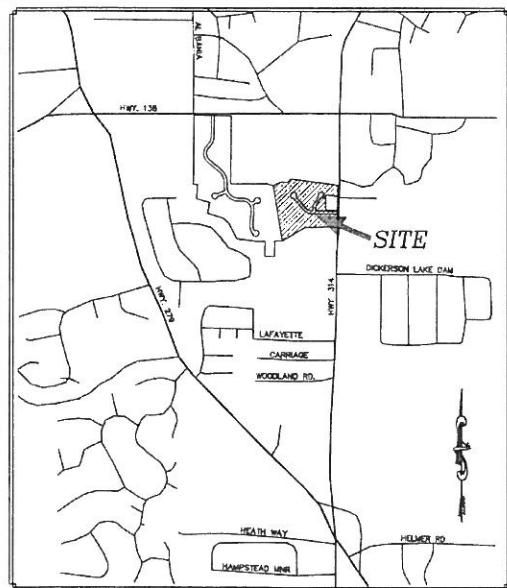
SCALE: HORIZ. 1" = 60'
VERT. 1" = 20'

FAIRBROOK
STATE HIGHWAY 314, FAYETTEVILLE GA
LAND LOT 198
13th DISTRICT FAYETTE, COUNTY GA
PRELIMINARY PLAT LAYOUT

GROSS AREA = 28.28 AC.
R/W AREA = 2.35 AC.
OPEN SPACE AREA = 0.55 AC.
STORMWATER MANAGEMENT AREA = 0.21 AC
NET AREA = 17.15 AC.
NET DENSITY = 17 LOTS / 17.15 ACRES = 0.99 UNITS PER ACRE

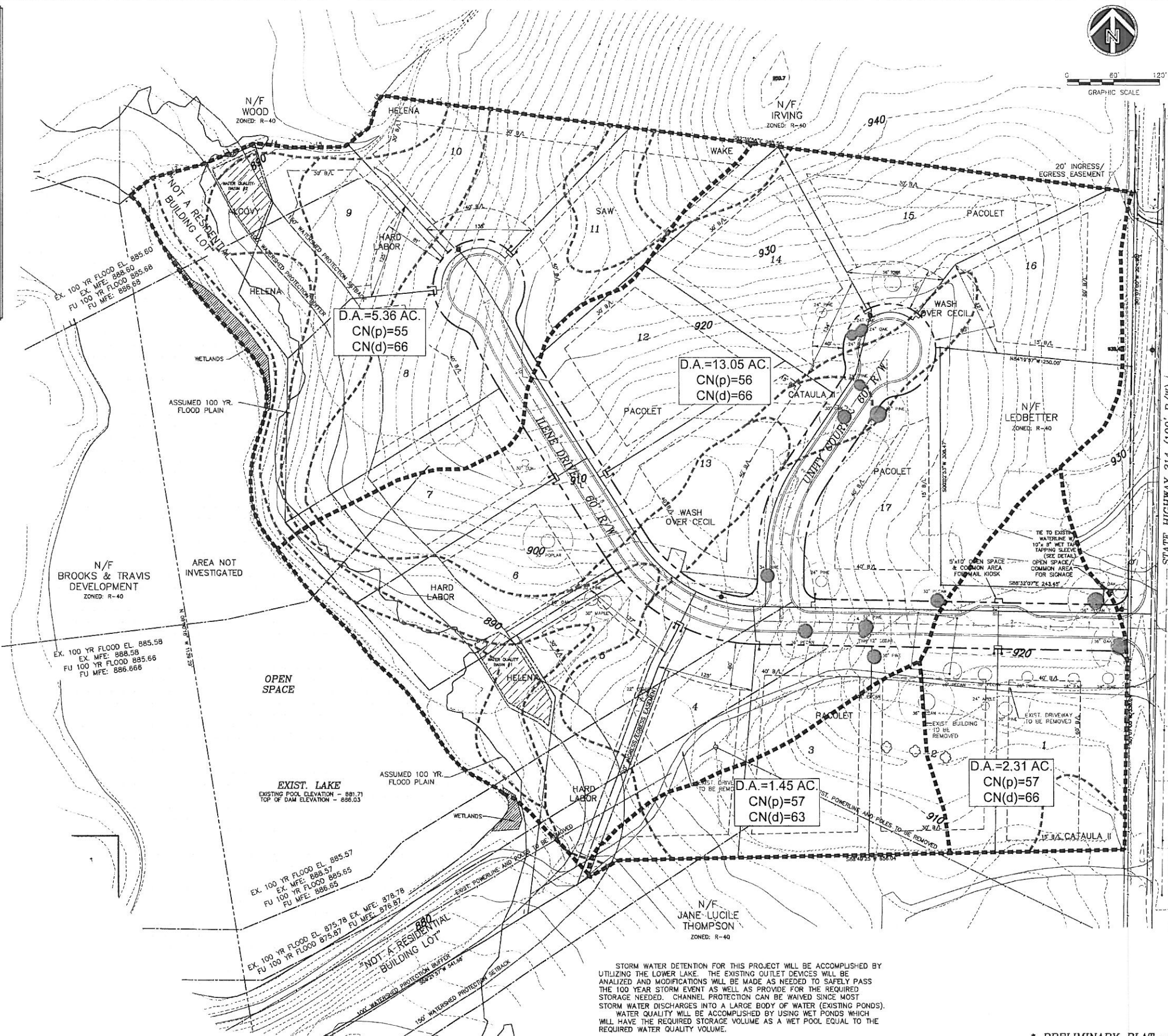
LENGTH OF EACH ST:
ILENE DR = 1124± SF
UNITY CT = 393± SF

* PRELIMINARY PLAT ~
NOT TO BE RECORDED *



LEGEND

- EXIST. SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- EXIST. SAN. SEWER LINE
- - - PROPOSED SAN. SEWER LINE
- EXIST. WATERLINE
- - - PROPOSED WATERLINE
- ✕ EXIST. GATE VALVE
- ✕ PROPOSED GATE VALVE
- ⊙ EXIST. FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ▭ PROPOSED DOUBLE WING CATCH BASIN
- ▭ PROPOSED SINGLE WING CATCH BASIN
- ▭ PROPOSED JUNCTION BOX
- ▭ PROPOSED RAISED LID DROP INLET
- EXIST. STORM DRAIN LINE
- - - PROPOSED STORM DRAIN LINE
- D.A. DRAINAGE AREA
- CN CURVE NUMBER
- (p) PER-DEVELOPED
- (d) DEVELOPED



SITE PLAN
HORIZ. SCALE: 1" = 60'

STORM WATER DETENTION FOR THIS PROJECT WILL BE ACCOMPLISHED BY UTILIZING THE LOWER LAKE. THE EXISTING OUTLET DEVICES WILL BE ANALYZED AND MODIFICATIONS WILL BE MADE AS NEEDED TO SAFELY PASS THE 100 YEAR STORM EVENT AS WELL AS PROVIDE FOR THE REQUIRED STORAGE NEEDED. CHANNEL PROTECTION CAN BE WAIVED SINCE MOST STORM WATER DISCHARGES INTO A LARGE BODY OF WATER (EXISTING PONDS). WATER QUALITY WILL BE ACCOMPLISHED BY USING WET PONDS WHICH WILL HAVE THE REQUIRED STORAGE VOLUME AS A WET POOL EQUAL TO THE REQUIRED WATER QUALITY VOLUME.

* PRELIMINARY PLAT ~
NOT TO BE RECORDED *

H & A
HOVEY & ASSOCIATES INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30214
PHONE: 770-430-2200

PREPARED FOR
OWNER / DEVELOPER
24 HOUR CONTACT
DON BRENT, LLC
270 NORTH JEFF DAVIS DR
FAYETTEVILLE, GA 30214
24 HOUR CONTACT
DONNA BLACK
PHONE: 770-481-3475



SCALE: HORIZ. 1" = 60'

NO.	DATE	DESCRIPTION
1	08/01/2017	REVISIONS PER FAYETTE COUNTY COMMENTS
2	10/16/2017	REVISIONS PER FAYETTE COUNTY COMMENTS
3	10/02/2017	REVISIONS PER FAYETTE COUNTY COMMENTS
4	01/02/2018	UPDATE SPT COLUMN TILES
5	01/02/2018	REVISIONS PER FAYETTE COUNTY COMMENTS
6	01/02/2018	REVISIONS PER FAYETTE COUNTY COMMENTS
7		

DRAWN BY
E.A. MILLER
DESIGNED BY
D. HOVEY
CHECKED BY
D. HOVEY
ISSUE DATE
03/07/2017
PROJECT NUMBER
2017-09

FAIRBROOK
STATE HIGHWAY 314, FAYETTEVILLE GA
LAND LOT 198
13th DISTRICT FAYETTE, COUNTY GA
DRAINAGE BASIN MAP

SHEET
C1.2

Pete Frisina

From: Rick Lindsey <rick@llptc.com>
Sent: Monday, February 5, 2018 2:14 PM
To: Pete Frisina
Subject: Loggins Appeal; Watershed Protection Ordinance

Pete – Mike Lober has come up with a plan the relocates the walkway and steps so those are no longer in the setback. Mr. Loggins has approved that plan. Thus, we do not need to continue with the appeal. Do I need to attend the meeting on the 15th to tell the Planning Commission or will this email suffice?

Will you send me Ms. Birrell's email so I can notify her?

Thanks

Rick

Richard P. Lindsey
Attorney



LINDSEY & LACY, PC

2002 Commerce Drive, N. Suite 300
Peachtree City, Georgia 30269
770.486.8445 - phone
770.486.8889 - fax
www.lindseylacy.com

Please update our firm contact information.

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ZONING ORDINANCE

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.

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.

*Lot, corner, means a lot located at the intersection of two **or more** 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, the primary front yard on a corner lot, or secondary 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.
- e. The garage shall have at least one opening for vehicular access.
- f. A separate electrical meter is not permitted, unless otherwise required per the Department of Building Safety.
- g. 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, exclusive of a detached garage per (1) above, 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 nonconforming land locked lot.

SUBDIVISION REGULATIONS

Definitions

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

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

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

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

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.

Sec. 104-603. Procedure for the 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, a property owner may request that the planning commission establish the front, side and rear yards on an existing flag lot and a proposed flag lot in conjunction with the Final Plat and Minor Subdivision Plat approval process (ARTICLE XV. - SUBDIVISION REGULATIONS) that would be different than the yards per existing County regulations and establish the front, side and rear yards on a nonconforming land locked lot. This procedure is applicable to existing flag lots, 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