

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman
Danny England, Vice-Chairman
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 5, 2020
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 Planning Commission meeting held on October 15, 2020.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Fernando Garcia. The property will consist of one (1) lot zoned R-70, is located in Land Lot 45 of the 7th District and fronts on Sams Drive.
3. Consideration of a Major Final Plat of Riverbend Overlook. The property will consist of twelve (12) lots zoned R-20, is located in Land Lot(s) 140 & 141 of the 5th District and fronts on McDonough Road.

PUBLIC HEARING

4. Consideration of Petition No. 1297-20, Estate of Norma R. Simmons, Owner, and, Nancy S. Lindsey, Executor, Agent, request to rezone 5.651 acres from A-R to R-75 to develop two (2) residential lots. This property is located in Land Lot 9 of the 5th District and fronts on SR 92 South and McBride Road.
5. Consideration of Petition No. 1298-20 A-F, R. Alexander Family Limited Partnership & Smith Living Trust, Owner, and, Trent Foster, Allegiance Development Group, LLC, request to rezone 90.03 acres from A-R to R-50 for a residential subdivision. This property is located in Land Lot 104 of the 7th District and fronts on Dogwood Trail and Crabapple Lane.
6. Consideration of Petition No. 1299-20, Robert John Bracewell and Christina Celeste Bracewell, Owners, request to rezone 1.515 acres from A-R to R-20 to develop one (1) residential lot. This property is located in Land Lot 227 of the 13th District and fronts on Kite Lake Road.
7. Consideration of Petition No. 1300-20, George Tchaykov and Dilianna Panova, Owners, request to rezone 1.96 acres from R-70 to O-I to develop a fitness center/tennis instruction facility. This property is located in Land Lot 57 of the 7th District and fronts on Flat Creek Trail.

8. Consideration of Petition No. 1301-20, Wayne Damron Jr, Trustee for Wayne Damron, Jr Revocable Trust, requests to rezone 21.71 acres from R-20 to A-R. This property is located in Land Lot 118 of the 5th District and fronts on County Line Road.

This Public Hearing will be live-streamed at:

<https://livestream.com/accounts/4819394?query=fayette%20county&cat=account>.

The call-in number of 770-305-5277 is provided for those who would like to make public comment during this Public Hearing.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 30, 2020
Subject: Final Plat to be considered on November 5, 2020

FINAL PLAT

Minor Final Plat of Fernando Garcia

OWNER/APPLICANT



Fernando Garcia

Recommend **APPROVAL** for the Final Plat signed October 19, 2020.

LEGEND

	LAND LOT LINE (LLL)		FIRE HYDRANT
	PROPERTY LINE		MAILBOX
	UTILITY POLE (UP), OVERHEAD LINES & GUY		DRAINAGE MANHOLE
	CABLE TV/PEDESTAL		RIGHT-OF-WAY
	STORM DRAIN PIPE WITH HEADWALL		REBAR PIN FOUND
	ELECTRICAL TRANSFORMER BOX		OPEN TOP PIPE FOUND
	ELECTRICAL METER		REBAR PIN SET
			CORRUGATED METAL PIPE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4982.61'	258.64'	N 16°13'59" W	258.61'
C2	4982.61'	31.47'	N 14°33'54" W	31.47'
C3	1384.19'	139.30'	N 11°30'03" W	139.24'
C4	10554.08'	112.78'	S 17°44'06" E	112.78'
C5	35.00'	54.97'	S 63°17'15" E	49.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°19'48" E	27.68'
L2	N 02°00'02" W	4.80'

NOW OR FORMERLY
ERMA LOUISE CHILDREE CREECY
D.B. 1511, PG. 588
PIN: 0710 083
ZONED: R-70

LOT 20
P.B. 29, PG. 129

NOW OR FORMERLY
HERMAN DANIEL WATTS, SR.
D.B. 2583, PG. 514
PIN: 070712005
ZONED: R-45

LOT 19
P.B. 29, PG. 129

NOW OR FORMERLY
HPA BORROWER 2016-1, LLC
D.B. 4422, PG. 72
PIN: 070712004
ZONED: R-45

LOT 18
P.B. 29, PG. 129

NOW OR FORMERLY
KENNETH F. SMITH
D.B. 2438, PG. 700
PIN: 070712003
ZONED: R-45

LOT 17
P.B. 29, PG. 129

NOW OR FORMERLY
DARNIKA BUNTING
D.B. 4532, PG. 518
PIN: 070712002
ZONED: R-45

LOT 16
P.B. 29, PG. 129

NOW OR FORMERLY
JOHN TIPTON
D.B. 2422, PG. 467
PIN: 070712001
ZONED: R-45

LOT 13
P.B. 27, PG. 14

NOW OR FORMERLY
THELMA ALSTON
D.B. 2352, PG. 660
PIN: 070711013
ZONED: R-45

LOT 14
P.B. 27, PG. 14

NOW OR FORMERLY
CHARLES SCACCIA
D.B. 4462, PG. 637
PIN: 070711014
ZONED: R-45

LOT 15
P.B. 27, PG. 14

NOW OR FORMERLY
TIMOTHY B. MATTHEWS ESTATE
D.B. 1263, PG. 287
PIN: 070711015
ZONED: R-45

LOT 1
TRACT AREA
92,699.67 S.F.
2.1281 ACRES
259 SAMS DRIVE

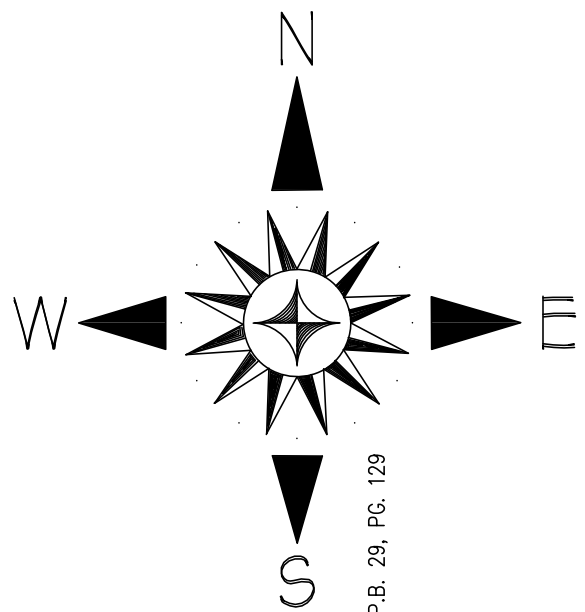
LOT 2
TRACT AREA
125,807.67 S.F.
2.8881 ACRES

APPROXIMATE LOCATION OF PARCEL
LINE PER FAYETTE COUNTY, GA
TAX ASSESSOR. NO DOCUMENTS
FOUND DESCRIBING METES AND BOUNDS.
TO BE ABANDONED PER THIS PLAT
(LINE NOT SURVEYED)

HEADWALL
20' DRAINAGE
EASEMENT PER
P.B. 27, PG. 14
OUTLET CONTROL
STRUCTURE

ASHELY FOREST DRIVE
60' PUBLIC RIGHT-OF-WAY
PER P.B. 27, PG. 16

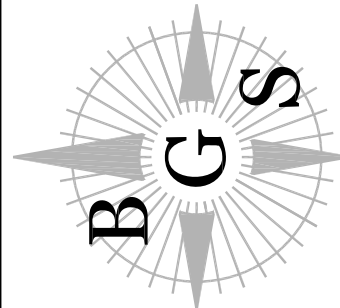
SAMS DRIVE
60' PUBLIC RIGHT-OF-WAY
PER P.B. 27, PG. 16



50' 0' 50' 100'
SCALE - 1" = 50'

Bechtler Greenfield Surveying, LLC

1430 West Peachtree St. NW, Suite 225
Atlanta, Georgia 30309
Phone: (770) 422-8181
Fax: (770) 422-8101
Email: info@bgsurveying.com



DRAWING SCALE:	1" = 50 FT.
FIELDWORK DATE:	10-20-19
RELEASE DATE:	01-14-20
FIELDWORK BY:	RWS
DRAWN BY:	RWS
CHECKED BY:	REA
NO. DATE	REVISIONS
1 106-14-20	DESCRIPTION
2 208-01-20	FAYETTE COUNTY COMMENTS
3	FAYETTE COUNTY COMMENTS
4	

FINAL PLAT
FOR

FERNANDO GARCIA ESTATE

LAND LOT 45 - 7TH LAND DISTRICT - FAYETTE COUNTY - GEORGIA

PROJECT NO.
259 SD

DRAWING FILE:
259 SD SURVEY.DWG

SHEET NO.

S-2

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 30, 2020
Subject: Final Plat to be considered on November 5, 2020

FINAL PLAT

Major Final Plat of Riverbend Overlook

OWNER/APPLICANT



MBT Fayette, LLC

Recommend **APPROVAL** for the Final Plat signed October 19, 2020.

SITE ENGINEER:

MOORE CIVIL CONSULTING, INC.
40 HAMILTON WAY
HAWKINSVILLE, GA 31036
CONTACT: ROBERT E. MOORE, JR.
PHONE: 706-224-1629

SURVEYOR:

REFERENCE POINT LAND SURVEYING, LLC
5 NORTH LEE STREET
FORSYTH, GA 31029
CONTACT: DAVID BENNETT
PHONE: 478-365-9809

REVISIONS

REVISED: 9/23/2020 - ADDRESSED 1ST REVIEW COMMENTS
REVISED: 10/12/2020 - ADDRESSED 2ND REVIEW COMMENTS

RESERVED FOR RECORDING INFORMATION

OWNER'S CERTIFICATE

We, the undersigned owners of the Riverbend Overlook Subdivision, hereby dedicate the rights-of-way for public use, and/or reserve for public use the easements and other ground shown on this plat.

We, the undersigned owners, understand this Final Plat and any Maintenance Bond and/or Irrevocable Letter-of-Credit shall expire and thus become void if the Final Plat is not recorded into the Fayette County Clerk of Superior Court records within 90 calendar days (---/---/2020) of the date of approval by the Planning Commission.

MBT Investments, LLC 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.

David G. Bennett 10/19/2020
David G. Bennett Date
Georgia Registered Land Surveyor #3122

ENGINEER'S CERTIFICATE

I hereby certify tht accepted engineering practices and design methods were used to establish the layout of this development; that the streets, drainage structures and other design features have been constructed according to the development's approved Construction Plans; and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been fully complied with.

Robert Eugene Moore, Jr. 10/19/2020
Robert Eugene Moore, Jr. Date
Georgia Registered Professional Engineer #PE035680

SIGHT DISTANCE

Sight distance has been checked for all proposed driveways and for the proposed subdivision street intersection. Per the 45 mph speed limit requirement, all proposed driveways and the proposed subdivision street meet the 500' sight distance requirement.

Robert Eugene Moore, Jr. 10/19/2020
Robert Eugene Moore, Jr. Date
Georgia Registered Professional Engineer #PE035680

LEVEL III SOIL CERTIFICATION

I, ROBERT E. MOORE, JR. do hereby certify that the Level III soil
name
survey information provided on this plat was performed by Phillip Archer in
Site Enhancement, Inc. company name
accordance with the procedures specified in the Georgia Department of Human Resources' current *Manual for On-Site Sewage Management Systems*.
Signature of Soil Classifier Phillip Archer GA DHR Soil Classifier #364
Geologist, or Professional Engineer
Registration No.
Registration Numbers/License Numbers
Site Enhancement, Inc. 6345 Nowhere Rd, Hull GA 30646 P: 706-202-0909
Company Address & Telephone

WETLANDS DELINEATOR'S CERTIFICATE

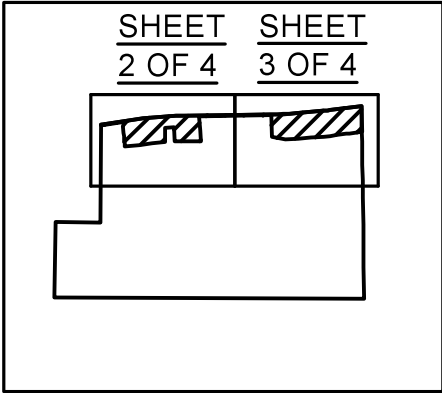
WETLAND DELINEATION
I, Phillip Archer of Site Enhancement, Inc.
name organization
do hereby certify that I have field inspected the property known as
SOUTHERN PINES on 10-30-19 and determined that the property
subdivision name date
☐ contains does not contain jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.
Signature of Wetland Delineator
Site Enhancement, Inc. 6345 Nowhere Rd, Hull GA 30646 P: 706-202-0909
Company Address & Telephone

MAJOR FINAL PLAT OF

RIVERBEND OVERLOOK
PHASE ONE

LAND LOT 140 & 141, 5TH LAND DISTRICT

McDONOUGH ROAD
FAYETTE COUNTY, GA.



KEY MAP (N.T.S.)

SHEET INDEX

- 1 OF 4 - COVER SHEET, CERTIFICATIONS, NOTES
2 OF 4 - PLAN OF LOTS 1-5 & EXISTING CEMETERY
3 OF 4 - PLAN OF LOTS 6-12
4 OF 4 - SOIL OVERLAY MAP

PRELIMINARY PLAT CERTIFICATE

I hereby certify that all applicable requirements of the Fayette County Subdivision Regulations relative to the preparation and submission of a preliminary plat have been fully complied with.

Robert Eugene Moore, Jr. 10/19/2020
Robert Eugene Moore, Jr. Date
Georgia Registered Professional Engineer
#PE035680

RIGHT-OF-WAY DEDICATION

ALL THAT PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF MCDONOUGH ROAD HAVING A MINIMUM REQUIRED 80 FOOT RIGHT-OF-WAY, AN ADDITIONAL 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 HEARBY DEEDED TO THE COUNTY, A POLITICAL SUBDIVISION OF THE STATE, AT NO COST TO THE COUNTY, UPON RECORDATION OF SAID FINAL PLAT INTO THE COUNTY CLERK OF SUPERIOR COURT RECORDS.

NOTE: FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENACE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.



LOCATION MAP (N.T.S.)

FLOOD ZONE CERTIFICATION

FOR PHASE ONE OF RIVERBEND OVERLOOK (AREAS LOCATED IN THIS PLAT), THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINMAL FLOOD HAZARD) AS PER FIRM MAP PANEL NUMBER 13113C0109E DATED SEPTEMBER 26, 2008.

CONTIGUOUS AREA

EACH PROPOSED LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.30 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND. ACTUAL CONTIGUOUS AREAS ARE SHOWN ON THE PLAN.

STATE WATERS

THERE ARE NO STATE WATERS RUNNING THROUGH PHASE ONE OF THIS SUBDIVISION.

WATER SERVICE

WATER PROVIDED BY FAYETTE COUNTY WATER SYSTEM SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON-SITE SEWERAGE MANAGEMENT SYSTEMS. THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS ON THIS PROPERTY AT TIME OF SURVEY AND NONE ARE TO REMAIN. THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.

STORMWATER INSPECTION & MAINTENANCE

STORMWATER INSPECTION & MAINTENANCE WILL BE INCLUDED IN PHASE TWO OF THIS SUBDIVISION.

GROUNDWATER RECHARGE AREAS

THERE ARE GROUNDWATER RECHARGE AREAS ON THIS SITE.

HYDROLOGY

PEAK FLOW ATTENUATION WILL BE ACHIEVED FOR THE ENTIRE SITE AND FOR EACH BASIN WITHIN THE SITE. THE ONSITE RUNOFF WILL BE CAPTURED AND ROUTED VIA ROAD SIDE STORM PIPES TO THE TWO AREAS DESIGNATED AS DETENTION PONDS (NOT LOCATED IN PHASE ONE OF THIS SUBDIVISION). THESE TWO AREAS WILL CONTAIN MICROPOOL EXTENDED DETENTION PONDS WHICH WILL PROVIDE WATER QUALITY TREATMENT, CHANNEL PROTECTION, OVERBANK FLOOD PROTECTION, AND EXTREME FLOOD PROTECTION. THERE ARE NO OFFSITE BASINS FLOWING ONTO THE SUBJECT PROPERTY.

24-HOUR CONTACT: DAVID BLACK
PHONE NUMBER: 770-560-9378

OWNER/PRIMARY PERMITTEE:

MBT FAYETTE, LLC.
130 GARDEN WALK
STOCKBRIDGE, GA 30281
CONTACT: DAVID BLACK
770-560-9378

PRELIMINARY PLAT FOR SOUTHERN PINES PREPARED BY MOORE CIVIL, INC., APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON 05/07/2020.

FAYETTE COUNTY APPROVALS

Approved by Fayette County Environmental Health Department.

Environmental Health Specialist Date

Approved by Fayette County Environmental Management Department.

Environmental Management Director Date

Approved by the Fayette County Engineer.

County Engineer Date

Approved by the Fayette County Planning Commission on:

Secretary Date

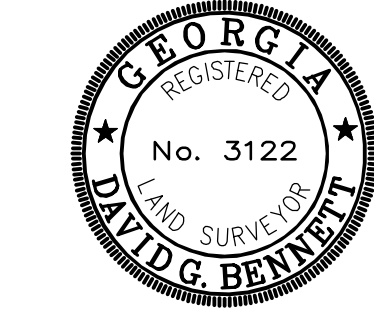
Approved by the Fayette County Zoning Administrator.

Zoning Administrator Date

Approved by Fayette County Fire Marshal. All fire hydrants located as shown.

Fire Marshal Date

EXISTING ZONING REQUIREMENTS
R-20 SINGLE-FAMILY RESIDENTIAL
DISTRICT W/CENTRAL WATER SYSTEM
-SITE CONTAINS A TOTAL OF 13.26 ACRES (PHASE 1)
-PROPOSED NUMBER OF LOTS = 12 (12.56 ACRES) + 1 TEN FOOT (10') STRIP (0.702 ACRES) FOR ADDITIONAL RIGHT OF WAY TO FAYETTE COUNTY
-MINIMUM LOT SIZE -
1 ACRE (43,560 SQUARE FEET)
-FRONT YARD SETBACKS:
MAJOR THOROUGHFARE:
ARTERIAL-COLLECTOR - 60 FEET
MINOR THOROUGHFARE - 40 FEET
-REAR YARD SETBACK - 30 FEET
-SIDE YARD SETBACK - 15 FEET
-MINIMUM LOT WIDTH
AT FRONT BUILDING LINE -125 FEET
-MINIMUM LOT WIDTH AT FRONT BUILDING LINE
ARTERIAL/COLLECTOR ROAD - 150 FEET.
(ALL LOTS MEET OR EXCEED THE MINIMUM LOT WIDTH AT THE BUILDING LINE. ALL LOTS WITH EXTENDED FRONT BUILDING SETBACKS ARE INDICATED ON THE PLAN.)
-MAX. BUILDING HEIGHT - 35 FEET
-MIN. FLOOR AREA = 1200 SQUARE FEET



MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE ONE
COVER SHEET, CERTIFICATIONS & NOTES

5TH LAND DISTRICT
GEORGIA

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 08/27/2020
DRAWING NO. 2020-55A-C
PROJ. NO.: MBT_2019-1
SCALE: 1"=100'
DRWN: DGB;REM
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 1 OF 4

MAJOR FINAL PLAT OF
**RIVERBEND OVERLOOK
PHASE ONE**

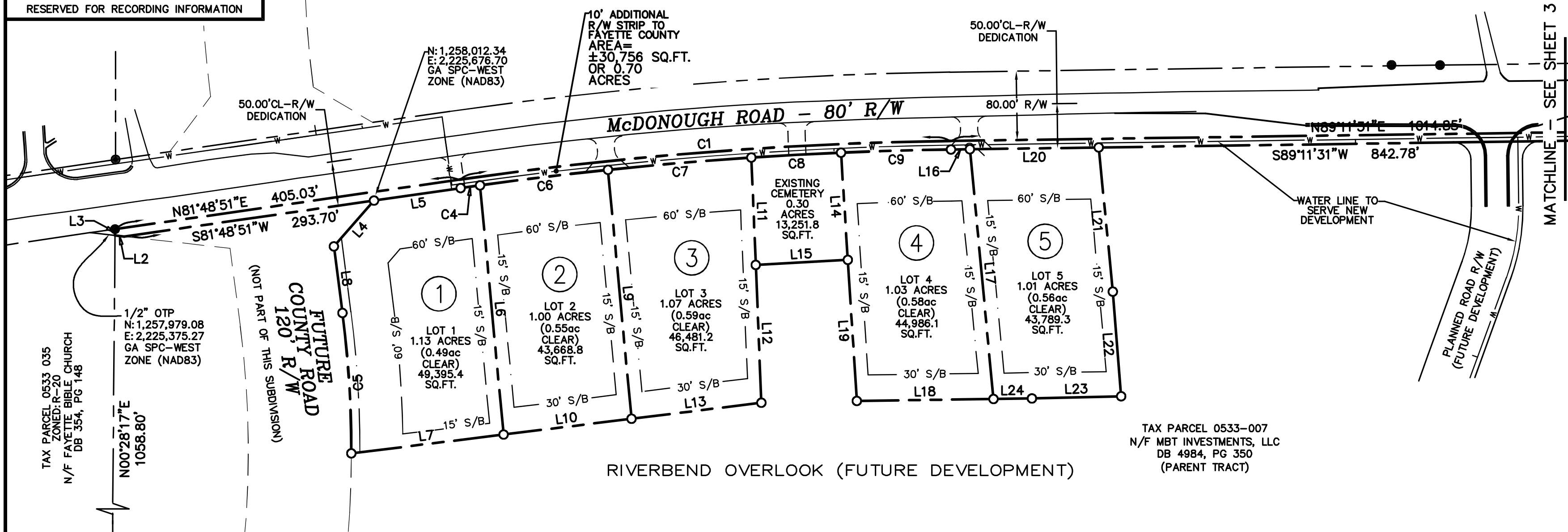
LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK LINE
WATER LINE
IRON PIN FOUND (SEE NOTE 8)
CONCRETE MONUMENT FOUND
1/2" REBAR & CAP TO BE SET (SEE NOTE 7)

GA STATE PLANE GRID
WEST ZONE - NAD83

RESERVED FOR RECORDING INFORMATION



RIVERBEND OVERLOOK (FUTURE DEVELOPMENT)

TAX PARCEL 0533-007
N/F MBT INVESTMENTS, LLC
DB 4984, PG 350
(PARENT TRACT)

Line Table		
Line #	Bearing	Distance
L2	S83°37'34"E	10.86'
L3	N00°28'17"E	7.35'
L4	N41°11'09"E	70.90'
L5	N81°48'51"E	101.93'
L6	S05°23'48"E	291.30'
L7	S82°58'02"W	178.80'
L8	N07°20'49"W	78.09'
L9	S05°23'48"E	291.02'
L10	S82°58'02"W	150.06'
L11	S02°20'50"E	125.04'
L12	S02°20'50"E	160.52'
L13	S82°58'02"W	152.33'

Line Table		
Line #	Bearing	Distance
L14	N03°38'21"W	125.03'
L15	S86°51'58"W	107.40'
L16	N89°11'31"E	22.08'
L17	S05°23'48"E	291.94'
L18	S89°11'31"W	159.15'
L19	N03°38'21"W	164.48'
L20	N89°11'31"E	150.00'
L21	S05°35'02"E	168.62'
L22	S04°34'11"E	122.13'
L23	S88°35'05"W	103.95'
L24	S89°11'31"W	44.76'

**CLOSURE & EQUIPMENT
CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.02 FEET AT THE 95% CONFIDENCE LEVEL.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,871 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION AND CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVERS.
FIELD WORK WAS COMPLETED ON 01/08/2020.

REVISIONS

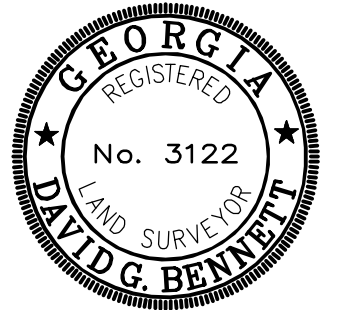
REVISED: 9/23/2020 - ADDRESSED 1ST REVIEW COMMENTS
REVISED: 10/12/2020 - ADDRESSED 2ND REVIEW COMMENTS

NOTES

- REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
- THE HORIZONTAL DATA SHOWN HEREON IS REFERENCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM AND IS BASED UPON STATIC GPS OBSERVATIONS UTILIZING A CHAMPION PRO DUAL FREQUENCY GPS RECEIVER AND PROCESSED USING NGS OPUS. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND UNLESS NOTED.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED AS FAYETTE COUNTY TAX PARCEL 0533 007 AND THERE IS NO CURRENT ASSIGNED ADDRESS.
- THIS SUBDIVISION PLAT IS BASED ON A PRELIMINARY PLAT OF SOUTHERN PINES PREPARED BY MOORE CIVIL, INC., APPROVED BY FAYETTE COUNTY PLANNING COMMISSION ON 05/07/2020, FROM WHICH PRELIMINARY PLAT WAS PREPARED BASED ON A BOUNDARY RETRACEMENT SURVEY FOR FIEVET FAMILY, LLC & MBT INVESTMENTS, LLC PREPARED BY REFERENCE POINT LAND SURVEYING, LLC, DATED JANUARY 8, 2020, AND DESCRIBED IN DEED BOOK 4984, PAGES 350-351, FAYETTE COUNTY CLERK OF SUPERIOR COURT.
- BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13113C0109E FOR FAYETTE COUNTY, GA, DATED 9/26/2008, THE PROPERTY CONTAINED IN THE PHASE ONE AREA SHOWN HEREON LIES WITHIN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
- UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS ENTITLED "RLS 3122".
- UNLESS OTHERWISE NOTED HEREON, IRON PINS FOUND ARE 1/2" REBAR.



REFERENCE POINT
LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA#: LSF000413
referencepointlandsurveying@gmail.com



MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE ONE
LOTS 1-5 & EXISTING CEMETERY

LAND LOTS 140 & 141
FAYETTE COUNTY
5TH LAND DISTRICT
GEORGIA

DATE:	08/27/2020
DRAWING NO.	2020-55B-C
PROJ. NO.:	MBT_2019-1
SCALE:	1"=100'
DRWN:	DGB
CHKD:	DGB
APVD:	DGB
RLS No:	3122

SHEET 2 OF 4

RESERVED FOR RECORDING INFORMATION

GA STATE PLANE GRID
WEST ZONE - NAD83

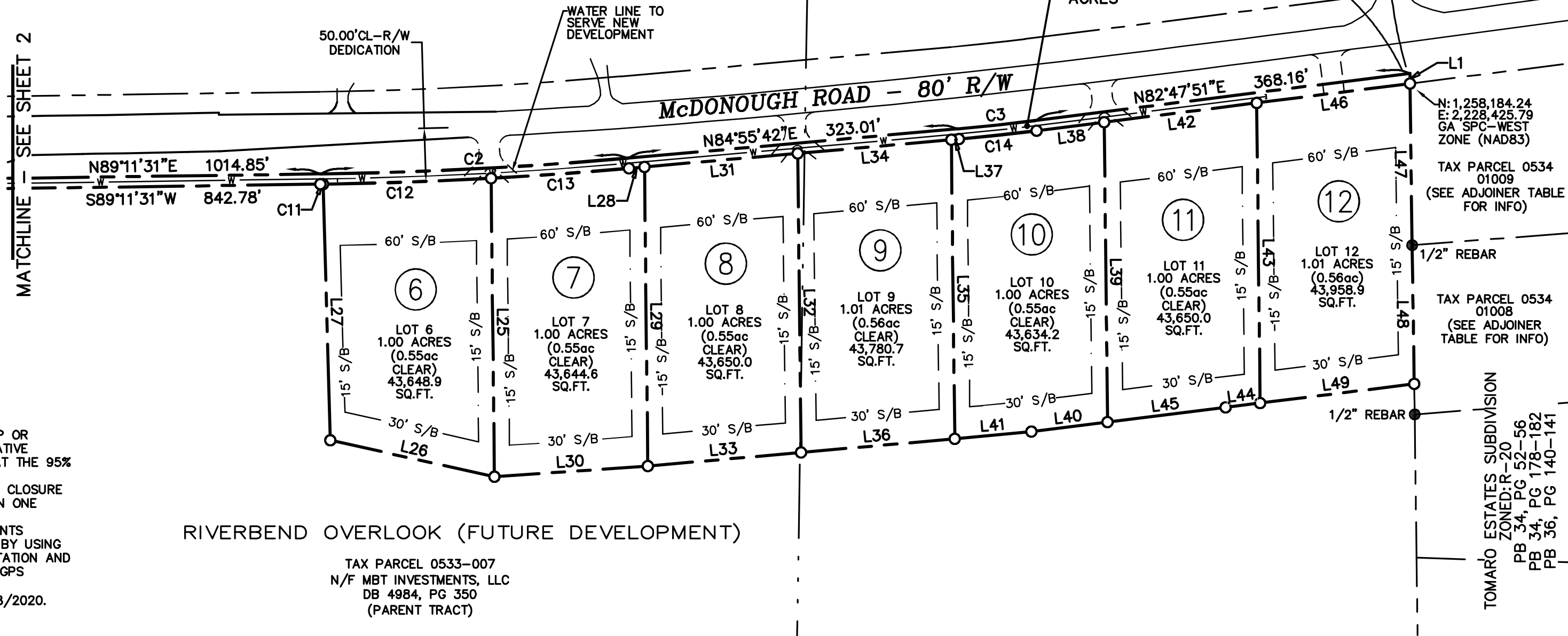


MAJOR FINAL PLAT OF RIVERBEND OVERLOOK PHASE ONE

LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

L.L. 140
APPROX LAND LOT LINE
L.L. 141

MATCHLINE - SEE SHEET 2



CLOSURE & EQUIPMENT CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.02 FEET AT THE 95% CONFIDENCE LEVEL.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,871 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION AND CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVERS.
FIELD WORK WAS COMPLETED ON 01/08/2020.

Line Table		
Line #	Bearing	Distance
L1	S00°45'48"E	10.06'
L25	S00°38'38"E	291.26'
L26	N77°27'59"W	163.96'
L27	N01°37'41"W	250.00'
L28	N84°55'42"E	15.21'
L29	S00°38'38"E	291.86'
L30	S86°00'53"W	149.96'
L31	N84°55'42"E	150.00'
L32	S00°38'38"E	291.87'
L33	S84°55'51"W	150.00'
L34	N84°55'42"E	150.43'
L35	S00°38'54"E	291.87'
L36	S84°55'42"W	150.45'
L37	N84°55'42"E	7.37'
L38	N82°47'51"E	66.40'
L39	S00°38'38"E	292.67'
L40	S82°53'34"W	74.82'
L41	S84°35'43"W	75.10'
L42	N82°47'51"E	150.00'
L43	S00°38'38"E	292.92'

Line Table		
Line #	Bearing	Distance
L44	S82°53'34"W	33.92'
L45	S82°53'34"W	116.05'
L46	N82°47'51"E	150.63'
L47	S00°45'48"E	157.71'
L48	S00°51'48"E	135.37'
L49	S82°53'34"W	151.46'

Curve Table				
Curve #	Arc	Radius	Ch. Bearing	Chord
C2	300.65'	4040.13'	N87°03'37"E	300.58'
C3	75.88'	2040.21'	N83°51'47"E	75.87'
C11	2.60'	78.45'	N89°45'54"E	2.60'
C12	164.00'	4069.93'	N87°59'07"E	163.99'
C13	134.79'	4069.93'	N85°52'56"E	134.78'
C14	76.25'	2050.21'	N83°51'47"E	76.25'

TOMARO ESTATES SUBDIVISION LOT INFO		
PARCEL NO.	OWNER	DEED BOOK & PAGE
0534 01008	DANNY L. ORR, JR. & JANE E. DAVIS	DB 4197, PG 20
0534 01009	ANGELA HAYNES-WINGATE	DB 1961, PG 512

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
BUILDING SETBACK LINE	---
WATER LINE	---
IRON PIN FOUND (SEE NOTE 8)	●
CONCRETE MONUMENT FOUND	■
1/2" REBAR & CAP TO BE SET (SEE NOTE 7)	○

REVISIONS

REVISED: 9/23/2020 - ADDRESSED 1ST REVIEW COMMENTS
REVISED: 10/12/2020 - ADDRESSED 2ND REVIEW COMMENTS

NOTES

- REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
- THE HORIZONTAL DATA SHOWN HEREON IS REFERENCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM AND IS BASED UPON STATIC GPS OBSERVATIONS UTILIZING A CHAMPION PRO DUAL FREQUENCY GPS RECEIVER AND PROCESSED USING NGS OPUS. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND UNLESS NOTED.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED AS FAYETTE COUNTY TAX PARCEL 0533 007 AND THERE IS NO CURRENT ASSIGNED ADDRESS.
- THIS SUBDIVISION PLAT IS BASED ON A PRELIMINARY PLAT OF SOUTHERN PINES PREPARED BY MOORE CIVIL, INC., APPROVED BY FAYETTE COUNTY PLANNING COMMISSION ON 05/07/2020, FROM WHICH PRELIMINARY PLAT WAS PREPARED BASED ON A BOUNDARY RETRACEMENT SURVEY FOR FIEVET FAMILY, LLC & MBT INVESTMENTS, LLC PREPARED BY REFERENCE POINT LAND SURVEYING, LLC, DATED JANUARY 8, 2020, AND DESCRIBED IN DEED BOOK 4984, PAGES 350-351, FAYETTE COUNTY CLERK OF SUPERIOR COURT.
- BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13113C0109E FOR FAYETTE COUNTY, GA, DATED 9/26/2008, THE PROPERTY CONTAINED IN THE PHASE ONE AREA SHOWN HEREON LIES WITHIN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
- UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS ENTITLED "RLS 3122".
- UNLESS OTHERWISE NOTED HEREON, IRON PINS FOUND ARE 1/2" REBAR.



REFERENCE POINT
LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA#: LSF000413
referencepointlandsurveying@gmail.com



MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE ONE
LOTS 6-12

TOMARO ESTATES SUBDIVISION
ZONED: R-20
PB 34, PG 52-56
PB 34, PG 178-182
PB 36, PG 140-141

5TH LAND DISTRICT
GEORGIA

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE:	8/27/2020
DRAWING NO.	2020-55C-C
PROJ. NO.:	MBT_2019-1
SCALE:	1"=100'
DRWN:	DGB;REM
CHKD:	DGB
APVD:	DGB
RLS No:	3122

SHEET 3 OF 4

MAJOR FINAL PLAT OF
**RIVERBEND OVERLOOK
PHASE ONE**

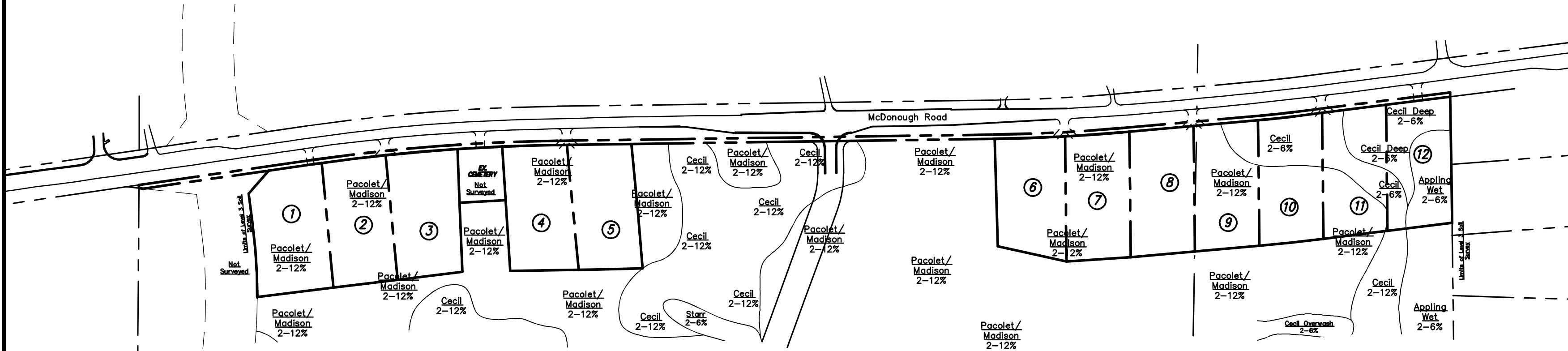
LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK LINE
WATER LINE
IRON PIN FOUND (SEE NOTE 8)
CONCRETE MONUMENT FOUND
1/2" REBAR & CAP TO BE SET (SEE NOTE 7)

GA STATE PLANE GRID
WEST ZONE - NAD83

RESERVED FOR RECORDING INFORMATION



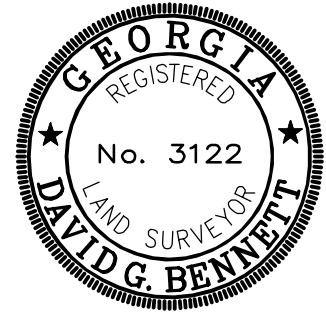
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- UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS ENTITLED "RLS 3122".
- UNLESS OTHERWISE NOTED HEREON, IRON PINS FOUND ARE 1/2" REBAR.

**CLOSURE & EQUIPMENT
CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.02 FEET AT THE 95% CONFIDENCE LEVEL.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,871 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION AND CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVERS.
FIELD WORK WAS COMPLETED ON 01/08/2020.

REFERENCE POINT
LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA#: LSF000413
referencepointlandsurveying@gmail.com



MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE ONE
SOILS OVERLAY

LAND LOTS 140 & 141
FAYETTE COUNTY
5TH LAND DISTRICT
GEORGIA

DATE: 08/27/2020
DRAWING NO. 2020-55B-C
PROJ. NO.: MBT_2019-1
SCALE: 1"=200'
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 4 OF 4

REQUESTED ACTION: A-R to R-75

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: SR 92 South and McBride Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 9

OWNER: Estate of Norma R. Simmons

AGENT: Nancy S. Lindsey, Executor

PLANNING COMMISSION PUBLIC HEARING: November 5, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: December 10, 2020

APPLICANT'S INTENT

Applicant proposes to develop two (2) residential lots on 5.651 acres.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 5.651 acre tract fronting on SR 92 South and McBride Road in Land Lot 9 of the 5th District. SR 92 South is classified as a Major Arterial and McBride Road is classified as a Minor Arterial on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is a 5.651 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-80. 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 (across SR 92)	26.34	A-R	Single-Family Residential	Rural Residential – 2 (1 Unit/2 Acres)
South (across McBride Road)	5.00	A-R	Single-Family Residential	Rural Residential – 3 (1 Unit/3 Acres)
	5.00	A-R	Single-Family Residential	Rural Residential – 3 (1 Unit/3 Acres)
	5.00	A-R	Single-Family Residential	Rural Residential – 3 (1 Unit/3 Acres)
East	3.90	R-80	Single-Family Residential	Rural Residential – 2 (1 Unit/2 Acre
West	5.02	A-R	Single-Family Residential	Rural Residential – 2 (1 Unit/2 Acre

C. COMPREHENSIVE PLAN

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

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone 5.651 acres from A-R to R-75 for the purpose of developing two (2) residential lots. There are three detached accessory structures on the subject property that are proposed to be on Tract 2. These accessory structures consist of a barn (1,741 sq. ft.) and shed (330 sq. ft.) indicated on the Concept Plan, and a well pump house (96 sq. ft.) not indicated on the Concept Plan but visible on aerials. This a total of three (3) accessory structures with a combined total square footage of 2,167 square feet which is compliant on a five (5) acre lot. The Concept Plan indicates that these three (3) accessory structures are proposed to be on a 3.083 acre lot which would make these accessory structures noncompliant as a 3.083 acre lot is limited to two (2) accessory structures and a limit of 1,800 total square feet. The Concept Plan also indicates that the barn and shed encroach into the setback.

Before a Minor Final Plat can be approved by staff, the owner/applicant must take measures to address the compliance of the accessory structures by either removing structures or seeking variances from the Zoning Board of Appeals as is applicable for compliance. Variances could include the following:

1. Variance to increase the number of accessory structures from two (2) to three (3);
2. Variance to increase the square footage from 1,800 square feet to 2,170 square feet;
3. Variances for the barn and shed to encroach into the setback.

Prior to the application of any variances distances will need to be certified by a surveyor for accuracy. Variances for architectural standards may also be required.

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.

E. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition. The petition plat makes no mention of water service to this property. There is a 10" DIP water main along Hwy 92 at this location.

Public Works/Engineering

Although there are no recommended conditions of rezoning, Engineering offers the following information that may be helpful during consideration of this rezoning request and, if approved, the subsequent subdivision of the property.

1. All permitting or other requirements associated with SR 92 would be set by the Georgia Department of Transportation.
2. McBride Road is a collector. Fayette County would require right-of-way dedication along the frontage of McBride to provide 40 feet of right-of-way as measured from the road's centerline to the property line(s).
3. Fayette County's development regulations limit a shared driveway to serving two homes. As such, the existing drive can't serve 1475 Hwy 92 S, 1473 Hwy 92 S and the proposed Tract 1.
4. Fayette County's development regulations also require homes on parcels with multiple road frontages to provide access on the lower classification road. Therefore, the access to Tract 1 shall be from McBride Road.
5. Sight distance requirements for creation of a new lot shall also be satisfied.

Environmental Management

EMD has no comment on 1297-20.

Environmental Health Department

This Dept. has no objection to the proposal.

Fire

Approved

Georgia Department of Transportation

If this subdivision of property is approved, GDOT is requesting that the current driveway be relocated to the “new” property line and this one joint use access will service the two “new” residential properties and the existing corner lot will have to obtain an access agreement to connect to this new driveway. The property owner should be made aware of these stipulations.

GDOT would support that the new lot have access off of McBride Road, the applicant should be made aware that an additional access will not be granted from the state route.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-75 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 Rural Residential -2 (1 Unit/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.**

**1297-20
Zoning**

A-R

SR 92

A-R

**SUBJECT
PROPERTY**

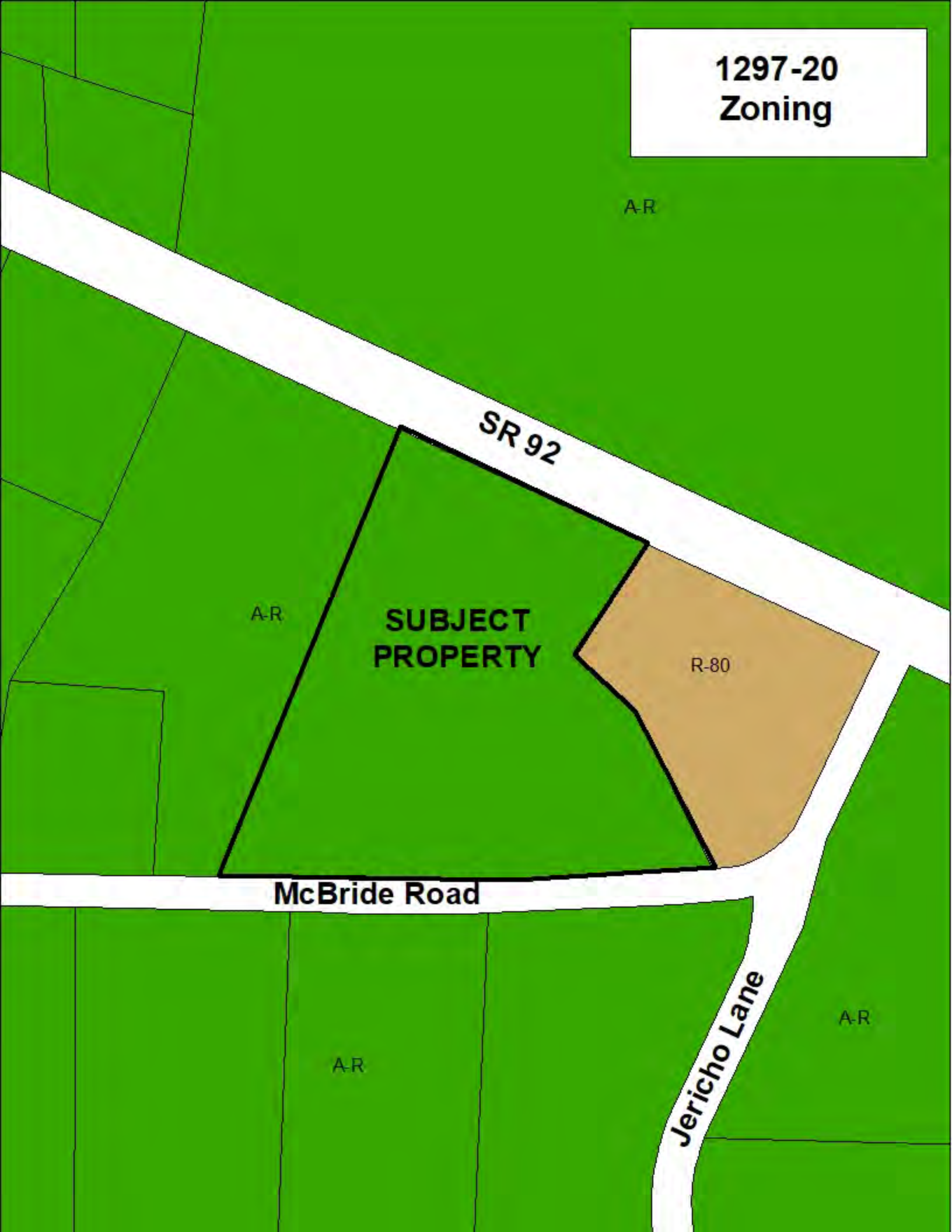
R-80

McBride Road

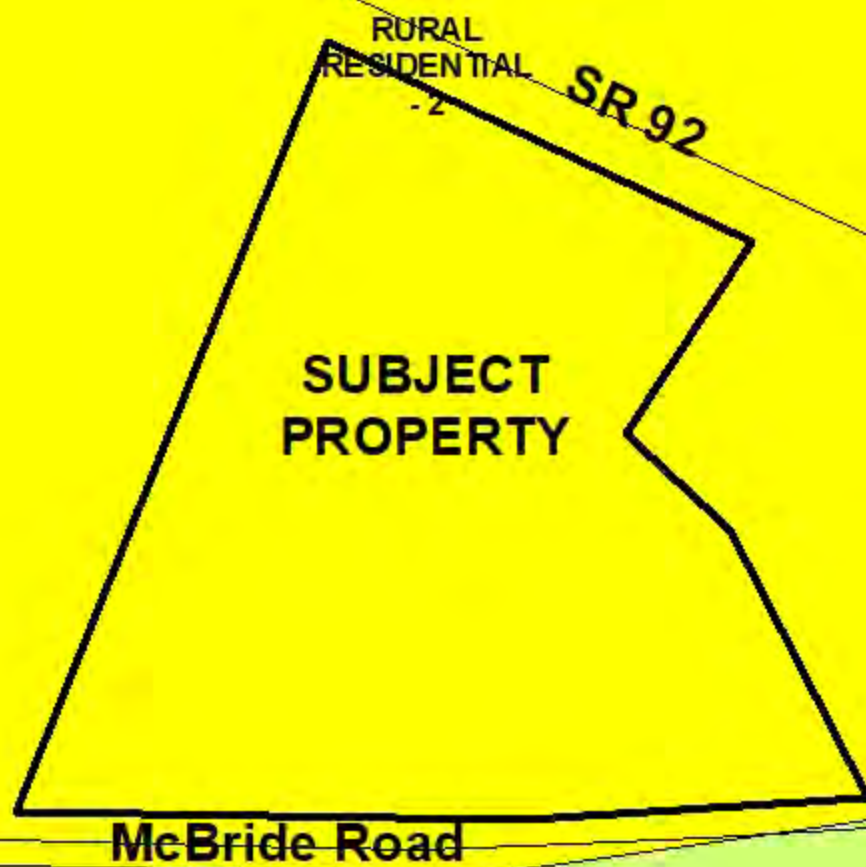
A-R

A-R

Jericho Lane



1297-20
Land Use Plan



**1297-20
Aerials**

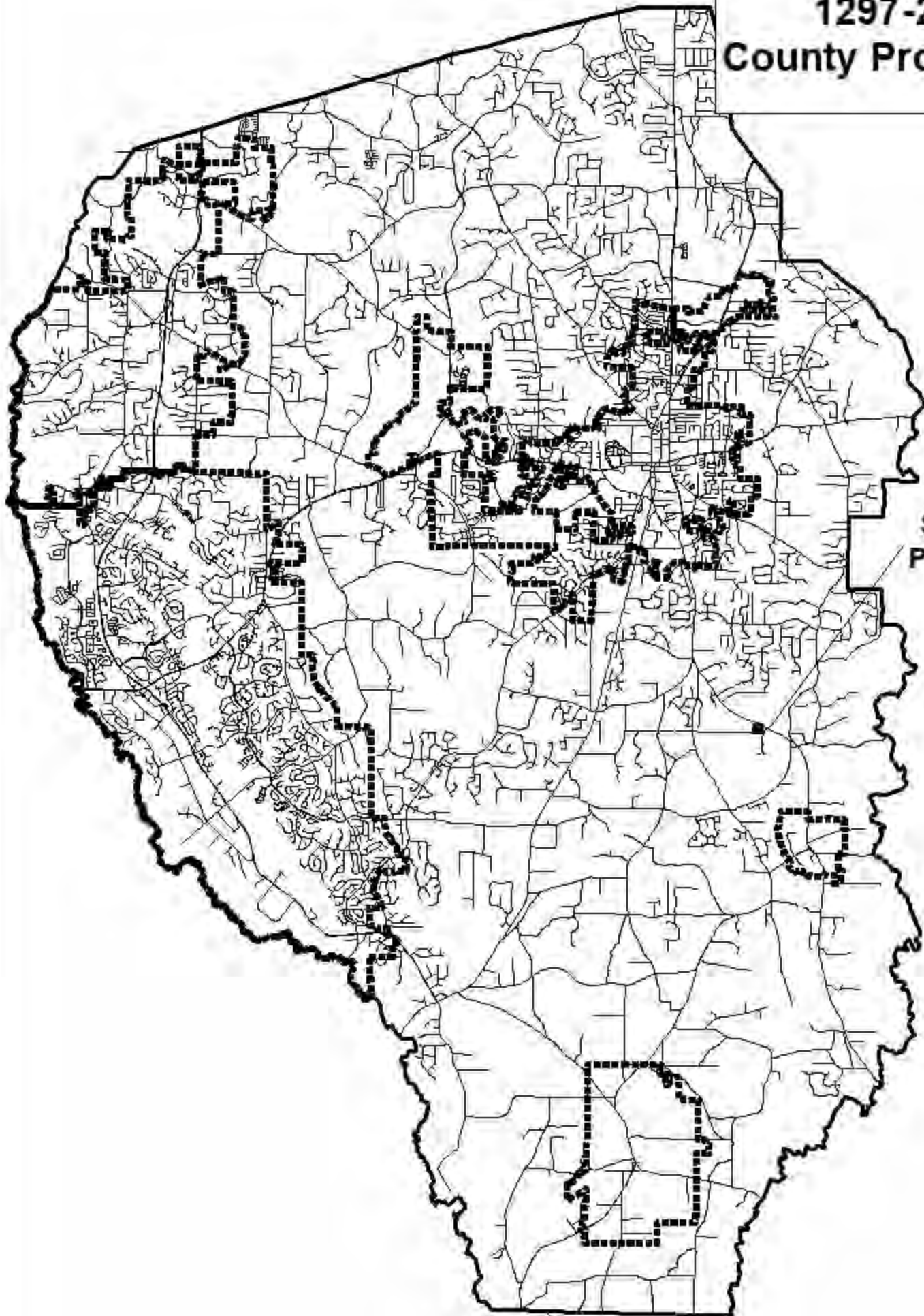
SR 92

**SUBJECT
PROPERTY**

McBride Road

Jericho Lane

1297-20
County Proximity



**SUBJECT
PROPERTY**

PETITION NO: 1298-20 A-F

REQUESTED ACTION: A-R to R-50

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Dogwood Trail & Crabapple Lane

DISTRICT/LAND LOT(S): 7th District, Land Lot 104

OWNER: R. Alexander Family Limited Partnership & Smith Living Trust

AGENT: Trent Foster, Allegiance Development Group, LLC

PLANNING COMMISSION PUBLIC HEARING: November 5, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: December 10, 2020

APPLICANT'S INTENT

Applicant proposes to rezone 90.03 acres from A-R to R-50 for a residential subdivision.

STAFF RECOMMENDATION

APPROVAL WITH SIX (6) CONDITIONS

INVESTIGATION

A. PROPERTY SITE

The subject property is a 90.03 acre tract fronting on Dogwood Trail and Crabapple Lane in Land Lot 104 of the 7th District. Dogwood Trail is classified as a Collector road and Crabapple Lane is classified as a County Local road on the Fayette County Thoroughfare Plan. The subject property contains four (4) single-family residences.

B. SURROUNDING ZONING AND USES

The general situation is a 90.03 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, R-50, R-22 (PTC), R-20 (Tyrone) and A-R (Tyrone). 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 (across Dogwood Trail)	1.0 Nine - 1 + acre lots in Stone- crest Sub- division (Tyrone)	A-R R-20 (Tyrone)	Single-Family Residence Single-Family Subdivision (Tyrone)	Low Density Residential (1 Unit/1 Acre) Potential Annexation Area (Tyrone Future Development Map)
South	Nine - ½ + acre lots in Kedron Hills Sub- division (PTC)	R-22 (PTC)	Single-Family Subdivision (PTC)	Single Family Medium (.25 to 1.0 acres) (PTC)
East	49.9	R-50	Developing Single- Family Subdivision	Low Density Residential (1 Unit/1 Acre)
West (across Crabapple Lane in Tyrone)	31.0 10.86	A-R (Tyrone) A-R (Tyrone)	Single-Family Residence Single-Family Residence	Rural-Estate Residential (Tyrone)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre) and Environmentally Sensitive Areas (floodplain). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-50 for the purpose of developing a Residential Subdivision. The subject property consists of six (6) assembled lots. A 7.998 acre tract was excluded from the rezoning to remain A-R due to an existing cell tower. A cell tower is not permitted in the R-50 Zoning District. Staff will recommend a condition that the 7.998 acre tract be platted as a Minor Final Plat in conjunction with the Major Final Plat for the proposed subdivision. The Minor Final Plat for the cell tower tract shall indicate that the cell tower meets the dimension requirements of the new lot.

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.

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.

The Concept Plan depicts a Proposed Mailbox Cluster within the subdivision near the entrance on Dogwood Trail. Mail Cluster Box Units (CBUs) are regulated in the Zoning Ordinance as follows:

Sec. 110-107. Mail Cluster Box Units (CBUs)

CBUs and associated shelter structures shall be prohibited within the public right-of-way and shall not be placed on private property within a subdivision. CBUs shall be placed on a lot (see Sec. 110-170., (c)) under the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision. Any shelter structure shall fit within the aforementioned lot. Mail CBUs do not have to meet setbacks.

F. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition. The concept plan makes no mention of water service to this proposed development. FCWS has no further comment at this time.

Public Works/Engineering

Recommended Conditions of Rezoning

1. There shall be no direct residential access onto Dogwood Trail.
2. There shall be no new direct residential access onto Crabapple Lane. The three existing driveways onto Crabapple Lane may remain.
3. Developer shall provide a 10-ft wide asphalt multi-use path connecting an internal street of the subdivision to Crabapple Lane. The path shall be within a minimum 20-wide permanent access easement that is provided for public use.

The purpose of conditions 1 & 2 is to prevent the construction of multiple homes and driveways onto Crabapple Lane and Dogwood Trail. The proposed concept plan shows five drives onto Crabapple Lane (including the three existing) and none onto Dogwood Trail.

General Comments

In addition to the recommended conditions, Engineering offers the following information that may be helpful during consideration of this rezoning request and, if approved, the subsequent subdivision of the property.

1. Dogwood Road is a collector. For Final Plat approval, Fayette County will require a ROW dedication along the Dogwood Trail frontage to provide 40 feet of ROW as measured from the existing road centerline.
2. Crabapple Lane is a local road. For Final Plat approval, Fayette County will require a ROW dedication along the Crabapple Lane frontage to provide 30 feet of ROW as measured from the existing road centerline.
3. Access to Dogwood Trail for these lots will be predominately from SR 74 and Tyrone Road. There is a traffic signal at Dogwood Trail and SR 74. The intersection of Dogwood Tr. and Tyrone is stop-controlled on Dogwood.
4. According to GDOT on-line traffic data, the annual average daily traffic for the east side of Dogwood Trail in 2019 was 3,440 trips.

5. The project, with 53 lots, would add 498 trips per day. This would increase the existing traffic on Dogwood Trail by 14.5%. This assumes all lots have ingress/egress onto Dogwood Trail.
6. Minimum sight distances will have to be satisfied for the proposed new road intersection. Engineering has not field checked at this time.

Environmental Management

Recommended Conditions of Rezoning

1. Require a permanent easement be dedicated to Fayette County for the construction of an approved 2017 SPLOST project. The location shall be adjacent to the twin 72-inch culverts located under Crabapple Road extending onto the subject property. The easement shall begin at the newly dedicated right-of-way line and shall be 40 foot wide (west to east) and 100 foot long (north to south) and centered along the stream.
2. The buffer and setback along the creek remain as shown on the concept plan provided as a 100-foot buffer and a 50-foot impervious area setback. This is consistent with the environmental planning criteria and Peachtree City's watershed protection buffer requirements. Based on Fayette County's Watershed protection ordinance currently the stream would have a 50-foot buffer with a 25-foot setback.

General Comments

- Floodplain** The property DOES contain floodplain per FEMA FIRM panel 13113C0079E dated Sept 26, 2008. The property DOES contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.
- Wetlands** The property DOES NOT contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map, but a wetlands delineation will be required as part of development of the subdivision.
- Groundwater** The property IS within a groundwater recharge area.
- Stormwater** This development WILL BE subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed as a common development.

Environmental Health Department

No objection to proposal. However, prior to obtaining this department's signature for the Final Plat the following items will need to be addressed. For lots 10 and 17 the well and septic lines will need to be located as they are likely crossing the proposed property lines. The same is likely of lots 52 and 53 however, they are not in our records. A subdivision review application will need to be submitted (\$300 + \$50 per lot) along with a to-scale red stamped level 3 soils report, with certificate of insurance. Note) Lot 53 should be listed on #6 of the general site data.

Fire

Approved

Peachtree City

- FEMA Zone A floodplain on property, detailed study needs to be performed for existing and future conditions down to drainage basin of 100 Acres.
- Streams and wetlands exist and need to be identified and protected. Our ordinance would have 100 ft undisturbed buffer plus 50 ft no impervious setback from Tributary 8 to Lake Kedron, others would be 50 and 75 respectively. Wetlands would have 25ft undisturbed buffer around them.
- Part of development is in groundwater recharge area and would have to comply with the Groundwater Recharge ordinance section 1008. Deals with septic lots, etc.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-50 for the purpose of developing a Residential Subdivision. 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 Acre) and Environmentally Sensitive Areas (floodplain). 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.

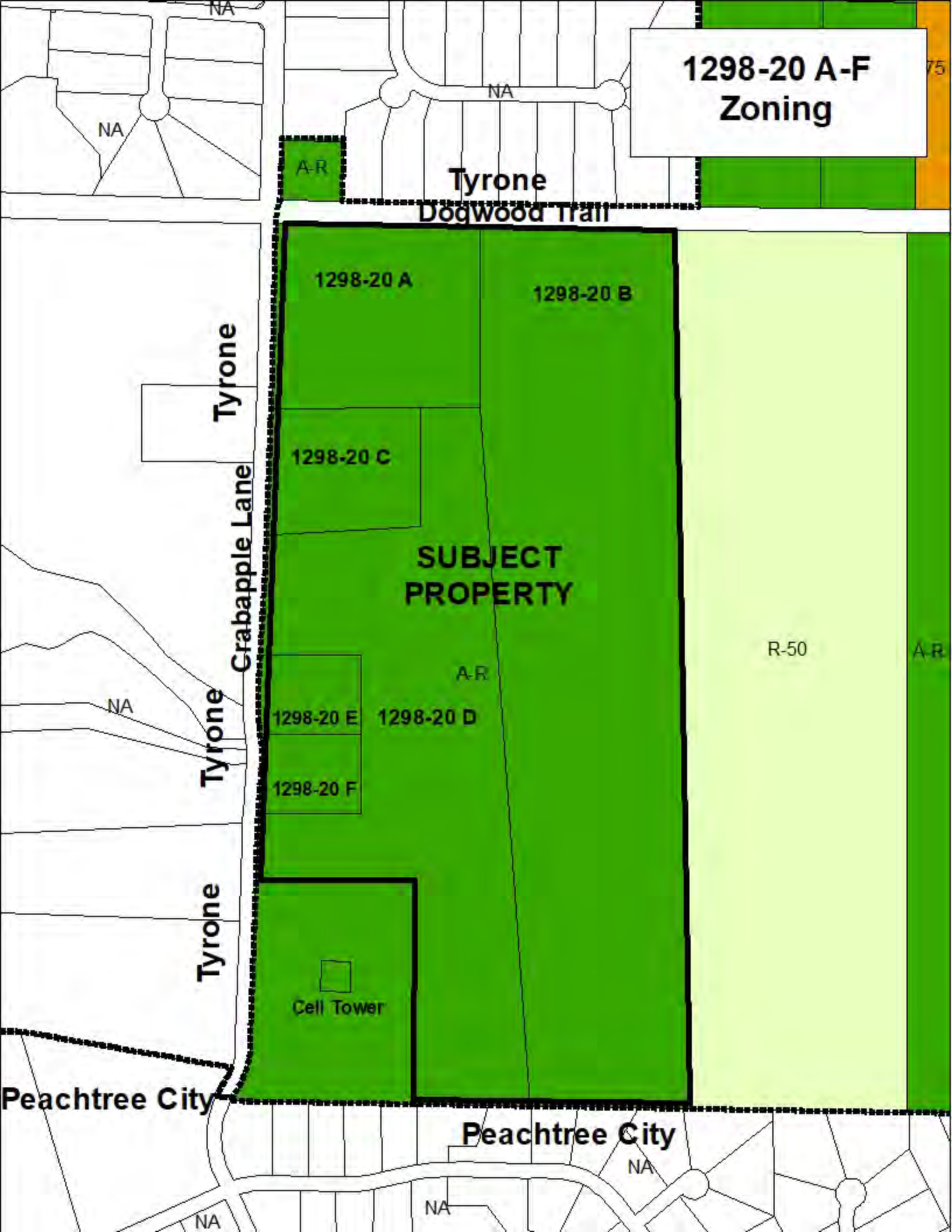
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH SIX (6) CONDITIONS.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved **R-50 CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. That the 7.998 acre A-R cell tower tract be platted as a Minor Final Plat in conjunction with the Major Final Plat for the proposed subdivision. The Minor Final Plat for the cell tower tract shall illustrate that the cell tower meets the dimension requirements of the new lot.
2. That no lot shall have direct driveway access onto Dogwood Trail. *(This condition will be enforced by the Engineering/Public Works Department.)*
3. That with the exception of the three (3) existing driveways on Crabapple Lane, no new driveways cuts shall be allowed on Crabapple Lane. *(This condition will be enforced by the Engineering/Public Works Department.)*
4. That the developer shall provide a 10-ft wide asphalt multi-use path connecting an internal street of the subdivision to Crabapple Lane. The path shall be within a minimum 20-wide permanent access easement that is provided for public use. Said 10-ft wide asphalt multi-use path and 20-wide permanent access easement shall be indicated on the Major Final Plat. *(This condition will be verified by the Engineering/Public Works Department.)*
5. That a permanent easement be dedicated at no cost to Fayette County for the construction of an approved 2017 SPLOST project. The location shall be adjacent to the twin 72-inch culverts located under Crabapple Road extending onto the subject property. The easement shall begin at the newly dedicated right-of-way line and shall be 40 foot wide (west to east) and 100 foot long (north to south) and centered along the stream. Said permanent easement area shall be depicted on the Major Final Plat and a related permanent easement recorded with the Fayette County Clerk of Courts. *(This condition will be verified by the Environmental Management Department.)*
6. That the buffer and setback along the creek remain as shown on the concept plan provided as a 100-foot buffer and a 50-foot impervious area setback. This is consistent with the environmental planning criteria and Peachtree City's watershed protection buffer requirements. Based on Fayette County's Watershed protection ordinance currently the stream would have a 50-foot buffer with a 25-foot setback. Said buffer and setback shall be indicated on the Major Final Plat. *(This condition will be verified by the Environmental Management Department.)*

**1298-20 A-F
Zoning**



ENVIRONMENTALLY SENSITIVE AREAS

1298-20 A-F Land Use Plan

Tyrone

Dogwood Trail

1298-20 A

1298-20 B

Tyrone

City_Limits

Crabapple Lane

1298-20 C

**SUBJECT
PROPERTY**

LOW DENSITY
RESIDENTIAL

ENVIRONMENTALLY
SENSITIVE AREAS

Tyrone

1298-20 E

1298-20 D

1298-20 F

Tyrone

ENVIRONMENTALLY
SENSITIVE AREAS

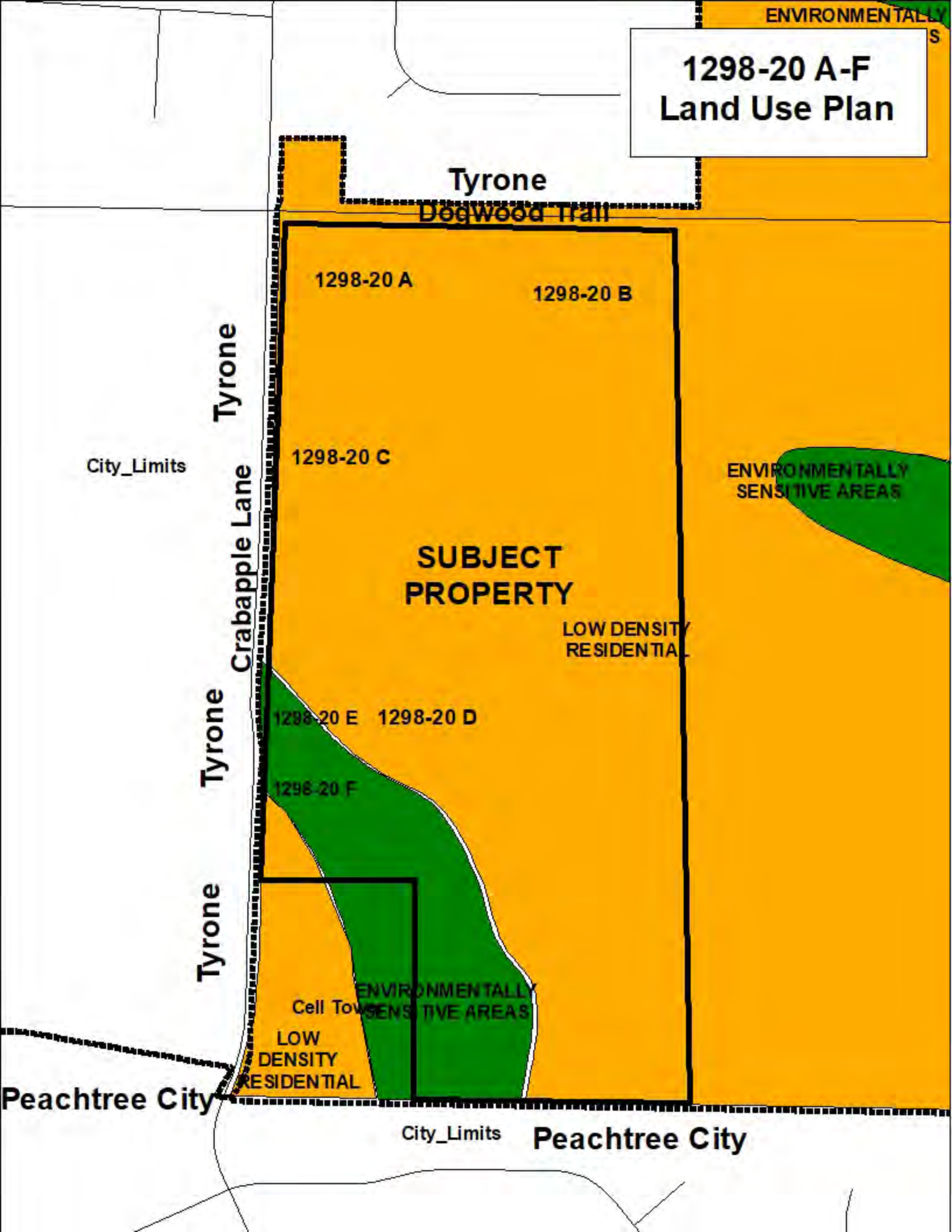
Cell Tower

LOW
DENSITY
RESIDENTIAL

Peachtree City

City_Limits

Peachtree City



**1298-20 A-F
Aerials**

**Tyrone
Dogwood Trail**

1298-20 A

1298-20 B

1298-20 C

**SUBJECT
PROPERTY**

1298-20 E

1298-20 D

1298-20 F

Cell Tower

Tyrone

Crabapple Lane

Tyrone

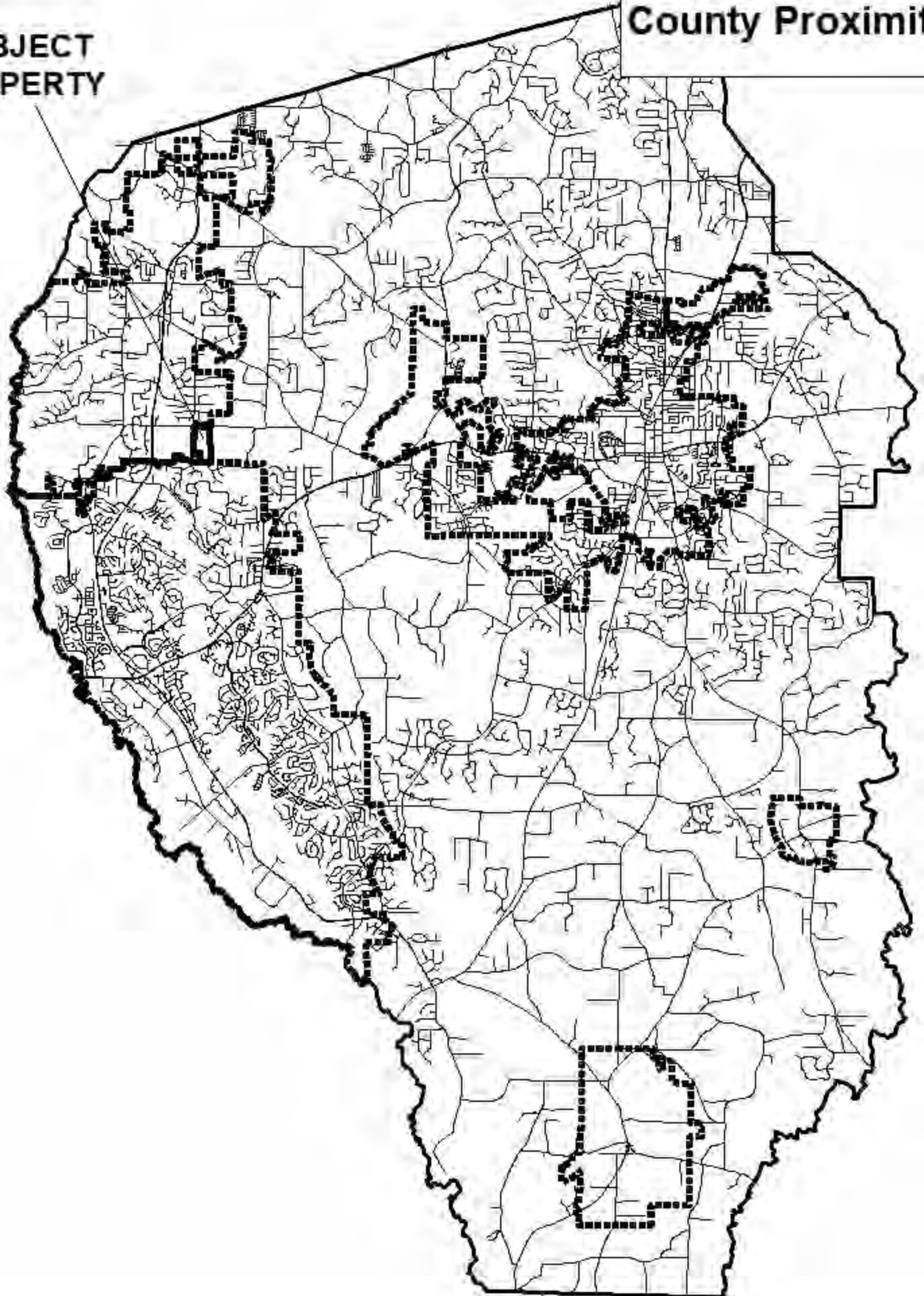
Tyrone

Peachtree City

Peachtree City

1298-20 A-F
County Proximity

**SUBJECT
PROPERTY**



REQUESTED ACTION: A-R to R-20

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Kite Lake Road

DISTRICT/LAND LOT(S): 13th District, Land Lot 227

OWNER: Robert John Bracewell and Christina Celeste Bracewell

PLANNING COMMISSION PUBLIC HEARING: November 5, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: December 10, 2020

APPLICANT'S INTENT

Applicant proposes to rezone 1.515 acres to develop one (1) residential lot.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 1.515 acre tract fronting on Kite Lake Road in Land Lot 227 of the 13th District. Kite Lake Road is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is a 1.515 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-45. 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
Northeast and South	23.00	A-R	Undeveloped (remainder of parent tract)	Low Density Residential (1 Unit/1 Acre)
West (across Kite Lake Road)	0.94	A-R	Undeveloped	Low Density Residential (1 Unit/1 Acre)
Northwest	4.00	R-45	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)

C. COMPREHENSIVE PLAN

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

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone 1.515 acres from A-R to R-20 for the purpose of developing one (1) residential lot. The subject property contains a single-family residence is a portion of a 28 acre parcel owned by the applicants which will remain A-R.

The Concept Plan shows that the existing driveway to the single-family residence is located on the remainder of the parent tract shown as Lot 2. *Sec. 110-67. - Street frontage for access.* of the Zoning Ordinance requires that a new driveway curb cut be established on proposed Lot 1 and the existing driveway curb cut would serve proposed Lot 2. Exceptions can be made for a shared driveway curb cut per *Sec. 104-55. - Driveway and encroachment control.* of the Development Regulations for insufficient sight distance or to minimize environmental impact based on authorization of the County Engineer.

A detached structure, not shown on the Concept Plan but visible on the aerials, is located behind the single-family residence. It is the intent of the applicant/owner to remove the detached structure (see attached email). Staff will require surveyor certification that the structure has been removed at the time of the Minor Final Plat.

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.

E. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition. The petition plat indicates water service is to be by individual well. There is a 6" water main along approximately 180 LF from Lot 1.

Public Works/Engineering

No Engineering comments on the proposed rezoning.

Environmental Management

EMD has no comment on 1299-20.

Environmental Health Department

Received updated plat from Pete Frisina. No objection to proposed rezoning. This dept. is in position to sign off on the Final Plat for recording purposes.

Fire

Approved

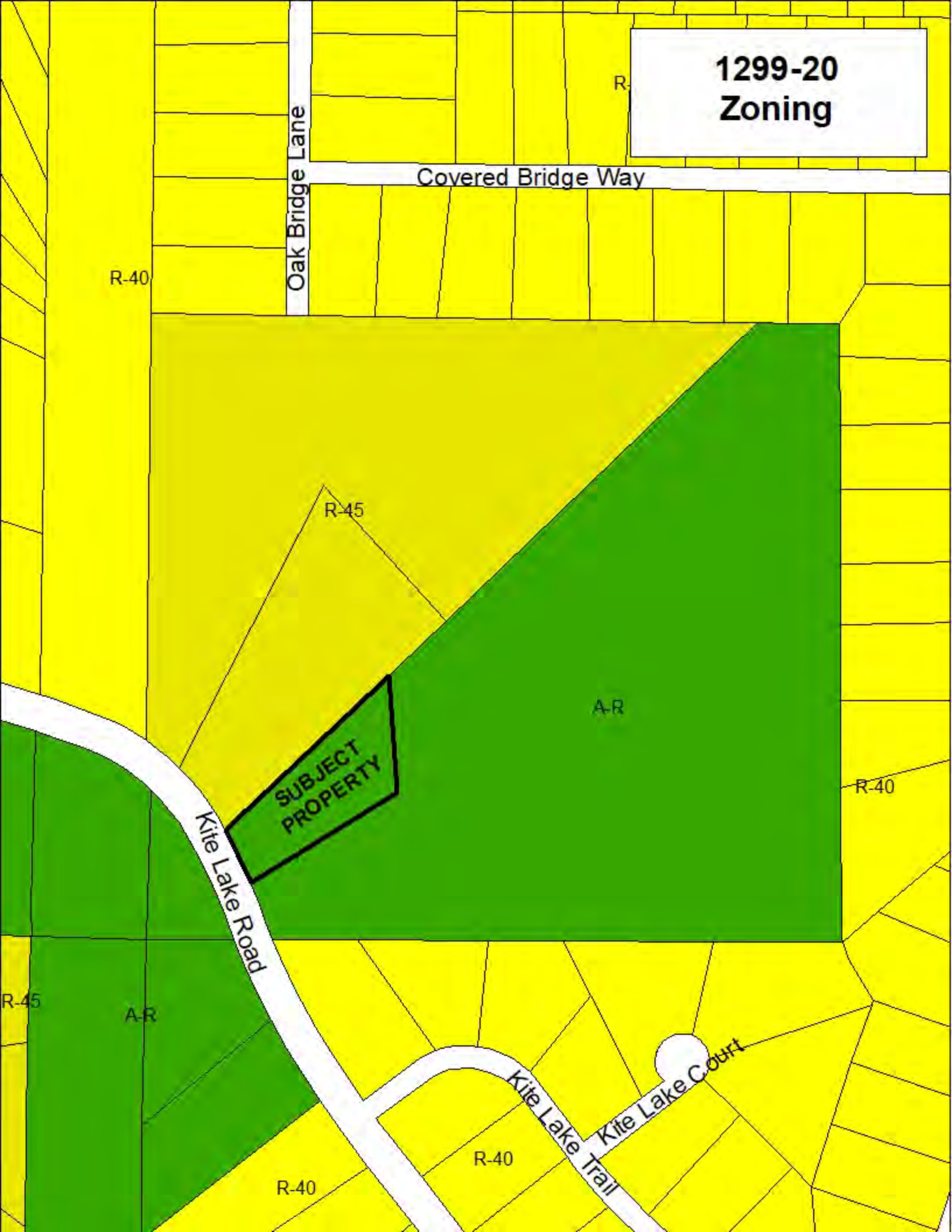
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-20 for the purpose of developing one (1) residential lot. 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 Acre). 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**.

**1299-20
Zoning**



1299-20
Land Use Plan

Oak Bridge Lane

Covered Bridge Way

LOW DENSITY
RESIDENTIAL

SUBJECT
PROPERTY

Kite Lake Road

RURAL
RESIDENTIAL
- 2

Kite Lake Trail
Kite Lake Court

**1299-20
Aerials**

Oak Bridge Lane

Covered Bridge Way

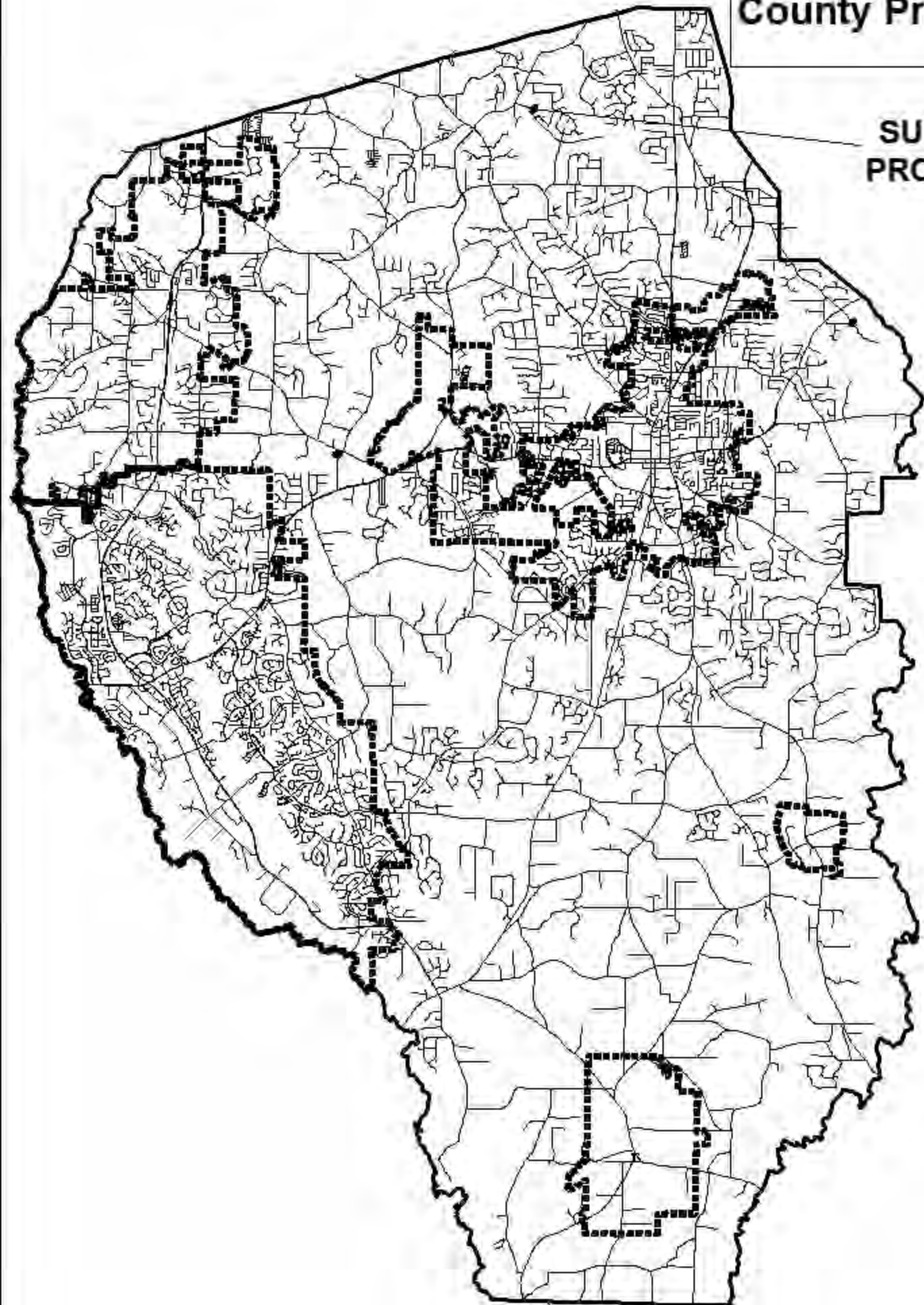
**SUBJECT
PROPERTY**

Kite Lake Road

Kite Lake Trail
Kite Lake Court

1299-20
County Proximity

**SUBJECT
PROPERTY**



REQUESTED ACTION: R-70 to O-I

PROPOSED USE: Fitness Center/Tennis Instruction

EXISTING USE: Residential

LOCATION: Flat Creek Trail

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 57

OWNER: George Tchaykov & Diliaana Panova

PLANNING COMMISSION PUBLIC HEARING: November 5, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: December 10, 2020

APPLICANT'S INTENT

Applicant proposes to rezone one (1) lot on 1.96 acres from R-70 to O-I to develop a fitness center/tennis instruction facility.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 1.96 acre tract fronting on Flat Creek Trail in Land Lot 57 of the 7th District. Flat Creek Trail is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property currently contains a single-family residence.

History: On July 23, 2015 the Board of Commissioners approved rezoning petition 1247-15 (A-R to R-70) with the following Conditions:

1. That the applicant brings the existing accessory structure (labeled as Building) into compliance with the R-70 zoning district. This can be achieved either through:
 - (1) The full removal of the existing accessory structure or, if the accessory is to remain, that portion of the accessory structure in the side yard setback must be removed within 180 days from the effective date of this rezoning; or
 - (2) A variance, obtained from the Zoning Board of Appeals, for the existing accessory structure to remain in the side yard setback. If the owner pursues a variance, said variance shall be obtained from the Zoning Board of Appeals within 180 days from the effective date of this rezoning. If the variances are denied, the owner agrees to take all necessary action consistent with the direction of the Zoning Board of Appeals.

The property owner removed the accessory structure.

B. SURROUNDING ZONING AND USES

The general situation is a 1.96 acre tract that is zoned R-70. In the vicinity of the subject property is land which is zoned A-R and C-H. 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	0.70 2.30	C-H A-R	Single-Family Residential Single-Family Residential	Rural Residential – 2 (1 Unit/2 Acres) & Flat Creek Overlay District
South and West	3.80	A-R	Fire Station #8	Rural Residential – 2 (1 Unit/2 Acres) & Flat Creek Overlay District
East (across Flat Creek Trail)	3.00	A-R	Single-Family Residential	Rural Residential – 2 (1 Unit/2 Acres) & Flat Creek Overlay District

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential - 2 (1 Unit/2 Acres) and Flat Creek Trail Overlay District. This request conforms to the Fayette County Comprehensive Plan in terms of the Flat Creek Trail Overlay District which states:

Maintain the underlying land use designation of Rural Residential - 2 (1 unit/2 acres) with the consideration of O-I zoning for lots fronting Flat Creek Trail within the Flat Creek Trail Overlay District for conversion of existing homes and construction of new office buildings.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone R-70 from to O-I for the purpose of developing a fitness center/tennis instruction facility. The O-I Zoning District allows the following Permitted Uses:

(6) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;

(7) Health club and/or fitness center;

The subject property will also have to comply with the Flat Creek Trail Overlay Zone.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations.

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 Site Plan.

The Concept Plan indicates a tennis court which appears to be encroaching into the setback. Aerial photos, while relative in accuracy, could indicate greater encroachments. The Site Plan will indicate any existing courts and their location on the subject property. At that point staff can make a determination of any variances that will need to be approved by the ZBA prior to approval of the Site Plan.

The proposed building depicted on the Concept Plan is approximately 10,000 square feet in size with 25 parking spaces. The Site Plan will indicate the exact size of proposed structures and the internal square footage associated with the various uses and at that point staff can make a determination of the number of required parking spaces. In addition, the O-I Zoning District has a lot coverage limit of 60 percent for structures and parking areas.

F. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition. FCWS has no comment at this time.

Public Works/Engineering

Permitting of a non-residential drive for this parcel must consider the location of the existing commercial driveway for the Fire Station, the commercial parcel to the northeast, and the proximity to the Flat Creek Trail and Tyrone Road intersection. In addition, Fayette County has plans to signalize the Tyrone Road intersection or convert it to a roundabout.

The parcel's location relative to the above-noted features and its 265 feet of road frontage does not allow for installation of a non-residential driveway that meets all design criteria. As such, Engineering recommends the following conditions of zoning:

The non-residential driveway shall be located at a point:

1. Approved by the County Engineer; and
2. At a location that provides a minimum of 185 feet between the driveway's return radius and the Tyrone Road right-of-way. The distance shall be measured along the Flat Creek Trail edge-of-pavement.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0083E dated Sept 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed There are **NO** state waters located on the subject property.

Groundwater The property **IS** within a groundwater recharge area.

Stormwater This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed with more than 5,000 square feet of impervious surfaces.

Environmental Health Department

No objection to proposed rezoning. This Dept. will need to be involved in development of fitness center as existing septic system structure was designed only for residential use.

Fire

Approved

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-70 to O-I for the purpose of developing a Fitness Center/Tennis Instruction. 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 Rural Residential - 2 (1 Unit/2 Acres) and Flat Creek Trail Overlay District. This request conforms to the Fayette County Comprehensive Plan in terms of the Flat Creek Trail Overlay District which states:

Maintain the underlying land use designation of Rural Residential - 2 (1 unit/2 acres) with the consideration of O-I zoning for lots fronting Flat Creek Trail within the Flat Creek Trail Overlay District for conversion of existing homes and construction of new office buildings.
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 and office/institutional district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved **O-I CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. That the driveway location be approved by the County Engineer in conjunction with the Site Plan review/approval process.

Dear commissioners,

This letter of intent is in support of our current application for rezoning.

I have been successfully teaching and growing the game of tennis for the past 10 years locally and beyond. Currently, I have about 100 junior players who are attending classes on courts that I lease from hotels and neighborhoods.

It became very hard to keep things together and on schedule after COVID restrictions limited our access to those facilities.

Improvements to our property like adding an indoor playing surface will make a tremendous difference in revenue, quality of instruction, and opportunities for competition. Independence from weather conditions will make practice schedules more effective.

Finally, the property will become an affordable option for locals to exercise or learn the sport at great convenience.

Best regards,

George and Diliaa.

Property owners of 224 Flat Creek Trail Fayetteville GA , 30214.

R-70

R-70

**1300-20
Zoning**

CC

GH

Tyrone Road

**Fire
Station**

**SUBJECT
PROPERTY**

Flat Creek Trail

A-R

**Flat Creek Trail
Overlay District
and Overlay Zone**

A-R

O-I

**Grace
Evangelical
Church**

**Flat Creek
Baptist Church**

**1300-20
Land Use Plan**

RURAL
RESIDENTIAL
- 2

Tyrone Road

PUBLIC
FACILITIES/INSTITUTION
**Fire
Station**

**SUBJECT
PROPERTY**

Flat Creek Trail

Flat Creek Trail
Overlay District
and Overlay Zone

RURAL
RESIDENTIAL
- 2

**Grace
Evangelical
Church**

**Flat Creek
Baptist Church**

**1300-20
Aerials**

Tyrone Road

**Fire
Station**

**SUBJECT
PROPERTY**

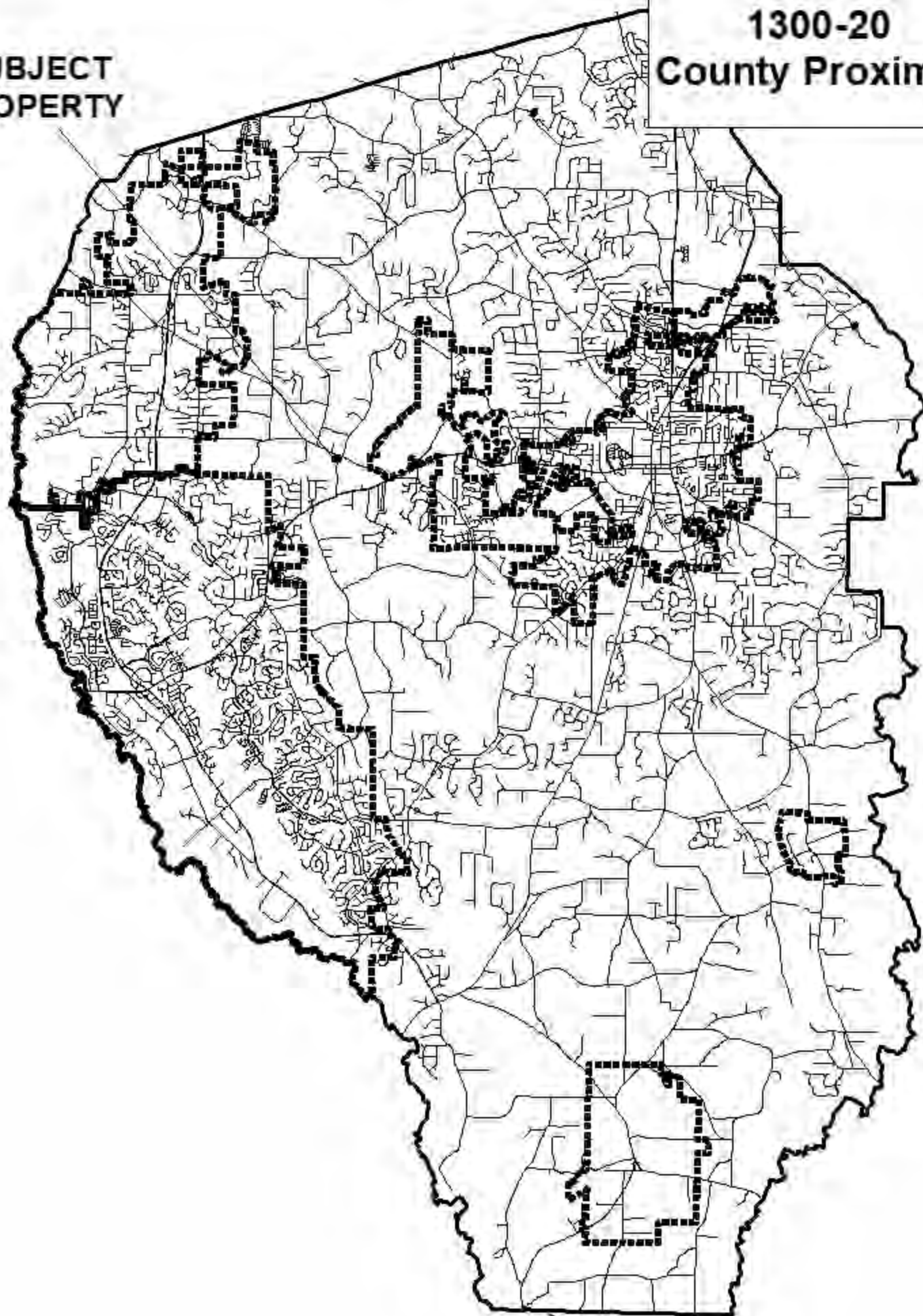
Flat Creek Trail

**Grace
Evangelical
Church**

**Flat Creek
Baptist Church**

**SUBJECT
PROPERTY**

**1300-20
County Proximity**



REQUESTED ACTION: R-20 to A-R

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: County Line Road

DISTRICT/LAND LOT(S): 5th District, Land Lot 118

OWNER: Wayne Damron Jr, Trustee for Wayne Damron, Jr. Revocable Trust

PLANNING COMMISSION PUBLIC HEARING: November 5, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: December 10, 2020

APPLICANT'S INTENT

Applicant intends to rezone 21.71 acres from R-20 to A-R.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 21.71 acre tract fronting on County Line Road in Land Lot 118 of the 5th District. County Line Road is classified as a Minor Arterial on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

History: The Minor Final Plat of Damron Estates was approved by the Planning Commission on July 16, 2020. The subdivision consists of three (3) lots. The subject property is Lot 1.

B. SURROUNDING ZONING AND USES

The general situation is a 21.71 acre tract that is zoned R-20. In the vicinity of the subject property is land which is zoned R-20 and A-R. 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	25.6	R-20	Undeveloped	Low Density Residential (1 Unit/1 Acre)
	1.44	R-20	Single-Family Residential	
	2.96	R-20	Undeveloped	
South	11.9	R-20	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
East (across County Line Road)	3.1	R-20	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
	4.8	R-20	Single-Family Residential	
	2.0	R-20	Single-Family Residential	
West	5.0	A-R	Undeveloped	Low Density Residential (1 Unit/1 Acre)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan in terms of residential density.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone 21.71 acres from R-20 to A-R.

Platting

Should this request be approved, the applicant is reminded that before any building permits can be issued for the subject property a Minor Revision to a Minor Final Plat for Lot 1 depicting the dimensional requirements of the A-R zoning district must be approved per the Fayette County Subdivision Regulations.

E. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition. We have no comment on this petition.

Public Works/Engineering

There are no Engineering comments for this proposed rezoning of 21.71 acres to A-R.

Environmental Management

- | | |
|--------------------|--|
| Floodplain | The property DOES NOT contain floodplain per FEMA FIRM panel 13113C0108E dated Sept 26, 2008. The property DOES NOT contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. |
| Wetlands | The property DOES NOT contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. |
| Watershed | There are ARE state waters located on the subject property. The buffers are indicated on the final plat recorded in Book 100 PG 355. |
| Groundwater | The property IS within a groundwater recharge area. |
| Stormwater | This development IS NOT subject to the Post-Development Stormwater Management Ordinance. |

Environmental Health Department

No objection to proposed rezoning.

Fire

Approved

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-20 to A-R 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 Acre). This request conforms to the Fayette County Comprehensive Plan in terms of residential density.
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.**

**1301-20
Zoning**

R-20

AR

County Line Road

**SUBJECT
PROPERTY**

R-20

R-20

R-40

Den Creek Trail

**1301-20
Land Use Plan**

**PUBLIC
FACILITIES/INSTITUTION**

County Line Road

**SUBJECT
PROPERTY**

**LOW DENSITY
RESIDENTIAL**

**ENVIRONMENTALLY
SENSITIVE AREAS**

Den Creek Trail

**1301-20
Aerials**

County Line Road

**SUBJECT
PROPERTY**

Den Creek Trail

1301-20
County Proximity

**SUBJECT
PROPERTY**

