

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
December 3, 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 November 5, 2020.

PUBLIC HEARING

2. Consideration of Petition No. 1302-20, Charlotte Hearn, Owner, request to rezone 2.00 acres from A-R to R-70 to develop one (1) residential lot. This property is located in Land Lot 18 of the 9th District and fronts on SR 92 North. *The applicant has requested to table the petition.*

NEW BUSINESS

3. Consideration of a Minor Final Plat of Redwine Road. The property will consist of five (5) lots zoned A-R, is located in Land Lot 2 of the 5th District and fronts on Redwine Road.
4. Discussion of SR 54 West Overlay Zone, Architectural Standards.

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.

From: [Hearn, Mark](#)
To: [Pete Frisina](#)
Subject: Charlotte Hearn Rezoning Tabling Request
Date: Thursday, November 19, 2020 11:25:48 AM

External Email Be cautious of sender, content, and links

Pete, per our conversation earlier today, I am formally requesting on behalf of my mother (Charlotte Hearn) that her petition for rezoning that is currently scheduled for review on 12/3/20 be tabled. As discussed, we will be contacting the environmental health department so that we can have soil testing can be done to ascertain if the septic field lines can be re-routed to fall within the proposed land parcel that is up for rezoning consideration. I appreciate your help and will be in contact with you after the soil testing is complete so that we can determine next steps and timing. Please let me know if you have questions or if you need anything else from my mom or I.

Thanks,

Mark B. Hearn
(615) 478-6300

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: November 24, 2020
Subject: Minor Final Plat to be considered on December 3, 2020

MINOR FINAL PLAT

Redwine Road

OWNER/APPLICANT



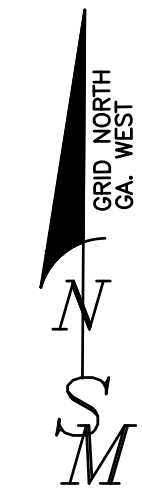
RODWRIGHT CORP

Recommend **APPROVAL** for the Final Plat.

RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND	
EX. POWER POLE	---
EX. OVERHEAD POWER LINES	---
APPROX. FLOOD	---
APPROX. WETLANDS	---
C = CENTERLINE OF ROAD	---
IPS = IRON PIN SET (#4 REBAR)	---
CMP = CORRUGATED METAL PIPE	---
RCP = REINFORCED CONCRETE PIPE	---
CPP = CORRUGATED PLASTIC PIPE	---
POB = POINT OF BEGINNING	---
DB. = DEED BOOK	---
PB. = PLAT BOOK	---
PG. = PAGE	---
N/F = NOW OR FORMERLY	---
EX. = EXISTING	---
R/W = RIGHT OF WAY	---
EX. FIRE HYDRANT	---
EX. WATER VALVE	---
EX. BUILDING	---
EX. ASPHALT	---
EX. CONCRETE	---
EX. POND	---
EX. POND	---

INTERSECTION SITE DISTANCE:
EACH PROPOSED LOT HAS A LOCATION WHERE THE MINIMUM
AASHTO INTERSECTION SIGHT DISTANCE OF 500 FT CAN BE
SATISFIED FOR THE POSTED SPEED LIMIT OF 45 MPH.



GRAPHIC SCALE = 1" = 100'

NOTES:

SITE TOTAL ACREAGE = 53.55 ACRES
TOTAL NUMBER OF LOTS (TRACTS) = 5

OWNER: ROD WRIGHT CORP
116 CAMBRIDGE WOODS DRIVE
P.O. BOX 629
FAYETTEVILLE, GA. 30215
PHONE = (770) 480-5606, FAX = 404-768-8576

EXISTING PARCELS: 0501 016, 0501 034, 0501 042

ZONED: A-R
MINIMUM LOT SIZE = 5.00 ACRES
MINIMUM LOT WIDTH = 250' (AT BUILDING LINE)
FRONT SETBACK = 100'
SIDE SETBACK = 50'
REAR SETBACK = 75'
MINIMUM FLOOR AREA = 1,200 SQ. FT.
BLDG HEIGHT LIMIT 35 (NOT FOR BARN, SILOS, OR OTHER NON-HUMAN OCCUPIED STRUCTURES)

• SEWER SERVICE AS PER SEPTIC SYSTEM
• WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.

IRON PINS SET (#4 REBAR) AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

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

THERE ARE WETLANDS AREAS ON THIS PROPERTY AS PER DELINEATION FROM GPS LOCATION, WETLAND AREAS MARKED WITH WETLAND BOUNDARY FLAGGING BY ROYAL FOREST MANAGEMENT, DANNY R. ROYAL, GEORGIA REGISTERED FORESTER AND TRAINED WETLAND DELINEATOR

THIS PROPERTY DOES HAVE ANY STATE WATERS.

THERE ARE NO NEW ROADS OR COMMON AREAS TO BE DEDICATED ON THIS PROPERTY.

THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY.

SURVEYORS CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PROFESSIONAL
NO. 3150
TIM L. MILLER GA. RLS. #3150
DATE: 10-1-2020

SURVEYOR'S CLOSURE CERTIFICATION:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 9.01" PER ANGLE. POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS-313.

SURVEYOR'S CERTIFICATE:

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

BY: **Tim L. Miller** 10-1-2020
REGISTERED GEORGIA LAND SURVEYOR NO.: 3150

FAYETTE COUNTY FLOOD NOTE

ALL TRACTS EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY, AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

FLOOD STATEMENT:

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., THIS PROPERTY IS CLEAR OF ANY DESIGNATED FLOOD HAZARD AREA(S) AS PER COMMUNITY - PANEL NUMBER 13113C0113E EFFECTIVE DATE - DATED: SEPTEMBER 26, 2008. A PORTION OF THIS PROPERTY IS WITHIN THE FAYETTE COUNTY CURRENT AND FUTURE 100 YEAR FLOOD LIMITS (AS PLOTTED AND AS SHOWN).

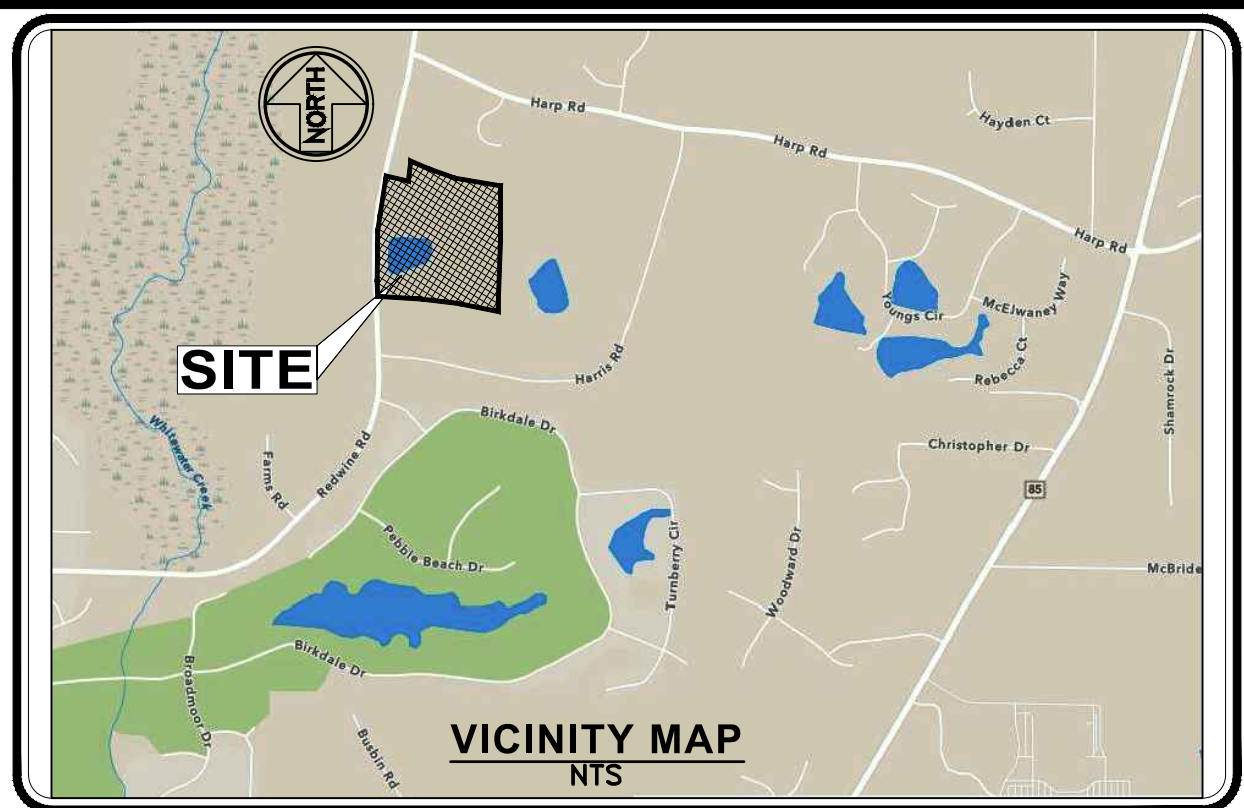
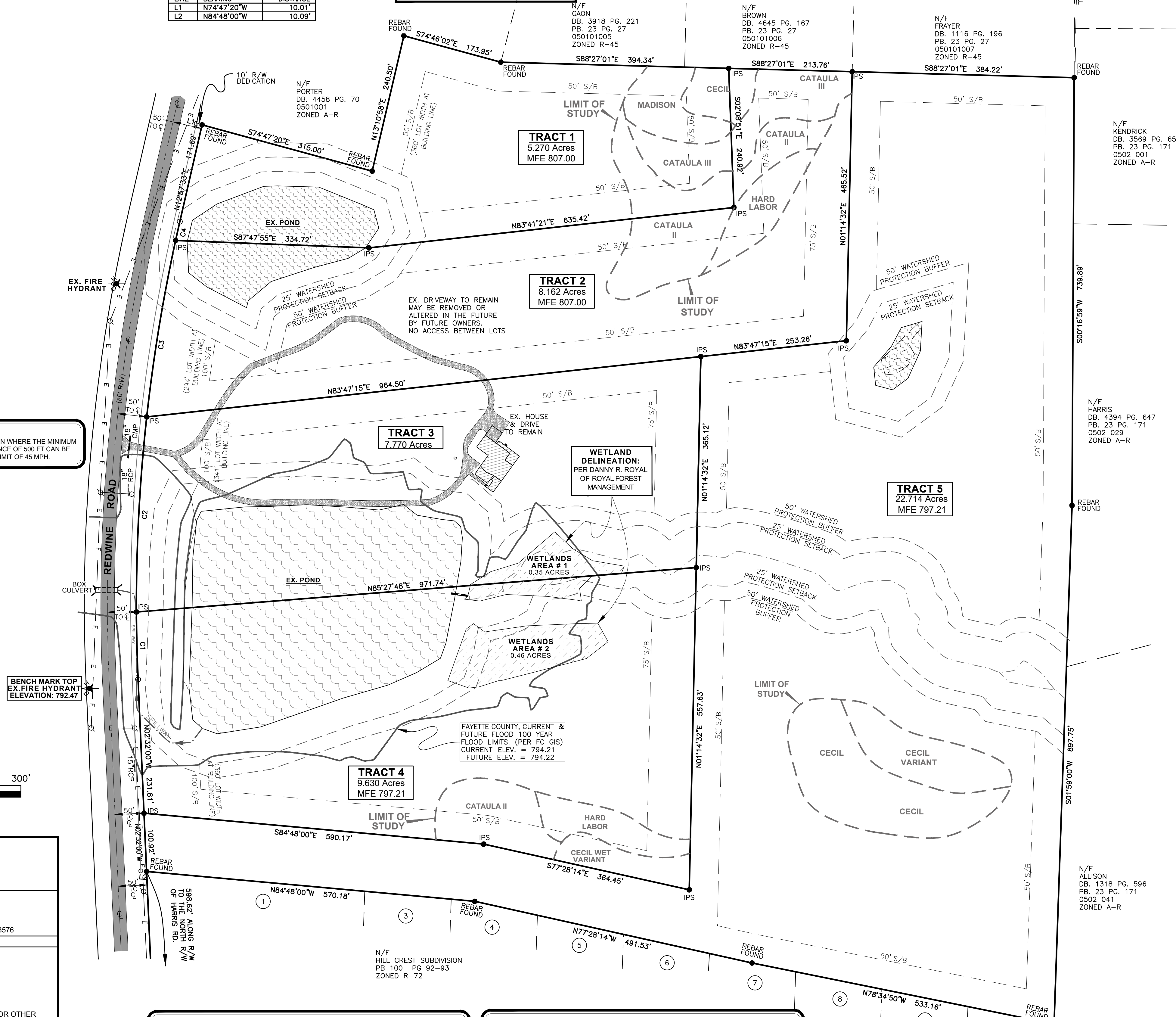
PROPERTY LINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2949.83'	116.54'	116.53'	N01°24'06"E
C2	2949.83'	338.18'	337.99'	N03°00'52"E
C3	2949.83'	309.45'	309.30'	N09°18'14"E
C4	2949.83'	33.47'	33.47'	N12°38'03"E

PROPERTY LINE DATA		
LINE	BEARING	DISTANCE
L1	N74°47'20"W	10.01'
L2	N84°48'00"W	10.09'

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.



FAYETTE COUNTY APPROVALS:

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
DATE _____ SIGNED _____ ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT
DATE _____ SIGNED _____ ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER
DATE _____ SIGNED _____ COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION SECRETARY
DATE _____ SIGNED _____ PLANNING COMMISSION SECRETARY

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR
DATE _____ SIGNED _____ ZONING ADMINISTRATOR

APPROVED BY THE FAYETTE COUNTY FIRE MARSHAL (BUREAU OF FIRE PREVENTION)
DATE _____ SIGNED _____ FIRE MARSHAL

OWNERS CERTIFICATE

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

OWNER	DATE	MORTGAGEE	DATE
OWNER	DATE	MORTGAGEE	DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

WETLAND DELINEATION
(NOTE FOR FINAL PLATS ONLY)

I, **Danny R. Royal** of **ROYAL FOREST MANAGEMENT**, DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS **MINOR PLAT OF REDWINE RD** ON **OCT. 1, 2020** (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: **2255 GORDON RD, MORELAND, GA 30259 - PH. 770.251.1103**

WETLANDS NOTES:

- THE WETLANDS WERE DELINEATED WITH WETLAND BOUNDARY FLAGGING AND GPS LOCATED BY: ROYAL FOREST MANAGEMENT - **DANNY R. ROYAL**, GA REGISTERED FORESTER AND TRAINED WETLAND DELINEATOR
- THERE ARE TWO JURISDICTIONAL WETLAND AREAS LOCATED IN FLOODPLAIN AREAS, ABOVE A JURISDICTIONAL OPEN WATER AREA AND SHOWN ON THIS MINOR FINAL PLAT

LEVEL III SOIL SURVEY:

_____, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY _____ (company name) IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER: _____

COMPANY ADDRESS & TELEPHONE: _____

GEORGIA DHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER, REGISTRATION NO. _____

REGISTRATION NUMBERS/LICENSE NUMBERS: _____

CONTIGUOUS AREAS:		
TRACT #	CONTIGUOUS AREA	A-R MINIMUM *
1	2.062 ACRES	
2	3.441 ACRES	
3	2.069 ACRES	0.6 ACRES (TRACTS 1-5)
4	3.111 ACRES	
5	13.434 ACRES	

CONTIGUOUS AREAS OUTSIDE FLOOD FOR TRACTS WITH FLOOD:	
TRACT #	CONTIGUOUS AREA OUTSIDE FLOOD AREA
3	4.811 ACRES
4	5.384 ACRES

* CONTIGUOUS AREAS:
EACH BUILDABLE 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.

REVISIONS

NO.	DATE	DESCRIPTION
1	10-1-2020	ADDRESS COUNTY MARKUPS & COMMENTS.

SIBLEY-MILLER SURVEYING & PLANNING INC.

(ALL RIGHTS RESERVED)

PURSUANT TO THE AGREEMENT BETWEEN SMS&P AND THE PARTY FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED, THESE DOCUMENTS AND ALL DATA, PLANS, SPECIFICATIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF SMS&P, AND MAY BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND FOR NO OTHER PURPOSES. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE WITHOUT LIABILITY TO REASONABLE COMPENSATION BY THE USER AS DETERMINED BY SMS&P. ALL RIGHTS OF THIS DESIGN ARE RESERVED.

CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEY
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

212 WEST CAMPGROUND RD
MC DONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

MINOR FINAL PLAT OF:

REDWINE ROAD

53.55 ACRES - 5 TRACTS

LAND LOT 2, 5th. DISTRICT

FAYETTE COUNTY, GEORGIA

PROFESSIONAL
NO. 3150
TIM L. MILLER
LAND SURVEYOR

PROJECT #: **B19002**

MINOR FINAL PLAT

DRAWN BY: JWS
SCALE: 1" = 100'
PLAT DATE: 08/25/2020
SHEET 1 OF 1

- d. Architectural standards. ~~Structures shall maintain a residential character.~~ Applicants for rezoning shall submit elevation drawings of proposed structures. These elevations should be detailed enough to convey the design intent of the project and should communicate the overall size, shape and mass of the structure, as well as details and architectural features of note such as roof structure, building materiality, windows and doors, entry canopies/awnings, etc. Elevation drawings will be to a common architectural scale and must contain the following information: overall building height to roof eave, and top of roof, overall building width, per elevation, height of each floor plate, locations and design of windows and doors and exterior materials.

Subsequent to rezoning approval, elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:

1. ~~A-If the proposed structure is to have a pitched peaked (gable or hip) roof, said pitched peaked (gable or hip) roof with shall have a minimum pitch of 4.5 inches in one foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade.~~ A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.
2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) ~~The gasoline canopy shall match the architectural character, materials, and color of the convenience store or principal structure.~~
~~Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.~~
 - (ii) ~~Gasoline canopies, in conjunction with a convenience store or principal structure which has a pitched peaked (gable or hip) roof, may reduce the pitch of the gasoline canopy roof to a minimum of three inches in one foot to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.~~
~~The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.~~
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) ~~The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.~~
3. All buildings shall be constructed in ~~either a residential character of~~ fiber-cement siding (i.e., Hardiplank), wood siding, ~~wood textured vinyl siding~~, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or ~~finished baked enamel~~ metal siding which establishes a horizontal pattern.
4. ~~Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high knee wall consisting of fiber cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast stone, or stucco (including synthetic stucco).~~
5. No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.

6. No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, fenestration, or changes in planes.
7. The design of accessory/out lot buildings shall be consistent with and coordinate with the architectural style inherent in the principal structure on the property.
8. When an existing structure, that is nonconforming to the aforementioned architectural standards, is enlarged, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure.

GEORGIA BONE AND JOINT

Fayetteville, GA

11.03.20



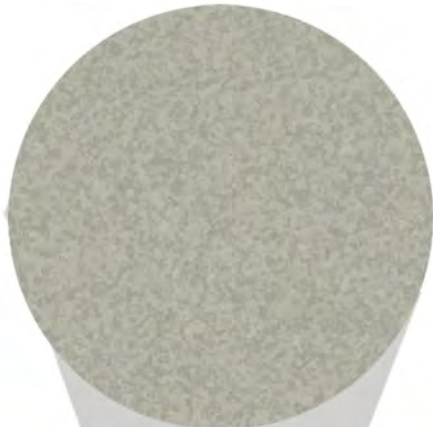
EXTERIOR WOOD



EXTERIOR STUCCO



EXTERIOR STUCCO



EXTERIOR STONE



WINDOW MULLION











