

**JASPER COUNTY  
FINAL PLAT PETITION  
Planning Commission  
06/22/2023**

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**Case Number:** FP23-002  
**Name of Applicant:** Wiggins Land Surveying for BCA Enterprises, LLC  
**Address of Property:** Lawson Dr., Mansfield GA 30055 (off Long Piney Rd)  
**Tax Parcel:** 014C 086, 014B 111, 014B 112  
**District:** 4 (Four)

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**Request:** To file the Final Plat for Phase 2 of Waters Edge for a total of 53 lots on 119.95 acres.

**Size of Property:** 119.95 acres

**Present Zoning:** RES (Residential District fka R1)

**Present Use:** The property has roads and infrastructure installed during the Land Disturbance process.

**Comments:** The original Preliminary Plat was approved in 2005 with a Final Plat for Phase 1 filed in April of 2007 under old regulations. Phase 2 of the development set dormant until 2021 when a revised Preliminary Plat was submitted for approval. The Board of Commissioners approved the updated Preliminary Plat on January 24, 2022. A Land Disturbance Permit was issued on May 17, 2022 to install roads and other infrastructure for the phase based off the approved Preliminary Plat. The owner has completed the installation of roads and other infrastructure and is now requesting approval of the Final Plat. This Final Plat falls under the old regulations, Sec. 105-91 (listed below), that were in place in 2021.

The new roads have been inspected and approved, the stormwater areas have been inspected and approved, and there is a 2-year maintenance bond for the roads put in place by the developer that will begin on July 5, 2023 and will be in place until July 5, 2025.

**Applicable Ordinance Sections:**

Sec. 105-91. - Submission and approval of final plat.

(a) *Final plat submission.* After the preliminary plat of the proposed subdivision has been given approval by the planning commission, the construction plans have been approved by the director of planning and the appropriate reviewers, and required improvements have been completed and approved by the road building inspector, the developer may, within two years from the date of the preliminary plat approval, apply for final plat approval. The developer must submit to the director of planning the following:

- (1) A letter requesting review and approval of a final plat and giving the name and address of the person to be notified of the action on the final plat.
  - (2) Six copies of the final plat and other documents as may be specified. The scale of the plat must be at least 100 feet to the inch. If more than one sheet (maximum size 17 inches by 22 inches) is required, a cover sheet index shall be included.
- (b) *Official date of submission.* The official date of submission of the final plat will be the date that all required documents have been received by the director of planning.
  - (c) *Final plat review.* The director of planning will review the final plat for conformance with the approved preliminary plat and construction plans and with this chapter and other relevant regulations.
  - (d) *Action of the director of planning.* No more than 30 days after the official date of submission of the final plat, the planning commission will either certify the final plat for recording, conditionally approve the plat (noting the conditions of approval on the plat), or disapprove the plat. If the final plat is conditionally approved, once the developer has complied with the conditions indicated, the planning commission will certify the plat, or disapprove the plat. If the final plat is disapproved, the planning commission will cause the developer to be notified in writing, stating the reasons for the disapproval. One copy and the original of the plat will be returned to the developer, and one copy will be made part of the records of the planning office. Action may be taken on the entire final plat or any portion of it.
  - (e) *Failure of director of planning to act.* If the planning commission fails to act within 60 days of the official date of submission of the final plat, the final plat will be deemed automatically approved by the planning commission.
  - (f) *Approval of final plat.* Following approval of the final plat by the planning commission, the final plat shall be submitted to the board of commissioners for review at its next available meeting. Using the same review standards as the planning commission, the board of commissioners shall review the plat for sufficiency and may also inquire from various county departments as to whether all improvements shown on the final plat have been satisfactorily completed and installed as required. Failure of the owner to satisfactorily complete such improvements as are shown on the plat shall result in disapproval of the plat. The board of commissioners may approve, disapprove or defer action on the plat if required improvements have not been satisfactorily completed. Once the final plat has been approved by the board of commissioners, the owner may record the plat which shall constitute acceptance by the county of all roads and other public improvements shown on the final plat. Only after such approval and recordation of the final plat may building permits be issued on the properties described by the plat.

**APPLICANT'S INFO**

Jasper County Planning and Zoning  
126 W Greene St, Suite 017  
Monticello, GA 31064

Office numbers: 706-468-4905 or 706-468-4940



**APPLICATION FOR FINAL PLAT**

Submittal Date: 5/26/23

Project Name: Waters Edge - Phase 2

# of Lots 53 Total Acres 119.95

Project Address of Primary Street: Lawson Drive

Tax Map and Parcel Numbers 014C086, 014B111 & 014B112 Zoning R1

Water Source: Public or  Private Wastewater Source:  Septic or Sewer

Applicant/Company: Wiggins Land Surveying

Representative: Nick Roper Cell: [REDACTED]

Email: femarls@comcast.net

Address: PO Box 583 City Conyers ST GA ZIP 30012

Property Owner's Name: BCA Enterprises, LLC

Phone: [REDACTED] Cell Phone: [REDACTED]

Address: PO Box 577 City Conyers ST GA ZIP 30012

Email: bcgrading@att.net

(If property owner is different from applicant, we must have a signed, notarized original letter giving express written permission for the use.)

24-Hour Contact Name: Brian Cagle

Phone: [REDACTED]

Applicant Signature: [Signature] Date: 5/26/23





