COUNTY DEPARTMENT AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Peter A. Frisina/Dennis Dutton
Meeting Date:	Thursday, December 10, 2009	Type of Request:	New Business

Wording for the Agenda:

Consideration of a request for annexation from Peachtree City for Hyde Investments, LLLP for a 48.151 acre tract. This property is located in Land Lot 61 of the 7th District.

Background/History/Details:

The subject property is proposed as an extension of the Hyde Park Subdivision in Peachtree City and is located in the area of Stagecoach Road. Carriage Lane, off Highway 54 West, is the primary entrance to the first phase of Hyde Park SD. The proposed use of the site is to become Phase II of Hyde Park.

The annexation is scheduled to be heard by the Peachtree City Planning Commission on December 14, 2009 and the the City Council on January 7, 2009.

Because of deadlines imposed by state law concerning annexations, this issue should be acted upon at this meeting.

What action are you seeking from the Board of Commissioners?

The Board needs to determine if they will object or not object to the annexation request.

If this item requires funding, please describe:

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?		Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

MEMORANDUM

To: Jack Smith, Chairman Board of County Commissioners

Through: Carol Chandler, Executive Assistant to County Commissioners

From: Dennis Dutton, Zoning Administrator

Date: December 4, 2009

Re: Staff Comments on Annexation Notification – Peachtree City
Requested by Hyde Investments, LLLP
Located at Stagecoach Road
Property Tax ID#: 07-15-018 and 07-15-005 (48.151 Acres Zoned A-R)

The City of Peachtree City has received a request for annexation for the above-referenced property located on Stagecoach Road. The subject property is vacant and consists of 48.151 acres which is currently zoned Agricultural-Residential (A-R). The annexation notice from the City of Peachtree City indicates intent to rezone the subject property to Limited Use Residential 9 (LUR-9). The intended development is for the development of 21 single-family dwelling lots consisting of two (2) plus acres which will be an extension of Hyde Park. The City of Peachtree City Planning Commission will consider the request at a public hearing on December 14, 2009, and tentatively been scheduled for January 7, 2010, by the Peachtree City Council.

General Description:

The subject property is located at the end of Stagecoach Road. The proposed annexation would not create an island. The subject property abuts the following:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	1.00	ER	Small structure City of Peachtree City	Single-Family Low Density
	110.00	A-R	Single-Family Dwelling Unincorporated County	Low Density Residential (1 unit/1 to 2 acres) and Conservation Areas
South		ER	Little Creek Subdivision City of Peachtree City	Single-Family Low Density
		R-72	Shaker Ridge Estates Unincorporated County	Rural Residential (1 unit/2 to 3 acres) and Conservation Areas
	8.7	A-R	Vacant Unincorporated County	Rural Residential (1 unit/2 to 3 acres)

Direction	Acreage	Zoning	Use	Comprehensive Plan
East	73.00	A-R	Single-Family Dwelling Unincorporated County	Rural Residential (1 unit/2 to 3 acres)
West	64.00	ER	Church City of Peachtree City	Single-Family Low Density

Property History

A portion (24.46 acres) of the subject property was under consideration for rezoning in 1996 (Petition 929-96). The request was to rezone from A-R to R-60 (R-60 has since be changed to R-72) which requires two acre minimum lots. While the request conformed to the Land Use Plan Map (Low Density/Agricultural .2 to .5 units/acre) in terms of density, the rezoning was denied because it did not conform to the policies for residential development in regards to an adequate level of service, specifically access via Stagecoach Road in Peachtree City which is a narrow unpaved road and its impact on the delivery of public safety. It was not feasible for the developer to upgrade the entire length of Stagecoach Road from Robinson Road to the proposed development.

Current County Land Use

The subject property is designated as Low Density Residential (1 unit/1 to 2 acres), Rural Residential (1 unit/2 to 3 acres), and Conservation Areas on the Fayette County Land Use Map.

Proposed City Land Use

The City of Peachtree City proposes to designate this area as Low Density Residential (LDR) on the City of Peachtree City Future Land Use Map.

DEPARTMENTAL COMMENTS:

Zoning: The subject property is currently zoned A-R (Agricultural-Residential) which requires a minimum lot size of five (5) acres. The City of Peachtree City proposes to rezone the subject properties to the City's Limited Use Residential 9 (LUR-9).

Fire/EMS: Based on the developer's price projection of $800,000 per house, the Fire Tax would be approximately $637.12 and the EMS Tax would be approximately $175.36 per household annually.

Loss of Fire Impact Fees: The development of 21 residential lots would be a loss of $12,611.97 in impact fees.

Water System – The change in density may require the water line on Stagecoach Road to be upgraded by the developer. The approval of the annexation request does not change water service area.

Public Works/ Engineering:

Both parcels proposed for annexation front an abandoned gravel road/driveway in the unincorporated County. The road/driveway, which runs between Stagecoach Road and Ebenezer Road, is not maintained by the County and appears to be overgrown with vegetation. It is proposed that Stagecoach Road will be upgraded and extended to serve the proposed subdivisions. It is not clear if the extension of Stagecoach Road will be entirely within the property to be annexed or if a portion of the extension will be in the Unincorporated County.

Public Works/Engineering would require that any improvements needed to access the property via a Stagecoach Road extension be provided by the Developer and/or Peachtree City, at no expense to the County and ownership and maintenance be the responsibility of the City.

Stormwater Management:

Floodplain - Per FEMA FIRM panel 13113C0091E, the property does contain floodplain.

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 - Per the USGS Tyrone Quadrangle, there are water bodies subject to the County watershed protection buffers and setbacks.

Groundwater - The property is not within the groundwater recharge area, per the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20).

Environmental Health: If the Peachtree Sewer Authority is not going to provide sewer lines, ensure that the state and local sewage regulations are complied with.

Loss of Environmental Health Fees: $4,000.00 if public/private sewerage is provided.

Sheriff's Office: The Sheriff's Office has no objections to this annexation.

STATE LAW:

Georgia Code *O.C.G.A. § 36-36-113 (2008),* Title 36. Local Government Provisions Applicable To Municipal Corporations Only, Chapter 36. Annexation Of Territory, Article 7. Procedure For Resolving Annexation Disputes which states:

Objection to annexation; grounds and procedures

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

SUMMARY:

The County will lose approximately $637.12 in Fire Tax and approximately $175.36 in EMS Tax per household annually, approximately $12,611.97 in impact fees, and approximately $4,000.00 if public/private sewerage is provided, per comments from the various departments, should the subject property be annexed.

The change in zoning/land use from A-R (Agricultural-Residential)/Rural Residential (1 Unit/2 to 3 Acres) to LUR (Limited Use Residential)/ Low Density Residential (LDR) would not constitute a substantial change in density or allowable uses on the subject property.

Public Works/Engineering has concerns regarding the exact location of the extension of Stagecoach Road and whether any portion of the road extension will be within the unincorporated County. David Rast, Peachtree City Community Development Director, has stated in an e-mail (see attached) that the city would require that the road extension and Right-of-Way be within Peachtree City to the end of the annexed area.

The Board of Commissioners of Fayette County, Georgia, met in an Official Session on Thursday, July 25, 1996, at 7:00 p.m., in the public meeting room in the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

COMMISSIONERS PRESENT: Rick Price, Chairman
Robert Sprayberry, Vice Chairman
Scott Burrell
Herb Frady
Linda Wells

STAFF MEMBERS PRESENT: Billy P. Beckett, County Administrator
William R. McNally, County Attorney
Karen T. Morley, Deputy Clerk

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Chairman Price called the meeting to order, offered the Invocation and led the pledge to the Flag.

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REZONING PETITIONS: Planning and Zoning Administrator Chris Venice explained the procedure for conducting the public hearings on rezoning requests. She stated those speaking in favor of a petition would be heard first, followed by those speaking in opposition. She commented each person would be limited to three (3) minutes of speaking time. She requested the same argument not be heard over and over again and encouraged only new points be raised. She added after everyone had an opportunity to speak, the petitioner would have a chance to rebut any points raised by those in opposition. She stated the Board would then discuss the petition and vote either to approve, deny or table the request.

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PETITION NO. 929-96:
Planning and Zoning Administrator Chris Venice read Petition No. 929-96, W. Michael Hyde, Owner, and Becky Morris of Jefferson Consultants, Agent, request to rezone 24.464 acres from A-R to R-60 to develop a single-family residential subdivision. She said this property was located in Land Lot(s) 61 of the 7th District and fronts on Old Stagecoach Road.

Michael Hyde, 103 Country Club Court, Peachtree City, Georgia stated he had 24.464 acres at the end of Old Stagecoach Road that he would like to subdivide. He remarked he was proposing a maximum of eight lots with a minimum lot size of two acres. He said the property was immediately adjacent to two acre property zoned R-60 and also adjacent to the city limits of Peachtree City. He reviewed the Staff Analysis with the

Board. He said the request was for rezoning from A-R to R-60 and was in keeping with the Land Use Plan. He said the subject property was adjacent to an existing R-60 residential subdivision located in the unincorporated county. He commented the proposed rezoning would not result in a burdensome use of utilities. He further commented on the issue of roadway. He said if the rezoning was approved by the Commission that the roadway would be constructed with conditions that there would be adequate access and also be up to code.
Chairman Price asked if anyone wished to speak in favor of the rezoning request. Hearing none, he asked if anyone wished to speak in opposition to the request.

Don Dickinson, 263 Spear Road, Peachtree City reviewed with the Board as to how this rezoning request related to issues going on in Peachtree City and how it related to his property. He said his property had the confluence of Little Creek although not connected to this but with Camp Creek. He said Camp Creek drains the property that Mr. Hyde spoke about. He remarked developments that had already come about up stream from him have already destroyed thirty trees on his property of 6.7 acres due to increased runoff. He said he was a trained geologist, he has increased runoff and he could prove that. He remarked development to any degree upstream from him caused excess runoff and damaged his property. He said he was not saying that he was totally opposed to development by any means, but he was saying that increasing the density upstream from his property would damage his property. He said it would also damage the water shed down stream.

Mr. Dickinson remarked Old Stagecoach Road was a trail. He said Old Stagecoach Road in a proposal that was made to the City of Peachtree City was listed as not even fit to be a cart path and certainly not fit to be a major thoroughfare. He remarked Old Stagecoach Road dumped into Peachtree City. He commented the petitioner was coming before the county saying that he wanted to put a development in that would dump into Peachtree City. He said this would cause extra traffic, extra fire protection, extra police protection and more schools in Peachtree City. He said the petitioner had property directly across the line in the City that he had acquired and zoned estate/residential in Peachtree City. He said petitioner was also trying to get that zoned to a much higher density. He commented this was all one group of properties that he had put together.

Mr. Dickinson pointed out the problem was that everybody who was an immediate neighbor of Mr. Hyde's various pieces of property in the City were absolutely opposed to this increase in density. He said Mr. Hyde had spoken of his financial investment but each one of these property owners also had a financial investment. He felt Mr. Hyde could make money on this business deal right now and did not need the Commission to be obligated whatsoever to help him in his business decisions. He requested that the Board deny the rezoning so that his own property would not be damaged as well as the other of 58 other land owners who had signed a petition.

Chairman Price asked if anyone else wished to speak in opposition to the rezoning.

Kelly Ranes, 109 Carriage Lane, Peachtree City remarked she had property that also joined with Mike Hyde's property. She remarked Mr. Hyde's request was rather premature. She remarked on Mr. Dickinson's comments concerning Old Stagecoach Road. She said the land was located in the county and the only access to the land was through the City of Peachtree City. She said she could not imagine anyone wanting to live there and having to wait for a fire truck, ambulance or police to come to their aid. She said a little more than a week ago she had been in a meeting with the Mayor of Peachtree City, the City Manager, and the Director of Developmental Services. She said she knew that this had been discussed with them of having a desire to annex this into Peachtree City. She pointed out this was a very unique piece of property. She felt any action by the Commission at this time without first reviewing the issue of annexation would be premature.

Chairman Price asked if there was anyone else to speak in opposition. Hearing none, he asked if the Petitioner wished to make a rebuttal. Mr. Hyde remarked he did not wish to speak.

Chairman Price asked for the Board's pleasure in this matter.

A lady then came forward and asked if she could speak in opposition and Chairman Price informed her that discussion was closed at this time and the matter was now before the Board for a decision.

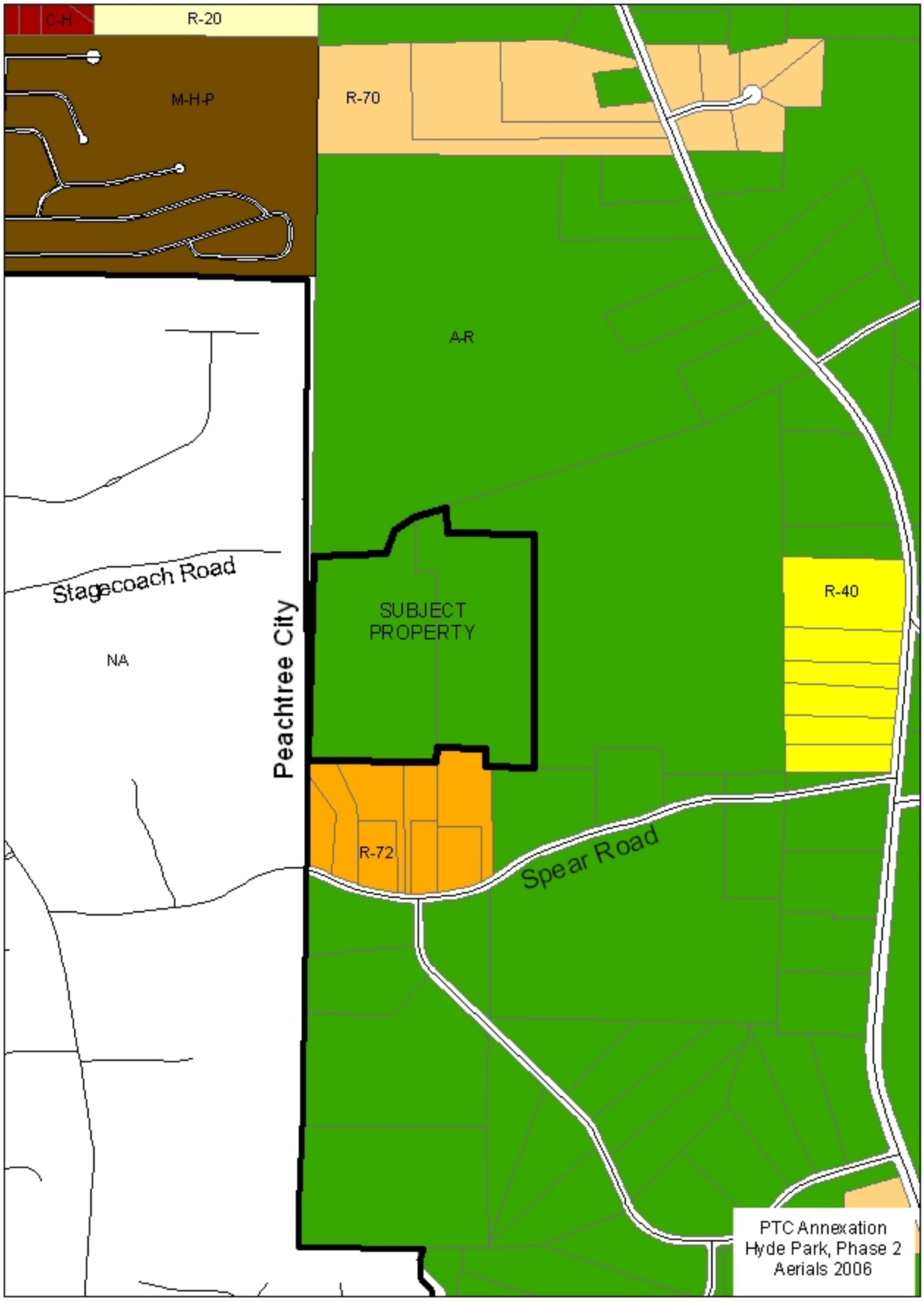
Commissioner Burrell remarked that Commissioner Frady was very familiar with this area and asked for this opinion.

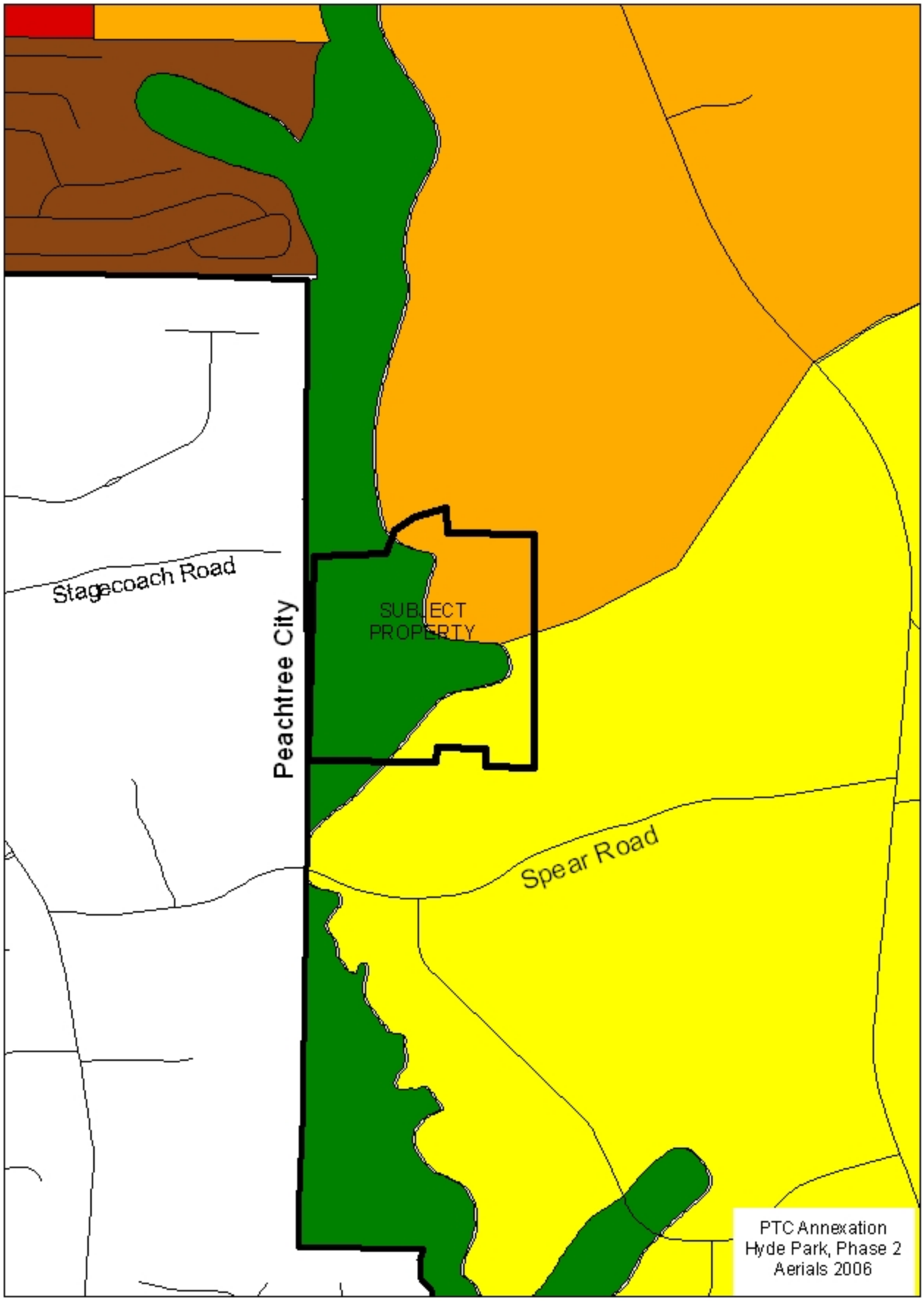
Commissioner Frady felt in keeping with the surrounding areas this property should not be zoned for two acre tracts. He said egress and ingress of the property was no more than a driveway. He said the perimeter of Peachtree City was supposed to have been three acre lots on all adjoining property on the county lines. He felt safety would be a problem in this area in trying to get the services in there for fire and emergency services. He said he could not support this particular property for this zoning. He stated since annexation had been mentioned he would like to send a message. He said Peachtree City was a planned community and he felt Peachtree City needed to stay within its current borders. He said Peachtree City was planned that way, advertised that way and he hoped the city fathers would keep Peachtree City the way it was so that all could enjoy it.

On motion made by Commissioner Wells, seconded by Commissioner Sprayberry to deny Petition No. 929-96. The motion carried 5-0. A copy of the Ordinance and

Resolution denying Petition No. 929-96, identified as “Attachment No. 1", follows these minutes and is made an official part hereof.

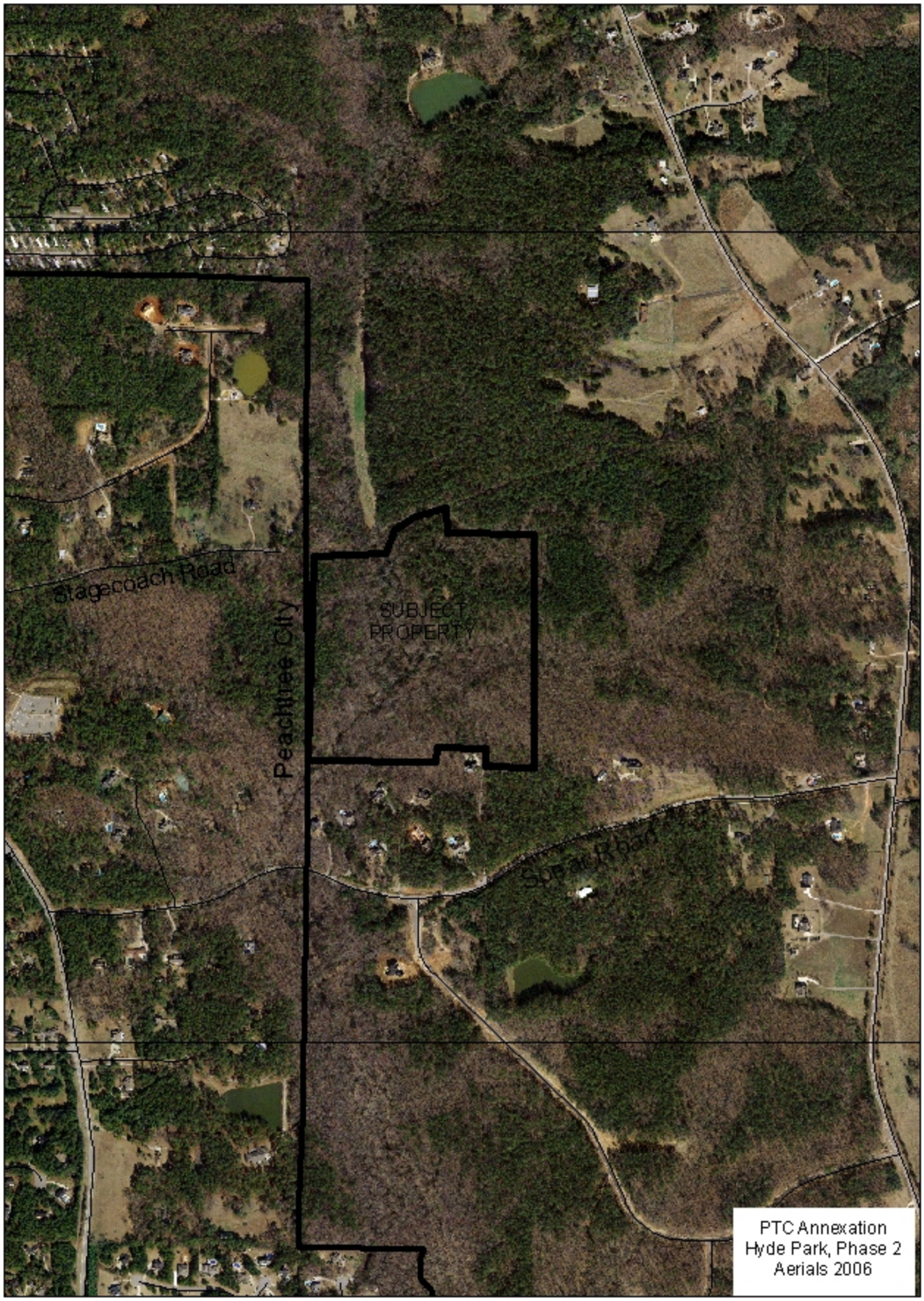
PEACHTREE CITY ANNEXATION STAGECOACH ROAD, 48.151 Acres		
REQUIREMENTS	**UNINCORPORATED FAYETTE COUNTY**	**CITY OF PEACHTREE CITY**
ZONING DISTRICT	A-R (Agricultural-Residential)	LUR-9 (Limited Use Residential) (Applicant requesting LUR-9 zoning designation)
CURRENT/PROPOSED USE	Vacant	Single-Family Residential Subdivision
MINIMUM LOT SIZE	Five (5) acres	As established by the City Council of City of Peachtree City as part of the rezoning process
MINIMUM LOT WIDTH	250 Feet	As established by the City Council of City of Peachtree City as part of the rezoning process
TYPE OF THOROUGHFARE	Abandoned gravel road/driveway	Road extension from Carriage Lane would be constructed to residential street standards. Improvements to Stagecoach Road would be constructed to collector street standards.
MAXIMUM BUILDING HEIGHT	35 Feet	As established by the City Council of City of Peachtree City as part of the rezoning process
BUILDING SETBACKS	Front 100 Feet (Major) Front 75 Feet (Minor) Side 50 Feet Rear 75 Feet	Front 50 Feet Side 15 Feet Rear 40 Feet
MAXIMUM IMPERVIOUS AREA	N/A	N/A
REQUIRED BUFFERS	N/A	N/A
WATERSHED PROTECTION	Buffer 400 Feet Setback 50 Feet	Buffer 100 Feet No impervious buffer 50 Feet


C-H
R-20
M-H-P
R-70
A-R
Stagecoach Road
NA
Peachtree City
SUBJECT
PROPERTY
R-40
R-72
Spear Road
PTC Annexation
Hyde Park, Phase 2
Aerials 2006


Stagecoach Road
Peachtree City
SUBJECT PROPERTY
Spear Road
PTC Annexation
Hyde Park, Phase 2
Aerials 2006

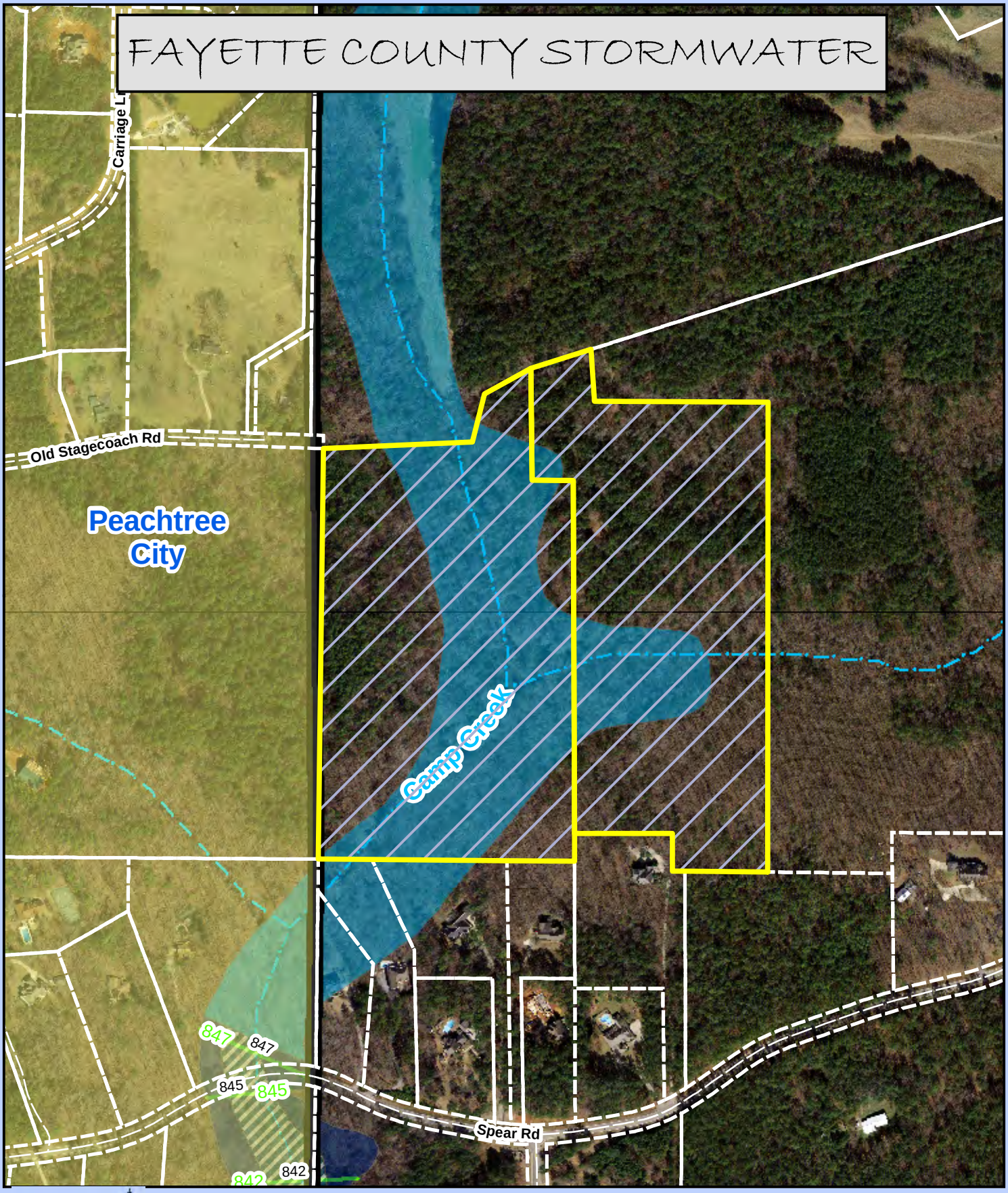
LAND USE

- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres, 5 Acre Min.)
- RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
- LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
- LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/1 Acre)
- MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/1 Acre)
- HIGH DENSITY RESIDENTIAL (5 Units/1 Acre)
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES/INSTITUTIONAL
- CONSERVATION AREAS
- PARKS AND RECREATION
- TRANS., UTIL., & COMMUNICATIONS



PTC Annexation
Hyde Park, Phase 2
Aerials 2006

FAYETTE COUNTY STORMWATER



Fayette County GEORGIA

1 inch = 400 feet

LEGEND

- City Limits
- Streams
- NWI Wetlands
- Baseflood Elevation
- 500 Year Storm
- 100 Year Storm Zone A
- 100 Year Storm Zone AE
- 100 Year Storm Zone AE (Floodway)

N

FAYETTE COUNTY STORMWATER

Fayette County GEORGIA

1 inch = 400 feet

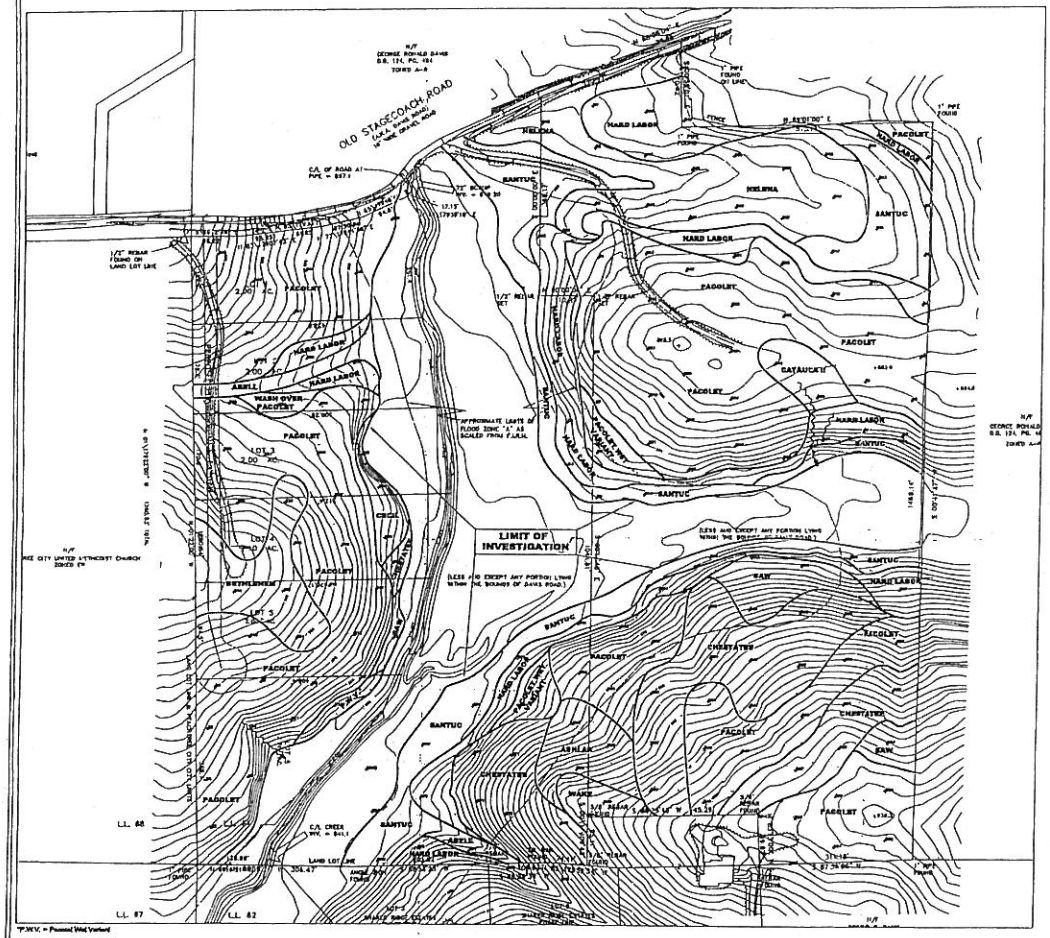
50' Natural Buffer / 75' Minimum Setback

100' Natural Buffer / 150' Minimum Setback

200' Natural Buffer / 250' Minimum Setback

400' Natural Buffer / 450' Minimum Setback

N



*P.W.V. = Perched Water Venting

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Ahoskie	>72	30	4-10	NR	NR	NR	F4
Ashlar	24-30	>24	10-15	13	90	0.12	F1
Bethlehem	54-72	>54	8-12	20-30	80	NA	N3
Colquitt II	>72	24-30 (PWV)	4-8	12	85	0.18	C1
Creek	>72	>72	16-12	36-84	80	NA	A1
Chestatee	55-72	>50	8-35	24-30	90	NA	N3
Hard Labor	>72	24-42	8-15	12	85	0.15	C2
Pacolet	>72	>72	3-25	24-48	48	NA	A1
Pacolet (Wet Variant)	>72	54-60	6-15	24-30	75	NA	P1
Santuc	>72	18-24	8-15	NR	NR	NR	F2
Saw	24-40	>24	13-30	13-15	60	0.12	F1
Wesa	18	>18	8-12	NR	NR	NR	F1
Wash Over Pacolet	>72	>72	4-8	36-48	90	NA	D6

NR = Not Recommended
NA = Not Applicable
PWV = Perched Water Table

SOIL SUITABILITY LEGEND*

A1	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
C1	Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
C2	Soils are unsuitable for conventional absorption fields due to seasonal high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
D6	Soils in natural state are limited by stormwater drainage patterns. Installation of stormwater management that diverts runoff away from system absorption field should make these soils suitable for conventional absorption fields.
F1	Soils are unsuitable for on-site wastewater disposal due to shallow bedrock.
F2	Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
F4	Soils are unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
I1	Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
N3	Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to at least 60 inches and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of saprolite of weathered rock.
P1	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Estimated perc rate is for recommended trench depth.

MAP LEGEND

- Soil Boundary
- R34 Soil Boring
- Gully

GRAPHIC SCALE

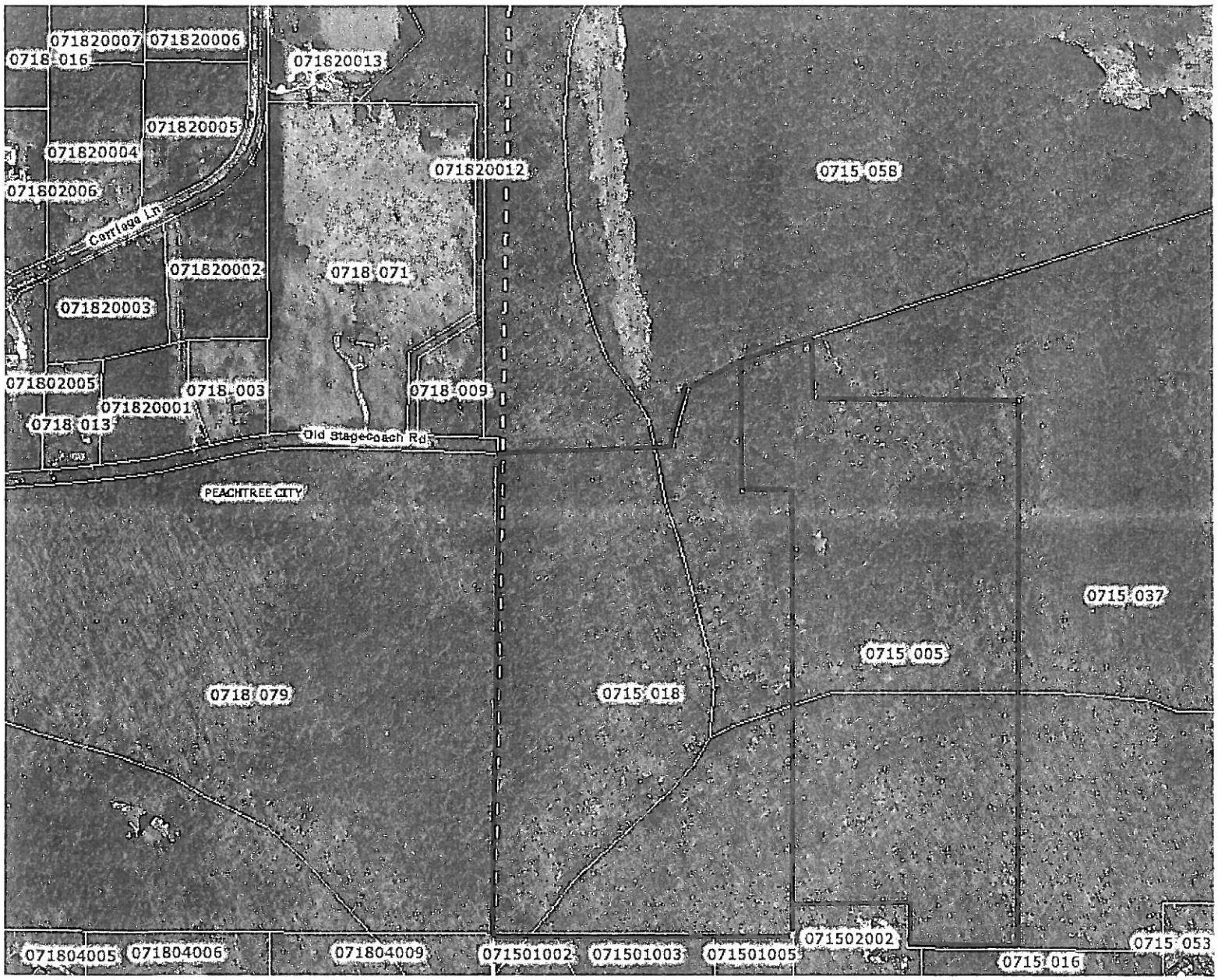
(IN FEET)
1 inch = 100ft.

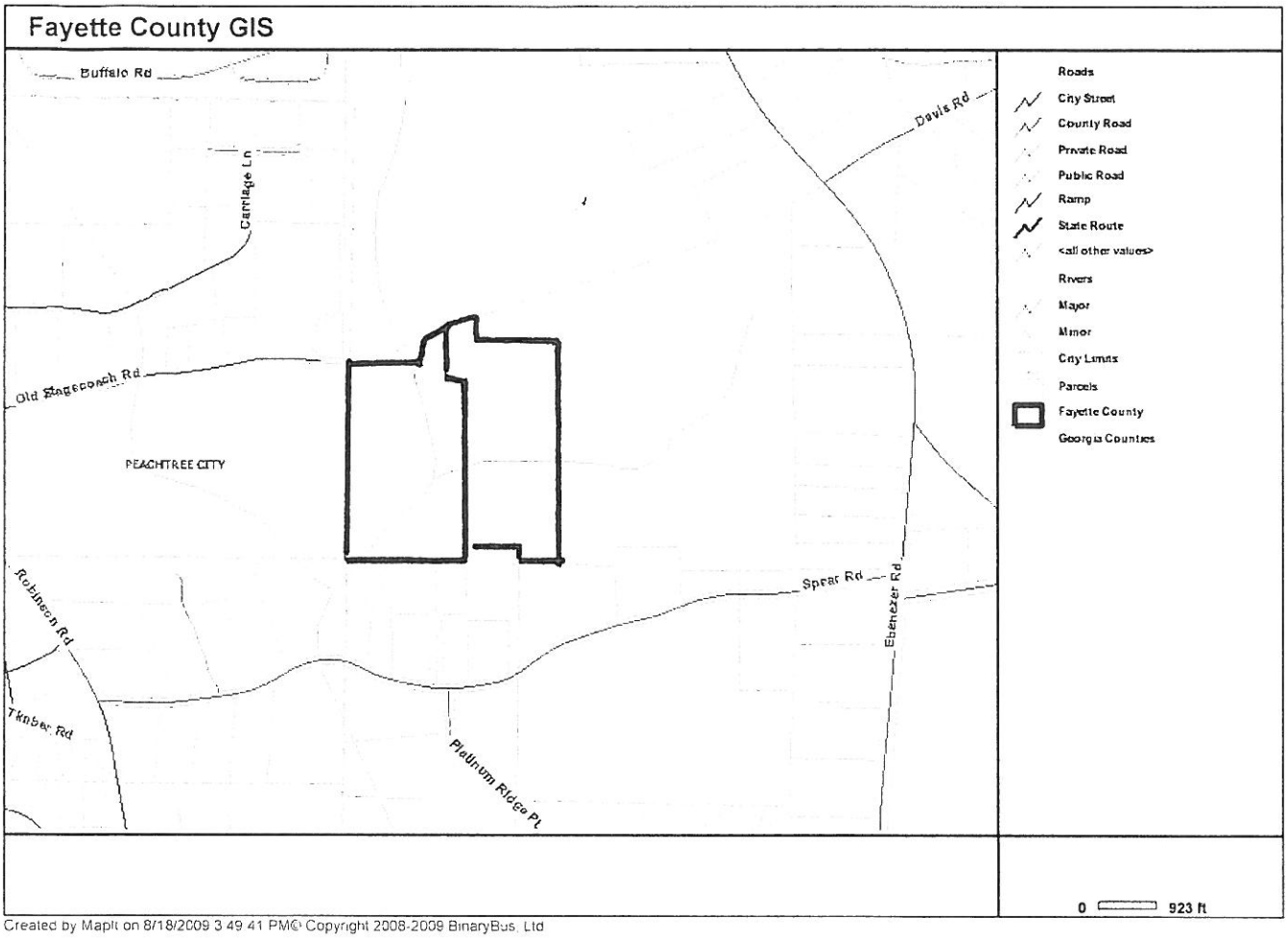
AES
Applied Environmental Sciences, Inc.
90-F Glenda Trace, #327 Newnan, Georgia 30265
(678) 262-4020 (770) 683-4875 (fax) www.soilmapping.com

LEVEL 3 SOIL MAP
HYDE TRACT
FAYETTE COUNTY, GEORGIA

DATE: 10-16-07	AES JOB #: 27315.2
SCALE: 1" = 100'	
CLIENT: HOVEY & ASSOCIATES	
BORING LOCATION METHOD: TRIMBLE GPS UNIT	
DRAWN BY: RPG	
CHECKED BY: MBM, DHR CSC # 150	

AERIAL OF HYDE PARK PHASE 2





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Item cannot be found in the collection corresponding to the requested name or ordinal.

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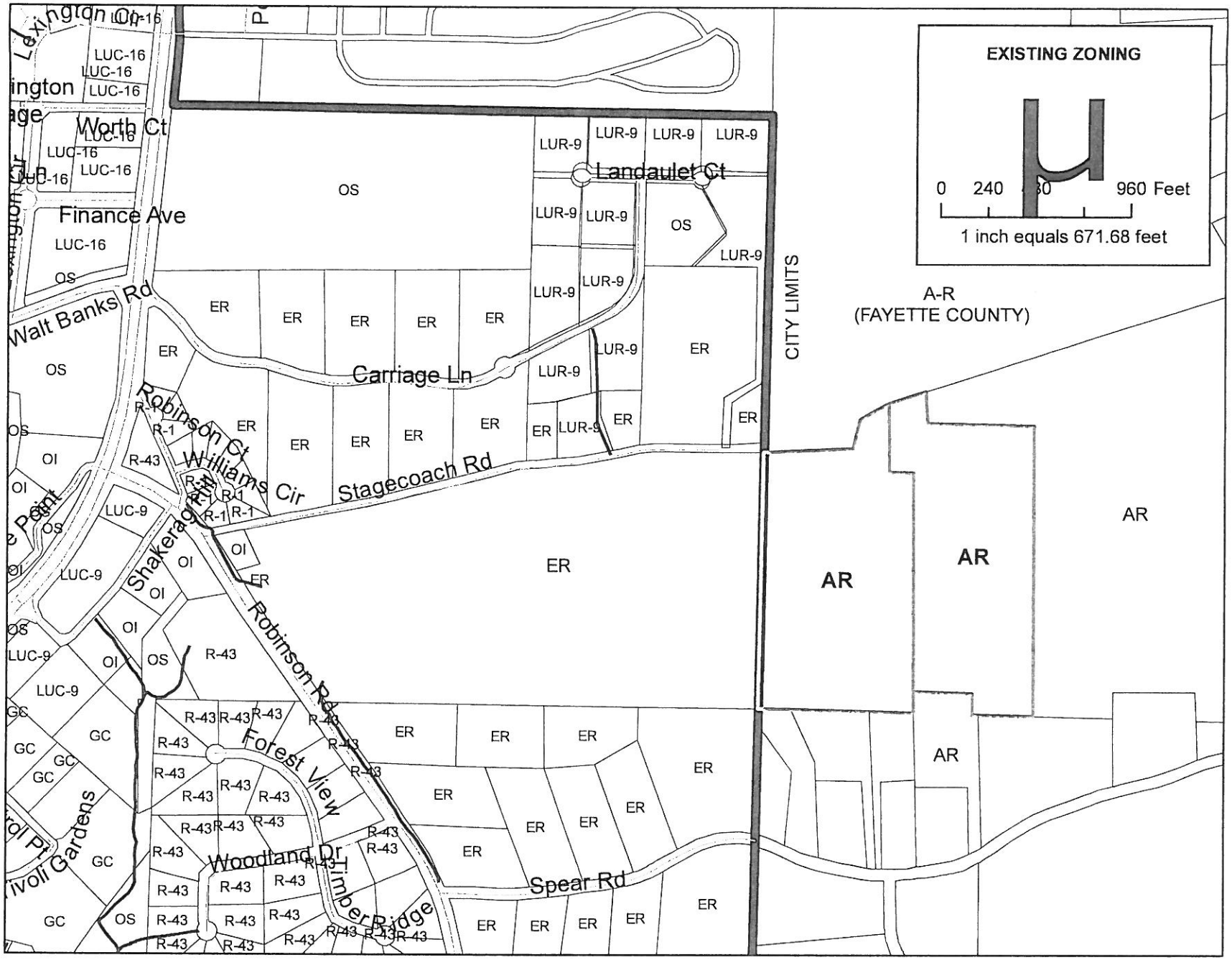
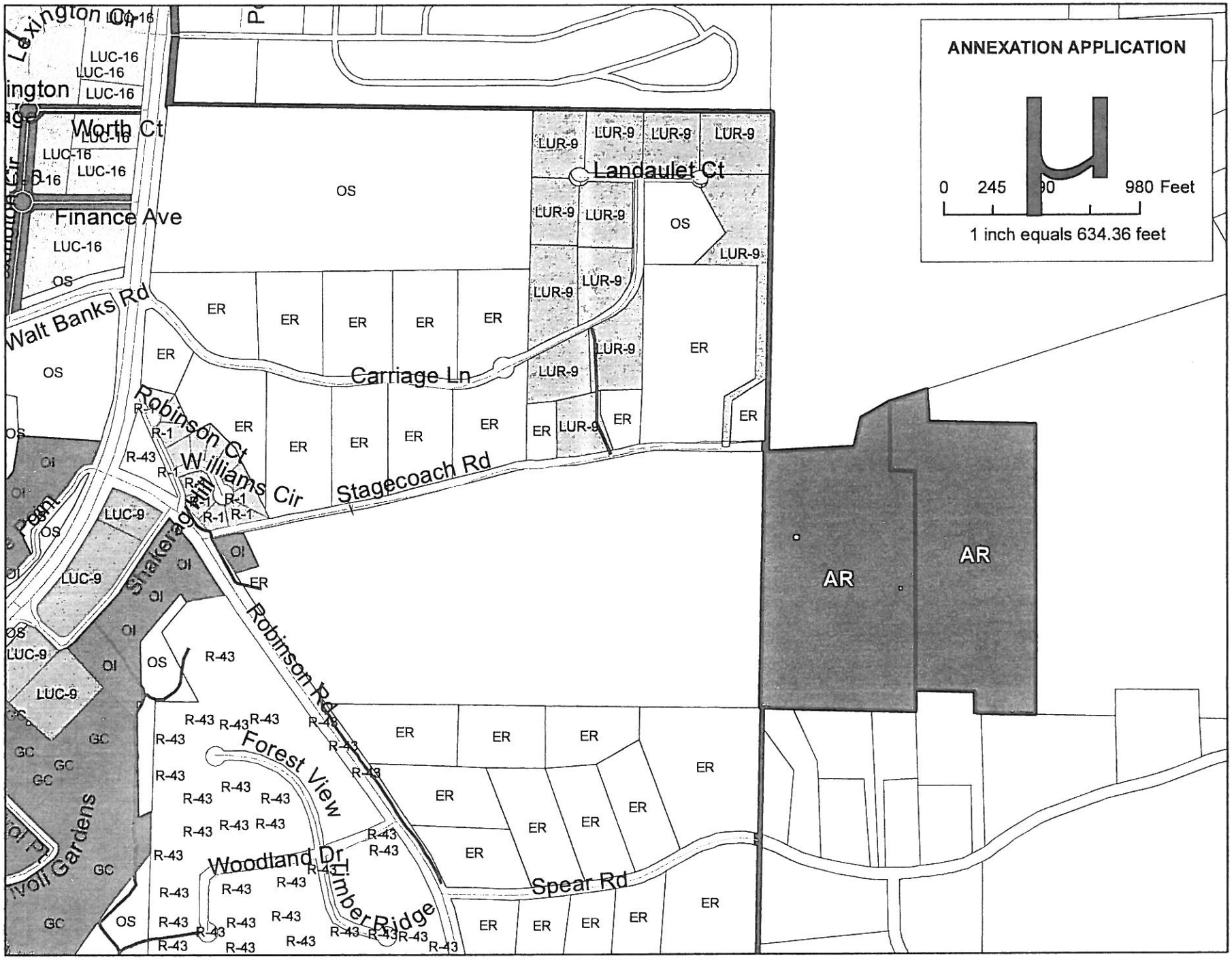
Parcel ID:	**0715 018**		
Property Address:	OLD STAGECOACH ROAD	**Owner Name:**	HYDE INVESTMENTS LLLP
Legal Description:	DAVIS RD		


EXISTING ZONING
0 240 480 960 Feet
1 inch equals 671.68 feet
Worth Ct
Finance Ave
Walt Banks Rd
Carriage Ln
Landaulet Ct
Robinson Ct
Williams Cir
Stagecoach Rd
Shakerag Rd
Robinson Rd
Forest View
Woodland Dr
Timber Ridge
Spear Rd
Tivoli Gardens
CITY LIMITS
A-R
(FAYETTE COUNTY)
OS
LUR-9
ER
LUC-16
LUC-9
OI
R-1
R-43
GC
AR


ANNEXATION APPLICATION
0 245 490 980 Feet
1 inch equals 634.36 feet
Lexington Ct
Worth Ct
Finance Ave
Walt Banks Rd
Carriage Ln
Landaulet Ct
Robinson Ct
Williams Cir
Stagecoach Rd
Shakeragath
Robinson Rd
Forest View
Woodland Dr
Timber Ridge
Spear Rd
Woll Gardens
LUC-16
LUC-9
OS
ER
LUR-9
R-1
R-43
OI
GC
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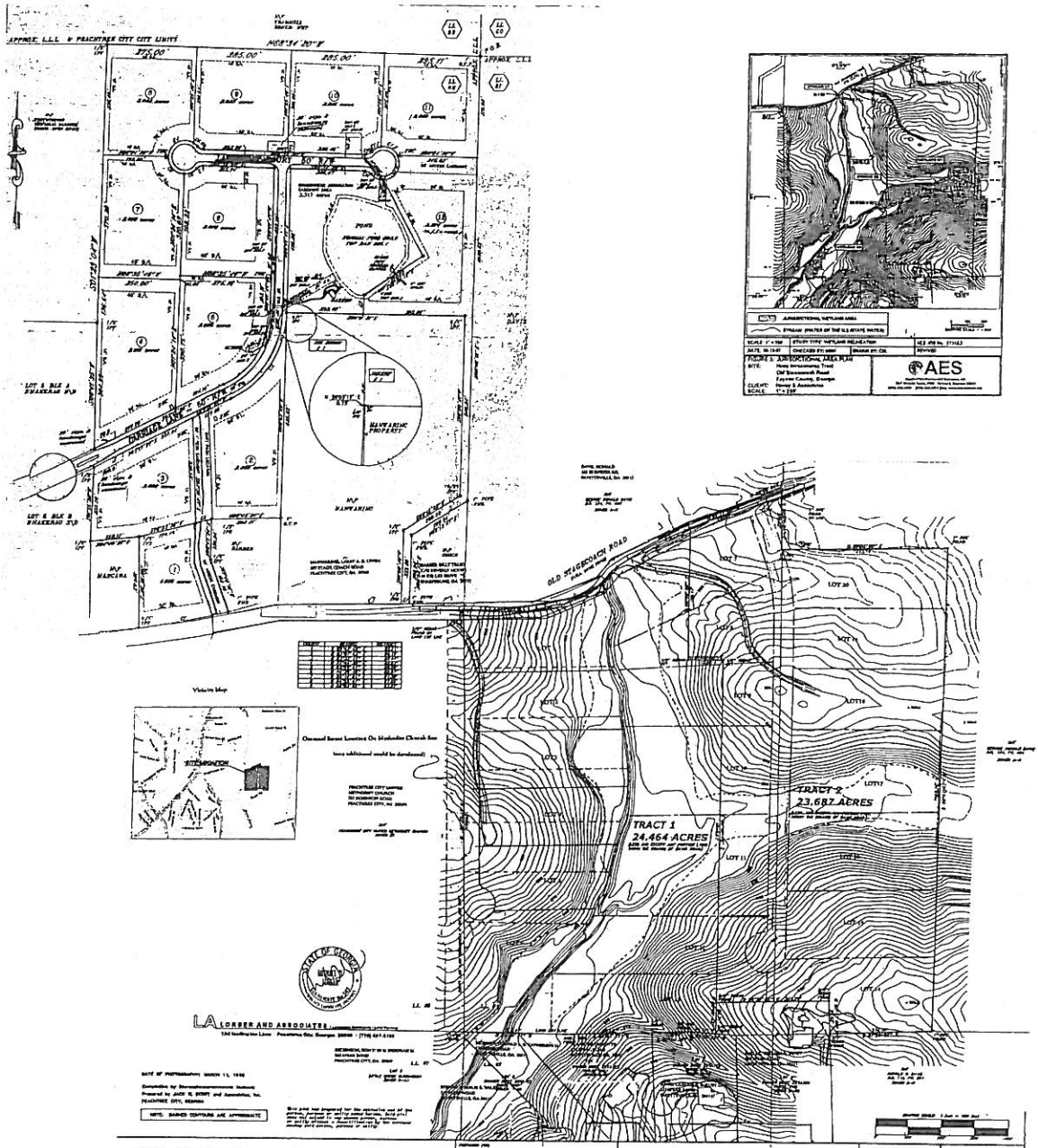
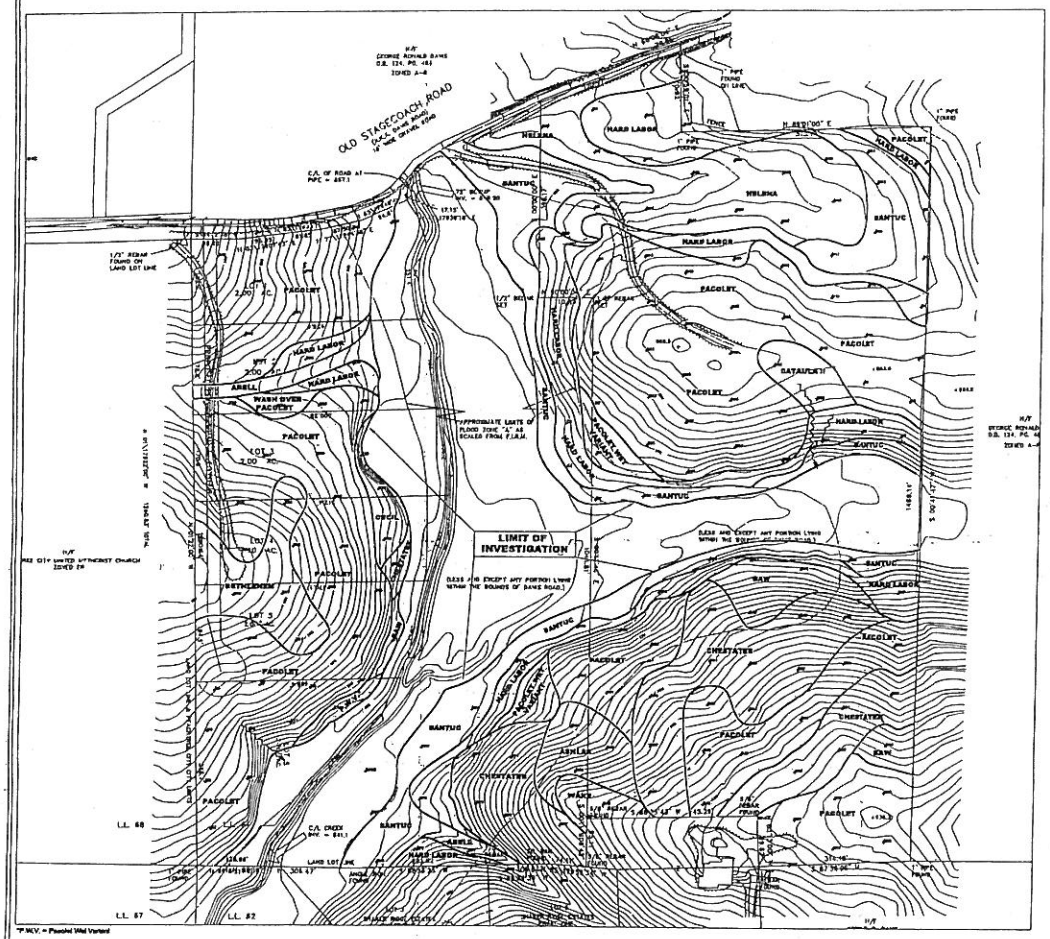

OLD STAGECOACH ROAD
TRACT 1
24.464 ACRES
TRACT 2
23.687 ACRES
AES
LA LORDER AND ASSOCIATES
W.D. Gray and Associates, Inc.
HYDE INVESTMENTS, LLLP
SCHEMATIC SITE PLAN FOR HYDE PARK
PHASE 2



*P MOV. = Pacolet Wet Variant

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gallons/sq ft)	Soil Suit. Code
Hoof	>72	36	4-10	NR	NR	NR	F4
Ashlar	24-36	>34	10-16	13	85	0.12	I1
Bethlehem	54-72	>54	8-13	30-36	80	NA	N3
Cataula II	>72	24-30 (PWT)	4-8	13	85	0.10	C1
Cecil	>72	>72	10-12	36-84	90	NA	A1
Chewacla	60-72	>50	0-20	24-36	80	NA	N3
Hard Labor	>72	24-42	6-10	13	85	0.10	C2
Pacolet	>72	>72	3-20	24-48	45	NA	A1
Pacolet Wet Variant	>72	54-60	8-10	24-30	75	NA	P1
Santuc	>72	18-24	8-10	NR	NR	NR	F2
Saw	24-40	>24	13-30	13-18	85	0.12	I1
Wedowee	18	>18	8-12	NR	NR	NR	F1
Wash Over Pacolet	>72	>72	4-8	36-48	80	NA	D6

NR = Not Recommended
NA = Not Applicable
PWT = Perched Water Table

SOIL SUITABILITY LEGEND*

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

C2 Soils are unsuitable for conventional absorption fields due to seasonal high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

D6 Soils in natural state are limited by stormwater drainage patterns. Installation of stormwater management that diverts runoff away from system absorption field should make these soils suitable for conventional absorption fields.

F1 Soils are unsuitable for on-site wastewater disposal due to shallow bedrock.

F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.

F4 Soils are unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.

I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

N3 Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to at least 60 inches and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.

P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Estimated perc rate is for recommended trench depth.

MAP LEGEND

	Soil Boundary
R34	Soil Boring
	Gully

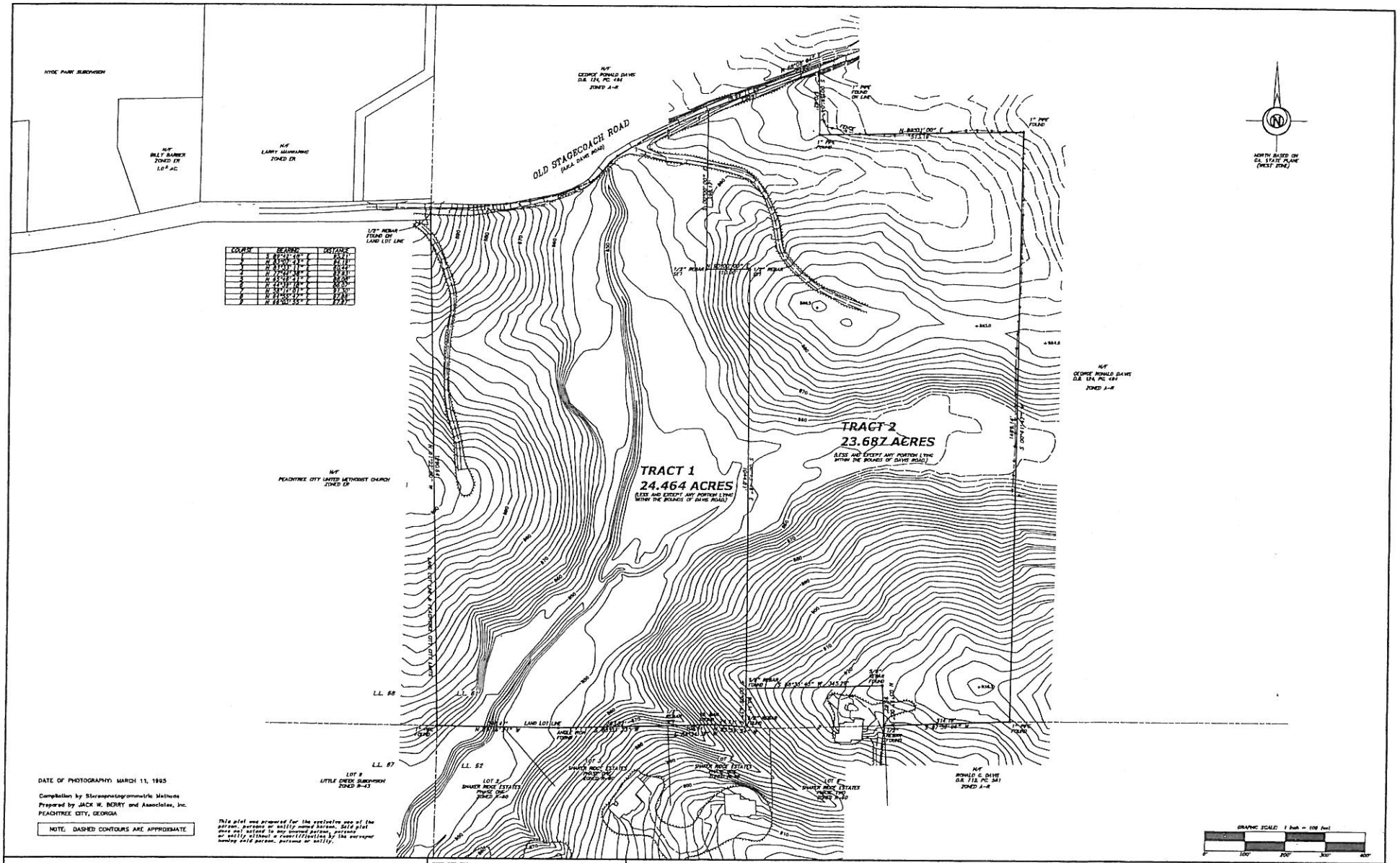
GRAPHIC SCALE

(IN FEET)

AES
Applied Environmental Sciences, Inc.
90-F Glenda Trace, #327 Newnan, Georgia 30265
(678) 262-4020 (770) 683-4875 (fax) www.soilmapping.com

LEVEL 3 SOIL MAP
HYDE TRACT
FAYETTE COUNTY, GEORGIA

DATE: 10-16-07	AES JOB #: 27315.2
SCALE: 1" = 100'	
CLIENT: HOVEY & ASSOCIATES	
BORING LOCATION METHOD: TRIMBLE GPS UNIT	
DRAWN BY: RPG	
CHECKED BY: MBM, DHR CSC # 150	



COURSE	BEARING	DISTANCE
1	S 82°41'40" E	83.71'
2	N 83°07'13" E	81.18'
3	N 83°07'13" E	60.44'
4	N 77°42'38" E	123.81'
5	N 15°42'41" E	52.96'
6	N 14°07'16" E	60.57'
7	N 34°41'07" E	97.30'
8	N 21°55'12" E	72.16'
9	N 88°51'55" E	77.97'

W.D. Gray and Associates, Inc.

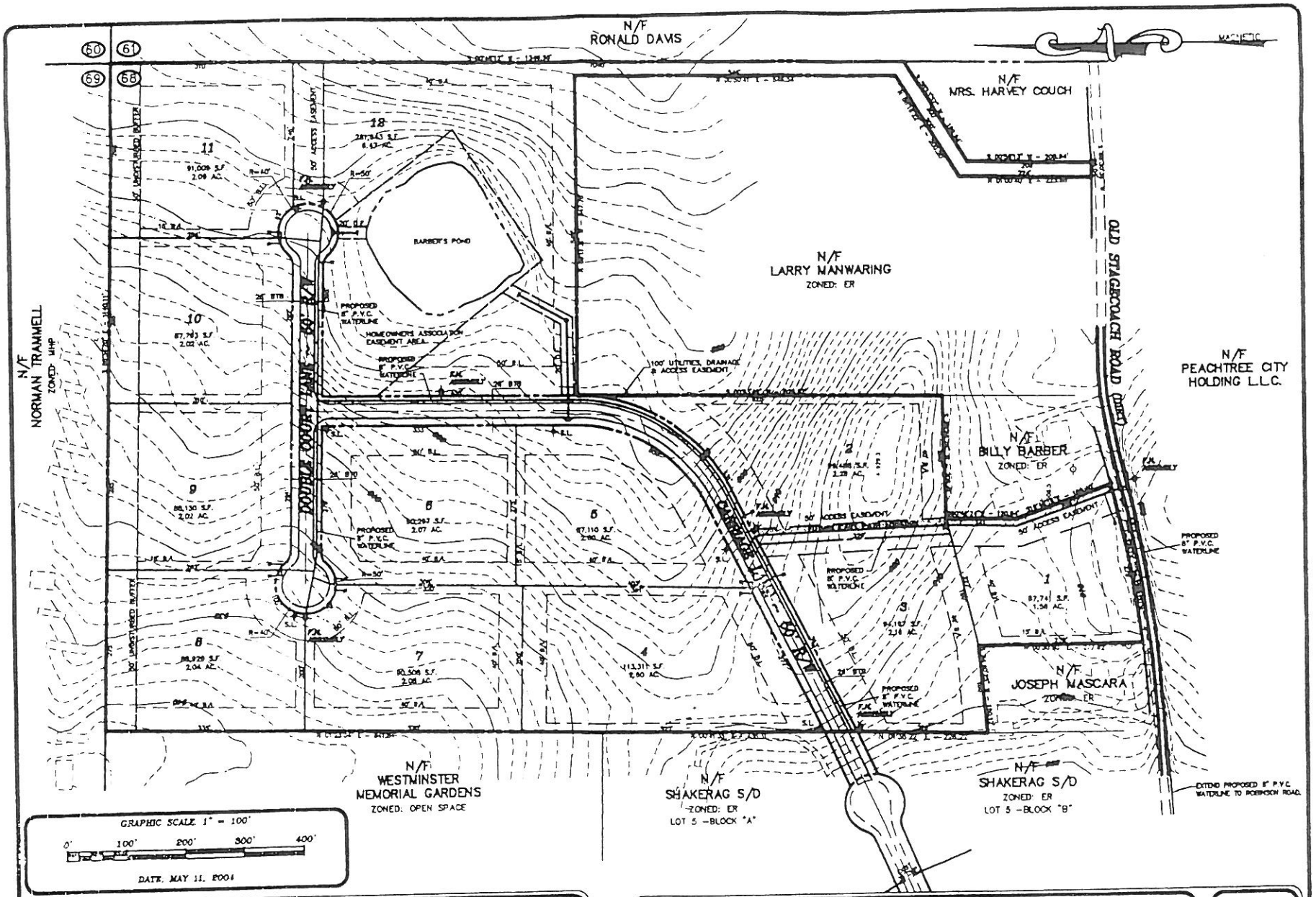
land surveyors – planners

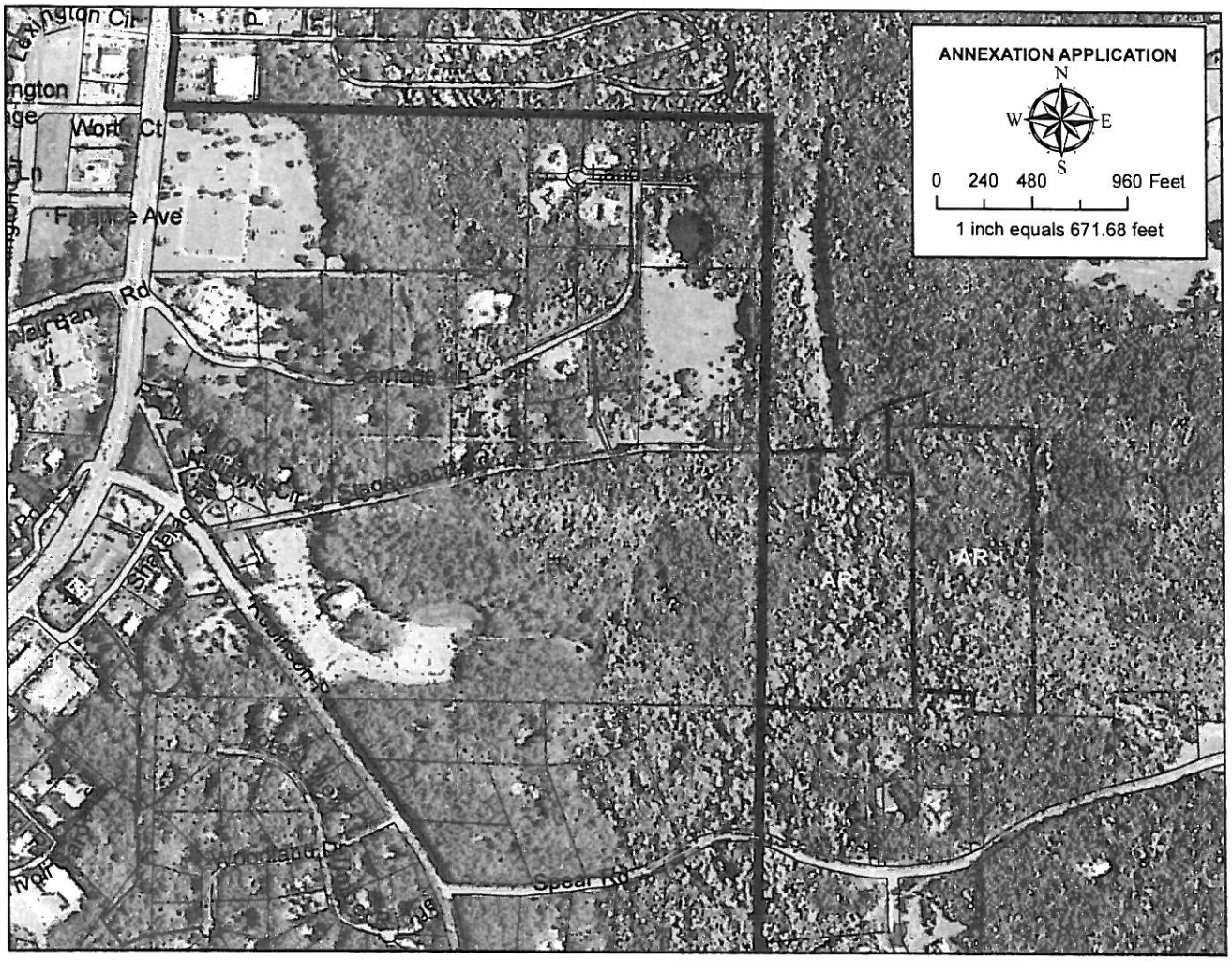
180 GREENCASTLE ROAD TYRONE
GEORGIA 30290
PH. 770-488-7552 FAX 770-486-0496

PREPARED FOR:
HYDE INVESTMENTS, LLLP
P.O. BOX 2506
PEACHTREE CITY, GA. 30269
PHONE: 770-487-9997

BOUNDARY SURVEY OF TRACTS
FOR HYDE PARK PHASE 2

LAND LOTS 61 & 68	DATE: 09/10/07
7th DISTRICT	REV.
FAYETTE COUNTY, GA.	REF.
SCALE: 1" = 100'	JOB NO. 070N036


N/F
RONALD DAVIS
N/F
MRS. HARVEY COUCH
N/F
LARRY MANWARING
ZONED: ER
N/F
NORMAN TRAMMELL
ZONED: MHP
N/F
PEACHTREE CITY
HOLDING L.L.C.
N/F
BILLY BARBER
ZONED: ER
N/F
JOSEPH MASCARA
ZONED: ER
N/F
WESTMINSTER
MEMORIAL GARDENS
ZONED: OPEN SPACE
N/F
SHAKERAG S/D
ZONED: ER
LOT 5 - BLOCK "A"
N/F
SHAKERAG S/D
ZONED: ER
LOT 5 - BLOCK "B"
OLD STAGECOACH ROAD (PRIV.)
DOUBLE COURT LANE ~ 50' R/W
BARBER'S POND
HOMEOWNERS ASSOCIATION EASEMENT AREA
100' UTILITIES, DRAINAGE & ACCESS EASEMENT
50' ACCESS EASEMENT
PROPOSED 8" P.V.C. WATERLINE
EXTEND PROPOSED 8" P.V.C. WATERLINE TO ROBINSON ROAD
GRAPHIC SCALE 1" = 100'
0' 100' 200' 300' 400'
DATE: MAY 11, 2004
Hovey & Associates
CIVIL ENGINEERING
LAND PLANNING
HYDROLOGY
130 HOWARD LANE, SUITE B
FAYETTEVILLE, GEORGIA 30214
PH/ 770-461-2000
REV DATE DESCRIPTION
PRELIMINARY PLAT FOR:
HYDE PARK SUBDIVISION
LOCATED IN: L.L. 60 ~ 6th DIST.
CITY OF PEACHTREE CITY ~ FAYETTE CO., GEORGIA
SHEET 2 OF 2 SHEETS


ANNEXATION APPLICATION
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1 inch equals 671.68 feet
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AR

Hyde Park Subdivision, Phase II

[print page]

Request:

Annexation & Rezoning

Situation:

Hyde Investments, LLLP desires to annex a combined 48.151-acre tract of land into the city limits of Peachtree City. The property is located within unincorporated Fayette County and includes a 24.464-acre tract and an adjoining 23.687 tract of land. The property is bordered to the north by Old Stagecoach Road, to the east by the undeveloped Davis tract, to the south by the Shaker Ridge subdivision and to the west by the Peachtree City United Methodist Church tract.

The current zoning designation in Fayette County is A-R Agricultural Residential and the current land use designation is Low-density Residential. The Applicant desires to annex the property into the city limits of Peachtree City and to rezone the property to LUR Limited Use Residential as an extension of the Hyde Park subdivision, which is located within Peachtree City. Access to the property would be through the existing Hyde Park subdivision located at the end of Carriage Lane. The application identifies the potential development of 21 single-family dwelling units on lots of no less than 2 acres.

Proposal:

The Applicant desires to annex and rezone 48 Acres of Fayette County property to develop phase II Hyde Park subdivision which would consist of 21 single-family residential lots on lots of 2 or more acres.

Click here to view Project Location Map

Applicant:	Hyde Investments, LLLP
Zoning:	County AR to City LUR
Land Use:	Single Family Low density (SFL)
Total Acreage:	48 Acres
STATUS:	Step One Completed

Borders:

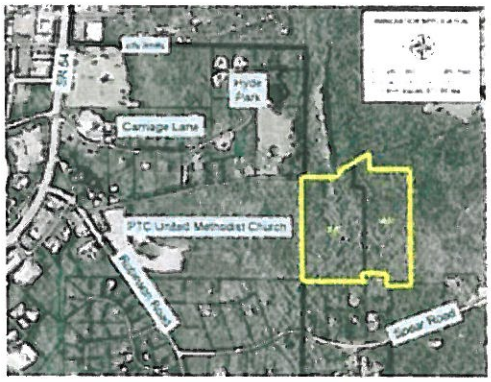
North:	Old Stagecoach Rd (County)
East:	Davis Tract (County)
South:	Shaker Ridge Subdivision (County)
West:	PTC United Methodist Church

Plans:

- Boundary Survey
- Boundary Survey (tract 2 only)

Other Project Information:

- Hyde Park, Phase II (Step One) Presentation
- Existing County Land Use
- Existing County Zoning
- Floodplain Plat
- Hyde Park, Phase II (Step One) Memo (2/12/09)

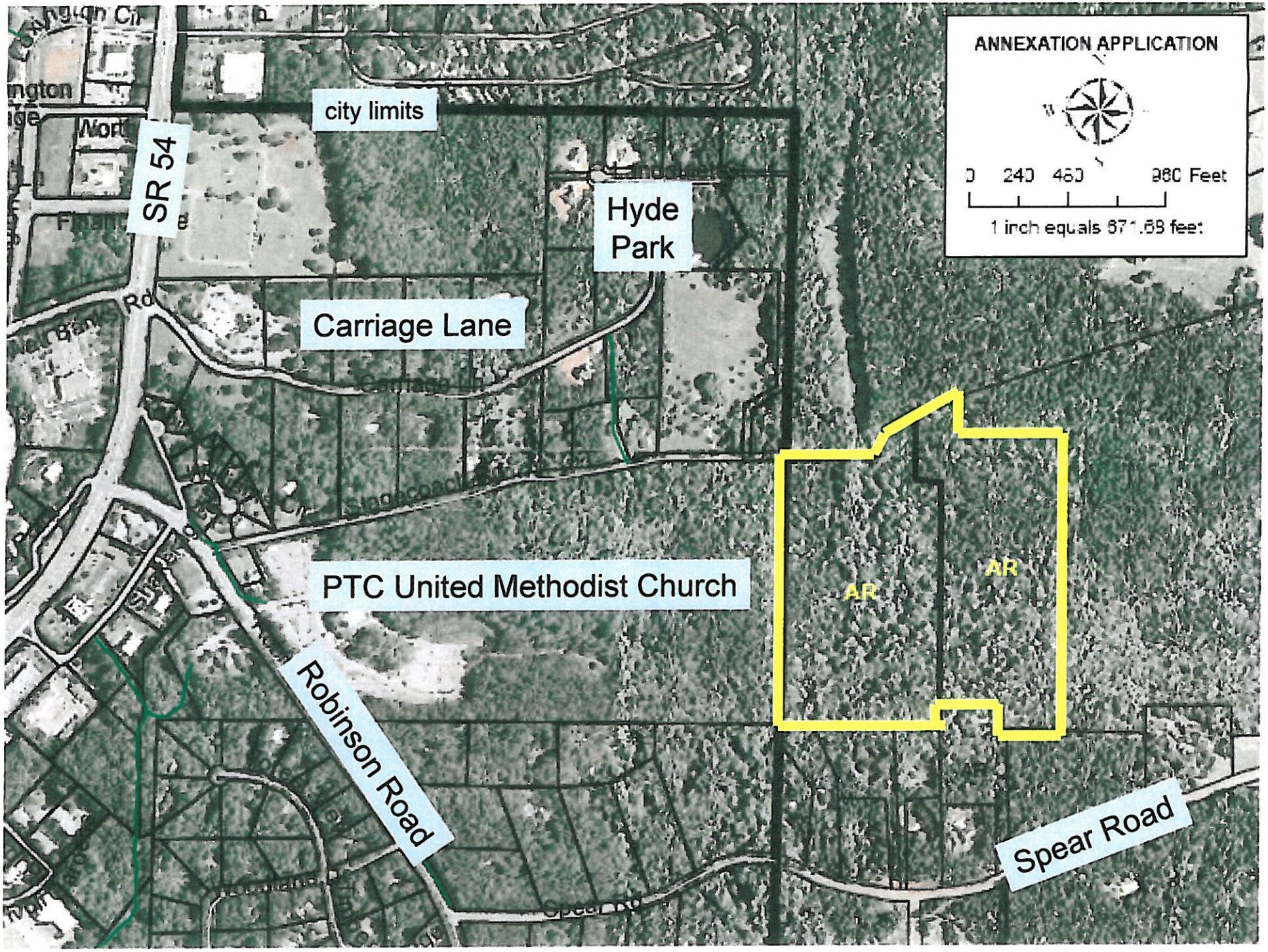


Staff Contact Information:

Tony Bernard
Planning Assistant
770-487-5731
tbernard@peachtree-city.org

[print page]

Free viewers are required for some of the attached documents.
They can be downloaded by clicking on the icons below.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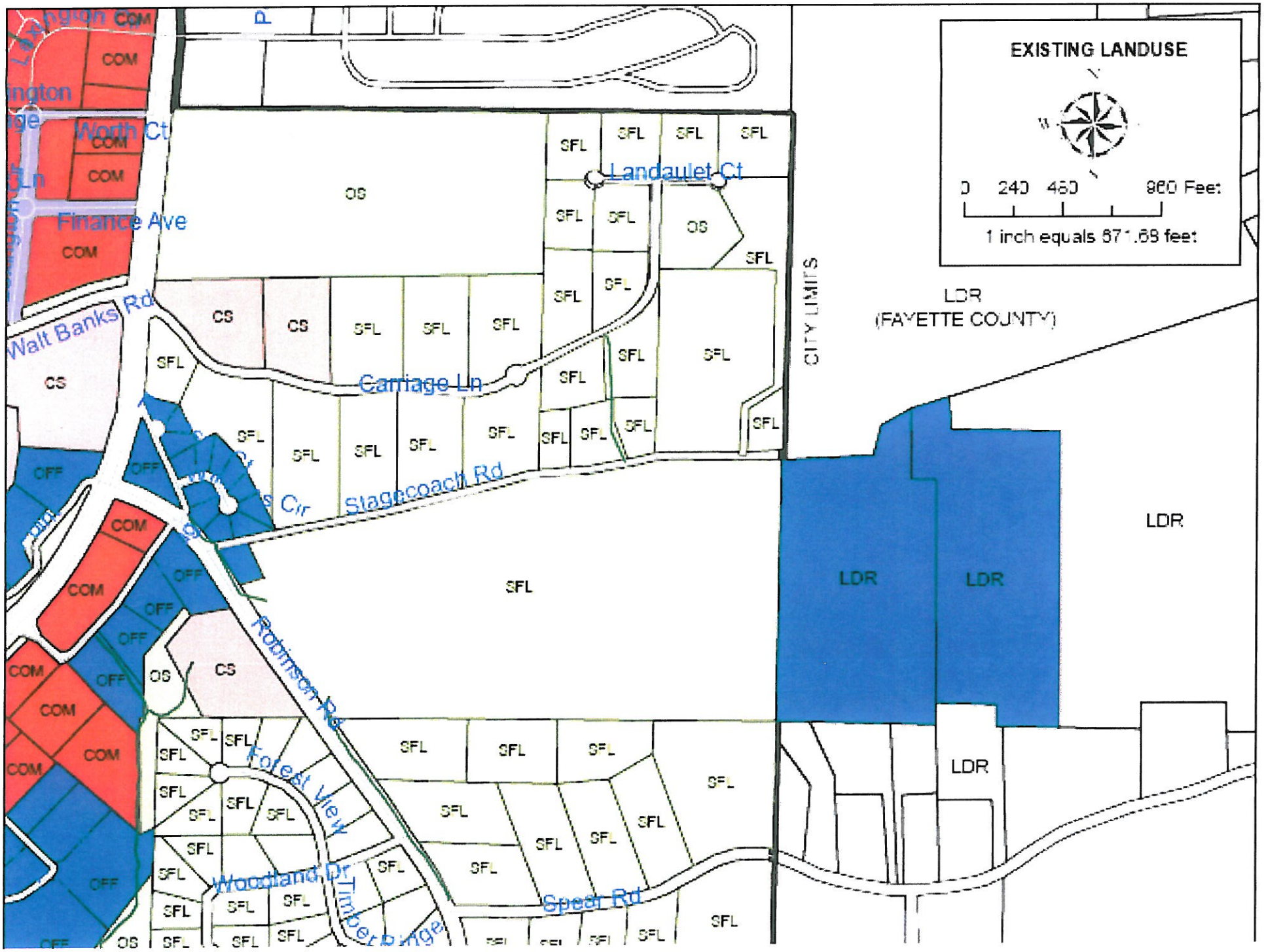
1 inch equals 871.68 feet
city limits
SR 54
Hyde Park
Carriage Lane
PTC United Methodist Church
Robinson Road
Spear Road
AR
AR


EXISTING LANDUSE
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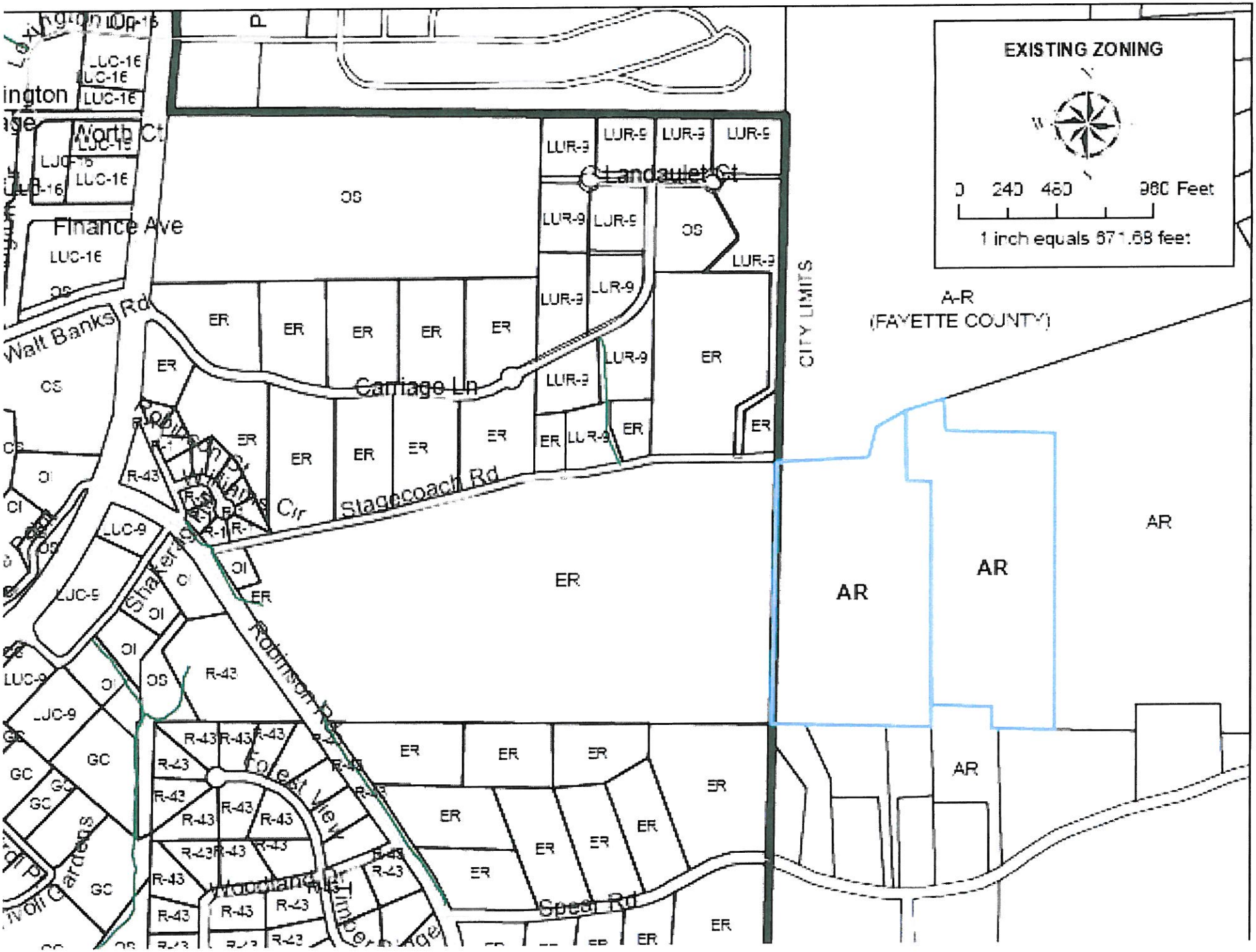
1 inch equals 671.68 feet
Finance Ave
Walt Banks Rd
Carriage Ln
Landaulet Ct
Stagecoach Rd
Robinson Rd
Forest View
Woodland Dr
Timberridge
Speer Rd
CITY LIMITS
LDR
(FAYETTE COUNTY)
COM
OFF
CS
OS
SFL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1 inch equals 871.68 feet
Finance Ave
Walt Banks Rd
Carriage Ln
Stagecoach Rd
Landaulet Ct
Robinson Rd
Forest View
Woodland Dr
Speed Rd
CITY LIMITS
A-R
(FAYETTE COUNTY)
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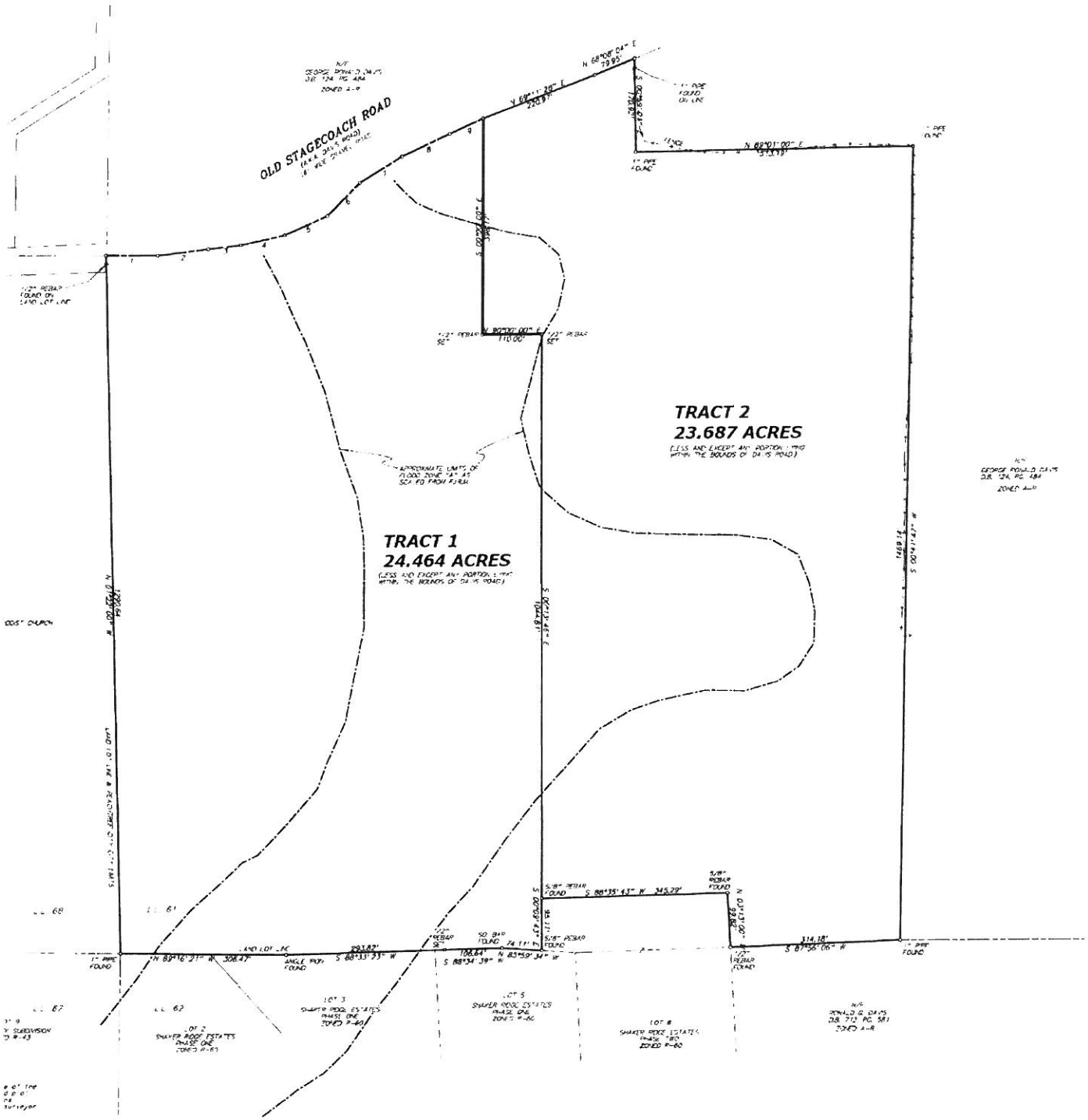
ER
LUR-9
LUC-16
LUC-9
R-43
GC
AR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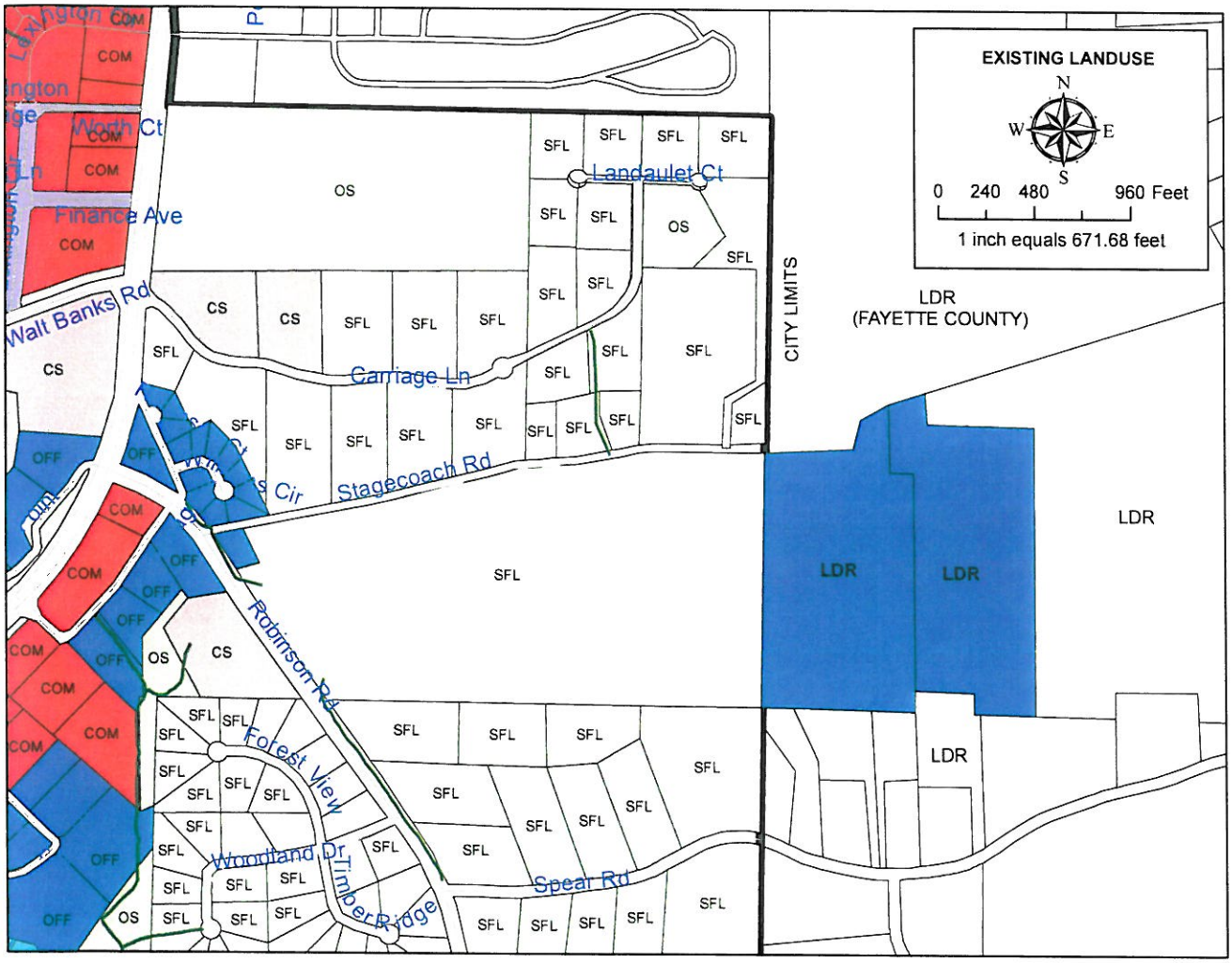
24.464 ACRES
TRACT 2
23.687 ACRES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(FAYETTE COUNTY)
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LDR
LDR
Worth Ct
Finance Ave
Walt Banks Rd
Landaulet Ct
Carriage Ln
Stagecoach Rd
Robinson Rd
Forest View
Woodland Dr
Timber Ridge
Spear Rd
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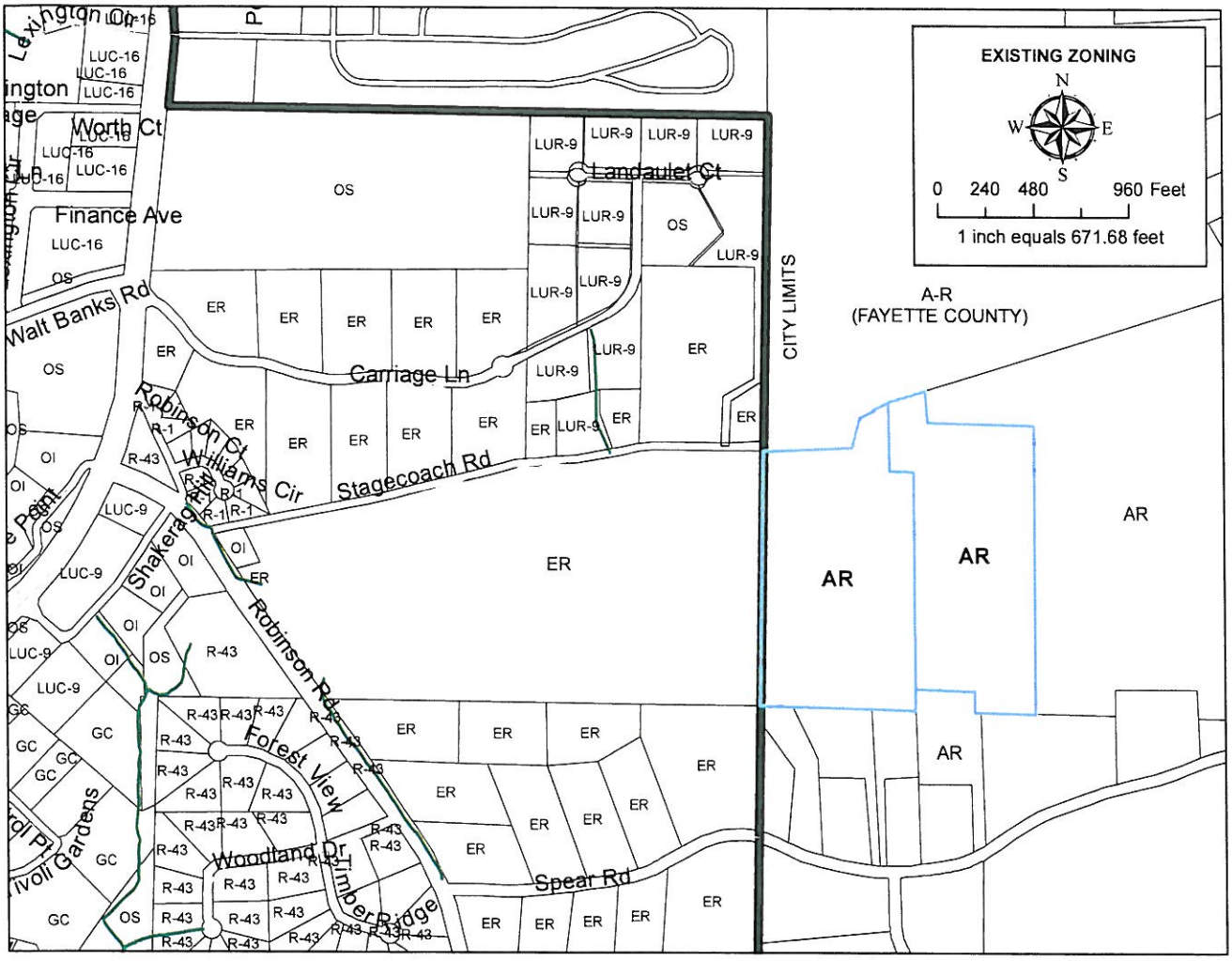
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Ivoll Gardens
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LUC-9
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R-1
R-43
GC