AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 5, 2016
7:00 pm

*Please turn off or turn to mute all electronic devices during the Planning Commission Meetings

1. Consideration of the Minutes of the meeting held on December 1, 2016.

2. Consideration of the Minutes of the meeting held on December 15, 2016.

3. Election of the Chairman.

4. Election of the Vice-Chairman.

5. Election of the Secretary.

NEW BUSINESS

6. Consideration of a Final Plat of River Park Phase II Subdivision. The property will consist of 45 residential lots. This property is located in Land Lot(s) 223 & 224, of the 5th District, fronts on S.R. 92, and is zoned C-S.

PUBLIC HEARING

7. Consideration of Petition No. 1262-17, Mahmoud J. Americani & Hadia Youssef, Owner, and Randy M. Boyd, Agent, request to rezone 14.39 acres from A-R to R-85 to develop a Single-Family Residential Subdivision. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road. Applicant has requested to table the Rezoning Petition.

8. Consideration of Petition No. RP-061-17, Mahmoud J. Americani & Hadia Youssef, Owner, and Randy M. Boyd, Agent, request to add 4 lots to the Final Plat of J.K. Singletary and Patricia A. Singletary. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road. Applicant has requested to table the Revised Plat Petition.

9. Consideration of Petition No. 1263-17, Fayette County Board of Commissioners, Owner, and Phil Mallon, Agent, request to rezone 0.27 acres from C-H to R-70. This property is located in Land Lot(s) 256 of the 13th District and fronts on Veterans Parkway.
To: Fayette County Planning Commission
From: Pete Frisina, Director of Community Development
Date: December 30, 2016,
Subject: Final Plat to be considered on January 5, 2017

FINAL SUBDIVISION PLAT

Final Plat of River Park Phase II

OWNER/APPLICANT

DR Horton - Crown, LLC

Recommend APPROVAL WITH THE FOLLOWING CONDITIONS

The following is required before Environmental Management can sign off on the final plat:

1. 2016 Stormwater Inspection Reports for River Park
2. PE Stormwater System Final Inspection and As-Built Plans
3. Storm Sewer Installation Report
4. PE Construction Inspection Reports of Stormwater Controls

The plat cannot be recorded until all conditions are met.
Randy M. Boyd  
Agent for Mahmoud J. Americani 
and Hadia Youssef  
P. O. Box 64  
Zebulon, Ga. 30295  

December 30, 2016  

Via Hand Delivery  

Pete Frisina  
Director - Planning and Zoning Department  
Administrative Complex  
Suite 202  
140 Stonewall Avenue, West  
Fayetteville, Ga. 30214  

Re: Rezoning Petition No. 1262-17 and Revised Plat No. RP-061-17  

Dear Mr. Frisina,  

I request that the Rezoning Petition No. 1262-17 and Revised Plat No. RP-061-17 be tabled at the next Planning Commission meeting in January, 2017 to change our rezoning request from R-85 to R-80.  

Respectfully submitted,  

[Signature]  
Randy M. Boyd
REQUESTED ACTION: C-H to R-70

PROPOSED USE: Residential

EXISTING USE: Vacant land

LOCATION: Veterans Parkway

DISTRICT/LAND LOT(S): 13th District, Land Lot(s) 256

OWNER: Fayette County Board of Commissioners

AGENT: Phil Mallon

PLANNING COMMISSION PUBLIC HEARING: January 5, 2017

BOARD OF COMMISSIONERS PUBLIC HEARING: January 26, 2017

The Fayette County Board of Commissioners proposes to rezone 0.27 acres from C-H to R-70 to trade this property with an adjacent landowner in exchange for other property needed for the West Fayetteville Bypass (AKA Veterans Parkway).

The West Fayetteville Bypass is a new road construction project that extends from SR 54 at Lester Road to SR 92 at Westbridge Road. It is a County project funded with the 2005-2010 Transportation SPLOST. The project is complete except for the intersection at SR 92, which is scheduled for construction in spring 2017.

To accommodate construction, several parcels of land were required for roadway right-of-way or easements. One of the parcels, owned by Fayette County, is being bisected by the roadway. Its original area was 3.044 acres. After right-of-way dedication for roadway there is a 2.075-acre property to the northwest of the road and a 0.237 acre remnant to the southeast.

The 0.237 acre parcel is zoned C-H and surrounded by a R-70 zoned parcel. This application is to rezone the remnant parcel from C-H to R-70 so it is consistent with surrounding parcel. If approved, Fayette County then plans to trade this parcel with the adjacent landowner in exchange for other property needed for the project.

STAFF RECOMMENDATION

APPROVAL

1. 1263-17