AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 2, 2017
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 January 19, 2017.

PUBLIC HEARING

2. 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.

3. 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.
REQUESTED ACTION: A-R to R-80 and add three (3) lots to the Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Seay Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 26 & 39

OWNER: Mahmoud J. Americani

AGENT: Randy M. Boyd

PLANNING COMMISSION PUBLIC HEARING: January 5, 2017

BOARD OF COMMISSIONERS PUBLIC HEARING: January 26, 2017

_____________________________________________________________________________

APPLICANT'S INTENT

Applicant proposes to develop a Single-Family Residential Subdivision consisting of four (4) lots on 14.39 acres by adding three (3) lots to the Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property.

STAFF RECOMMENDATION

APPROVAL

1. 1262-17 & RP-061-17
INVESTIGATION

A. PROPERTY SITE

The subject property is a 14.39 tract fronting on Seay Road in Land Lot(s) 26 & 39 of the 5th District. Seay Road is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence and is currently zoned A-R.

History: The Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property was approved by the Planning Commission on July 7, 2016 and contains one (1) lot.

B. SURROUNDING ZONING AND USES

The general situation is a 14.39 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-72, R-40, A-R & R-40. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Use</th>
<th>Comprehensive Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>3.4</td>
<td>R-72</td>
<td>Single-family Residence</td>
<td>Low Density Residential (I Unit/1 to 2 Acres)</td>
</tr>
<tr>
<td></td>
<td>3.4</td>
<td>R-72</td>
<td>Single-family Residence</td>
<td>Low Density Residential (I Unit/1 to 2 Acres)</td>
</tr>
<tr>
<td>South</td>
<td>24.0</td>
<td>A-R</td>
<td>Single-family Residence</td>
<td>Low Density Residential (I Unit/1 to 2 Acres)</td>
</tr>
<tr>
<td>East</td>
<td>1.5</td>
<td>R-40</td>
<td>Single-family Residence</td>
<td>Low Density Residential (I Unit/1 to 2 Acre)</td>
</tr>
<tr>
<td>West</td>
<td>1.5</td>
<td>R-40</td>
<td>Single-family Residence</td>
<td>Low Density Residential (I Unit/1 to 2 Acres)</td>
</tr>
<tr>
<td></td>
<td>37.16</td>
<td>A-R</td>
<td>Single-family Residence</td>
<td>Low Density Residential (I Unit/1 to 2 Acres)</td>
</tr>
</tbody>
</table>

 Proposed Zoning District Requirements

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Zoning Setbacks</th>
<th>Minimum Lot Size</th>
<th>Minimum House Size</th>
<th>Lot Width at Building Line</th>
<th>Buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-80</td>
<td>F - 75' Arterial F - 75' Collector F - 50' Minor S - 30' R - 50'</td>
<td>3 Acres</td>
<td>2,500 sq ft</td>
<td>175'</td>
<td>N/A</td>
</tr>
</tbody>
</table>
C. **COMPREHENSIVE PLAN**

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

D. **ZONING/REGULATORY REVIEW**

The applicant seeks to rezone from A-R to R-80 for the purpose of developing a Single-Family Residential Subdivision consisting of four (4) lots on 14.39 acres by adding three (3) lots to the Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property. The R-80 zoning district requires a three (3) acre lot.

**Revision to the Minor Subdivision Plat (RP-061-17)**

Sec. 104-595. Approval of subdivisions. (2), k. of the Subdivision Regulations states:

…Proposed revisions to a recorded minor subdivision plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on lots will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice.

Should this request be approved, the platting of the four (4) proposed lots will have to be done as a Final Plat. While the existing J.K. Singletary and Patricia Singletary Property subdivision is a Minor Subdivision Plat, the proposed lots will be less than five (5) acres in size. This is based on the Subdivision Regulations definitions as follows:

Plat, final, means all divisions of a tract of land into two or more lots where the lots are less than five acres in size and/or new streets are created.

Plat, minor subdivision, means all divisions of a tract of land into two or more lots where the lots are five acres or greater in size and no new streets are created.

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.

3. 1262-17& RP-061-17
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.

G.  DEPARTMENTAL COMMENTS

Water System

Water Available

Public Works/Engineering

Under current zoning the parcel on Seay road could be subdivided into two lots. As proposed there could be four. This would double the number of potential driveway cuts on Seay Road. There are no known sight distance issues along this stretch of Seay Road.

Environmental Management

Reviewed and approved recent plat. EMD has no issues with rezoning.

Environmental Health Department

Request to rezone 14.39 ac to develop single family residential lots (3) at 162 Seay Road. Environmental Health Comments: This department has no objection to the proposed rezoning request (A-R to R-85) to develop 3 additional single family residential lots. However, based on department records, the existing septic system serving the residence at 162 Seay Road will need to be fully relocated onto proposed Tract 3 before this department would be in a position to sign any final plats for recording.

Fire

Must Show Fire Hydrants on Final Plat.
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-80 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 to 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.
Petition 1262-17 & RP-061-17

SUBJECT PROPERTY

LOW DENSITY RESIDENTIAL

PUBLIC FACILITIES/INSTITUTION (FIRE STATION)

McBride Cemetery Road

Seay Road

SR 92

Harp Road

SR 92

RURAL RESIDENTIAL
APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: MAHMOUD J. AMERICANI & HADIA YOUSSEF
MAILING ADDRESS: 301 GA. 138 - JONESBORO, GA. 30238
PHONE: 770-240-2277 E-MAIL: mahmoud@sunrisebuilders.net
AGENT FOR OWNERS: RANDY M. BOYD
MAILING ADDRESS: P.O. BOX GA - ZEBULON, GA. 30295
PHONE: 404-225-1617 E-MAIL: boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 26 LAND LOT 39
LAND DISTRICT 5TH PARCEL

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 14.39 ACRES

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R-85 R-80

ZONING OF SURROUNDING PROPERTIES: NORTH - R-72; EAST - R-40; SOUTH - AR; WEST - R-40

PRESENT USE OF SUBJECT PROPERTY: EXISTING RESIDENTIAL TRACT
PROPOSED USE OF SUBJECT PROPERTY: CONSTRUCT ADDITIONAL HOMES

LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/1.72 ACRES)

NAME AND TYPE OF ACCESS ROAD: SEAY ROAD - ASPHALT PAVING
LOCATION OF NEAREST WATER LINE: ALONG SOUTH SIDE OF SEAY ROAD

(THESE AREAS TO BE COMPLETED BY STAFF): PETITION NUMBER: 1262-17

[ ] Application Insufficient due to lack of: ________________________________
by Staff: ________________________________ Date: ________________________________

[ ] Application and all required supporting documentation is Sufficient and Complete
by Staff: Peti Frisina Date: 11/30/16

DATE OF PLANNING COMMISSION HEARING: January 5, 2016
DATE OF COUNTY COMMISSIONERS HEARING: January 26, 2016

Received from Mahmoud Americani a check in the amount of $350 for
application filing fee, and $20 for deposit on frame for public hearing sign(s).
Date Paid: 11/30/16 Receipt Number: ________________________________

REZONING APPLICATION, FAYETTE COUNTY, GA
PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Mахmoud J. Āméricañ & Hада Yоуссеf

Please Print Names

Property Tax Identification Number(s) of Subject Property:

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 26 & 39 of the 5th District, and (if applicable to more than one land district) Land Lot(s) __________ of the __________ District, and said property consists of a total of __________ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

I (We) hereby delegate authority to Bandy M. Boyd to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1

Address

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

P.O. Box CA-ZEBULON, GA 30295

Signature of Notary Public

Date

Signature of Notary Public

Date

Signature of Notary Public

Date

Signature of Notary Public

Date

REZONING APPLICATION, FAYETTE COUNTY, GA
PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

RANDY M. BOYD affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of $850 to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-85.

This property includes: (check one of the following)

[ ] See attached legal description on recorded deed for subject property or

[×] Legal description for subject property is as follows: (ATTACHED)

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the ___________ day of ________________, 20___ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the ___________ day of ________________, 20___ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _______ DAY OF __________________, 20___.

[Signature]
NQTYARY PUBLIC

[Signature]
APPLICANT'S SIGNATURE

REZONING APPLICATION: FAYETTE COUNTY, GA
APPLICATION TO REVISE A RECORDED PLAT

NAME OF RECORDED PLAT: J.K. Singleton and Patricia A. Singleton

OWNER OF PROPERTY: MAHMOUD AMERICANI - HADIA YOUSEF

MAILING ADDRESS: 301 Hwy 138 Samford GA 30238

PHONE: 770 210 2277

E-MAIL: MAHMOUDQ@sunriseholding.com

AGENT FOR OWNER: Randy M. Boyd

MAILING ADDRESS: PO Box 164 - Zebulon, GA 30295

PHONE: 404 275 - 1677

E-MAIL: boyd23272@gmail.com

LOCATION: LAND LOT(S) 26/39 DISTRICT 15

ZONING: A-R 4 & R 65

TOTAL NUMBER OF LOTS: 5

TOTAL NUMBER OF ACRES: 14.39

DATE OF PLANNING COMMISSION HEARING: January 5, 2017

DATE OF COUNTY COMMISSIONERS HEARING: January 24, 2017

REASON FOR REVISION: To add 2 lots to

the minor subdivision plat of J.K. Singleton

and Patricia A. Singleton Property

BP-061-17

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

11-30-16, 20

OWNER/AGENT'S SIGNATURE