

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman  
John Kruzan, Vice-Chairman  
Danny England  
Jim Oliver  
Boris Thomas

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

---

**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**August 1, 2024**  
**7:00 pm**

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

---

**NEW BUSINESS**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on July 18, 2024
5. Final Plats

**PUBLIC HEARING**

6. Consideration of Petition No. 1349-24, Wright Chancey McBride, Inc, owner; request to rezone 114.228 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential) for the purposes of developing a residential neighborhood of single-family detached homes. Property is located in Land Lot 249 and 250 of the 4<sup>th</sup> District and fronts on Antioch Road.
7. Consideration of Petition No. 1351-24, Reign R. Enterprises, LLC, owner; request to rezone 9.74 acres from A-R(Agricultural-Residential) to R-70 (Single-Family Residential) for the purpose of developing single-family homes. Property is located in Land Lot 65 of the 5<sup>th</sup> District and fronts on Lester Road and Davis Road.
8. Consideration of Petition No. 1352-24, Ernest Guy Harris Estate, Keith D. Harris & Connie Harris Redd owners; request to rezone 2.88 acres from A-R (Agricultural-Residential) to R-70 (Single-Family Residential) for the purpose of developing single-family homes. Property is located in Land Lot 3 of the 5<sup>th</sup> District and fronts on Harris Road.

9. Consideration of Revised Development Plan RDP-019-24, Camp Southern Ground, Inc. owners; request approval of the Revised Development Plan for Camp Southern Ground as depicted in the Revised Site Development Plan submitted on June 10, 2024. Property is located in Land Lot 213 of the 4<sup>th</sup> District and fronts Ebenezer Church Road; Arnold Road and Southern Ground Parkway.
  
10. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-125. – A-R, Agricultural-Residential District, to add a provision to allow an existing home to remain temporarily for occupancy while a new home is built in the A-R Zoning District.



# Meeting Minutes 7/18/2024

**THE FAYETTE COUNTY PLANNING COMMISSION** met on July 18, 2024, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** John H. Culbreth Sr., Chairman  
John Kruzan, Vice-Chairman  
Danny England  
Jim Oliver  
Boris Thomas

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator (absent)  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney (absent)

---

## NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

Debbie Bell requested to amend the agenda by including items 5a. and 5b. to add the following Final plats; Minor Final Plat of Jamie A. White Wyatt (362 Lee's Mill Road) and Minor Final Plat of Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). ***Danny England made a motion to approve the amended agenda by including items 5a. and 5b. to add the following Final Plats; Minor Final Plat of Jamie A. White Wyatt (362 Lee's Mill Road) and Minor Final Plat of Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). John Kruzan seconded the motion. The motion carried 5-0.***

4. Consideration of the Minutes of the meeting held on June 6, 2024. ***Danny England made a motion to approve the minutes of the meeting held on June 6, 2024. Jim Oliver seconded the motion. The motion carried 5-0.***
5. Approval of the Minor Final Plat of Jamie A. White Wyatt (362 Lee's Mill Road). Deborah Bell stated item 5a. The plat came before the board for rezoning a couple of months ago and one of the conditions from zoning was to recombine the plat. It has been reviewed and approved by staff. John Culbreth asked for a motion. ***John Kruzan made a motion to approve the Minor Final Plat for Jamie A. White Wyatt (362 Lee's Mill Road). Danny England seconded the motion. The motion carried 5-0.***

6. Approval of the Minor Final Plat for Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). Ms. Bell stated that item 5b. this plat is a condition of the rezoning for this project, she reminded the board if they recall it from the last meeting, there were multiple parcels. She states this plat combined all of the parcels that were subject to this on the west side of the road into a single parcel and also combined the parcels on the east side of the road into a single separate parcel and this is now meeting the conditions of that rezoning. John Culbreth asked if anyone had any questions, but no one responded. Then he asked for a motion. ***Dany England made a motion to approve the Minor Final Plat for Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). John Kruzan seconded the motion. The motion carried 5-0.***

## **PUBLIC HEARING**

7. Consideration of Petition No. 1350-24, Yvonne C. Kendrick, owner; Randy Boyd, agent; requests to rezone 1.91 acres from C-H (Highway Commercial) Conditional to C-H (Highway Commercial) for the purposes of developing as a commercial property. Property is located in Land Lots 69 & 70 of the 5<sup>th</sup> District and fronts South of 961 Highway 85 S. Ms. Bell explained this property is already surrounded by other C-H properties and the future land use map is C-H, she showed the board a clean look of the property and an environmental map showing there are not environmental features that will impact this property or the development of it. She also shows the topo map where she explains it is fairly level with a gentle slope to the west. It is located on the State Route Overlay but is undeveloped land and was recently rezoned from A-R to C-H Conditional in 1987, it has some unusual conditions for that type of zoning, Condition Petition No. 87-655. Condition No. 1; The use of the subject property should be limited to office, retail, and personal service uses. This is in conflict with C-H Zoning because it typically permits other uses. Staff recommends deletion of this condition. Condition No. 2; To provide an undisturbed buffer measuring at least fifty (50) feet in depth along the south (side) property line. The zoning ordinance requires a 50-foot buffer when nonresidential zoning abuts a residential district, this condition is not needed. Staff recommends deletion of this condition. Condition No. 3; To provide and maintain off-street parking on the property during any construction project. Georgia DOT would not allow construction traffic to park on the right of way, so this condition is not necessary. Staff recommends deletion of this condition. Condition No. 4; The exterior illuminating sources shall not be directly visible from adjoining street properties. Exterior lighting is addressed in the development regulation and that is something I typically review with a commercial project, specifications, and cut sheets. Staff recommended deletion of this condition. However, if there is still concern about exterior lighting, the condition may be amended to specify that all lighting shall be cutoff-type fixtures. Ms. Bell thinks is a fairly standard type of fixture in the commercial industry but again we reviewed that to make sure it's not light trespass on the road. John Culberth asked if the petitioner was present. Mr. Boyd, agent spoke stating he represents Ms. Kendrick, they bought the property 22 years ago, and her husband was a dentist in the city, he passed away a few years ago and she wants to sell the property. Jerry Battle is the purchaser and has plans to build a business where he will be installing lights and sounds in the south metro area for emergency vehicles. Mr. Boyd showed a schematic where he pointed out what Mr. Battle wanted to do. He explained he wanted to remove the conditions of the zoning. Mr. Culbreth asked if anyone was

in favor of the petition, but no one answered, then he asked if someone was in opposition, and again no one opposed. Jim Oliver asked if the location of the property was behind the trailers for less, and Ms. Bell responded it was around that location. The parcel to the south that was originally part of this parcel was separated and it went through the same process a few years ago to allow the construction of the self-storage unit. Mr. Boris Thomas asked because of the type of business the company provides noise abatement.? Mr. Boyd replied there is some source of the device where you don't hear the sound, but the machine will tell you if it needs adjustment and they will go and test it on the field, not on the property. Mr. Battle has some consideration about the noise since there have been complaints already about the property as it is now. Mr. Thomas asked how far the testing location would be from a residential zone.? Mr. Boyd responded he would assume he would go to the interstate probably because he has to test it obviously. Mr. Culbreth asked the board if they had any questions on the removal of the conditions.? No one responded, and then he asked for a motion of the petition. ***Jim Oliver made the motion to recommend approval of Petition 1350-24 with no conditions and Danny England seconded the motion. The motion carried 5-0.***

**ADJOURNMENT:**

Jim Oliver moved to adjourn the meeting. Danny England seconded. The motion passed 5-0.

The meeting adjourned at 7.14 p.m.

\*\*\*\*\*

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**JOHN CULBRETH, SR. CHAIRMAN**

**ATTEST:**

**DEBORAH BELL  
DIRECTOR, PLANNING & ZONING**

**PETITION NO: 1349-24**

**REQUESTED ACTION:** Rezone from A-R to R-80

**PARCEL NUMBER:** 0448 008

**PROPOSED USE:** Single-Family Residential Subdivision

**EXISTING USE:** Agricultural/Residential

**LOCATION:** Antioch Road

**DISTRICT/LAND LOT(S):** 4<sup>th</sup> District, Land Lot 249 & 250

**ACREAGE:** 114.228

**OWNER(S):** Wright Chancey McBride, LLC; Theodore N. Colbert; Meredith Colbert; Kate Pruitt

**APPLICANT:** Wright Chancey McBride, LLC

**AGENT:** Steven L. Jones, Taylor English Duma LLP

**PLANNING COMMISSION PUBLIC HEARING:** August 1, 2024

**BOARD OF COMMISSIONERS PUBLIC HEARING:** August 22, 2024

---

**APPLICANT'S INTENT**

Applicant proposes to rezone 114.228 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential) for the purposes of developing a residential neighborhood of single-family detached homes.

**STAFF RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan, Rural Residential – 3 (1 unit/3 acre) is designated for this area, so the request for R-80 zoning is appropriate. Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of R-80, Single-Family Residential District.

**RECOMMENDED CONDITIONS FOR PETITION No. 1349-24**

1. If a new road is constructed to access the lots, the entrance shall have a deceleration lane and acceleration taper per the Fayette County Entrance and Striping Detail.
2. Antioch Road is a collector road. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 40-ft of right of way as measured from the existing centerline of Antioch Road.

**INVESTIGATION**

**A. GENERAL PROPERTY INFORMATION**

The property is a legal lot of record in the A-R zoning district. It is currently undeveloped and is used for forestry and agricultural purposes.

This property is not located in an overlay zone.

**B. REZONING HISTORY:**

There is no record of a prior rezoning.

**C. CURRENT DEVELOPMENT HISTORY:**

The property is undeveloped.

**D. SURROUNDING ZONING AND USES**

Near the subject property is land which is zoned A-R. See the following table and the attached Zoning Map.

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

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	19.419	A-R	Undeveloped; Forestry/Ag Uses	Rural Residential – 3 (1 unit/3 acres)
East	110.8	A-R	Single Family Residential & Agricultural	Rural Residential – 3 (1 unit/3 acres)
South	46.2	A-R	Single Family Residential	Rural Residential – 3 (1 unit/3 acres)
West (across Antioch Rd)	60	A-R	Single Family Residential & Agricultural	Rural Residential – 3 (1 unit/3 acres)

## E. COMPREHENSIVE PLAN

**Future Land Use Plan:** The subject property lies within an area designated for Rural Residential - 3 on the Future Land Use Plan map. This request **DOES CONFORM** to the Fayette County Comprehensive Plan/Future Land Use Map.

## F. ZONING/REGULATORY REVIEW

**Access & Right-of Way:** The property has existing access on Antioch Road.

**Site Plan:** The applicant submitted a survey for the property. A full site plan review will be conducted when an application for development is submitted.

## G. DEPARTMENTAL COMMENTS

- Fayette County Public Schools** -- This rezoning will not be an issue for the school system. We have room for additional students at Inman Elementary, Whitewater Middle, and Whitewater High Schools.
- Water System** - The existing water main on Antioch Rd. would need to be extended to serve a proposed sub-division.
- Public Works/Environmental Management**
  - **Traffic Data** -- According to the GDOT on-line traffic data, the annual average daily traffic for Antioch Road is 1,920 vehicles per day in 2022. Under A-R zoning, a development of 4 homes generates 38 trips per day (a 2% increase on Antioch Road). With R-80 zoning, development of 27 homes (assuming 30% of the land used for roads, stormwater, etc.) would generate approximately 256 trips per day (a 13.4% increase).
  - **Sight Distance** -- Minimum sight distances will have to be satisfied for a new subdivision road intersection or lots along Antioch Road. Engineering has not field checked at this time.
  - **Floodplain Management** -- The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0114E or 13113C0118E dated September 26, 2008.
  - **Wetlands** -- The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. The owner or developer will be responsible for submitting proper documentation during the development process.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property and the parcel **WILL BE** subject to the Fayette County Watershed Protection Ordinance.
  - **Groundwater** -- The property **IS NOT** within a groundwater recharge area.
  - **Post Construction Stormwater Management** -- This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed with more than 5,000 square feet of impervious surfaces.

- **Landscaping and Tree Protection** -- This development **WILL BE** subject to the Landscaping and Tree Protection ordinances if re-zoned and developed.
- **Environmental Health Department** – This office has no objection to the rezoning of this parcel. This approval is only for rezoning and no other future requirements of this office.
- **Fire** – No comments from Fire Marshal's Office.
- **GDOT** – n/a

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Rural Residential Uses. This request does conform to the Fayette County Comprehensive Plan in terms of the use and the lot size.
2. The area around the subject property is an area that already has various residential uses. It is staff's opinion that the zoning proposal is not likely to adversely affect the existing or future uses of nearby properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on streets, utilities, or schools.
4. The proposal is consistent in character and use with the surrounding uses as low density residential.



## **ZONING DISTRICT STANDARDS**

### **Sec. 110-129. - R-80, Single-Family Residential District.**

(a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.

(b) *Permitted uses.* The following permitted uses shall be allowed in the R-80 zoning district:

- (1) Single-family dwelling;
- (2) Residential accessory structures and uses (see article III of this chapter); and
- (3) Growing crops, gardens.

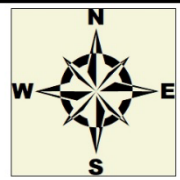
(c) *Conditional uses.* The following conditional uses shall be allowed in the R-80 zoning district provided that all conditions specified in article V of this chapter are met:

- (1) Church and/or other place of worship;
- (2) Developed residential recreational/amenity areas;
- (3) Home occupation;
- (4) Horse quarters; and
- (5) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium.

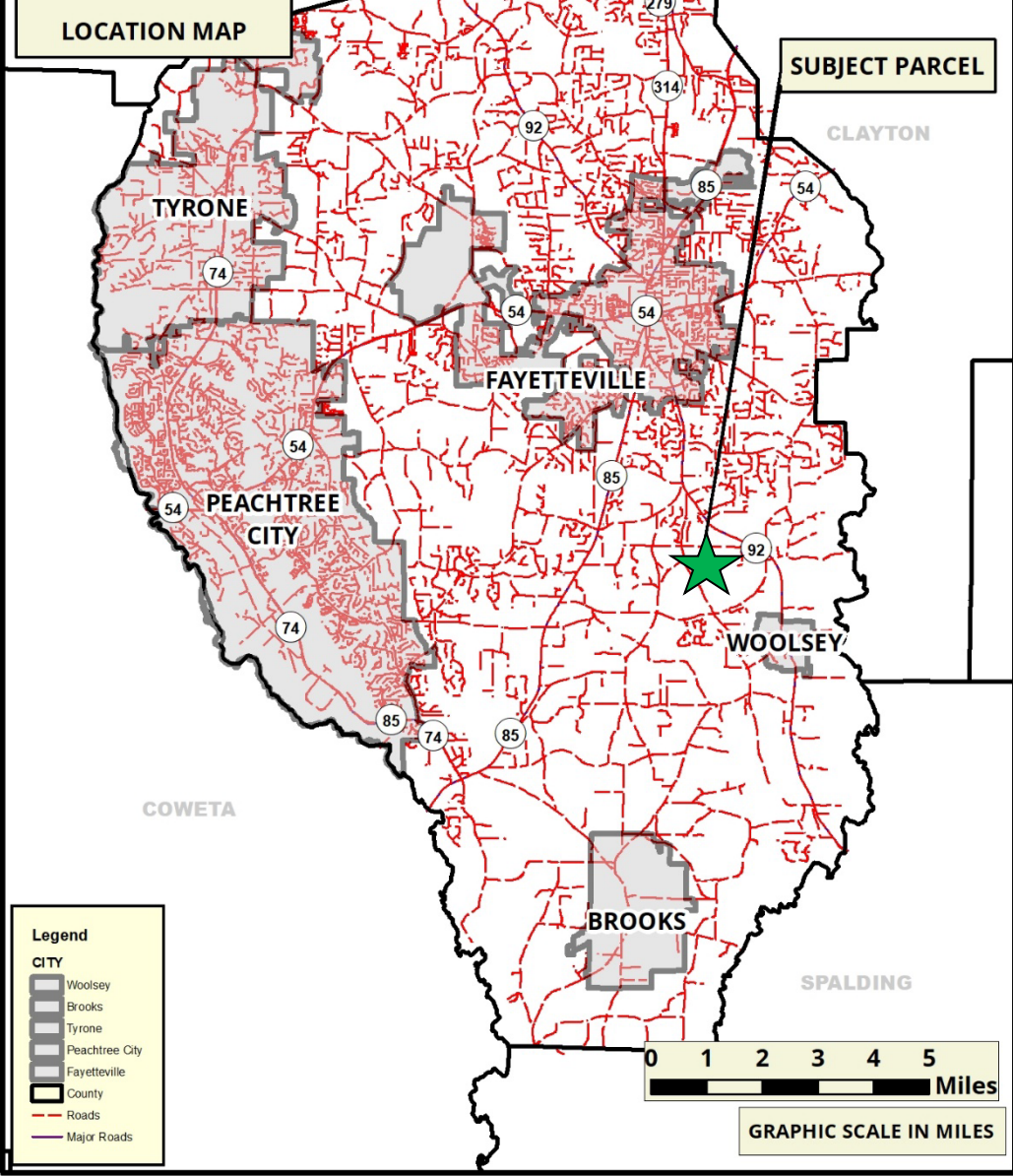
(d) *Dimensional requirements.* The minimum dimensional requirements in the R-80 zoning district shall be as follows:

- (1) Lot area per dwelling: 130,680 square feet (three acres).
- (2) Lot width: 175 feet.
- (3) Floor area: 2,500 square feet.
- (4) Front yard setback:
  - a. Major thoroughfare:
    1. Arterial: 75 feet.
    2. Collector: 75 feet.
  - b. Minor thoroughfare: 50 feet.
- (5) Rear yard setback: 50 feet.
- (6) Side yard setback: 30 feet.
- (7) Height limit: 35 feet.

PETITION No. 1349-24  
ANTIOCH ROAD  
FAYETTEVILLE, GA  
PARCEL 0448 008  
LOCATION MAP



SUBJECT PARCEL



**Legend**

**CITY**

- Woolsey
- Brooks
- Tyrone
- Peachtree City
- Fayetteville

**County**

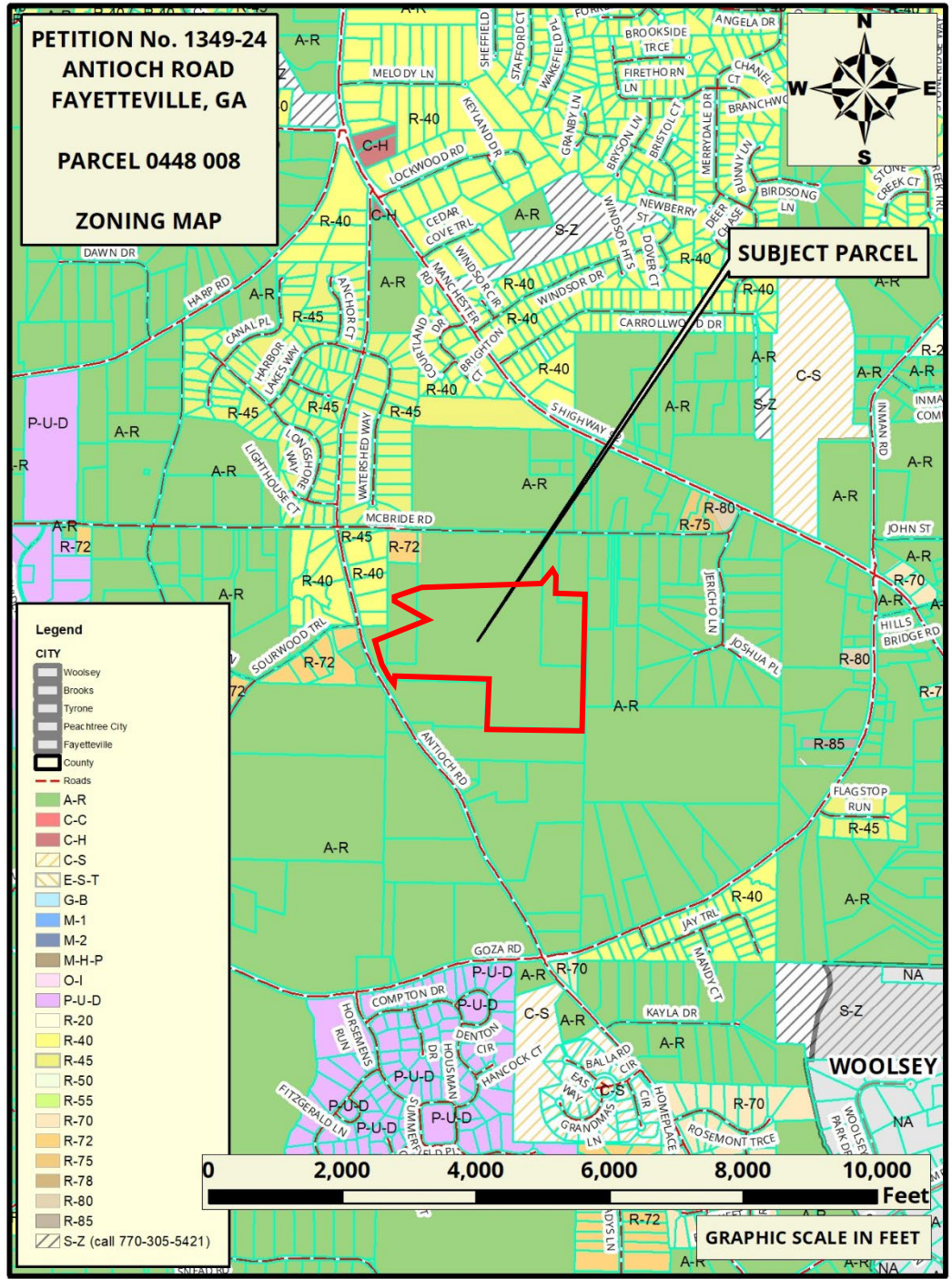
- County

**Roads**

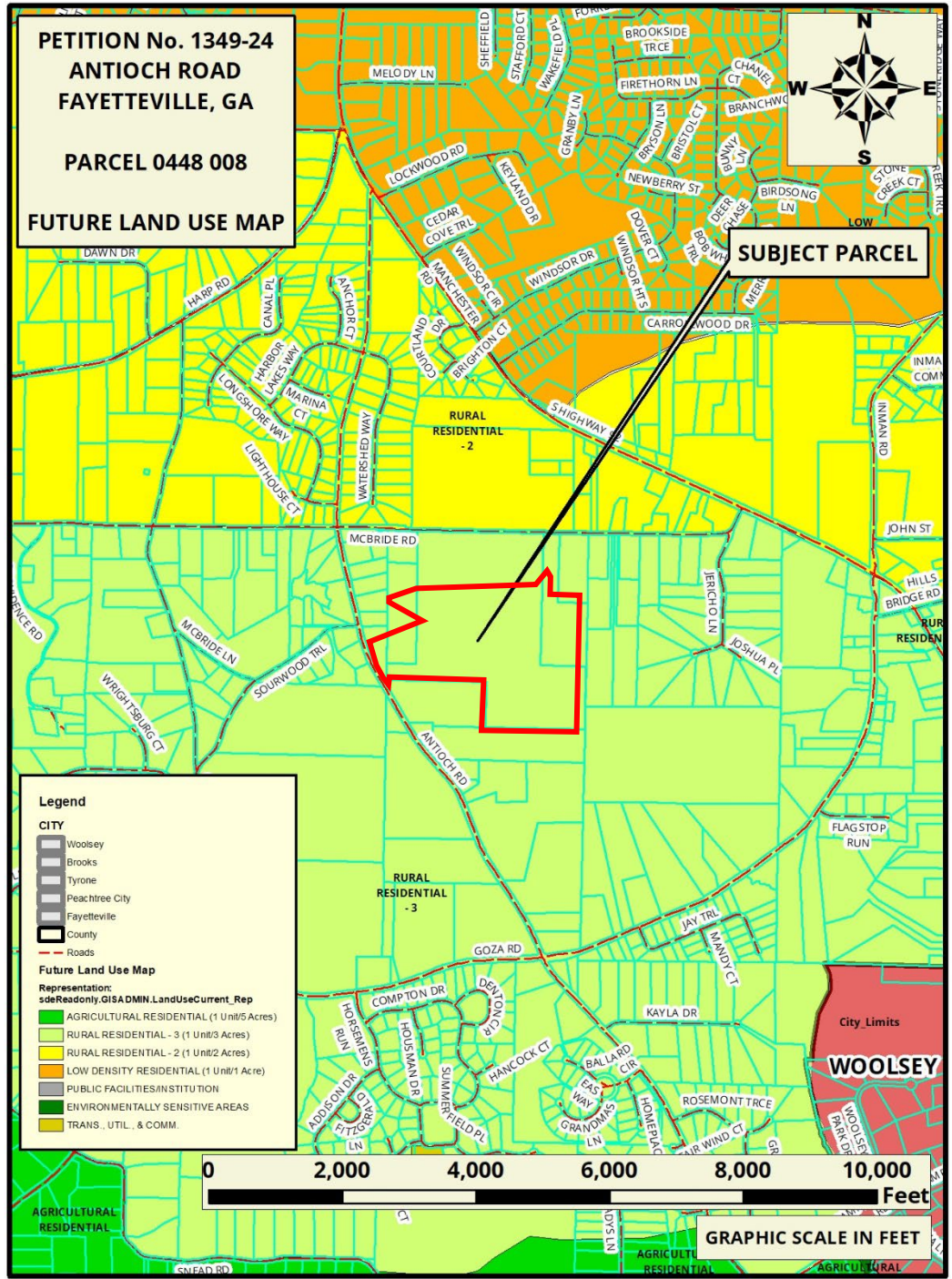
- Roads
- Major Roads

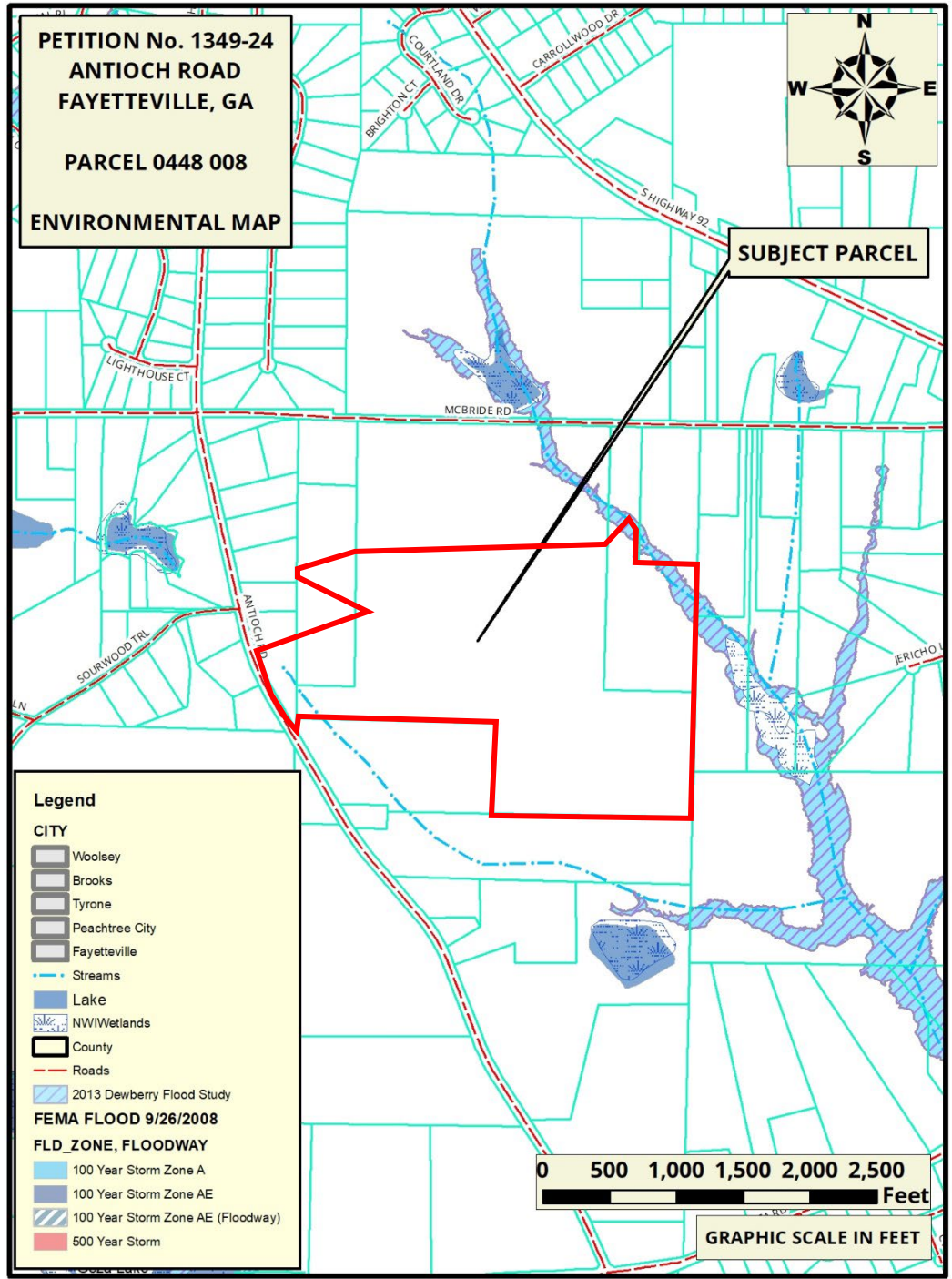


GRAPHIC SCALE IN MILES

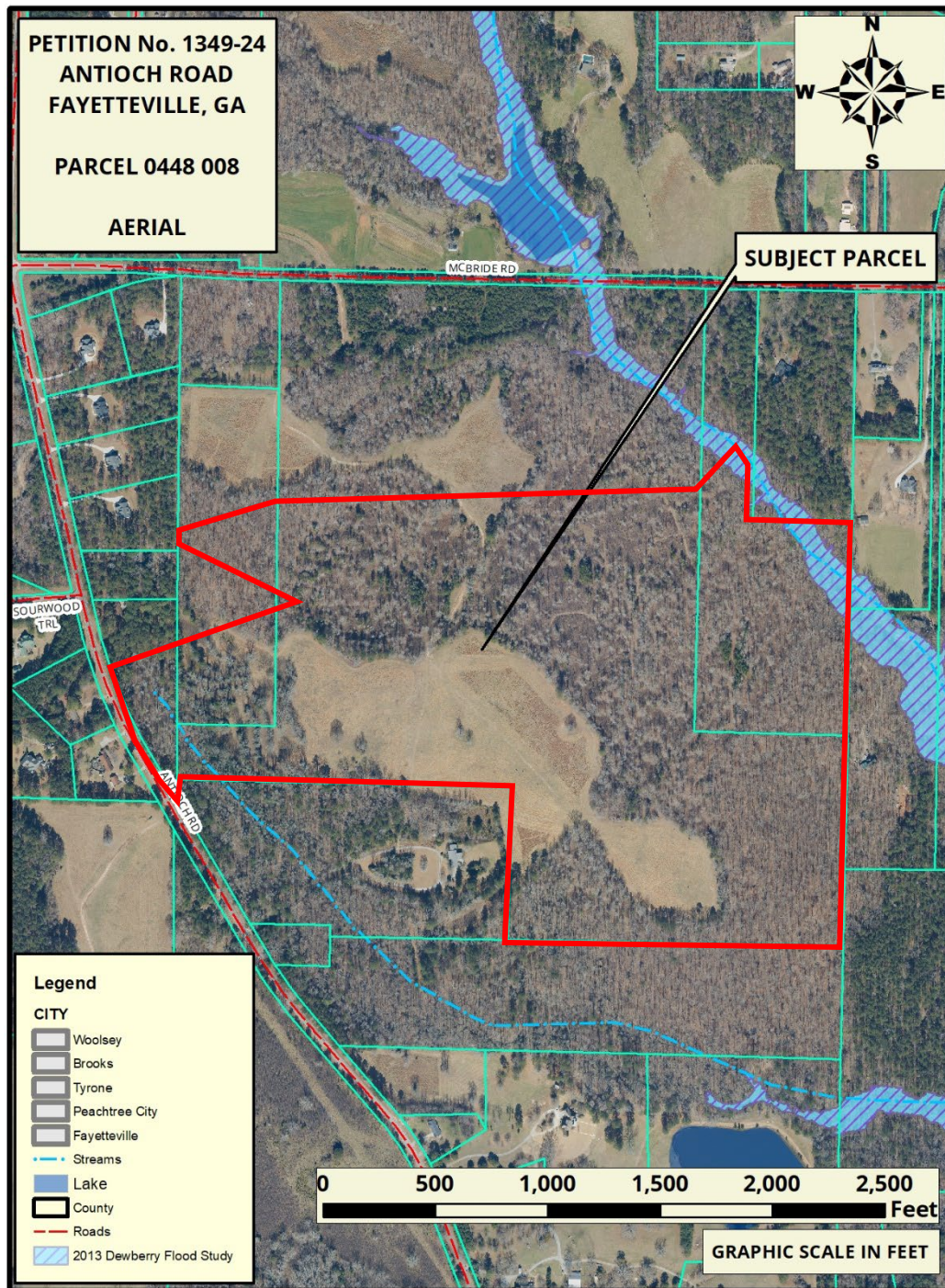




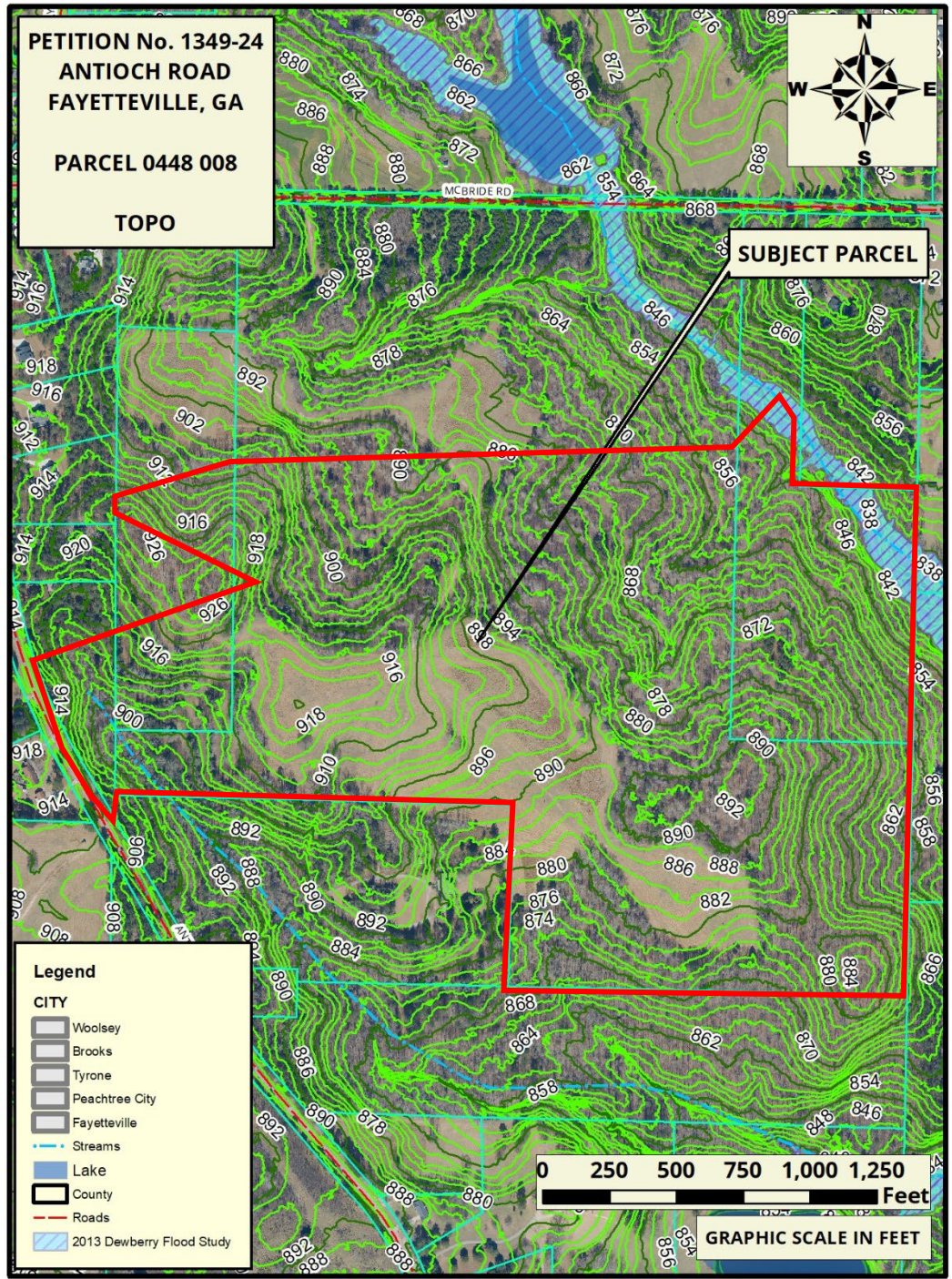


















PETITION No (s): \_\_\_\_\_

STAFF USE ONLY

**APPLICANT INFORMATION**

Name WRIGHT CHANCEY MCBRIDE, LLC

Address P.O. Box 629

City Fayetteville

State GA Zip 30214

Email thesubdivider@gmail.com

Phone 770-460-5606

**PROPERTY OWNER INFORMATION**

*Wright Chancey McBride, LLC, Theodore N. Colbert,*  
Name Meredith Colbert, and Kate Pruitt

Address P.O. Box 629

City Fayetteville

State GA Zip 30214

Email thesubdivider@gmail.com

Phone 770-460-5606

**AGENT(S) (if applicable)**

Name Steven L. Jones, Taylor English Duma LLP

Address 1600 Parkwood Circle

City Atlanta

State Georgia Zip 30339

Email sjones@taylorenghish.com

Phone 404-218-2756

Name WRIGHT CHANCEY MCBRIDE, LLC

Address P.O. Box 629

City Fayetteville

State GA Zip 30214

Email thesubdivider@gmail.com

Phone 770-460-5606

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_ for application filing fee, and \$ \_\_\_\_\_ for deposit on frame for public hearing sign(s).

Date Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): <sup>TBD (formerly a portion of 0448 034, 0448, 008, &</sup> 0448 036 0448 028 Acreage: 116.954  
Land District(s): 249 Land Lot(s): 4th  
Road Name/Frontage L.F.: Antioch Road / 200' Road Classification: Collector  
Existing Use: Undeveloped Proposed Use: Residential  
Structure(s): None Type: None Existing Size in SF: None Existing  
Existing Zoning: A-R Proposed Zoning: R-80  
Existing Land Use: Rural Residential - 3 Proposed Land Use: Rural Residential - 3  
Water Availability: Yes Distance to Water Line: Antioch Road Distance to Hydrant: w/in development

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_



**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:  
Wright Chancey McBride, LLC, Theodore N. Colbert, Meredith Colbert, and Kate Pruitt

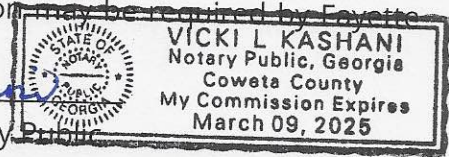
*(Please Print)*

TBD (formerly a portion of 0448 034, 0448, 008, & 0448 036, 0448 028)

**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) 249 of the 4th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 116.954 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Wright Chancey McBride, LLC & /or Taylor English Duma LLP 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.



(II) [Signature]  
 Signature of Property Owner 1

Vicki L. Kashani  
 Signature of Notary Public

4-10-24

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Property Owner 2

\_\_\_\_\_  
 Signature of Notary Public

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Property Owner 3

\_\_\_\_\_  
 Signature of Notary Public

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Authorized Agent

\_\_\_\_\_  
 Signature of Notary Public

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Date

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned)*

NAME: Wright Chancey McBride, LLC, Theodore N. Colbert, Meredith Colbert, and Kate Pruitt

ADDRESS: \_\_\_\_\_

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

Wright Chancey McBride, LLC, Theodore N. Colbert, Meredith Colbert, and Kate Pruitt affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$550 to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-80.

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: See Attached

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of June, 2024 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of June, 2024 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10<sup>th</sup> DAY OF April, 2024,

*Red Wright*

SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_

SIGNATURE OF PROPERTY OWNER

*Vicki L. Kashani*

NOTARY PUBLIC





**AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY**

Wright Chancey McBride, LLC, Theodore N. Colbert,  
I/We, Meredith Colbert, and Kate Pruitt, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, feet of right-of-way along Antioch Road as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map, streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60-foot right-of-way (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80-foot right-of-way (40' measured from each side of road centerline)
- Arterial Street (Major Thoroughfare) 100-foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 10<sup>th</sup> day of April, 2024.

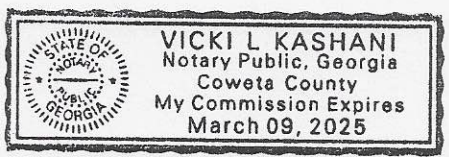
*Red Wright LLC*

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

*Vicki L. Kashani*

NOTARY PUBLIC



**DEVELOPMENTS OF REGIONAL IMPACT (DRI)**

**Rezoning Applicant:**

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
  
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: [www.dca.state.ga.us/DRI/](http://www.dca.state.ga.us/DRI/).
  
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [ ] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
  - [ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 10<sup>th</sup> day of April, 2024.

*Rad Wright*

APPLICANT'S SIGNATURE



## Developments of Regional Impact - Tiers and Development Thresholds

Type of Development	Metropolitan Regions	Non-metropolitan Regions
(1) Office	Greater than 400,000 gross square feet	Greater than 125,000 gross square feet
(2) Commercial	Greater than 300 000 gross square feet	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 500 000 gross square feet	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1, 600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 400 rooms	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	All new airports runways and runway extensions	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students or expansion by at least 25 percent of capacity	New school with a capacity of more than 750 students or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt &, Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels
(16) Water Supply, Intakes/Reservoirs	New Facilities	New Facilities
(17) Intermodal Terminals	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or spaces.	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
( 19 ) Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.



**DISCLOSURE STATEMENT**

(Please check one)

Campaign contributions:

No

Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT

PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS

CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.




## CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).

Please return to:  
Lawson, Beck & Sandlin, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File # 23-LAW-0839  
Att: Lexi Clarke  
Parcel Number: 0448008,0448036,0448034

  
Doc ID: 011885870003 Type: WD  
Recorded: 10/09/2023 at 09:50:00 AM  
Fee Amt: \$25.00 Page 1 of 3  
Transfer Tax: \$0.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK **5661** PG **168-170**

STATE OF GEORGIA  
COUNTY OF FAYETTE

(23)

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 28th day of September, 2023 between

**Wright Chancey, LLC**

as party or parties of the first part, hereinafter called Grantor, and

**Wright Chancey McBride, LLC**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

Tract 04-48-008

All that tract or parcel of land lying and being in Land Lot 249 of the 4th District of Fayette County, Georgia, being Tract 1, containing 125.444 acres more or less, Tract 4, containing 1.250 acres more or less, and Tract 5, containing 1.374 acres more or less, as shown on that boundary survey for Rod Wright Corp, by Sibley-Miller Surveying and Planning Inc., Tim L. Miller, Reg. Land Surveyor No. 3150, dated 9/5/2023, as recorded in Plat Book 101, Page 509, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

Tract 04-48-036

All that tract or parcel of land lying and being in Land Lot 249 of the 4th District of Fayette County, Georgia, being Tract 2, containing 15.087 acres more or less, as shown on that boundary survey for Rod Wright Corp, by Sibley-Miller Surveying and Planning Inc., Tim L. Miller, Reg. Land Surveyor No. 3150, dated 9/5/2023, as recorded in Plat Book 101, Page 509, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

Tract 04-48-034

All that tract or parcel of land lying and being in Land Lot 249 of the 4th District of Fayette County, Georgia, being Tract 3, containing 19.999 acres more or less, as shown on that boundary survey for Rod Wright Corp, by Sibley-Miller Surveying and Planning Inc., Tim L. Miller, Reg. Land Surveyor No. 3150, dated 9/5/2023, as recorded in Plat Book 101, Page 509, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

**LEGAL DESCRIPTION**  
Continued

Tract 04-48-008

All that tract or parcel of land lying and being in Land Lot 249 of the 4th District of Fayette County, Georgia, being Tract 4, containing 1.250 acres more or less, as shown on that boundary survey for Rod Wright Corp, by Sibley-Miller Surveying and Planning Inc., Tim L. Miller, Reg. Land Surveyor No. 3150, dated 9/5/2023, as recorded in Plat Book 101, Page 509, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

All that tract or parcel of land lying and being in Land Lot 249 of the 4th District of Fayette County, Georgia, being Tract 5, containing 1.374 acres more or less, as shown on that boundary survey for Rod Wright Corp, by Sibley-Miller Surveying and Planning Inc., Tim L. Miller, Reg. Land Surveyor No. 3150, dated 9/5/2023, as recorded in Plat Book 101, Page 509, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

SIGNATURES ON NEXT PAGE

Subject to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

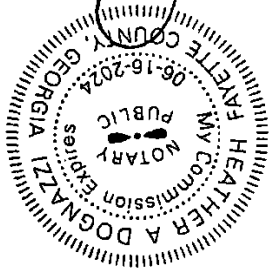
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

*Derry S. Brown*  
Witness  
*[Signature]*  
Notary Public

Wright Chancey LLC

By: RODWRIGHTCORP. Member

BY: *[Signature]*  
Roderick A. Wright, President



Antioch Road Tract 3 114.228 Acres Surveyed Legal Description

All that tract or parcel of land lying and being in land lots 249, & 250 of the 4<sup>th</sup>. District, Fayette County, Georgia. and being more particularly described as follows

Beginning at a Open Top Pipe found at the intersection of the Northeasterly right of way of Antioch Rd. (80' R/W) and the Westerly line of land lot 249, which is the Easterly line of land lot 250

Thence N 30°18'31" W A along said right of way A Distance Of 260.01'

Thence With A Curve Turning To The Right along said right of way, With An Arc Length Of 272.32', With A Radius Of 1985.53', With A Chord Bearing Of N 26°22'46" W, With A Chord Length Of 272.11' to a rebar set

Thence N 74°07'25" E leaving said right of way A Distance Of 768.71' to a rebar set

Thence N 48°12'53" W A Distance Of 641.91' to a rebar set

Thence N 00°35'13" E A Distance Of 51.25' to a rebar set

Thence N 58°19'32" E A Distance Of 517.66' to a rebar set

Thence N 88°00'56" E A Distance Of 1904.40' to a rebar set

Thence N 59°20'25" E A Distance Of 122.76' to the centerline of Woolsey Creek

Thence S 49°16'07" E along said creek centerline A Distance Of 136.39'

Thence S 35°51'12" E along said creek centerline A Distance Of 9.98'

Thence S 01°26'46" W leaving said centerline A Distance Of 220.82' to a rebar found

Thence S 88°31'21" E A Distance Of 425.52' to a rebar set

Thence S 01°01'22" W A Distance Of 387.23' to a rebar found

Thence S 01°14'19" W A Distance Of 562.43' to a rebar set

Thence S 01°14'19" W A Distance Of 940.93' to a rebar set

Thence N 88°48'15" W A Distance Of 1475.54' to a rebar set

Thence N 01°21'56" E A Distance Of 680.70' to a rebar set

Thence N 88°40'19" W A Distance Of 1489.00' to a rebar set

Thence S 00°22'53" W A Distance Of 84.70' to a open top pipe on the Northeasterly right of way of Antioch Rd

Which Is The Point Of Beginning,

Having An Area Of 4975792.5 Square Feet, 114.228 Acres



# FAYETTE COUNTY

## PETITION FOR REZONING CERTAIN PROPERTIES IN UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA

PUBLIC HEARING to be held before the Fayette County Planning Commission on Thursday, August 1, 2024, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, August 22, 2024, at 5:00 P.M., in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No.: 1349-24  
Owner/Agent: Wright Chancey McBride, LLC/Theodore N. Colbert/Meredith Colbert/Kate Pruitt. Steven Jones, Agent

Existing Zoning District: A-R  
Proposed Zoning District: R-80

Parcel Number: 0448 008  
Area of Property: 114.228 acres  
Proposed Use: R-80  
Land Lot(s)/District: Land lot 249 & 250 of the 4th District  
Fronts on: Antioch Road

### PROPERTY DESCRIPTION Legal Description

Antioch Road Tract 3 114.228 Acres Surveyed Legal Description

All that tract or parcel of land lying and being in land lots 249, & 250 of the 4th. District, Fayette County, Georgia. and being more particularly described as follows: Beginning at a Open Top Pipe found at the intersection of the Northeastly right of way of Antioch Rd. (80' R/W) and the Westerly line of land lot 249, which is the Easterly line of land lot 250.

Thence N 30°18'31" W A along said right of way A Distance Of 260.01' , Thence With A Curve Turning To The Right along said right of way, With An Arc Length Of 272.32', With A Radius Of 1985.53', With A Chord Bearing Of N 26°22'46" W, With A Chord Length Of 272.11' to a rebar set.

Thence N 74°07'25" E leaving said right of way A Distance Of 768.71' to a rebar set , Thence N 48°12'53" W A Distance Of 641.91' to a rebar set

Thence N 00°35'13" E A Distance Of 51.25' to a rebar set , Thence N 58°19'32" E A Distance Of 517.66' to a rebar set , Thence N 88°00'56" E A Distance Of 1904.40' to a rebar set , Thence N 59°20'25" E A Distance Of 122.76' to the centerline of Woolsey Creek , Thence S 49°16'07" E along said creek centerline A Distance Of 136.39' , Thence S 35°51'12" E along said creek centerline A Distance Of 9.98', Thence S 01°26'46" W leaving said centerline A Distance Of 220.82' to a rebar found , Thence S

Par  
050  
Are  
Pro  
Lar  
the  
Fro  
PR  
Leg  
All  
and  
Dis  
and  
scri  
Beg  
at t  
ters  
ris  
We  
a 1  
on  
Har  
The  
Sou  
of 2  
TRU  
The  
of-w  
dista  
reba  
cont  
Soul  
208.  
conc  
said  
Wes  
a 1/  
The  
Nort  
403.  
The  
dista  
The  
dista  
The  
tanc  
the V  
Road  
GINJ  
as T  
more  
Rezo  
and  
ris la  
07/1  
NO  
FOR  
FA  
OR  
PUB  
fore  
Com  
7:00  
Coun  
on At  
the F  
Comj  
West  
Floor  
CON  
MEN  
ING  
SEC.  
al-Re  
provi



Wednesday, July 17, 2024

88°31'21" E A Distance Of 425.52'  
to a rebar set

Thence S 01°01'22" W A Dis-  
tance Of 387.23' to a rebar found

,Thence S 01°14'19" W A Distance  
Of 562.43' to a rebar set , Thence S

01°14'19" W A Distance Of 940.93'  
to a rebar set , Thence N 88°48'15"

W A Distance Of 1475.54' to a re-  
bar set

Thence N 01°21'56" E A Distance  
Of 680.70' to a rebar set , Thence

N 88°40'19" W A Distance Of  
1489.00' to a rebar set , Thence S

00°22'53" W A Distance Of 84.70'  
to a open top pipe on the North-

easterly right of way of Antioch Rd  
Which Is The Point Of Beginning,

Having An Area Of 4975792.5  
Square Feet, 114.228 Acres

07/17

to remain temporarily for occupan-  
cy while a new home is built in the  
A-R Zoning District.

A copy of the above is available  
in the office of the Fayette County  
Planning and Zoning Department,  
140 Stonewall Avenue West, Suite  
202, Fayetteville, Georgia.

This 17th day of July 2024.

Deborah L. Bell, RLA

Planning & Zoning Director

07/17

NOTICE OF PUBLIC HEARING  
FOR THE CONSIDERATION OF  
THE REVISED DEVELOPMENT  
PLAN FOR CAMP SOUTHERN  
GROUND

PUBLIC HEARING to be held be-  
fore the Fayette County Planning  
Commission on August 1, 2024, at

**PETITION NO: 1351-24**

**REQUESTED ACTION:** To rezone 9.74 acres from A-R to R-70.

**PARCEL NUMBER:** 0515 049

**PROPOSED USE:** Residential

**EXISTING USE:** Agricultural Residential

**LOCATION:** 459 Lester Road

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lots 65

**AREA:** 9.74 Acres

**OWNERS:** Nour Rabai

**AGENT:** Jeff Lammes

**PLANNING COMMISSION PUBLIC HEARING:** August 1, 2024

**BOARD OF COMMISSIONERS PUBLIC HEARING:** August 22, 2024

---

**APPLICANT'S INTENT**

Applicant proposes to rezone 9.74 acres from A-R to R-70 for the purpose of developing single-family homes.

**STAFF RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan, Rural Residential-2 (1 Unit/2 Acres) is designated for this area, so the request for R-70 zoning is appropriate. Based on the Investigation and Staff Analysis, Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of R-70, Single-Family Residential District.

**RECOMMENDED CONDITIONS**

1. Lester Road is a County Minor Arterial on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 50 feet of right-of-way as measured from the existing centerline of Lester Road.
2. Davis Road is a County Collector on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 40 feet of right-of-way as measured from the existing centerline of Lester Road.



3. Submittal of all warranty deed(s) and legal descriptions for right-of-way dedications shall be provided to the County within 60 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.

4. **INVESTIGATION**

**A. GENERAL PROPERTY INFORMATION**

The property is a legal lot of record. It is not located in an Overlay Zone

**B. REZONING HISTORY:**

There is no history of prior rezoning.

**C. CURRENT DEVELOPMENT HISTORY:**

The property is currently a single-family residential parcel with one home.

**B. SURROUNDING ZONING AND USES**

Near the subject property is land which is zoned A-R and R-40. See the following table and the attached Zoning Map.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Comprehensive Plan</b>
North	10.4	A-R	Undeveloped	Rural Residential - 2 (1 Unit/2 Acres)
South	7.92	A-R	Single-family Residential	Rural Residential - 2 (1 Unit/2 Acres)
East	4.8	R-40	Single-family Residential	Rural Residential - 2 (1 Unit/2 Acres)
West	22.60	A-R	Undeveloped	Rural Residential - 2 (1 Unit/2 Acres)

**C. COMPREHENSIVE PLAN**

The subject property lies within an area designated for Rural Residential – 2 (1 Unit/2 Acres).

**D. DEPARTMENTAL COMMENTS**

- Water System** - Fayette County Water System does not currently have water infrastructure available to serve this parcel.
  
- Public Works & Environmental Management**
  - **Access Management** -- There is no traffic data for Davis Road.
  - **Sight Distance**
    - The speed limit on David Road is 25 MPH, requiring 280 ft. of sight distance. Sight distance has not been verified. New driveways will be required to meet Fayette County regulations for sight distance requirements.
    - The speed limit on Lester Road is 35 MPH, requiring 390 ft. of sight distance. Proposed Tract II does not meet sight distance requirements along Lester Road.
  - **Floodplain Management** -- The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. The property DOES contain floodplain per FEMA FIRM panel 13113C0092E dated September 26, 2008.
  - **Wetlands** -- The property **DOES** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. The owner or developer will be responsible for submitting proper documentation during the development process as to the existence or non-existence of wetlands.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property and the site **WILL BE** subject to the Fayette County Watershed Protection Ordinance upon subdivision.
  - Groundwater -- The property IS within a groundwater recharge area.
  - **Post Construction Stormwater Management** -- This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if rezoned and developed with more than 5,000 square feet of impervious surfaces for a major subdivision or commercial site plan.
  
- Environmental Health Department** – This office has no objections to the proposed rezoning.
  
- Fire** – No objections to the requested rezoning.
  
- GDOT** – Not applicable.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

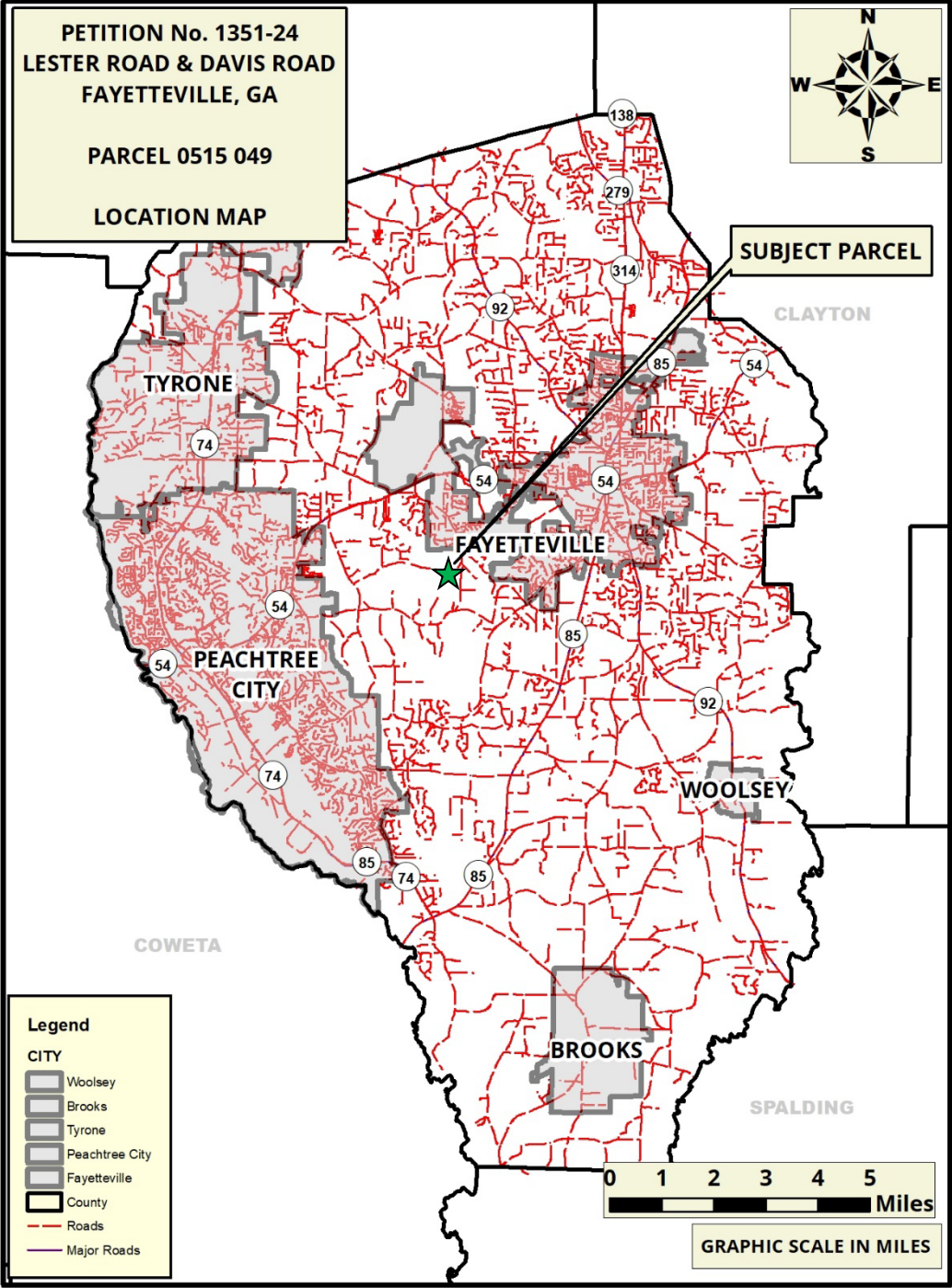
1. The subject property lies within an area designated for Rural Residential-2 Uses. This request does conform to the Fayette County Comprehensive Plan in terms of the use and proposed lot size.
2. The area around the subject property is an area that already has various residential and agricultural uses. It is staff's opinion that the zoning proposal would not adversely affect the existing or future uses of nearby properties.
3. It is staff's opinion that if conditions are approved, the zoning proposal will not have an excessive or burdensome impact on streets, utilities, or schools.
4. The proposal is consistent in character and use with the surrounding uses as agricultural and low density residential.

## **ZONING DISTRICT STANDARDS**

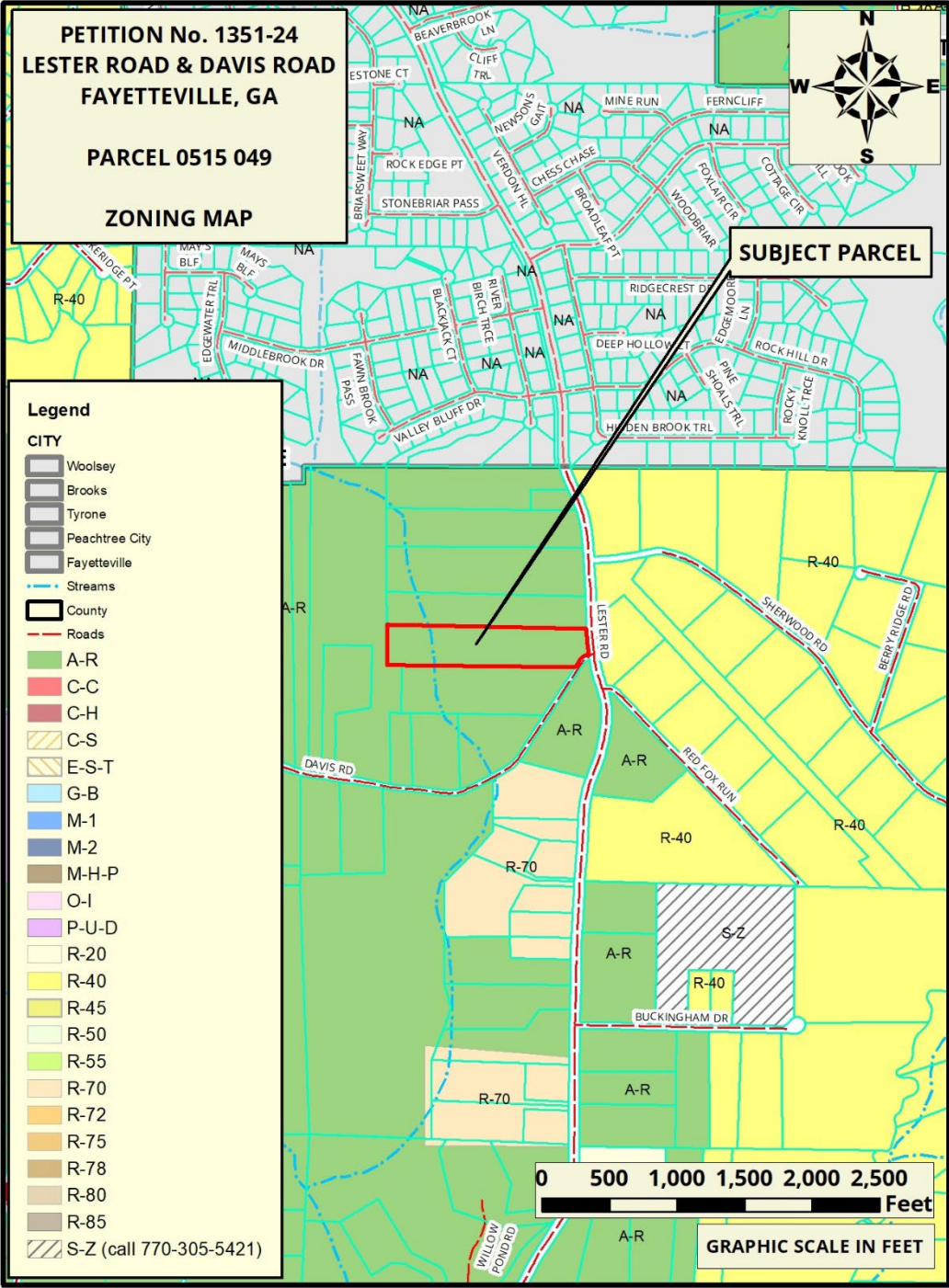
### **Sec. 110-133. R-70, Single-Family Residential District.**

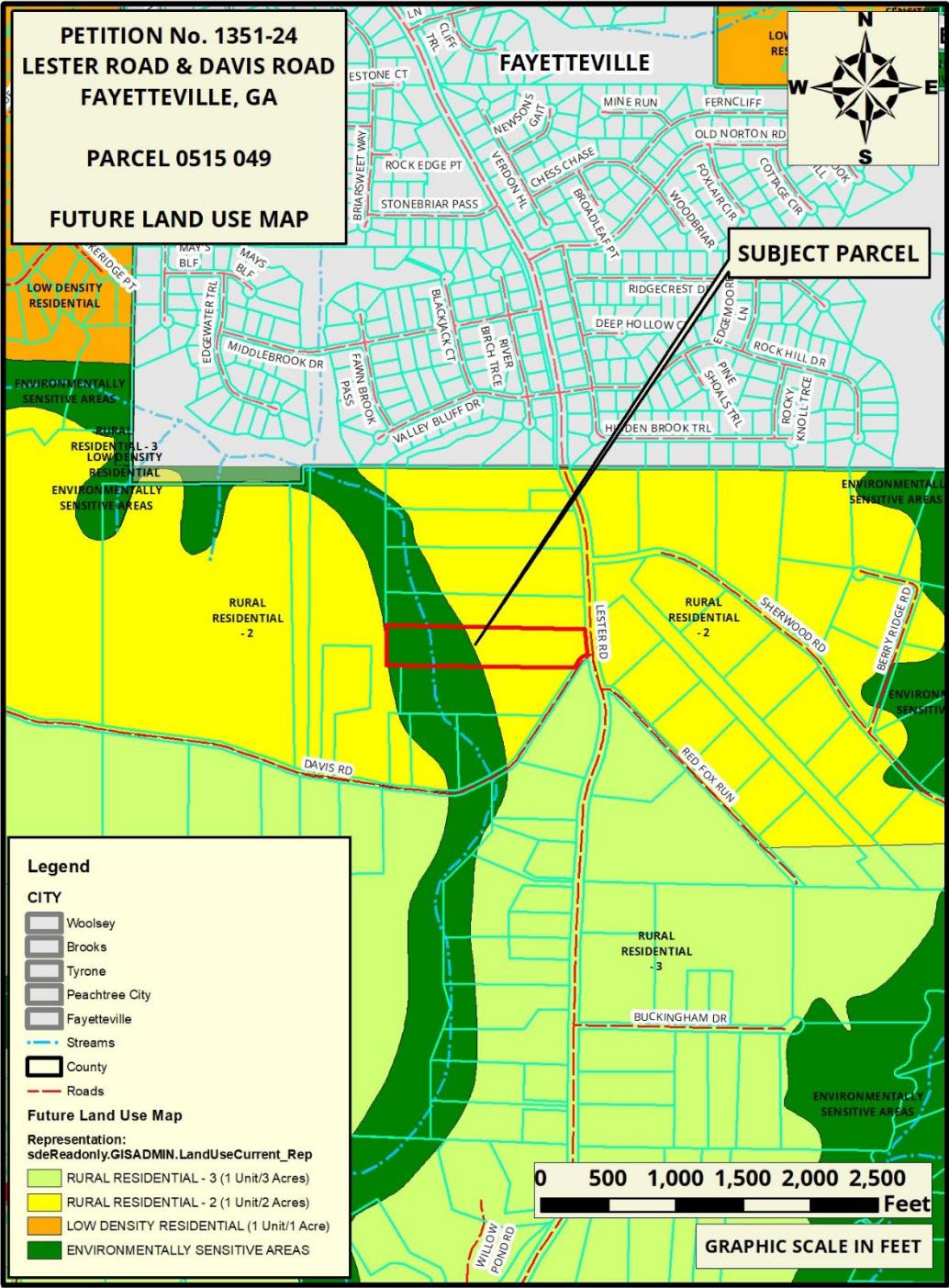
- (a) *Description of district.* This district is composed of certain lands and structures having a low density single-family residential character and designed to protect against the depreciating effects of excessive densities and development and those uses incompatible with such a residential environment.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the R-70 zoning district:
- (1) Single-family dwelling;
  - (2) Residential accessory structures and uses (see article III of this chapter); and
  - (3) Growing crops, gardens.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the R-70 zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Church and/or other place of worship;
  - (2) Developed residential recreational/amenity areas;
  - (3) Home occupation;
  - (4) Horse quarters; and
  - (5) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the R-70 zoning district shall be as follows:
- (1) Lot area per dwelling unit: 87,120 square feet (two acres).
  - (2) Lot width:
    - a. Major thoroughfare:
      1. Arterial: 175 feet.
      2. Collector: 175 feet.
    - b. Minor thoroughfare: 150 feet.
  - (3) Floor area: 1,500 square feet.
  - (4) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 75 feet.
      2. Collector: 75 feet.
    - b. Minor thoroughfare: 50 feet.
  - (5) Rear yard setback: 50 feet.
  - (6) Side yard setback: 25 feet.
  - (7) Height limit: 35 feet.

(Code 1992, § 20-6-9; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2018-03, § 13, 9-22-2018)





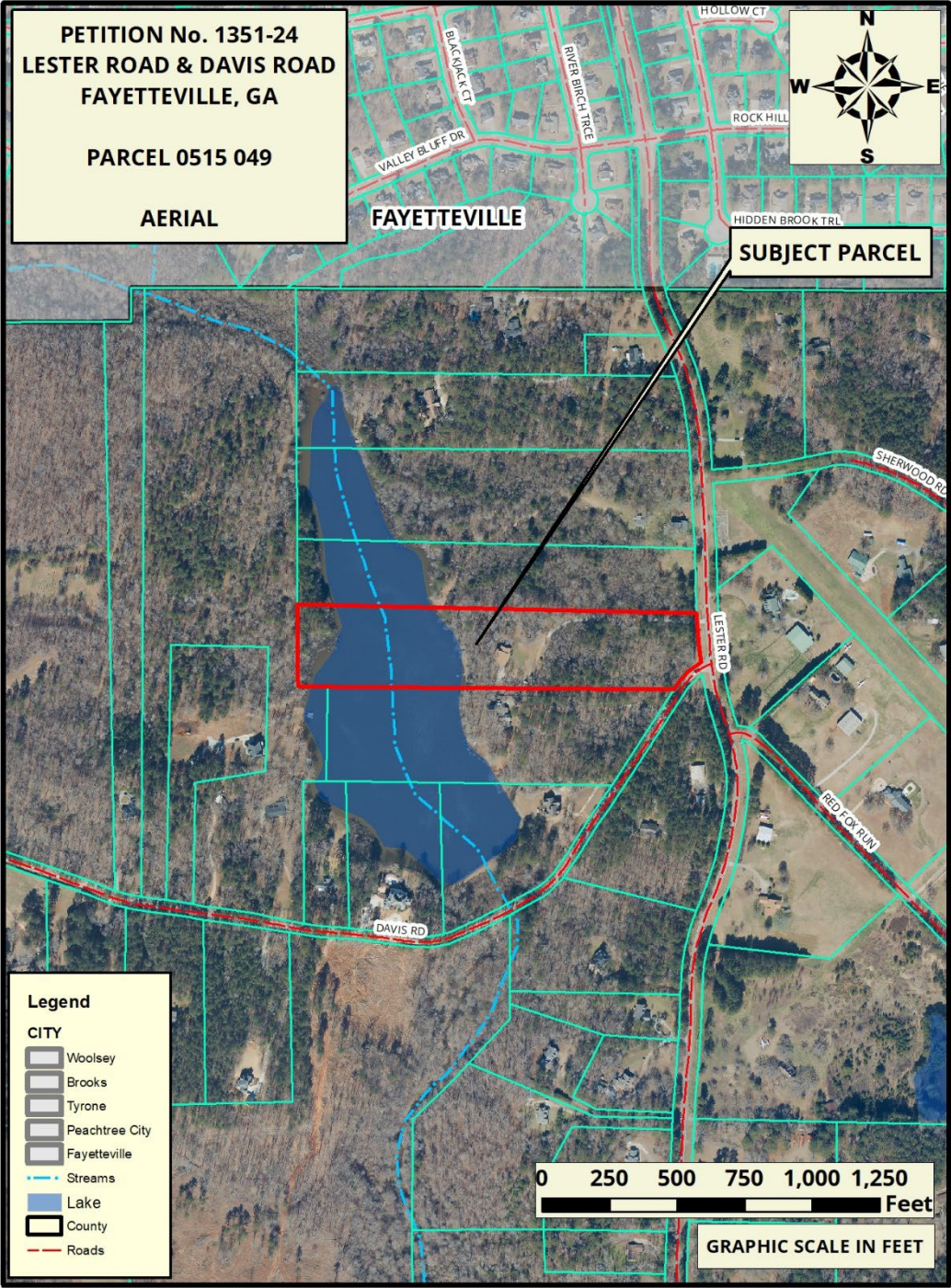




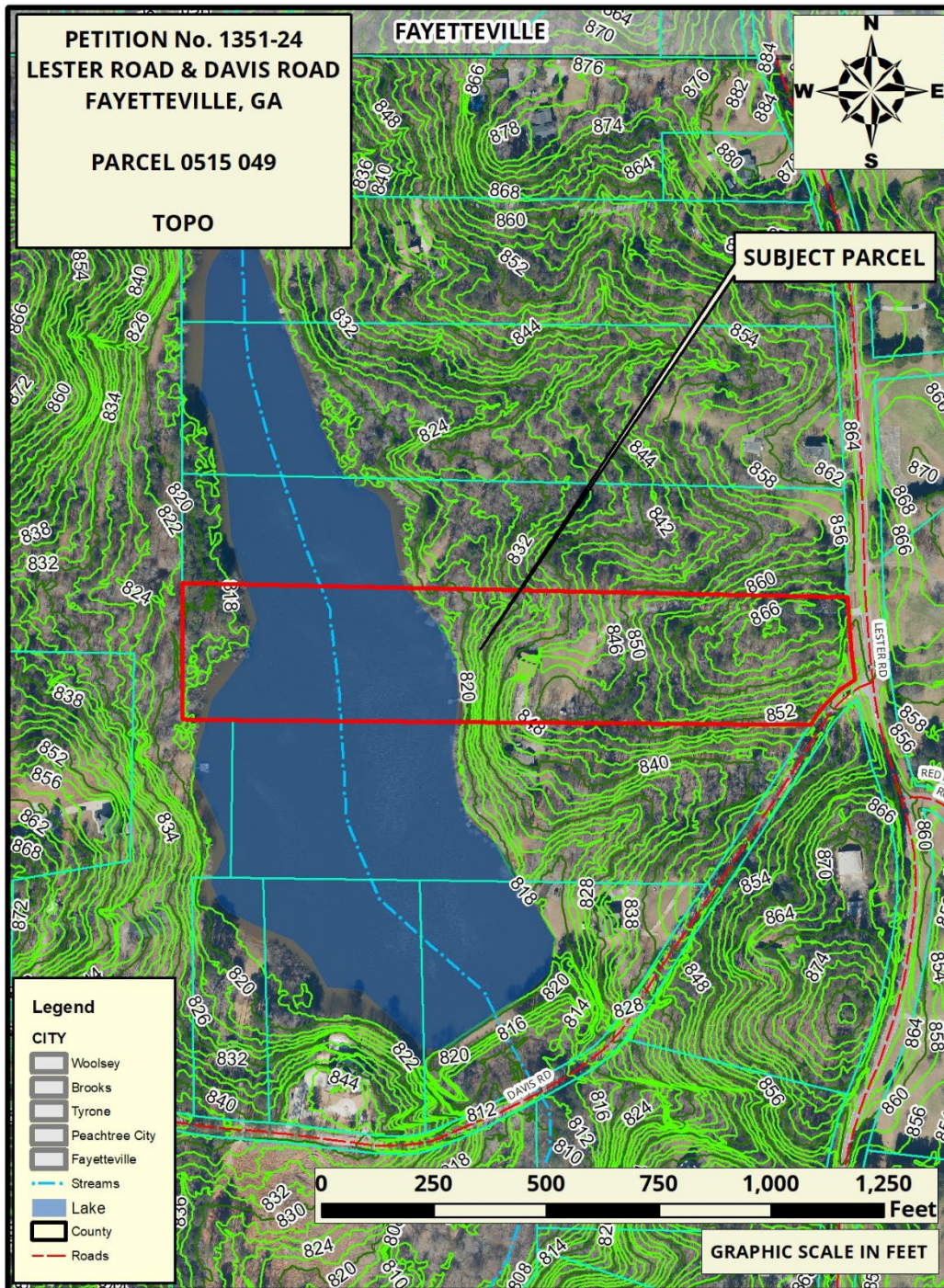


















PETITION No (s): 1351-24

STAFF USE ONLY

**APPLICANT INFORMATION**

Name Jeff Lammes  
Address 187 Fulton Court  
City Peachtree City  
State GA Zip 30269  
Email jeff@lammesconstructiongroup.com  
Phone 770 560 5195

**PROPERTY OWNER INFORMATION**

Name Nour Rabai  
Address 222 Fairburn Industrial  
City Fairburn  
State GA Zip 30213  
Email nourpita@gmail.com  
Phone 770 906 7045

**AGENT(S) (if applicable)**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from \_\_\_\_\_ a check in the amount of \$ 350.00 for application filing fee, and \$ 40.00 for deposit on frame for public hearing sign(s).

Date Paid: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

PETITION No.: 1351-24 Fees Due: \$350 Sign Deposit Due: \$40.00

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0515 049 Acreage: 9.74  
Land District(s): 5th Land Lot(s): 65  
Road Name/Frontage L.F.: Lester Road Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: AR Proposed Zoning: R-70  
Existing Land Use: Residential Proposed Land Use: RR2  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_



**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:

Reign R Enterprises, LLC

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** Parcel ID 0515 049

(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) 65 of the 6th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_ District, and said property consists of a total of 9.74 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Jeff Lammes 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.

(II) \_\_\_\_\_

Signature of Property Owner 1

222 Pinebush Industrial Blvd  
Atlanta GA 30213

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

Address

Janeal A. Hall

Signature of Notary Public

7 June 2024

Date

Signature of Notary Public

Date

Signature of Notary Public

Date

Signature of Notary Public

Date



PETITION No.: 1351-24

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned)*

NAME: Reign R Enterprises LLC

ADDRESS: 222 Fairborn Industrial Blvd Fairborn, GA 30213

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

Nour Rabai affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 350 to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-70.

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:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of August 1st, 20 24 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of August 22nd, 20 24 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF June, 20 24

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC





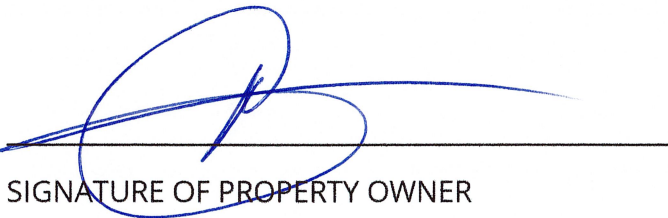
**AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY**

I/We, Reign R Enterprises, LLC, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, feet of right-of-way along Lester Road as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map, streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60-foot right-of-way (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80-foot right-of-way (40' measured from each side of road centerline)
- Arterial Street (Major Thoroughfare) 100-foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 17<sup>th</sup> day of June, 2024.

  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

  
NOTARY PUBLIC





**DISCLOSURE STATEMENT**

(Please check one)

Campaign contributions:

No

Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT  
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS  
CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

## CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



Doc ID: 011869670002 Type: WD  
Recorded: 09/12/2023 at 09:10:00 AM  
Fee Amt: \$535.00 Page 1 of 2  
Transfer Tax: \$510.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK **5653** PG **181-182**

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
Eric A. Slepian  
42 Eastbrook Bend  
Peachtree City, GA 30269  
(770)486-1220

**TAX PARCEL ID:** 0515 049

**Order.No.:** 23-1135-BEC

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this  4  day of September, 2023, between **MELBA M. GARDNER**, as party or parties of the first part, hereinafter called Grantor, and **REIGN R ENTERPRISES, LLC**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA BEING TRACT 5 (FIVE); AS SHOWN BY PLAT THEREOF DATED NOVEMBER 13, 1969 BY C. E. LEE, REGISTERED LAND SURVEYOR, SAID PLAT BEING RECORDED IN PLAT BOOK 6, PAGE 123, FAYETTE COUNTY RECORDS.**

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

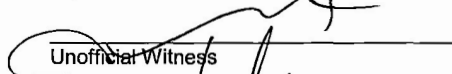
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.



IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 6 day of September, 2023.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

 (SEAL)  
MELBA M. GARDNER

  
Notary Public  
My Commission Expires:



**PETITION FOR REZONING  
CERTAIN PROPERTIES IN  
UNINCORPORATED AREAS OF  
FAYETTE COUNTY, GEORGIA**  
PUBLIC HEARING to be held be-  
fore the Fayette County Planning  
Commission on Thursday, August  
1, 2024, at 7:00 P.M., and before  
the Fayette County Board of Com-  
missioners on Thursday, August  
22, 2024, at 5:00 P.M., in the Fay-  
ette County Administrative Com-  
plex, 140 Stonewall Avenue West,  
Public Meeting Room, First Floor,  
Fayetteville, Georgia.

Petition No.: 1351-24  
Owner/Agent: Nour Rabai/Reign  
R. Enterprises, LLC, Owners, Jeff  
Lammes, Agent

Existing Zoning District:

A-R

Proposed Zoning District:

R-70

Parcel Number: 0515 049

Area of Property: 9.74 acres

Proposed Use: Residential

Land Lot(s)/District: Land Lot 65  
of the 5th District

Fronts on: Lester Road & Davis  
Road

#### **PROPERTY DESCRIPTION**

Legal Description

ALL THAT TRACT OR PARCEL  
OF LAND LYING AND BEING  
IN LAND LOT 65 OF THE 5TH  
DISTRICT OF FAYETTE COUN-  
TY, GEORGIA BEING TRACT  
5 (FIVE); AS SHOWN BY PLAT  
THEREOF DATED NOVEMBER  
13, 1969 BY C. E. LEE, REGIS-  
TERED LAND SURVEYOR, SAID  
PLAT BEING RECORDED IN  
PLAT BOOK 6, PAGE 123, FAY-  
ETTE COUNTY RECORDS.

07/17

**PETITION NO: 1352-24**

**REQUESTED ACTION:** To rezone 2.88 acres from A-R to R-70.

**PARCEL NUMBER:** 0502 029 (part) and 0502 053 (part)

**PROPOSED USE:** Residential

**EXISTING USE:** Agricultural-Residential

**LOCATION:** 165/205 Harris Road

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lots 3

**AREA:** 2.88 Acres

**OWNERS:** Daryl Keith Harris and Melissa L. Harris; D. Keith Harris and Connie Harris Redd, Trustees of the Ernest Guy Harris Irrevocable Trust

**AGENT:** Keith Harris

**PLANNING COMMISSION PUBLIC HEARING:** August 1, 2024

**BOARD OF COMMISSIONERS PUBLIC HEARING:** August 22, 2024

---

**APPLICANT'S INTENT**

Applicant proposes to rezone 2.88 acres from A-R to R-70 for the purpose of creating a single-family parcel with an existing home.

Both parcels involved are currently zoned A-R and each has a single-family home. The request is to reconfigure property lines so one parcel is larger and retains the A-R zoning, but Parcel 0502 029 will be smaller (2.88 acres) and be rezoned to R-70. No new parcels will be created.

**STAFF RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan, Rural Residential-2 (1 Unit/2 Acres) is designated for this area, so the request for R-70 zoning is appropriate. Based on the Investigation and Staff Analysis, Staff recommends **APPROVAL** of the request for a zoning of R-70, Single-Family Residential District.



**INVESTIGATION**

**A. GENERAL PROPERTY INFORMATION**

Both parcels are legal lots of record. They are not located in an Overlay Zone

**B. REZONING HISTORY:**

There is no history of prior rezoning.

**C. CURRENT DEVELOPMENT HISTORY:**

Both parcels involved are currently zoned A-R and each has a single-family home. The request is to reconfigure property lines so one parcel is larger and retains the A-R zoning, but Parcel 0502 029 will be smaller (2.88 acres) and be rezoned to R-70.

**D. SURROUNDING ZONING AND USES**

Near the subject property is land which is zoned A-R and R-70. See the following table and the attached Zoning Map.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Comprehensive Plan</b>
North	13.2	A-R	Single-Family Residential/Agricultural	Rural Residential – 2 (1 Unit/2 Acres)
South	2.2	R-70	Single-family Residential	Rural Residential – 2 (1 Unit/2 Acres)
East	9.97	A-R	Single-family Residential/Agricultural	Rural Residential – 2 (1 Unit/2 Acres)
West	22.71	A-R	Undeveloped	Rural Residential – 2 (1 Unit/2 Acres)

**E. COMPREHENSIVE PLAN**

The subject property lies within an area designated for Rural Residential – 2 (1 Unit/2 Acres).

**F. DEPARTMENTAL COMMENTS**

- Water System** - Fayette County Water System does not currently have water infrastructure available to serve this parcel.
  
- Public Works & Environmental Management**
  - **Access Management** -- Harris Road is a County Local, deeded, 60 foot right of way. There is no traffic data for Harris Road.
  - **Floodplain Management** -- The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. The property **DOES NOT** contain floodplain per FEMA FIRM panel

13113C0092E dated September 26, 2008.

- **Wetlands** -- The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. The owner or developer will be responsible for submitting proper documentation during the development process as to the existence or non-existence of wetlands.
  - **Watershed Protection** -- There **ARE NOT** state waters located on the subject property and the site **WILL NOT BE** subject to the Fayette County Watershed Protection Ordinance upon subdivision.
  - **Groundwater** -- The property **IS NOT** within a groundwater recharge area.
  - **Post Construction Stormwater Management** -- This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed with more than 5,000 square feet of impervious surfaces for a major subdivision or commercial site plan.
- 
- Environmental Health Department** – This office has no objections to the proposed rezoning.
  - Fire** – No objections to the requested rezoning.
  - GDOT** – Not applicable.
  - Fayette County School System** – Not applicable – no new lots.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Rural Residential-2 Uses. This request does conform to the Fayette County Comprehensive Plan in terms of the use and proposed lot size.
2. The area around the subject property is an area that already has various residential and agricultural uses. It is staff's opinion that the zoning proposal would not adversely affect the existing or future uses of nearby properties.
3. It is staff's opinion that if conditions are approved, the zoning proposal will not have an excessive or burdensome impact on streets, utilities, or schools.
4. The proposal is consistent in character and use with the surrounding uses as agricultural and low density residential.

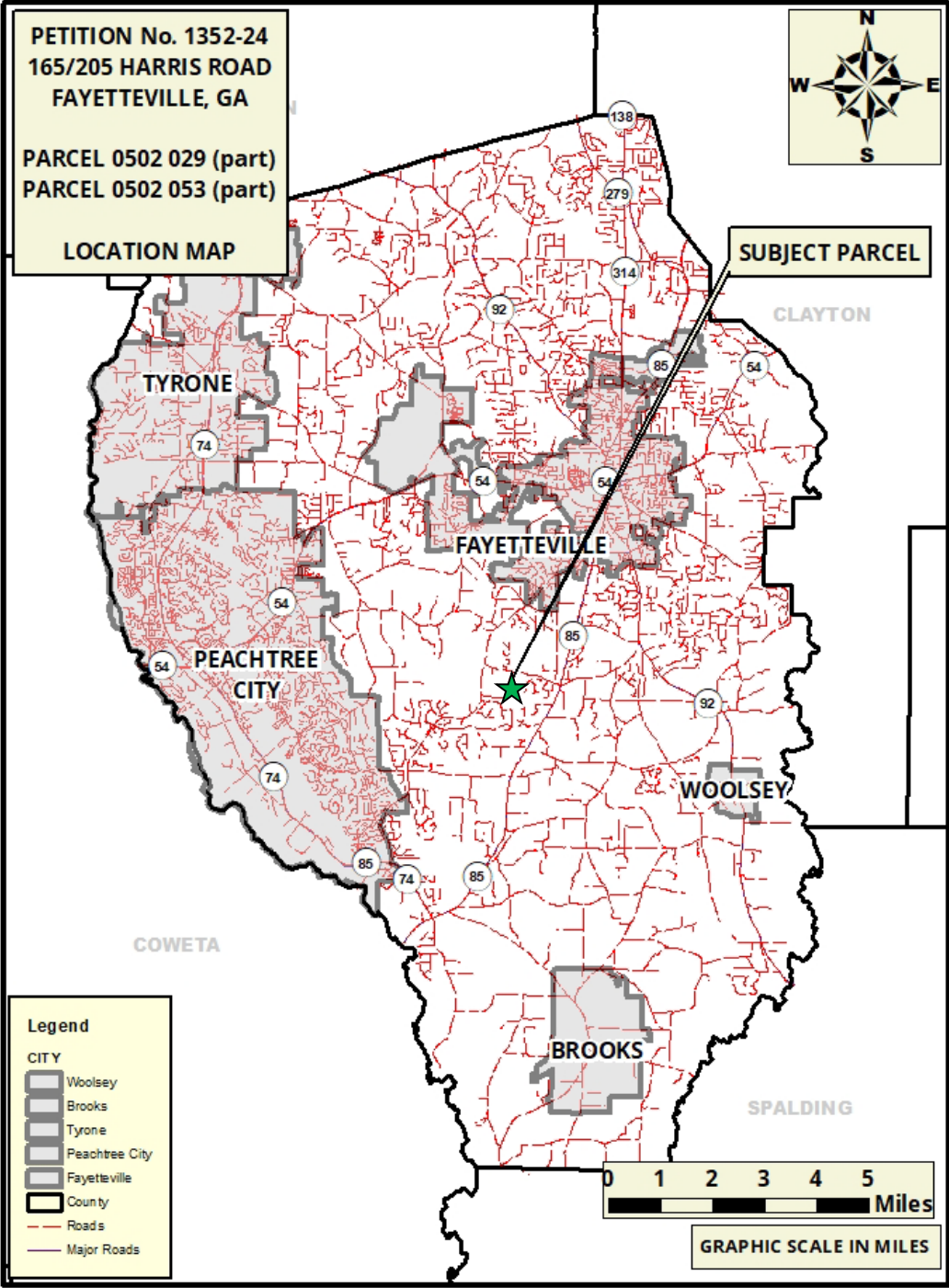


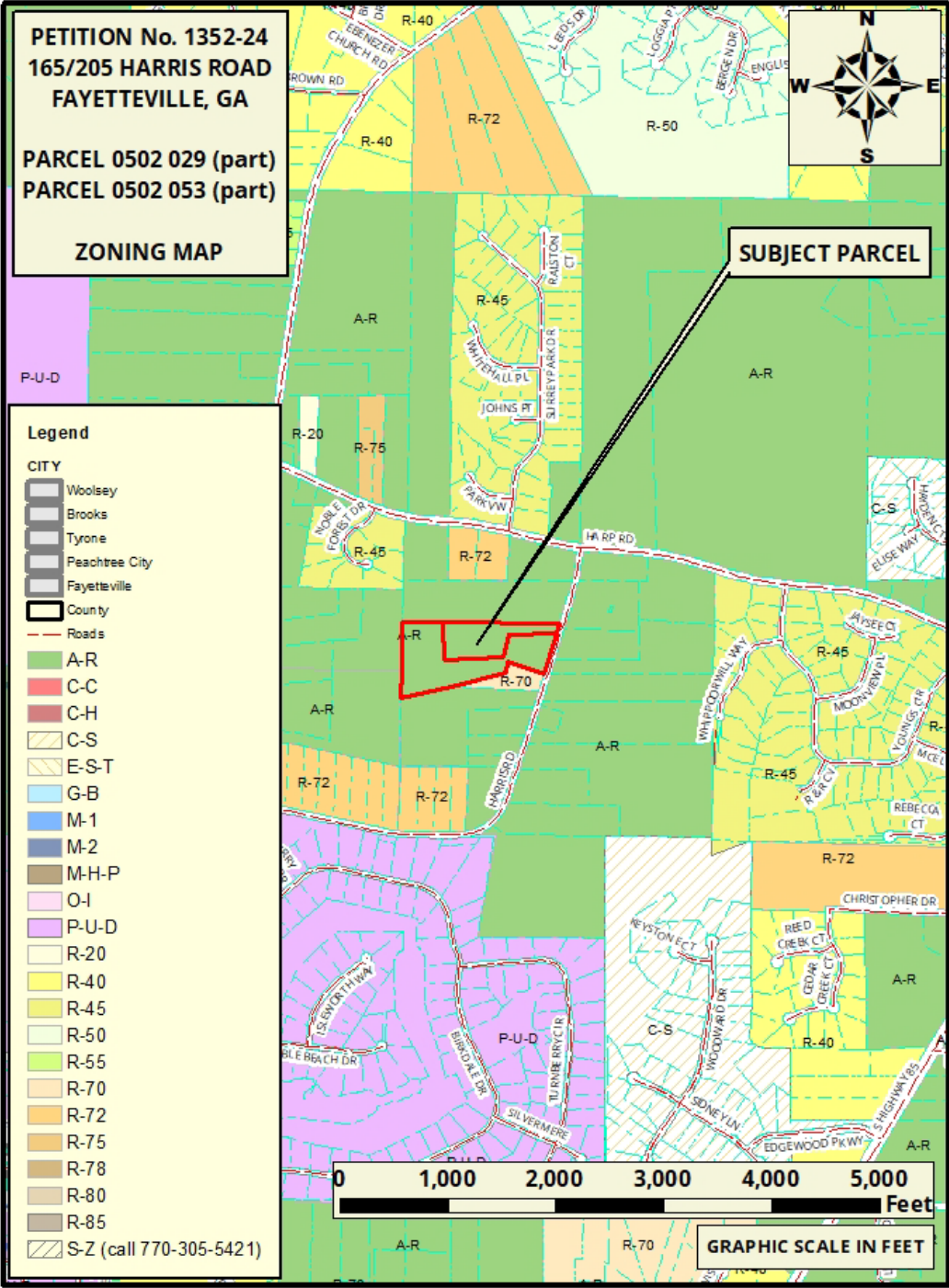
## **ZONING DISTRICT STANDARDS**

### **Sec. 110-133. R-70, Single-Family Residential District.**

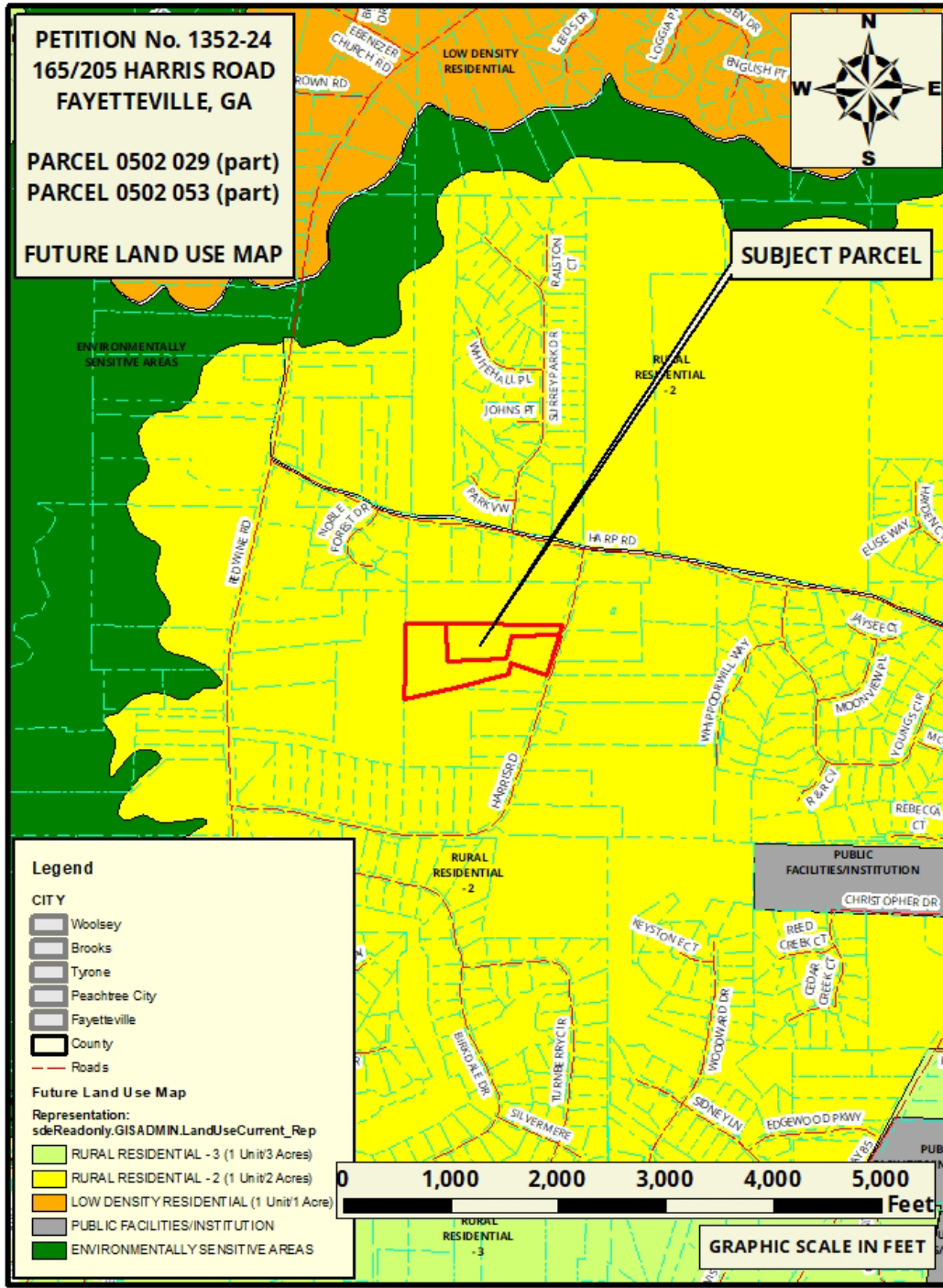
- (a) *Description of district.* This district is composed of certain lands and structures having a low density single-family residential character and designed to protect against the depreciating effects of excessive densities and development and those uses incompatible with such a residential environment.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the R-70 zoning district:
- (1) Single-family dwelling;
  - (2) Residential accessory structures and uses (see article III of this chapter); and
  - (3) Growing crops, gardens.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the R-70 zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Church and/or other place of worship;
  - (2) Developed residential recreational/amenity areas;
  - (3) Home occupation;
  - (4) Horse quarters; and
  - (5) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the R-70 zoning district shall be as follows:
- (1) Lot area per dwelling unit: 87,120 square feet (two acres).
  - (2) Lot width:
    - a. Major thoroughfare:
      1. Arterial: 175 feet.
      2. Collector: 175 feet.
    - b. Minor thoroughfare: 150 feet.
  - (3) Floor area: 1,500 square feet.
  - (4) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 75 feet.
      2. Collector: 75 feet.
    - b. Minor thoroughfare: 50 feet.
  - (5) Rear yard setback: 50 feet.
  - (6) Side yard setback: 25 feet.
  - (7) Height limit: 35 feet.

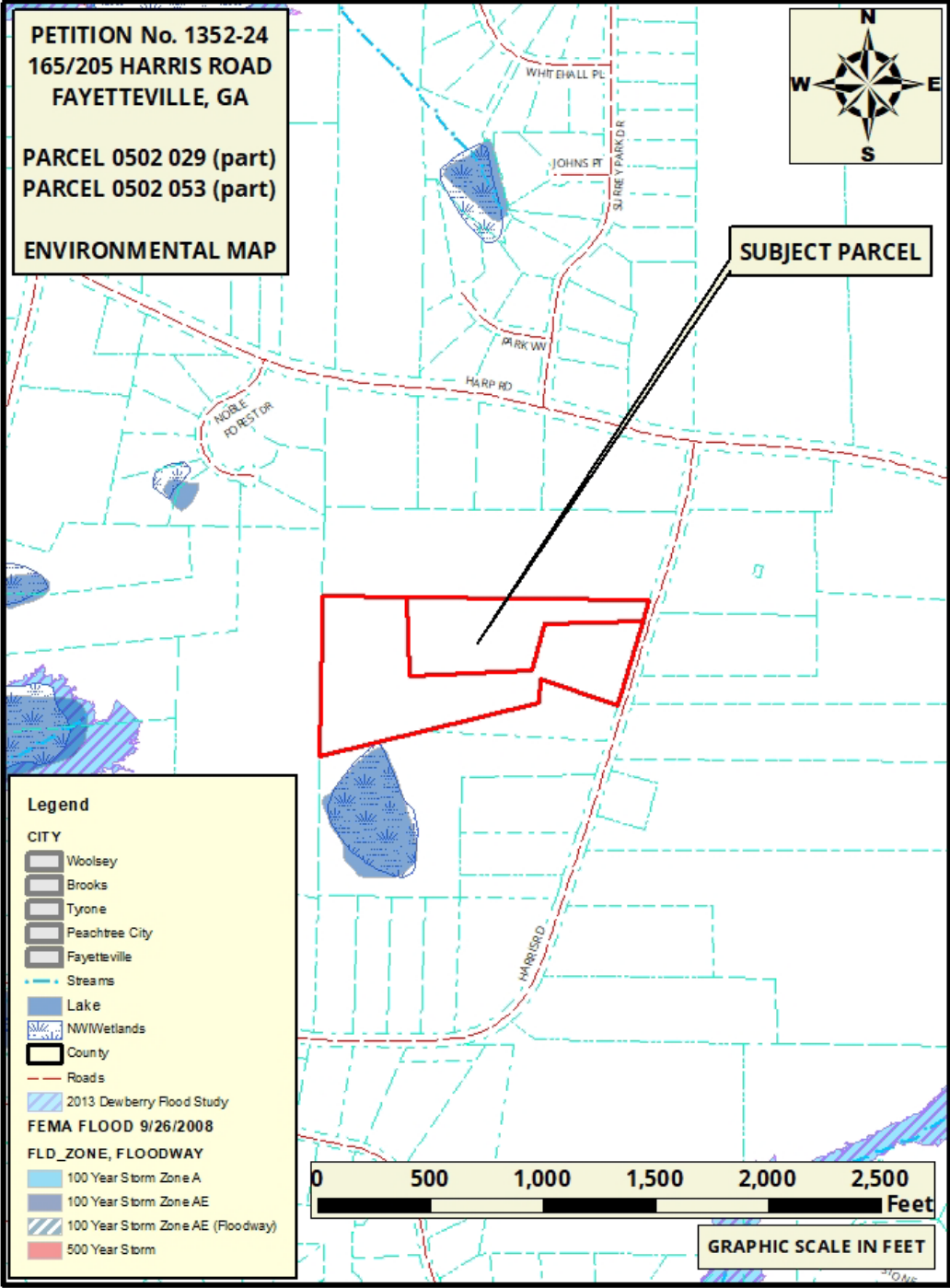
(Code 1992, § 20-6-9; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2018-03, § 13, 9-22-2018)

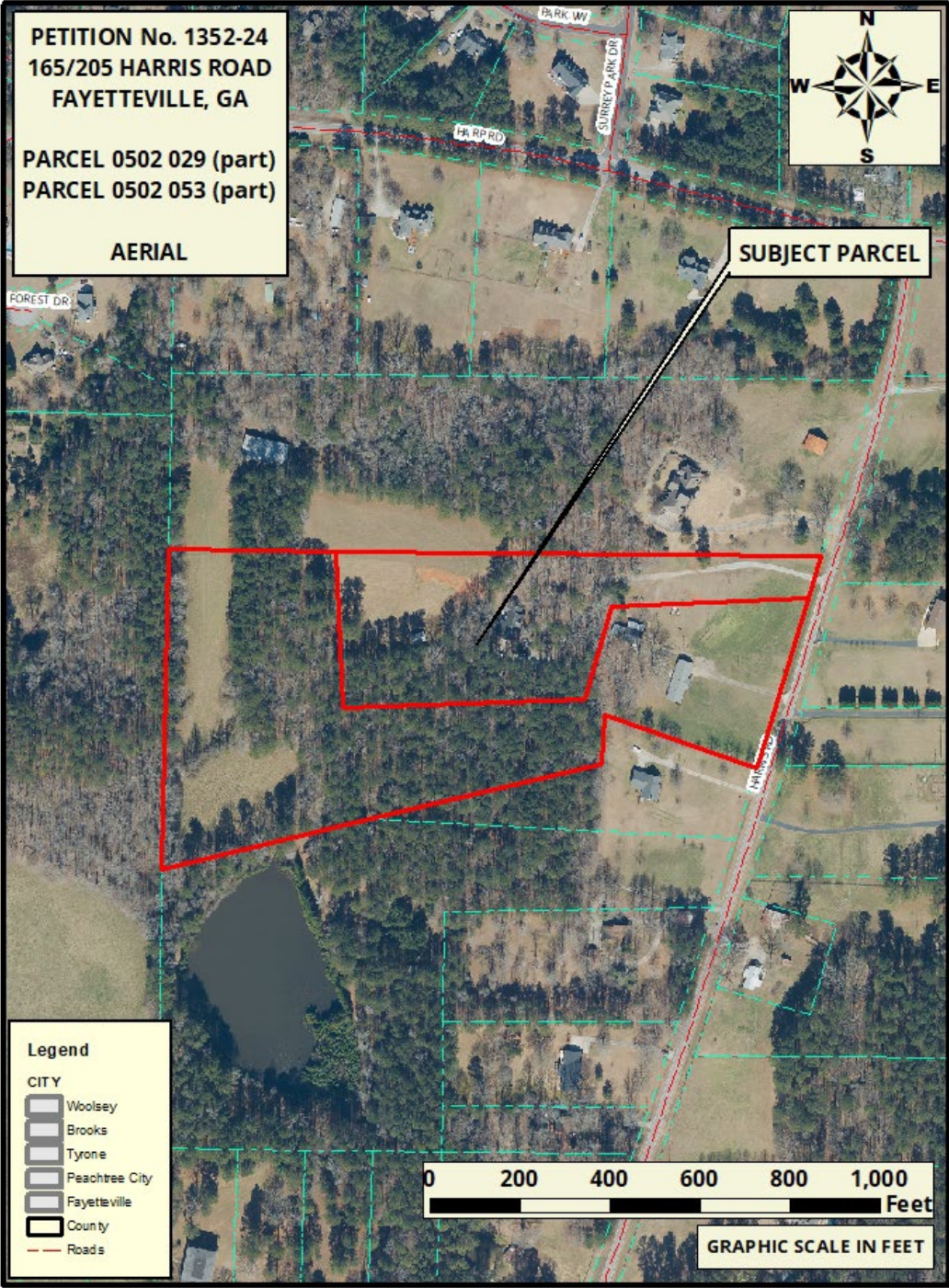




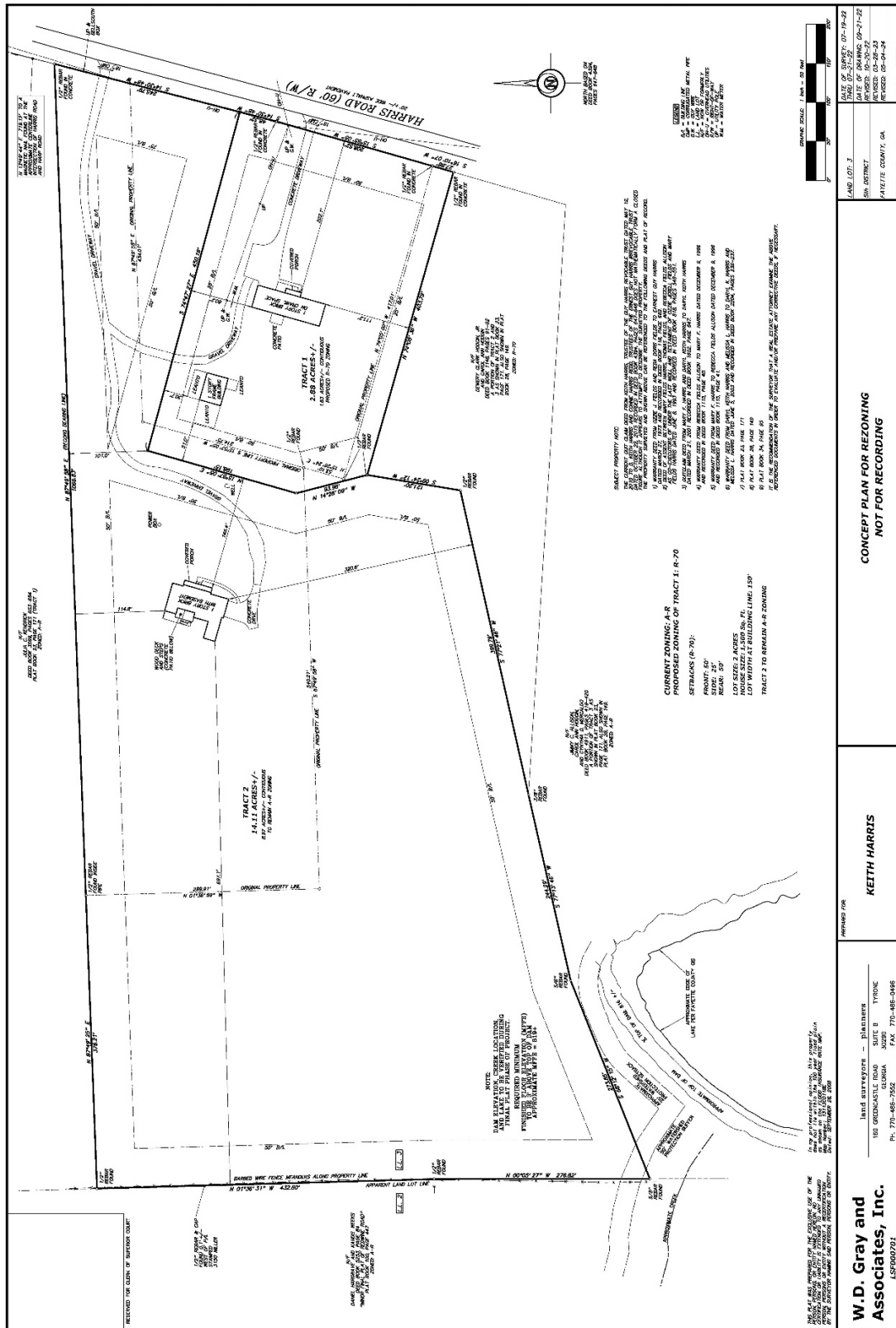












CONCEPT PLAN



1352-24

PETITION No (s):

STAFF USE ONLY

APPLICANT INFORMATION

Name D. Keith Harris (Executor)
Address 165 Harris Rd
City Fayetteville
State GA Zip 30215
Email DK904h@gmail.com
Phone 770 294 6633

PROPERTY OWNER INFORMATION

Name Ernest Guy Harris Estate
Address 205 Harris Rd
City Fayetteville
State GA Zip 30215
Email
Phone

AGENT(S) (if applicable) (sister)

Name Connie Harris Redd
Address 205 Harris Rd.
City Fayetteville
State GA Zip 30215
Email connie.redd@mr.com
Phone 678 358 6675

Name
Address
City
State Zip
Email
Phone

(THIS AREA TO BE COMPLETED BY STAFF)

[ ] Application Insufficient due to lack of:

Staff: Date:

[x] Application and all required supporting documentation is Sufficient and Complete

Staff: Debbie Bell Date: 06/10/2024

DATE OF PLANNING COMMISSION HEARING: Aug 1, 2024

DATE OF COUNTY COMMISSIONERS HEARING: Aug 22, 2024

Received from a check in the amount of \$ for application filing fee, and \$ for deposit on frame for public hearing sign(s).

Date Paid: Receipt Number:



PETITION No.: \_\_\_\_\_ Fees Due: 290.00 <sup>Paid M.B.</sup> Sign Deposit Due: 40.00 <sup>Paid M.B.</sup>

**PROPERTY INFORMATION** *(please provide information for each parcel)* STAFF USE ONLY

Parcel # (Tax ID): 0502 029 + 0502 053 Acreage: ~~11.99~~ 2.88 <sup>PKH</sup>  
Land District(s): 5<sup>th</sup> Land Lot(s): 3  
Road Name/Frontage L.F.: HARRIS Rd Road Classification: \_\_\_\_\_  
Existing Use: ~~R70~~ Residential <sup>PKH</sup> Proposed Use: ~~R70~~ Residential <sup>PKH</sup>  
Structure(s): 2 Type: Residence - outbuilding Size in SF: 1639  
Existing Zoning: ~~R4~~ A-R <sup>PKH</sup> Proposed Zoning: R70  
Existing Land Use: Residential Proposed Land Use: Residential Rural Res 2 <sup>PKH</sup>  
Water Availability: NA Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

**PROPERTY INFORMATION** *(please provide information for each parcel)* STAFF USE ONLY

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_

**PROPERTY INFORMATION** *(please provide information for each parcel)* STAFF USE ONLY

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM**

**(Applications require authorization by ALL property owners of subject property).**

*Ernest Guy Harris (Estate) IRR Executable Trust*

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

*P. Keith Harris*  
(Please Print)

Property Tax Identification Number(s) of Subject Property: \_\_\_\_\_

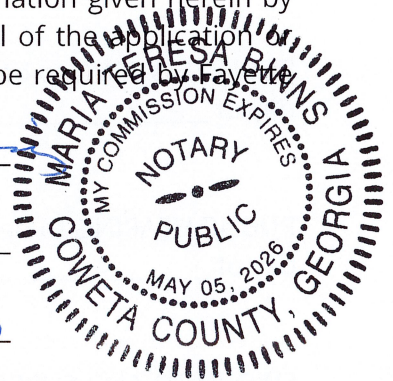
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 3 of the 5 District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of \_\_\_\_\_ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to \_\_\_\_\_ 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 permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

(II) *P. Keith Harris*  
Signature of Property Owner 1  
*165 Harris Rd Fayetteville*  
Address

*Maria T. Binns*  
Signature of Notary Public  
*06/10/24*  
Date



*Corey H. Reed*  
Signature of Property Owner 2  
*205 Harris Rd, Fayetteville GA 30215*  
Address

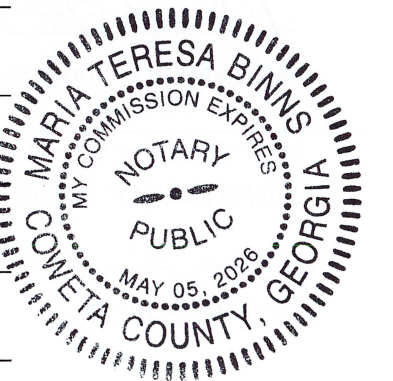
*Maria T. Binns*  
Signature of Notary Public  
*06/11/24*  
Date

\_\_\_\_\_  
Signature of Property Owner 3  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public  
\_\_\_\_\_  
Date





**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:

*(Please Print)*

**Property Tax Identification Number(s) of Subject Property:** \_\_\_\_\_

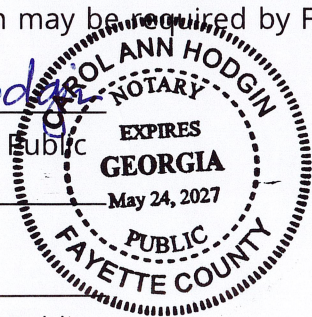
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists 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 \_\_\_\_\_ 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.

(II) Melvin L. Darns  
 Signature of Property Owner 1  
165 Harris Road  
 Address Fayetteville, GA 30215

Carol Ann Hodgin  
 Signature of Notary Public  
July 16 2024  
 Date



\_\_\_\_\_  
 Signature of Property Owner 2  
 \_\_\_\_\_  
 Address

\_\_\_\_\_  
 Signature of Notary Public  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Property Owner 3  
 \_\_\_\_\_  
 Address

\_\_\_\_\_  
 Signature of Notary Public  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Authorized Agent  
 \_\_\_\_\_  
 Address

\_\_\_\_\_  
 Signature of Notary Public  
 \_\_\_\_\_  
 Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned)*

NAME: D Keith Harris

ADDRESS: 165 Harris Road Fayetteville, GA 30215

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

D Keith Harris (Executor) affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of public hearing. He/She petitions the above named to change its classification to \_\_\_\_\_.

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:

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 10 DAY OF June, 2021

D Keith Harris Executor

SIGNATURE OF PROPERTY OWNER  
\_\_\_\_\_

SIGNATURE OF PROPERTY OWNER  
\_\_\_\_\_

NOTARY PUBLIC

## DEVELOPMENTS OF REGIONAL IMPACT (DRI)

### Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: [www.dca.state.ga.us/DRI/](http://www.dca.state.ga.us/DRI/).
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
- [ ] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
- [ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

---

APPLICANT'S SIGNATURE



## Developments of Regional Impact - Tiers and Development Thresholds

Type of Development	Metropolitan Regions	Non-metropolitan Regions
(1) Office	Greater than 400,000 gross square feet	Greater than 125,000 gross square feet
(2) Commercial	Greater than 300 000 gross square feet	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 500 000 gross square feet	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1, 600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 400 rooms	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	All new airports runways and runway extensions	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students or expansion by at least 25 percent of capacity	New school with a capacity of more than 750 students or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt &, Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels
(16) Water Supply, Intakes/Reservoirs	New Facilities	New Facilities
(17) Intermodal Terminals	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or spaces.	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
( 19 ) Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.



## CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).

FILED & RECORDED  
FAYETTE COUNTY, GA.

02 MAY 1 PM 1 31

SHEILA STUDDARD, CLERK

BOOK 1860 PAGE 402

AFTER RECORDING RETURN TO:  
JONES, EDGE & KIMBELL, P.C.  
160 BASTILLE WAY, SUITE B  
FAYETTEVILLE, GEORGIA 30214  
AW

File No. 02F0327

WARRANTY DEED

FAYETTE COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX 0 -  
PAID  
DATE 5-1-02  
*Sheila Studdard*  
CLERK OF SUPERIOR COURT

STATE OF GEORGIA

COUNTY OF FAYETTE

This Indenture made this 26th day of April, in the year 2002, between KEITH HARRIS AND MELISSA HARRIS, of the County of FAYETTE, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and DARYL KEITH HARRIS and MELISSA L. HARRIS, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, **AS JOINT TENANTS WITH SURVIVORSHIP, AND NOT AS TENANTS IN COMMON**, the following described property:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 3 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, CONTAINING 5.000 ACRES AND MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HARP ROAD AND THE NORTHWEST RIGHT-OF-WAY OF HARRIS ROAD THENCE RUNNING IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 682.03' TO A CONCRETE MONUMENT AND TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF HARRIS ROAD SOUTH 14 DEGREES 29 MINUTES 54 SECONDS WEST A DISTANCE OF 100.00' TO A 1/2" RE-BAR; THENCE SOUTH 87 DEGREES 49 MINUTES 58 SECONDS WEST A DISTANCE OF 434.01' TO A 1/2" RE-BAR ; THENCE SOUTH 15 DEGREES 57 MINUTES 55 SECONDS WEST A DISTANCE OF 214.87' TO A 1/2 ' RE-BAR. THENCE SOUTH 87 DEGREES 49 MINUTES 58 SECONDS WEST A DISTANCE OF 540.16' TO A 1/2 " RE-BAR; THENCE NORTH 01 DEGREES 36 MINUTES 59 SECONDS WEST A DISTANCE OF 300.00' TO A 1/2 " REBAR; THENCE NORTH 87 DEGREES 49 MINUTES 58 SECONDS EAST A DISTANCE OF 1066.83' TO A CONCRETE MONUMENT AND POINT OF BEGINNING.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

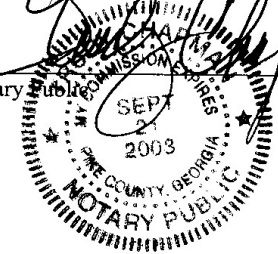
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Sharon L. Smith*  
Witness

*Keith Harris* (Seal)  
KEITH HARRIS

*[Signature]*  
Notary Public  


*Melissa Harris* (Seal)  
MELISSA HARRIS

\_\_\_\_ (Seal)

BOOK 1860 PAGE 403



Return To:  
Robert M. Goldberg & Associates  
P.O. Box 294  
Williamson, GA 30292

  
Doc ID: 009786930002 Type: GCD  
Recorded: 12/02/2015 at 10:00:00 AM  
Fee Amt: \$12.00 Page 1 of 2  
Transfer Tax: \$0.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK **4394** PG **647-648**

**Quitclaim Deed-No Title Check**

**Fayette County, Georgia**

THIS INDENTURE made this 22<sup>nd</sup> day of October, 2015 between

**Keith Harris, Trustee of the Ernest Guy Harris Revocable Trust dated May 12, 2010, Grantor, and D. Keith Harris and Connie Harris Redd, Trustees of the Ernest Guy Harris Irrevocable Trust dated October 22, 2015, Grantee.**

WITNESSETH: Grantor for and in consideration of love and affection and other valuable consideration, has bargained, sold and do by the presents bargain, sell, remise, release and forever quit-claim to Grantee, and its assigns, all the right title, interest, claim, or demand which Grantor has or may have had in and to:

All that tract or parcel of land lying and being in Land Lot 3 of the 5<sup>th</sup> District of Fayette County, Georgia and being particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point formed by the intersection of the South right of way line of Harp Road (80 foot right of way) and the northwesterly right of way line of Harris Road (60 foot right of way) and running thence southwesterly along the northwesterly right of way line of Harris Road aforesaid a distance of 688.18 feet to an iron pin; running thence southwesterly along the northwesterly right of way line of Harp Road aforesaid a distance of 399.89 feet to a concrete monument and the TRUE POINT OF BEGINNING; running thence and following a bearing of southwest 87 degrees, 49 minutes, 58 seconds West 1,443.10 feet to an iron pin; running thence South 01 degrees, 36 minutes, 59 seconds East a distance of 432.71 feet to a point; running thence South 00 degrees, 06 minutes, 16 seconds East a distance of 276.77; running thence and following a bearing o North 61 degrees, 09 minutes, 49 seconds East a distance of 615.95 feet to a point; running thence North 89 degrees, 05 minutes, 07 seconds East a distance of 704.10 feet to a point located on the northwesterly right of way line of Harris Road aforesaid; running thence northeasterly on the northwesterly right of way line of Harris Road aforesaid and following a bearing of North 16 degrees, 57 minutes, 55 seconds East a distance of 406.31 feet to a point; running thence northeasterly along the northwesterly right of way line of Harris Road aforesaid and following a bearing of North 14 degrees, 29 minutes, 54 seconds East a distance of 294.29 feet to a concrete monument and the TRUE POINT OF BEGINNING;

LESS AND EXCEPT:

All that lot, tract or parcel of land situate, lying and being in Land Lot 3 of the 5<sup>th</sup> Land District, Fayette County, Georgia containing 5.000 acres and may be more particularly described as follows:

TO FIND THE TURE POINT OF BEGINNING commence at the intersection of the south right of way of Harp Road and the northwest right of way of Harris Road thence running in a southwesterly direction a distance of 682.03 feet to a concrete monument and TRUE POINT OF BEGINNING; thence continuing along said right of way of Harris Road South 14 degrees, 29 minutes, 54 seconds West a distance of 100.00 feet to a 1/2 inch rebar; thence South 87 degrees, 49 minutes, 58 seconds West a distance of 434.01 feet to a 1/2 inch rebar; thence South 15 degrees, 57 minutes, 55 seconds West a distance of 214.87 feet to a 1/2 inch rebar; thence South 87 degrees, 49 minutes, 58 seconds West a distance of 540.16 feet to a 1/2 inch rebar; thence North 01 degrees, 36 minutes, 59 seconds West a distance of 300.00 feet to a 1/2 inch rebar; thence North 87 degrees, 49 minutes, 58 seconds East a distance of 1066.83 feet to a concrete monument and POINT OF BEGINNING.

with all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, and its assigns, so that neither the Grantor, nor any other persons or persons claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year above written.

BY: *Keith Harris*  
Keith Harris, Trustee, Grantor

Signed, sealed and delivered  
In the presence of:

*Robert Goldberg*  
Unofficial Witness

*Stephanie Smith*  
Notary Public  
My Commission Expires: 7/18/18



All that tract or parcel of land lying and being in Land Lot 3 of the 5<sup>th</sup> District, Fayette County, Georgia and being more particularly described as follows:

Beginning at a magnetic nail found at the approximate centerline intersection of Harp Road and Harris Road; Thence South 13°49'44" West a distance of 719.12 feet to a 1/2" rebar found in concrete on the Westerly right-of-way of Harris Road (60' right-of-way); Thence along said right-of-way South 14°30'48" West a distance of 245.79 feet to a point and the TRUE POINT OF BEGINNING; Thence continue along said right-of-way South 14°30'48" West a distance of 48.32 feet to a 1/2" rebar found in concrete; Thence continue along said right-of-way South 15°55'05" West a distance of 208.52 feet to a 1/2" rebar found in concrete; Thence continue along said right-of-way South 16°10'07" West a distance of 27.88 feet to a 1/2" rebar found in concrete; Thence leaving said right-of-way North 74°05'36" West a distance of 403.79 feet to a 1/2" rebar found; Thence North 14°28'09" West a distance of 93.98 feet to a point; Thence North 15°57'05" East a distance of 198.15 feet to a point; Thence South 74°47'27" East a distance of 450.19 feet to a point on the Westerly right-of-way of Harris Road and the TRUE POINT OF BEGINNING; Said tract being shown as Tract 1 containing 2.88 acres more or less on a "Concept Plan For Rezoning" prepared by W.D. Gray and Associates, Inc. for Keith Harris last revised 05-04-2024.



PETITION FOR REZONING  
 CERTAIN PROPERTIES IN  
 UNINCORPORATED AREAS OF  
 FAYETTE COUNTY, GEORGIA  
 PUBLIC HEARING to be held be-  
 fore the Fayette County Planning  
 Commission on Thursday, August  
 1, 2024, at 7:00 P.M., and before  
 the Fayette County Board of Com-  
 missioners on Thursday, August  
 22, 2024, at 5:00 P.M., in the Fayette  
 County Administrative Com-  
 plex, 140 Stonewall Avenue West,  
 Public Meeting Room, First Floor,  
 Fayetteville, Georgia.  
 Petition No.: 1352-24  
 Owner/Agent: Ernest Guy Har-  
 ris Estate; Keith Harris & Melissa  
 Harris; Darryl Keith Harris, Agent  
 Existing Zoning District:  
 A-R  
 Proposed Zoning District:  
 R-70  
 Parcel Number: Portions of Parcels  
 0502 029 & 0502 053  
 Area of Property: 2.88 acres  
 Proposed Use: Residential  
 Land Lot(s)/District: Land Lot 3 of  
 the 5th District  
 Fronts on: Harris Road  
**PROPERTY DESCRIPTION**  
 Legal Description  
 All that tract or parcel of land lying  
 and being in Land Lot 3 of the 5th  
 District, Fayette County, Georgia  
 and being more particularly de-  
 scribed as follows:  
 Beginning at a magnetic nail found  
 at the approximate centerline in-  
 tersection of Harp Road and Har-  
 ris Road; Thence South 13°49'44"  
 West a distance of 719.12 feet to  
 a 1/2" rebar found in concrete  
 on the Westerly right-of-way of  
 Harris Road (60' right-of-way);  
 Thence along said right-of-way  
 South 14°30'48" West a distance  
 of 245.79 feet to a point and the  
 TRUE POINT OF BEGINNING;  
 Thence continue along said right-  
 of-way South 14°30'48" West a  
 distance of 48.32 feet to a 1/2"  
 rebar found in concrete; Thence  
 continue along said right-of-way  
 South 15°55'05" West a distance of  
 208.52 feet to a 1/2" rebar found in  
 concrete; Thence continue along  
 said right-of-way South 16°10'07"  
 West a distance of 27.88 feet to  
 a 1/2" rebar found in concrete;  
 Thence leaving said right-of-way  
 North 74°05'36" West a distance of  
 403.79 feet to a 1/2" rebar found;  
 Thence North 14°28'09" West a  
 distance of 93.98 feet to a point;  
 Thence North 15°57'05" East a  
 distance of 198.15 feet to a point;  
 Thence South 74°47'27" East a dis-  
 tance of 450.19 feet to a point on  
 the Westerly right-of-way of Harris  
 Road and the TRUE POINT OF BE-  
 GINNING; Said tract being shown  
 as Tract 1 containing 2.88 acres  
 more or less on a "Concept Plan For  
 Rezoning" prepared by W.D. Gray  
 and Associates, Inc. for Keith Har-  
 ris last revised 05-04-2024.  
 07/17

WEST  
 THEN  
 15 MI  
 684.50  
 PIPE  
 01 DE  
 ONDS  
 INCH  
 SOUT  
 37 SE  
 TO A  
 THEN  
 MINU  
 432.1  
 TOP  
 DEGR  
 ONDS  
 INCH  
 COMI  
 LOTS  
 LAND  
 NING  
 OF S  
 88 D  
 SECC  
 TO A  
 DEGI  
 OND  
 IRON  
 102.2  
 REBA  
 WEST  
 LOT  
 SOUT  
 32 A  
 DEGR  
 OND  
 IRON  
 89 I  
 SECC  
 TO A  
 THE  
 30  
 WEST  
 INCI  
 SOUT  
 2 OF  
 THE  
 SOUT  
 2, S  
 UTE  
 FEE  
 FOU  
 MOI  
 1, 2,  
 DIS  
 ALC  
 OF  
 OO  
 SEC  
 TO  
 THI  
 ERI  
 RUI  
 15 M  
 174  
 REI  
 DE  
 ON  
 AN  
 WE  
 32  
 TH  
 SAI  
 LO  
 41  
 165  
 OP  
 NO  
 23

**RDP-019-24**

**REQUESTED ACTION:** Revise the Development Plan for Camp Southern Ground

**PARCEL NUMBER:** 0701 003

**ZONING:** PUD-PRL, Planned Retreat or Lodge

**EXISTING USE:** Planned Retreat or Lodge

**PROPOSED USE:** Planned Retreat or Lodge

**LOCATION:** 100 Southern Ground Parkway, off Ebenezer Church Road

**LOT SIZE:** 410.55 Acres

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lots 1 & 32; 7<sup>th</sup> District, Land Lots 1,2, & 3

**OWNER(S):** Camp Southern Ground, Inc.

**AGENTS:** Dan Davis

**PLANNING COMMISSION PUBLIC HEARING:** August 1, 2024

**BOARD OF COMMISSIONERS PUBLIC HEARING:** August 22, 2024

---

**REQUEST**

The applicant is requesting a revision to the Development Plan for Camp Southern Ground (Rezoning 1222-11; RDP-013-16) to revise the plan. The proposal includes additions to staff housing; archery pavilion; fire pit; additional restroom facilities; program shops, bike park and shop; and a future maintenance building.

**Sec. 110-149.(c)(1)j. - Revision of development plan.** - Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the planning and zoning department and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

Staff recommends **APPROVAL** of the Revised Development Plan.

## **STAFF ASSESSMENT**

The lot is a legal lot of record and meets or exceeds all the requirements of the PUD-PRL zoning district. The requested changes to the plan are all still within the original areas of proposed activities. The changes are a response to the changing needs of the program as it has evolved over time. It is staff's opinion that this change in the development is not likely to adversely impact surrounding properties or the nature of the PUD-PRL.

## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject property was zoned A-R. The rezoning to PUD-PRL was approved by the Board of Commissioners on December 15, 2011. A Revised Development Plan, RDP-013-16, was approved by the Board of Commissioners on October 27, 2016.

The previously approved site plans are included at the end of this report.

### **B. ZONING AND FUTURE LAND USE**

Most parcels surrounding the subject property are zoned A-R; a few are R-40 and R-70. The Future Land Use Map for this property and all the surrounding properties is Rural Residential-2, 1 Unit/2 Acres. See the attached Zoning Map and Future Land Use Map.

### **C. DEPARTMENTAL COMMENTS**

- Water System** – Fayette County Water System currently serves this location through an 8-inch meter.
- Public Works/Environmental Management** – Any improvements on the site must meet all regulations, including but not limited to MFFE (Minimum Finished Floor Elevations).
- Environmental Health Department** – Based on previous notes for this facility, an addition was not approved due to the septic capacity. The current septic system is governed by the EPD and therefore, a letter of approval must be provided by EPD before our office can review the necessary plans for the addition of staff housing and restrooms. The addition of the other buildings should be reviewed for location by EPD.
- Fire** – No comments.
- GDOT** – Not applicable, not on State Route.



## **ZONING DISTRICT STANDARDS**

### **Sec. 110-149. - Planned unit development.**

#### *(f) Planned retreat and/or lodge.*

(1) *Purpose.* The intent of a planned retreat and/or lodge (PRL) is to provide a development exclusively designed to accommodate the assembly of groups or organizations for the purpose of association, education, therapy, or instruction through conferences, seminars, and/or camps. Food and lodging may be furnished for a definite and temporary period. The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.

(2) *Permitted uses.* The following uses may be proposed in a PRL:

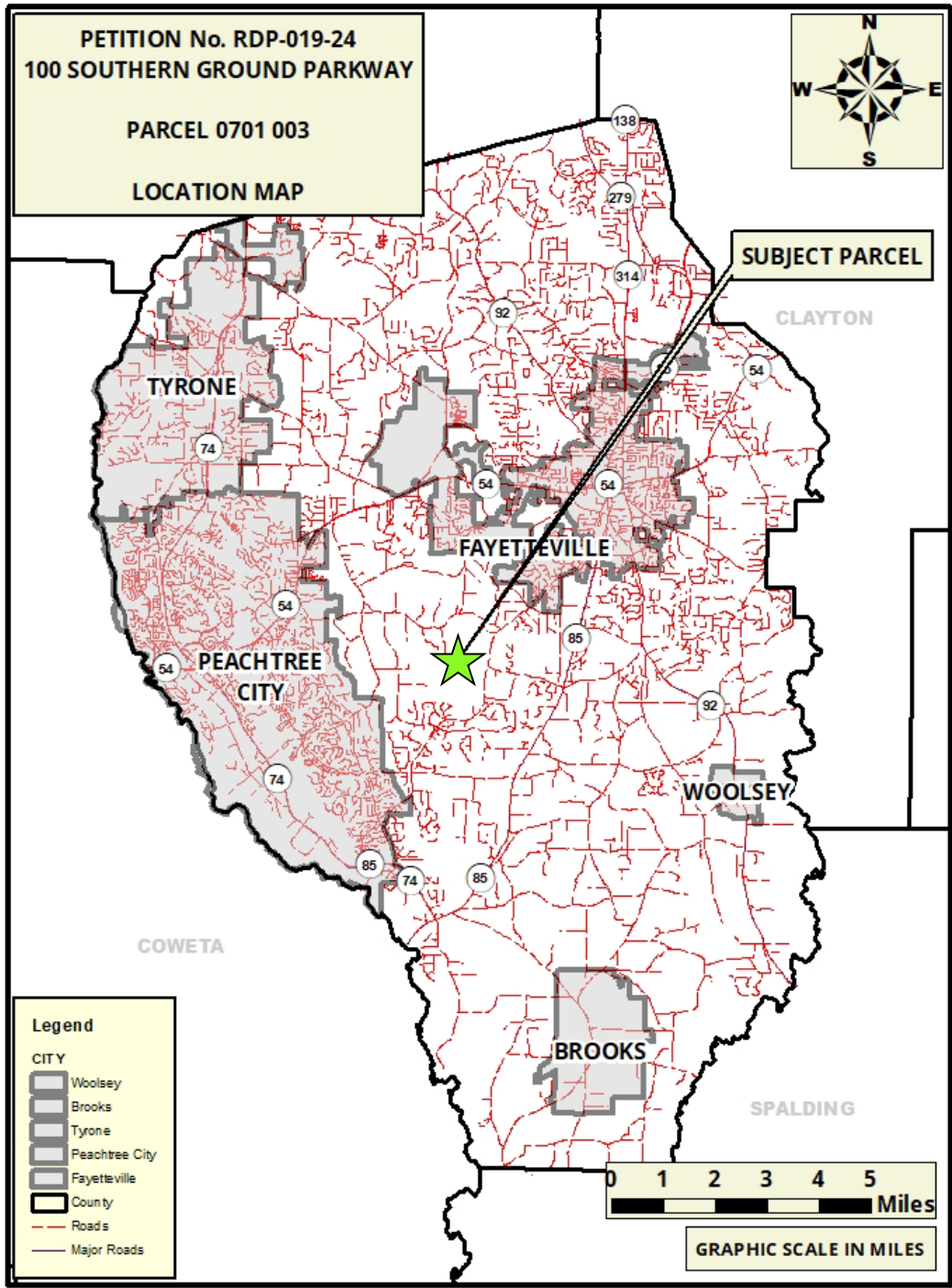
- a. Assembly/meeting facilities (indoor and outdoor);
- b. Dining facilities;
- c. Lodges, dormitories, cabins, and/or tent campsites for temporary occupancy;
- d. Recreational facilities, including, but not limited to: recreational courts/fields, playgrounds, picnic pavilions, swimming pools;
- e. Caretaker and/or staff housing; and
- f. Solar farm (limited to a net metered facility only), provided that any inoperative equipment is repaired or disposed of in a reasonable time and manner.

In addition, only those uses (permitted and conditional) allowed in the A-R zoning district may be proposed for a PRL. Only those uses approved through the rezoning procedure will be allowed in the PRL.

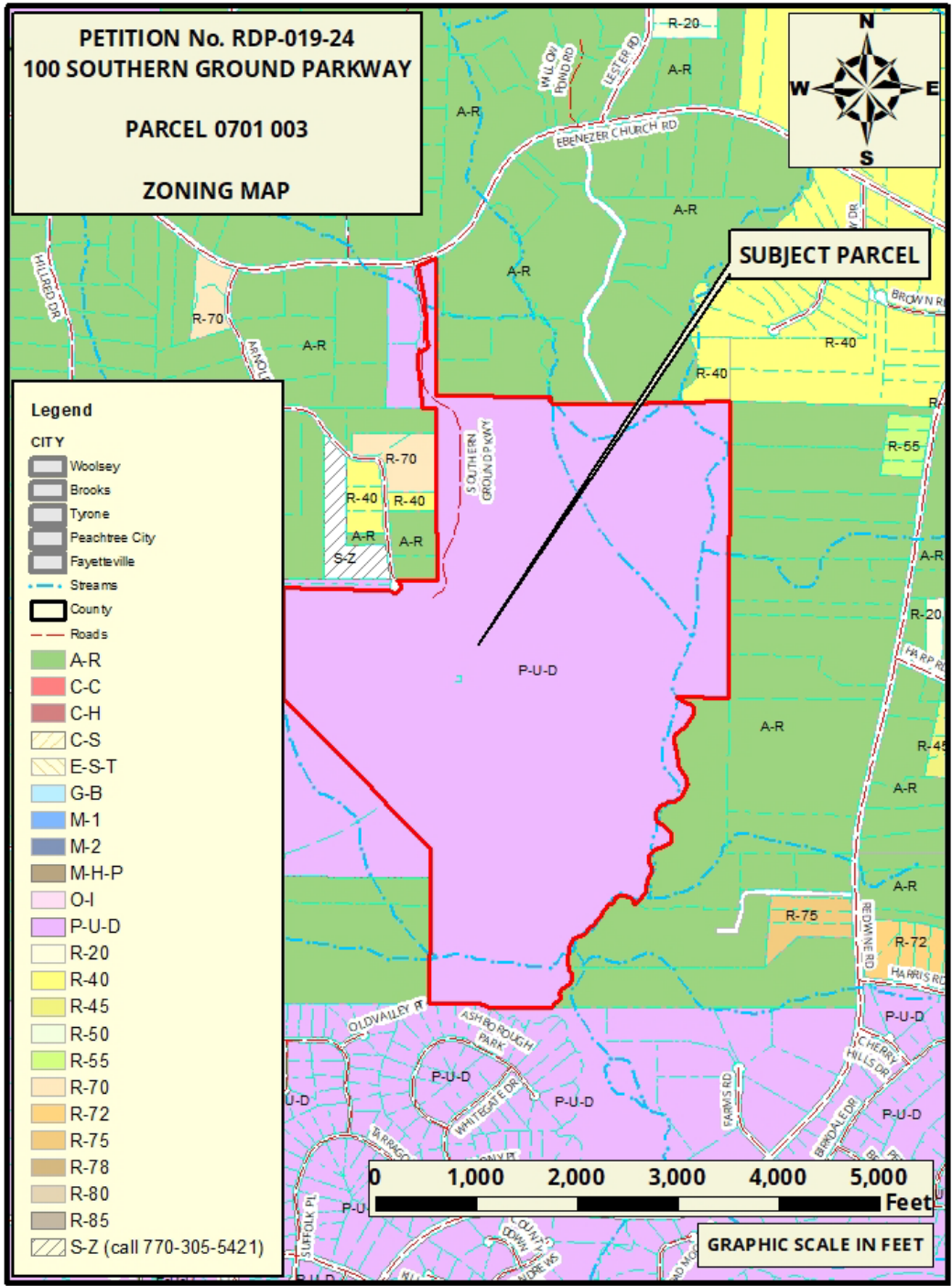
(3) *Minimum dimensional and other requirements.* The minimum requirements for a PRL shall be as follows:

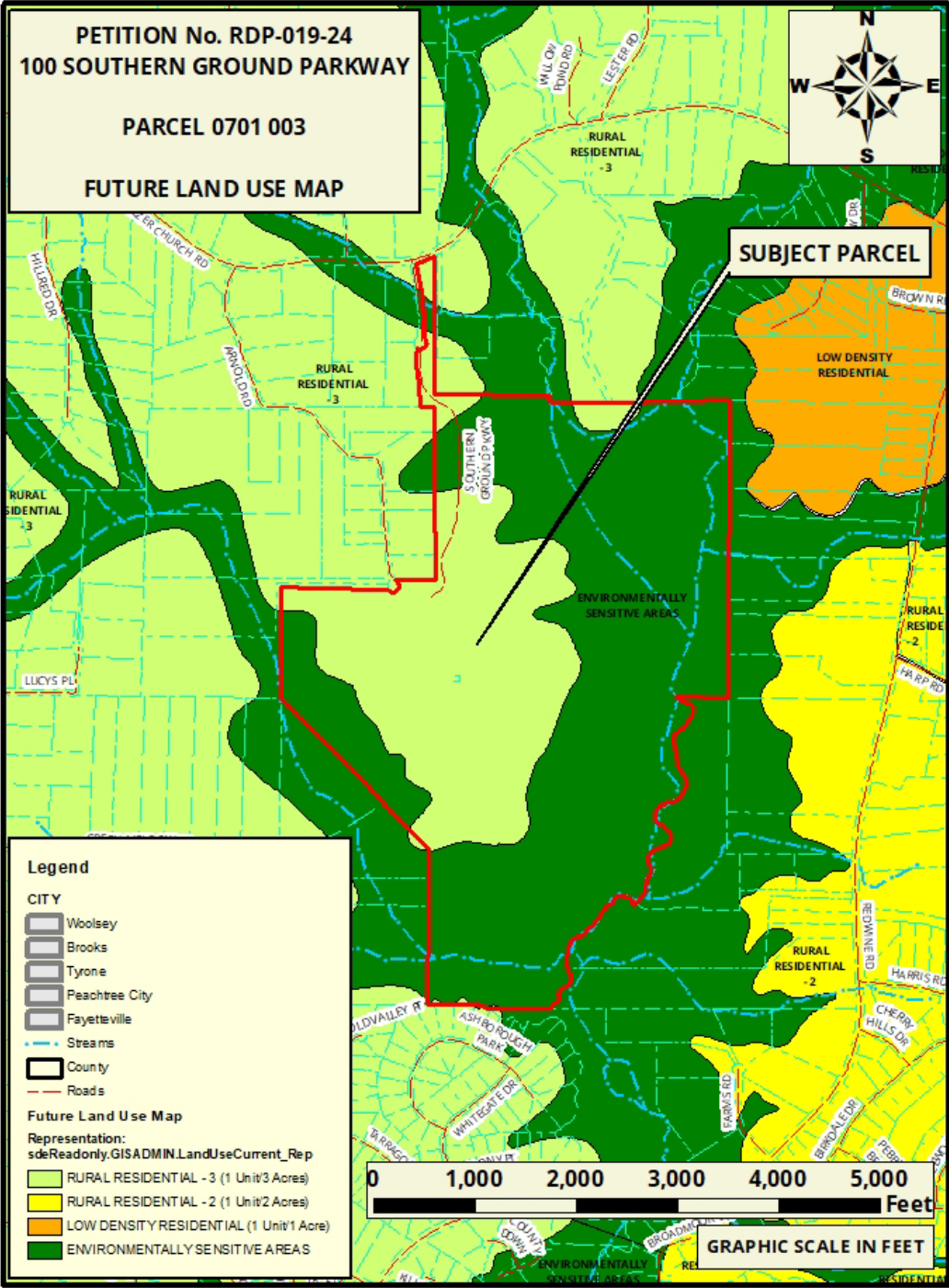
- a. Location: A-R zoning district.
- b. Development size: 50 contiguous acres.
- c. Maximum density: One single-family unit for each ten net acres of the development.
- d. The proposed site shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.
- e. A site plan will be required prior to the construction of structures and/or recreational facilities, as applicable, per [chapter 104](#).
- f. Each structure whose purpose is to provide lodging shall have paved access to a public street. Said access shall meet the requirements of [chapter 104](#).
- g. No structure shall be permitted within 150 feet of the right-of-way (existing or required) of any existing street abutting or bisecting the development.

- h. A minimum buffer of 75 feet shall be provided around the periphery of the development. To provide sufficient separation from proposed uses to alleviate any adverse effect on the use or usability of abutting or nearby properties, said buffer may be increased through the rezoning procedure by the board of commissioners as a condition of approval and shall be indicated on the development plan. Any vehicular or multi-use path access proposed within the buffer shall be approved through the rezoning procedure and indicated on the development plan; conditions of approval may be incorporated by the board of commissioners.
- i. Height limit: 35 feet.

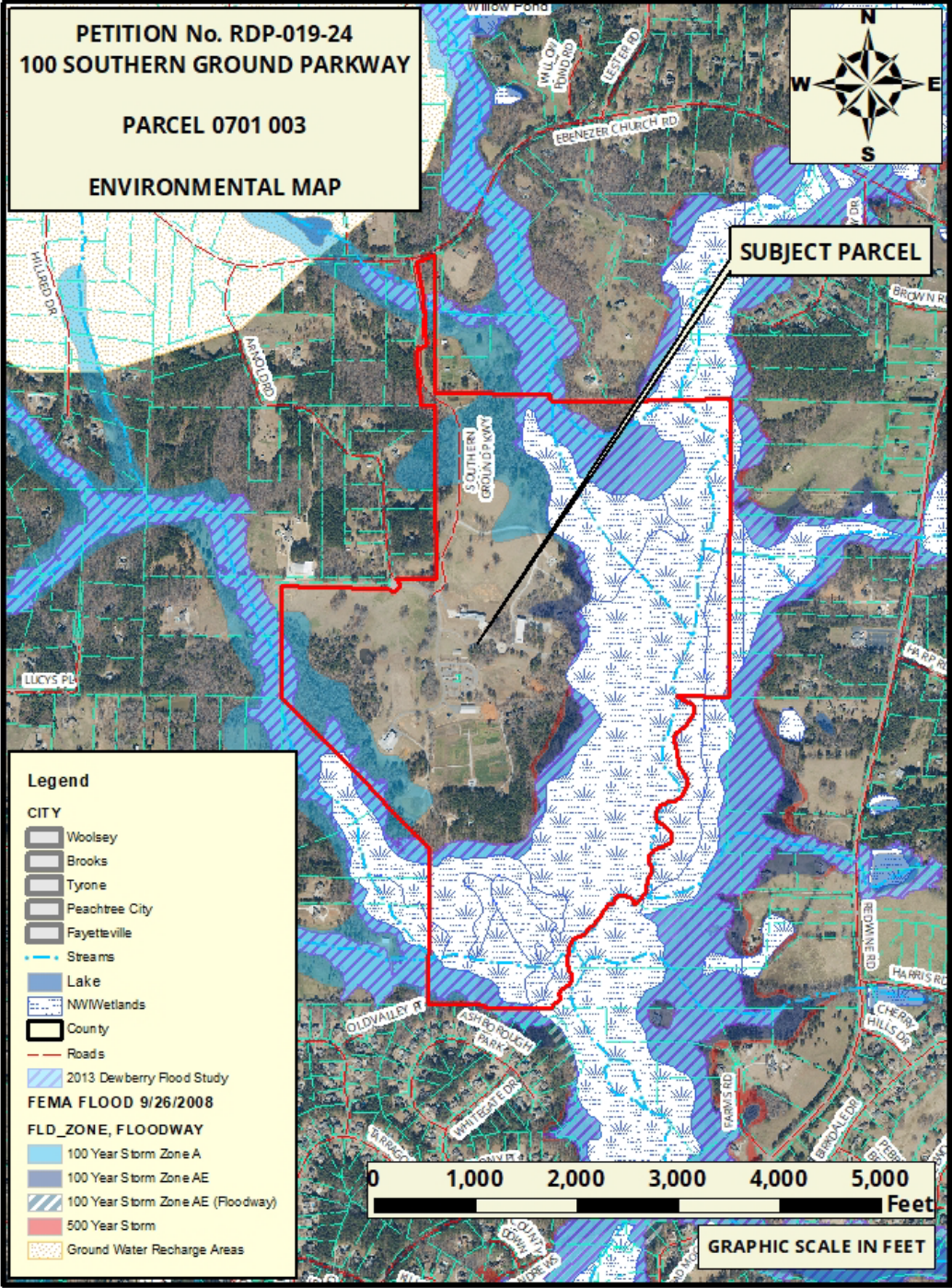




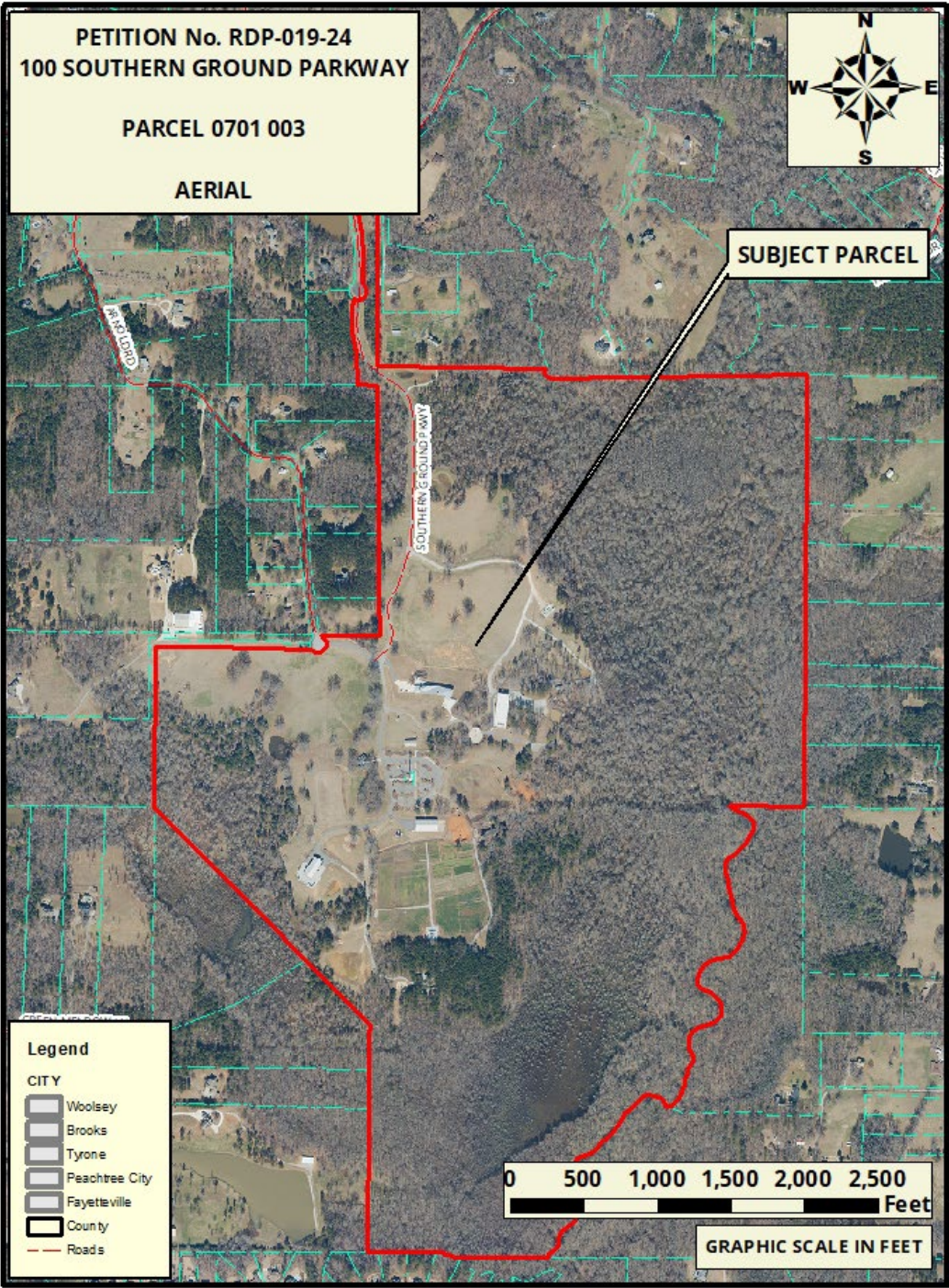




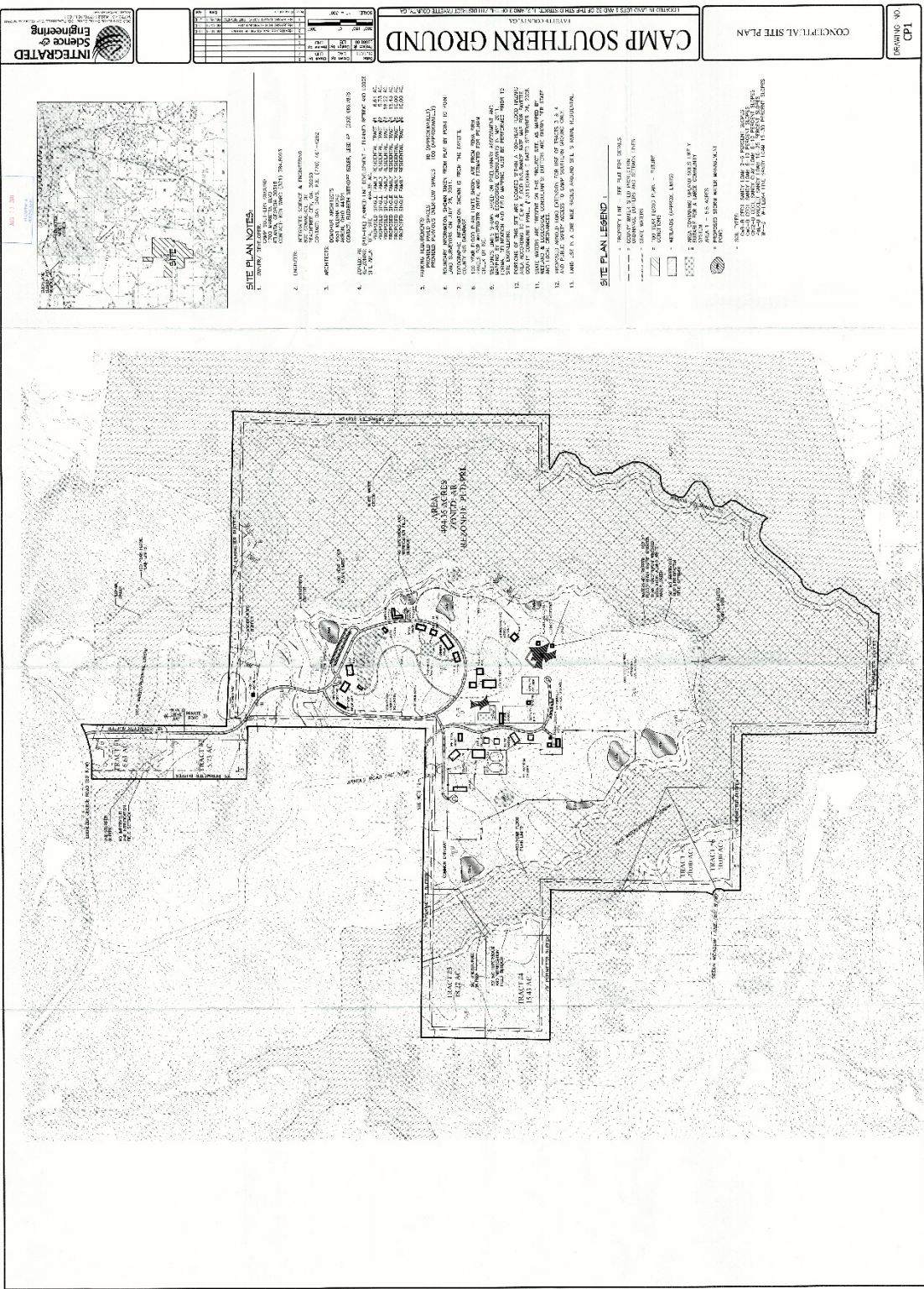






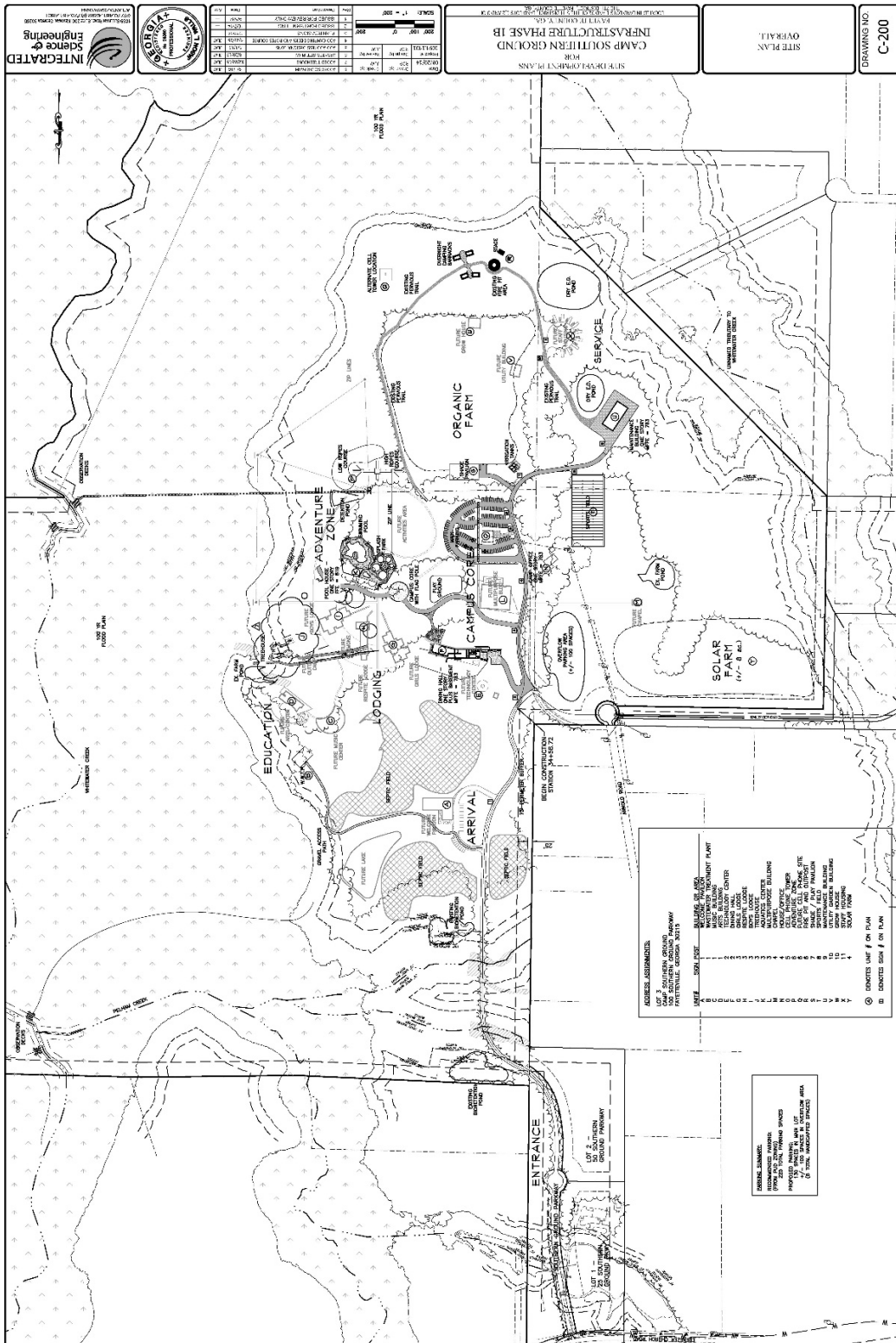






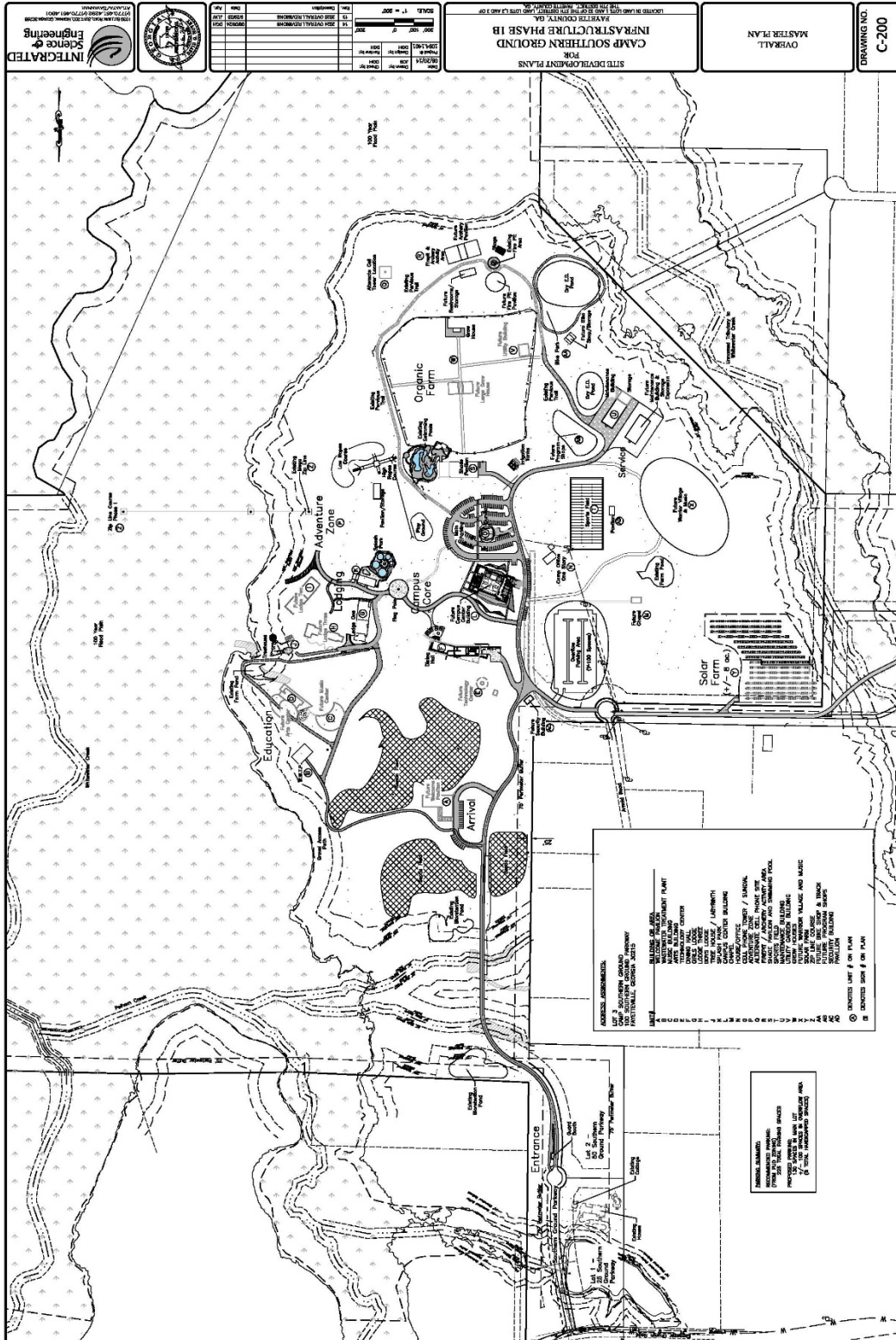
2011 ORIGINAL DEVELOPMENT PLAN





2016 REVISED DEVELOPMENT PLAN





2024 PROPOSED REVISED DEVELOPMENT PLAN



# REVISED DEVELOPMENT PLAN APPLICATION

## Fayette County, Georgia

140 Stonewall Avenue West, Suite 202, Fayetteville, GA 30214  
770-305-5421

### REVISED DEVELOPMENT PLAN APPLICATION

1. NAME OF DEVELOPMENT PLAN: CAMP SOUTHERN GROUNDS
2. APPLICANT'S NAME: CAMP SOUTHERN GROUND, INC.  
 Ms.  Mr.  Mrs.  Mr. & Mrs.
3. APPLICANT'S ADDRESS: 100 SOUTHERN GROUND PKWY.
4. APPLICANT'S ADDRESS: " " " "
5. APPLICANT'S E-MAIL: DRAKE @ CAMP SOUTHERN GROUND . ORG
6. APPLICANT'S PHONE: 770 - 365 - 3830
7. LAND LOT(S): 1 & 32 - 5TH DIST.; 1, 2, & 3 - 7TH
8. DISTRICT(S): 5TH & 7TH
9. FRONTS ON: EBENEZER CHURCH ROAD
10. ZONING: PUD
11. PLANNING COMMISSION HEARING DATE: AUG 1, 2024
12. BOARD OF COMMISSIONERS HEARING DATE: AUG. 22, 2024
13. AGENT'S NAME: DAN DAVIS  
 Ms.  Mr.  Mrs.  Mr. & Mrs.
14. AGENT'S ADDRESS: 1039 SULLIVAN ROAD; SUITE 200  
NEWNAN, GA. 30265
15. AGENT'S ADDRESS: " "
16. AGENT'S E-MAIL: D.DAVIS@INTSE.COM
17. AGENT'S PHONE: 404 - 275 - 4869



**18. EXPLANATION OF REVISION:**

ADDITIONS FOR STAFF HOUSING, ARCHERY PAVILION,  
FIRE PIT, RESTROOMS, PROGRAM SHOPS; FUTURE  
RESTROOMS; BIKE PARK & SHOP, FUTURE MAINTENANCE  
BUILDING; ETC.

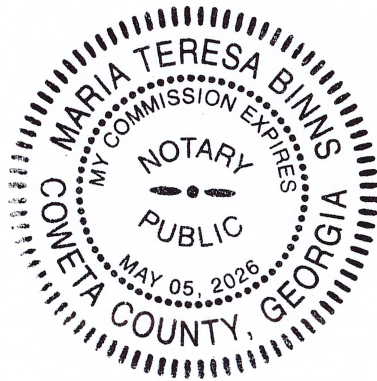
I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge.

10 JUNE, 2024

Doakes Binns CFO/COO  
APPLICANT'S SIGNATURE

10 JUNE, 2024

Maria T. Binns  
NOTARY PUBLIC





AFTER RECORDING RETURN TO:

SLEPIAN, SCHWARTZ & LANDGAARD  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

13-1823CAA



Doc ID: 009274110008 Type: WD  
Recorded: 12/11/2013 at 09:50:00 AM  
Fee Amt: \$24.00 Page 1 of 8  
Transfer Tax: \$0.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

BK 4149 PG 577-584

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 9th day of December, 2013, between SPOTTY MERLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the first part, hereinafter called Grantor, and CAMP SOUTHERN GROUND, INC., A GEORGIA CORPORATION, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, transferred, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, transfer, convey and confirm unto the said Grantee, the following property, to wit:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1 AND 32 OF THE 5TH LAND DISTRICT, AND LAND LOTS 1 AND 2 OF THE 7TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A ROCK FOUND AT THE COMMON CORNER OF LAND LOTS 31, 32, 33, 34 OF THE 5TH LAND DISTRICT. THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 31 AND 32, SOUTH 00 DEGREES 43 MINUTES 48 SECONDS WEST, 916.74 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 15 MINUTES 01 SECOND EAST, 684.56 FEET TO A 1 INCH TOP PIPE FOUND; THENCE, SOUTH 01 DEGREE 28 MINUTES 21 SECONDS EAST, 386.85 FEET TO A 1 INCH OPEN TOP PIPE; THENCE, SOUTH 01 DEGREE 36 MINUTES 37 SECONDS EAST, 136.97 FEET TO A 1 INCH OPEN TOP PIPE; THENCE, SOUTH 01 DEGREE 21 MINUTES 47 SECONDS EAST, 432.13 FEET TO A 1 INCH OPEN TOP PIPE; THENCE, SOUTH 01 DEGREE, 12 MINUTES 48 SECONDS EAST, 390.37 FEET TO A 2 INCH FLAT IRON MARKING THE COMMON CORNER OF LAND LOTS 1, 2, 31 & 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE SOUTHERN LINE OF SAID LAND LOT 32, SOUTH 88 DEGREES 39 MINUTES 51 SECONDS WEST, 410.02 FEET TO A POINT; THENCE, SOUTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 2409.82 FEET TO A IRON PIN SET, SAID PIN BEING 102.2 INCH FROM A 1/2 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT 32; THENCE LEAVING SAID SOUTHERN LINE OF LAND LOT 32 AND RUNNING SOUTH 00 DEGREES 17 MINUTES 06 SECONDS WEST, 1469.16 FEET TO A IRON PIN SET; THENCE, NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST, 1572.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE, NORTH 00 DEGREES 30 MINUTES 46 SECONDS WEST, 1451.04 FEET TO A 1 1/2 INCH OPEN TOP PIPE ON THE SOUTHERN LINE OF LAND LOT 2 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG SAID SOUTHERN LINE OF LAND LOT 2, SOUTH 88 DEGREES 55 MINUTES 13 SECONDS WEST, 1394.23 FEET TO A 1/2 INCH REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 1, 2, 31 & 32 OF THE 7TH LAND DISTRICT; THENCE RUNNING ALONG THE WESTERN LINE OF SAID LAND LOT 2, NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST 1200.07 FEET TO AN ANGLE IRON FOUND; THENCE LEAVING SAID WESTERN LINE OF LAND LOT 2 AND RUNNING, NORTH 89 DEGREES 15 MINUTES 06 SECONDS EAST, 1740.28 FEET TO A 5/8 INCH REBAR; THENCE, NORTH 89 DEGREES 34 MINUTES 31 SECONDS EAST, 1131.31 FEET TO AN AXLE FOUND ALONG THE WESTERN LINE OF LAND LOT 32 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG SAID WESTERN LINE OF LAND LOT 32, NORTH 00 DEGREES 41 MINUTES 18 SECONDS WEST, 1654.58 FEET TO A 1/2 INCH OPEN TOP PIPE; THENCE, NORTH 01 DEGREE 05 MINUTES 23 SECONDS WEST, 198.78 FEET TO A 1/2 INCH REBAR FOUND MARKING THE COMMON CORNER OF LAND LOTS 2, 3 OF THE 7TH LAND DISTRICT AND LAND LOTS 32, 33 OF THE 5TH LAND DISTRICT; THENCE RUNNING ALONG THE NORTHERN LINE OF SAID LAND LOT 32, SOUTH 88**

**WARRANTY DEED**

(Continued)

**DEGREES 59 MINUTES 29 SECONDS EAST, 1116.60 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE, SOUTH 87 DEGREES 51 MINUTES 15 SECONDS EAST, 66.79 FEET TO AN ANGLE IRON FOUND; THENCE, NORTH 87 DEGREES 48 MINUTES 49 SECONDS EAST, 806.80 FEET TO A 1/2 INCH REBAR FOUND; THENCE, NORTH 89 DEGREES 54 MINUTES 11 SECONDS EAST, 939.08 FEET TO A ROCK FOUND AND THE TRUE POINT OF BEGINNING.**

**LESS AND EXCEPT:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE INTERSECTION OF LAND LOTS 1, 2, 31 AND 32 AT AN, ½ INCH REBAR FOUND; RUN THENCE NORTH 1 DEGREE 05 MINUTES 52 SECONDS EAST A DISTANCE OF 599.88 FEET TO AN IRON PIN SET; RUN THENCE NORTH 1 DEGREE 05 MINUTES 52 SECONDS EAST A DISTANCE OF 598.35 FEET TO AN ANGLE IRON FOUND; RUN THENCE FOUND SOUTH 89 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 1740.25 FEET TO ½ INCH REBAR FOUND; RUN THENCE SOUTH 88 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 720.09 FEET TO AN ½ INCH REBAR FOUND; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 32.72 FEET TO POINT, SAID ARC HAVING A CHORD BEARING NORTH 17 DEGREES 33 MINUTES 54 SECONDS EAST A CHORD DISTANCE OF 22.84 FEET AND A RADIUS OF 25 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 32.28 FEET TO A POINT, SAID ARC HAVING A CHORD BEARING SOUTH 29 DEGREES 20 MINUTES 15 SECONDS WEST A CHORD DISTANCE OF 31.89 FEET AND A RADIUS OF 60.00 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 74.27 FEET TO AN IRON PIN SET, SAID ARC HAVING A CHORD BEARING SOUTH 21 DEGREES 32 MINUTES 15 SECONDS EAST A CHORD DISTANCE OF 69.62 FEET AND A RADIUS OF 60.00 FEET; RUN THENCE SOUTH 32 DEGREES 32 MINUTES 19 SECONDS WEST A DISTANCE OF 608.24 FEET TO IRON PIN SET; RUN THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 939.84 FEET TO AN 1 AND 1/2 INCH AND OPEN TOP PIPE FOUND; RUN THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST A DISTANCE OF 828.32 FEET TO AN INCH REBAR FOUND; RUN THENCE NORTH 89 DEGREES 23 MINUTES 52 SECONDS WEST A DISTANCE OF 565.95 FEET TO ½ INCH REBAR FOUND.**

**LESS AND EXCEPT:**

**ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A ½ INCH REBAR FOUND AT THE INTERSECTION OF LAND LOTS 1, 2, 31 AND 32 OF THE 7TH DISTRICT; RUN THENCE NORTH 89 DEGREES 35 MINUTES 15 SECONDS WEST, A DISTANCE OF 1394.23 FEET TO 1½ OPEN TOP PIPE FOUND AND THE TRUE POINT OF BEGINNING; RUN THENCE SOUTH 44 DEGREES 47 MINUTES 48 SECONDS EAST A DISTANCE OF 2087.12 FEET TO A POINT; RUN THENCE NORTH 88 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 1495.52 FEET TO A ½ INCH REBAR FOUND; RUN THENCE NORTH 0 DEGREES 58 MINUTES 23 SECONDS EAST, A DISTANCE OF 1451.03 FEET TO AN 1 ½ OPEN TOP PIPE AND THE TRUE POINT OF BEGINNING.**

**SAID TRACT CONTAINS 332.047 ACRES, MORE OR LESS, AS SHOWN IN THE PRELIMINARY PLAT OF CAMP SOUTHERN GROUND BY SDG OF INTEGRATED SCIENCE AND ENGINEERING DATED MAY 23, 2012. A COPY OF SAID SURVEY IS ATTACHED HERETO AS EXHIBIT "A".**

**Subject to all easements and restrictions of record.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

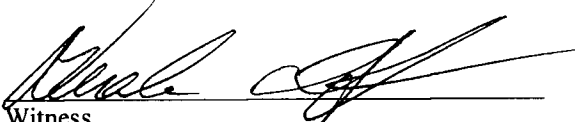
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto

**WARRANTY DEED**  
(Continued)

the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

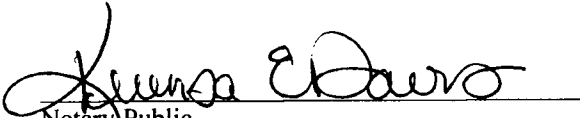
  
\_\_\_\_\_  
Witness

SPOTTY MERLE, LLC

BY: Zachry Alexander Brown,

NAME: by Ed Leo, at Attorney In-Fact  
Edward Echelon, AIF

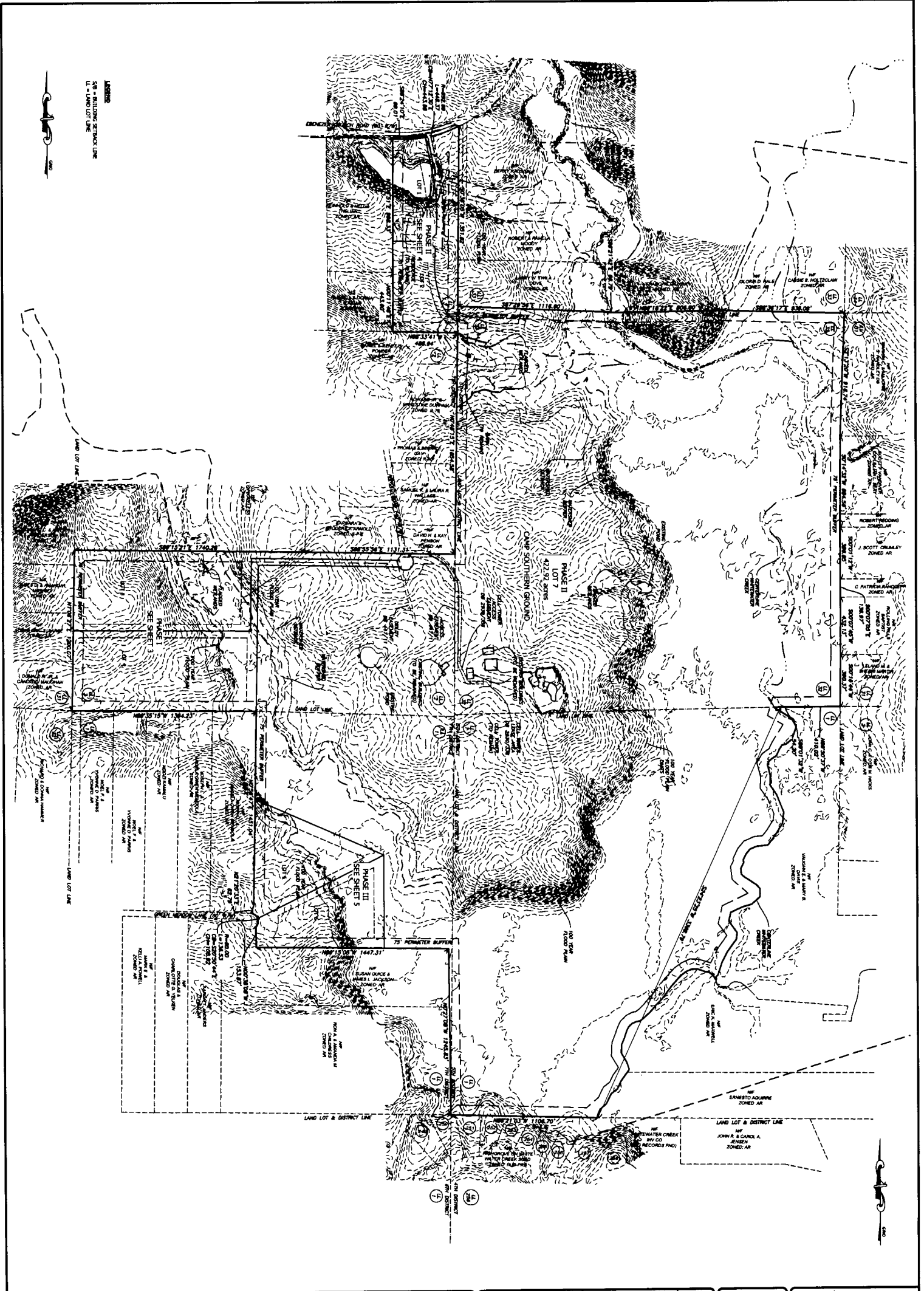
TITLE: Sole Member

  
\_\_\_\_\_  
Notary Public  
My commission expires:

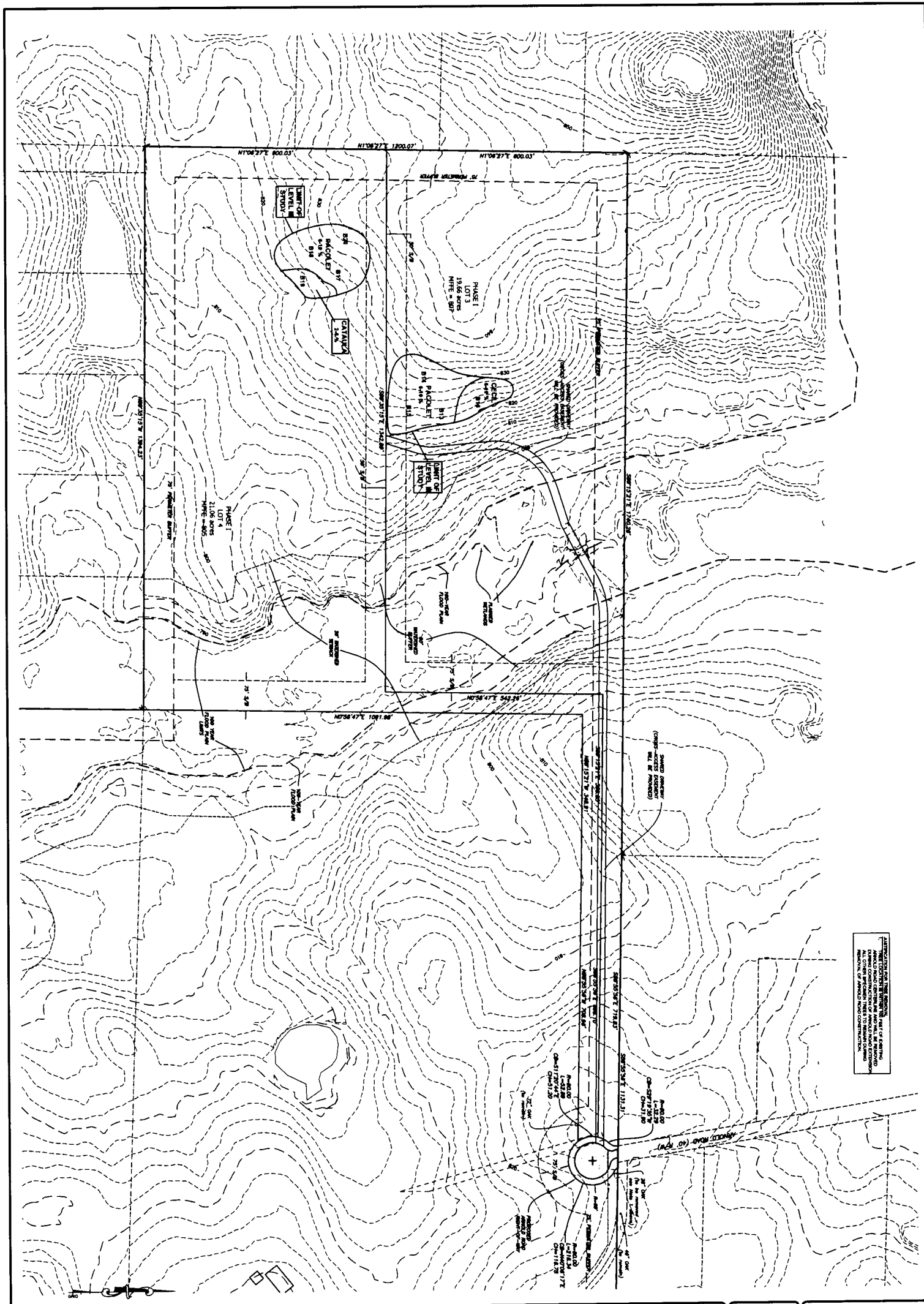








<p>DOCUMENT NO. <b>PP-02</b> SHEET NO. 2 OF 5</p>	<p><b>PRELIMINARY PLAT OF CAMP SOUTHERN GROUND</b></p> <p>LOCATED IN LAND LOTS 1 AND 31 OF THE 5TH DISTRICT, LAND LOTS 1, 2, AND 3 OF THE 7TH DISTRICT, FAYETTE COUNTY, GA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Order:</td> <td>Drawn by:</td> <td>Check by:</td> </tr> <tr> <td>5/23/12</td> <td>SDG</td> <td>J.W.</td> </tr> <tr> <td>Project #:</td> <td>Design by:</td> <td>Review by:</td> </tr> <tr> <td>1002.1201</td> <td></td> <td></td> </tr> </table>	Order:	Drawn by:	Check by:	5/23/12	SDG	J.W.	Project #:	Design by:	Review by:	1002.1201			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1</td> <td>COUNTY COMMENTS</td> <td>6/26/12</td> </tr> <tr> <td>Rev.</td> <td>Description</td> <td>Date</td> </tr> </table>	1	COUNTY COMMENTS	6/26/12	Rev.	Description	Date	<p>SCALE: 1" = 300'</p>	<p><b>INTEGRATED Science &amp; Engineering</b></p> <p>888 Commerce Blvd, Suite 100, Peachtree City, Georgia 30269          (770) 441-4222 (770) 441-4801          Atlanta/Peacreek</p>
Order:	Drawn by:	Check by:																					
5/23/12	SDG	J.W.																					
Project #:	Design by:	Review by:																					
1002.1201																							
1	COUNTY COMMENTS	6/26/12																					
Rev.	Description	Date																					



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC. FOR MORE INFORMATION CONTACT NATIONAL ARCHIVES AT (703) 348-1800.

DRAWING NO.  
**PP-03**  
SHEET NO. 3 OF 3

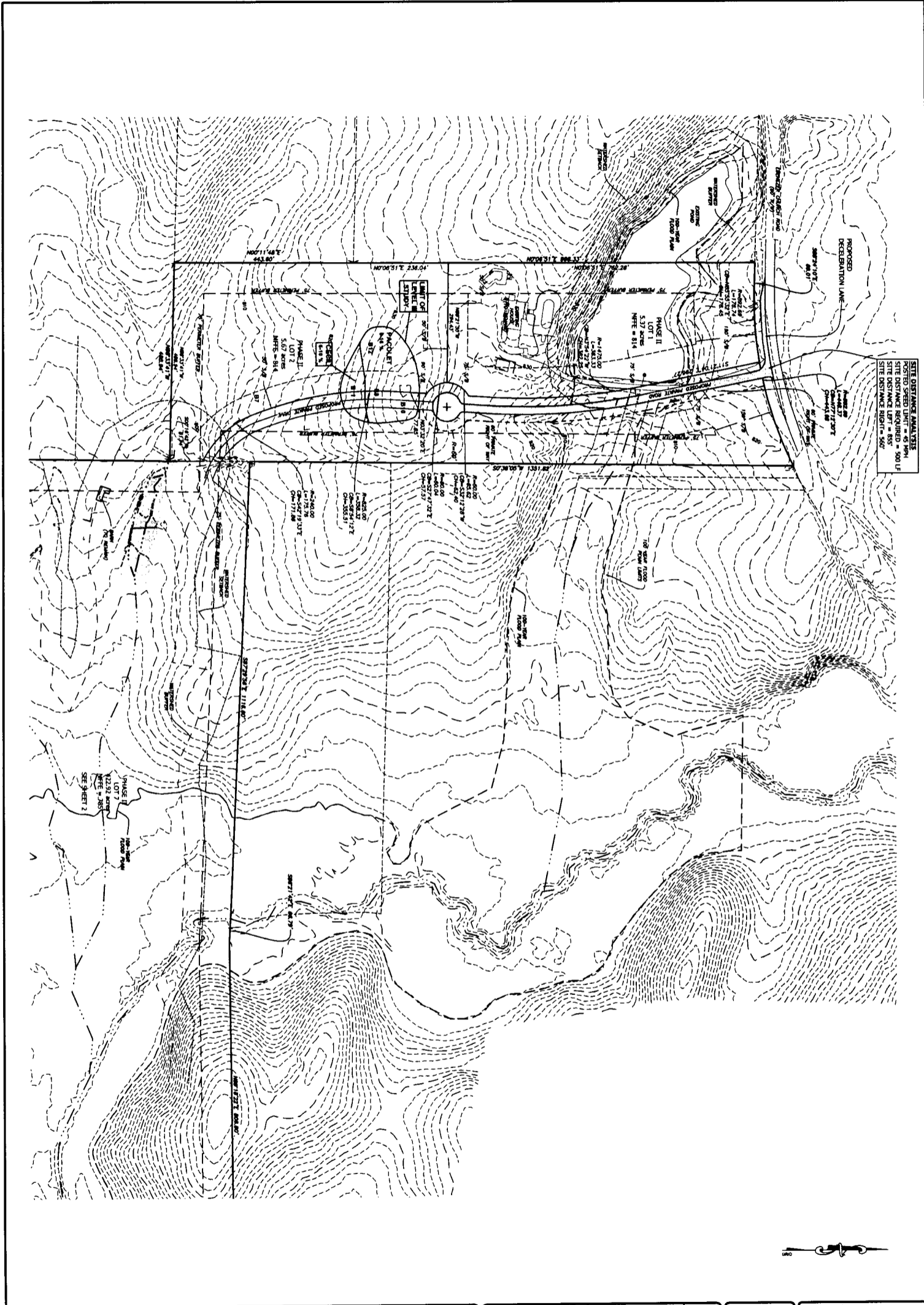
**PRELIMINARY PLAT  
OF  
CAMP SOUTHERN GROUND**  
LOCATED IN LAND LOTS 1 AND 31 OF THE 5TH DISTRICT,  
LAND LOTS 1, 2, AND 3 OF THE 7TH DISTRICT, FAYETTE COUNTY, GA

Date:	5/23/12	Drawn by:	SDG	Check by:	JLW
Project #:	1002.1201	Design by:		Review by:	
<p>100' 50' 0' 100'</p> <p>SCALE: 1" = 100'</p>					
<p>1 COUNTY COMMENTS</p>					<p>1/28/13</p>
<p>Rev. Description</p>					<p>Date</p>

**INTEGRATED  
Science & Engineering**

881 Commerce Bldg., Suite 100, Peachtree City, Georgia 30269  
 (770) 481-4292 (770) 441-4801  
 Atlanta, Georgia





**SITE DISTANCE ANALYSIS**  
 POSTED SPEED LIMIT = 45 MPH  
 SITE DISTANCE REQUIRED = 500 LF  
 SITE DISTANCE RIGHT = 50 FT  
 SITE DISTANCE LEFT = 50 FT

DRAWING NO.  
**PP-04**  
 SHEET NO. 4 OF 5

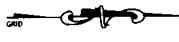
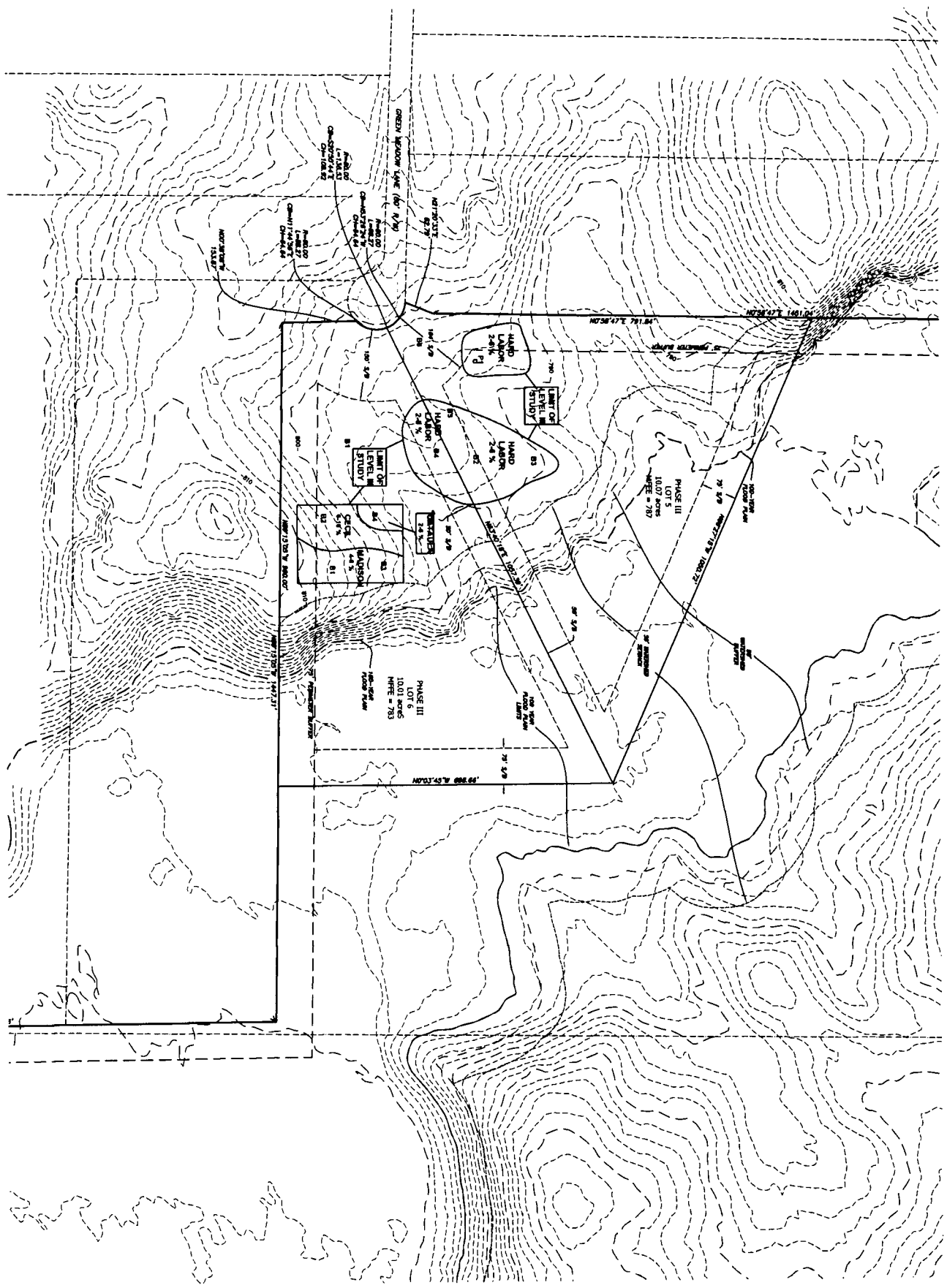
**PRELIMINARY PLAT  
 OF  
 CAMP SOUTHERN GROUND**  
 LOCATED IN LAND LOTS 1 AND 32 OF THE 5TH DISTRICT,  
 LAND LOTS 1, 2, AND 3 OF THE 7TH DISTRICT, FAYETTE COUNTY, GA

Date: 5/23/12  
 Drawn by: SDG  
 Project #: 100271201  
 Design by:  
 Check by: JLV  
 Review by:

100' 50' 0'  
 SCALE: 1" = 100'

No.	Description	Date
1	COUNTY COMMENTS	5/28/12

**INTEGRATED  
 Science &  
 Engineering**  
 888 Commerce Bldg, Suite 100, Peachtree City, Georgia 30669  
 (770) 461-4292 (770) 461-1800  
 Atlanta/Savannah



PP-05  
SHEET NO. 5 OF 5

**PRELIMINARY PLAT  
OF  
CAMP SOUTHERN GROUND**  
LOCATED IN LAND LOTS 1 AND 33 OF THE 5TH DISTRICT,  
LAND LOTS 1, 2, AND 3 OF THE 7TH DISTRICT, FAYETTE COUNTY, GA

Date:	5/23/12	Drawn by:	SDG	Check by:	J.W
Project #:	1002.1201	Design by:		Review by:	
Scale:	1" = 100'	Sheet:	1	Description:	COUNTY COMMUNITY
				Date:	5/28/12

**INTEGRATED  
Science & Engineering**  
880 Corporate Blvd., Suite 100, Roswell, GA, 30088  
(770) 481-4324 (770) 481-4801  
Atlanta/Savannah

NOTICE OF PUBLIC HEARING  
FOR THE CONSIDERATION OF  
THE REVISED DEVELOPMENT  
PLAN FOR CAMP SOUTHERN  
GROUND

PUBLIC HEARING to be held before the Fayette County Planning Commission on August 1, 2024, at 7:00 P.M., and before the Fayette County Board of Commissioners on August 22, 2024, at 5:00 P.M., in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No.: RDP-019-24  
Applicant Camp Southern Ground, Inc.

Agent(s): Dan Davis

Zoning District: P-U-D

Area of Property: 410.00 acres  
Land Lot(s)/District: Land Lot 1 & 32 of the 5th District; 1, 2 & 3 of the 7th District.

Fronts on: Ebenezer Church Road; Arnold Road; Southern Ground Parkway

Proposed: Request approval of the Revised Development Plan for Camp Southern Ground as depicted in the Revised Site Development Plan submitted on June 10, 2024.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1 AND 32 OF THE 5TH LAND DISTRICT, AND LAND LOTS 1 AND 2 OF THE 7TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ROCK FOUND AT THE COMMON CORNER OF LAND LOTS 31, 32, 33, 34 OF THE 5TH LAND DISTRICT. THENCE RUNNING ALONG THE



ER FOUND  
IS- NER OF LAND LOTS 31, 32, 33,  
ID 34 OF THE 5TH LAND DISTRICT.  
IN THENCE RUNNING ALONG THE  
AY- COMMON LNE OF LAND LOTS  
31 AND 32, SOUTH 00 DEGREES  
43 MINUTES 48 SECONDS  
WEST, 916.74 FEET TO A POINT;  
THENCE, SOUTH 01 DEGREE  
15 MINUTES 01 SECOND EAST,  
F 684.56 FEET TO A 1 INCH TOP  
A PIPE FOUND; THENCE, SOUTH  
e- 01 DEGREE 28 MINUTES 21 SEC-  
ng ONDS EAST, 386.85 FEET TO A 1  
st INCH OPEN TOP PIPE; THENCE,  
re SOUTH 01 DEGREE 36 MINUTES  
n- 37 SECONDS EAST, 136.97 FEET  
st TO A 1 INCH OPEN TOP PIPE;  
y- THENCE, SOUTH 01 DEGREE 21  
a- MINUTES 47 SECONDS EAST,  
st, 432.13 FEET TO A 1 INCH OPEN  
r, TOP PIPE; THENCE, SOUTH 01  
DEGREE, 12 MINUTES 48 SEC-  
r- ONDS EAST, 390.37 FEET TO A 2  
a INCH FLAT IRON MARKING THE  
t COMMON CORNER OF LAND  
LOTS 1 ,2, 31 & 32 OF THE 5TH  
LAND DISTRICT; THENCE RUN-  
NING ALONG SOUTHERN LINE  
OF SAID LAND LOT 32, SOUTH  
88 DEGREES 39 MINUTES 51  
SECONDS WEST, 410.02 FEET  
TO A POINT; THENCE, SOUTH 87  
DEGREES 32 MINUTES 00 SEC-  
ONDS WEST, 2409.82 FEET TO A  
IRON PIN SET, SAID PIN BEING  
102.2 INCH FROM A 1/2 INCH  
REBAR FOUND AT THE SOUTH-  
WEST CORNER OF SAID LAND  
LOT 32; THENCE LEAVING SAID  
SOUTHERN LINE OF LAND LOT  
32 AND RUNNING SOUTH 00  
DEGREES 17 MINUTES 06 SEC-  
ONDS WEST, 1469.16 FEET TO A  
IRON PIN SET; THENCE, NORTH  
89 DEGREES 37 MINUTES 52  
SECONDS WEST, 1572.00 FEET  
TO A 1/2 INCH REBAR FOUND;  
THENCE, NORTH 00 DEGREES  
30 MINUTES 46 SECONDS  
WEST, 1451.04 FEET TO A 1 1/2  
INCH OPEN TOP PIPE ON THE  
SOUTHERN LINE OF LAND LOT  
2 OF THE 7TH LAND DISTRICT;  
THENCE RUNNING ALONG SAID  
SOUTHERN LINE OF LAND LOT  
2, SOUTH 88 DEGREES 55 MIN-  
UTES 13 SECONDS WEST, 1394.23  
FEET TO A 1/2 INCH REBAR  
FOUND



SOUTHERN LINE OF LAND LOT  
2, SOUTH 88 DEGREES 55 MIN-  
UTES 13 SECONDS WEST, 1394.23  
FEET TO A 1/2 INCH REBAR  
FOUND MARKING THE COM-  
MON CORNER OF LAND LOTS  
1, 2, 31 & 32 OF THE 7TH LAND  
DISTRICT; THENCE RUNNING  
ALONG THE WESTERN LINE  
OF SAID LAND LOT 2, NORTH  
00 DEGREES 23 MINUTES 05  
SECONDS WEST 1200.07 FEET  
TO AN ANGLE IRON FOUND;  
THENCE LEAVING SAID WEST-  
ERN LINE OF LAND LOT 2 AND  
RUNNING, NORTH 89 DEGREES  
15 MINUTES 06 SECONDS EAST,  
1740.28 FEET TO A 5/8 INCH  
REBAR; THENCE, NORTH 89  
DEGREES 34 MINUTES 31 SEC-  
ONDS EAST, 1131.31 FEET TO  
AN AXLE FOUND ALONG THE  
WESTERN LINE OF LAND LOT  
32 OF THE 5TH LAND DISTRICT;  
THENCE RUNNING ALONG  
SAID WESTERN LNE OF LAND  
LOT 32, NORTH 00 DEGREES  
41 MINUTES 18 SECONDS WEST,  
1654.58 FEET TO A 1/2 INCH  
OPEN TOP PIPE; THENCE,  
NORTH 01 DEGREE 05 MINUTES  
23 SECONDS WEST, 198.78 FEET  
TO A 1/2 INCH REBAR FOUND  
MARKING THE COMMON COR-  
NER OF LAND LOTS 2, 3 OF THE  
7TH LAND DISTRICT AND LAND  
LOTS 32, 33 OF THE 5TH LAND  
DISTRICT; THENCE RUNNING  
ALONG THE NORTHERN LINE  
OF SAID LAND LOT 32, SOUTH  
88

WARRANTY DEED (Continued)  
DEGREES 59 MINUTES 29 SEC-  
ONDS EAST, 1116.60 FEET TO A  
1 INCH OPEN TOP PIPE FOUND;  
THENCE, SOUTH 87 DEGREES  
51 MINUTES 15 SECONDS EAST,  
66.79 FEET TO AN ANGLE IRON  
FOUND; THENCE, NORTH 87  
DEGREES 48 MINUTES 49 SEC-  
ONDS EAST, 806.80 FEET TO

**Legals continued page B5**



Wednesday, July 17, 2024

Continued from page B4

A 1/2 INCH REBAR FOUND; THENCE, NORTH 89 DEGREES 54 MINUTES 11 SECONDS EAST, 939.08 FEET TO A ROCK FOUND AND THE TRUE POINT OF BEGINNING. LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 2 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE INTERSECTION OF LAND LOTS 1, 2, 31 AND 32 AT AN, 1/2 INCH REBAR FOUND; RUN THENCE NORTH 1 DEGREE 05 MINUTES 52 SECONDS EAST A DISTANCE OF 599.88 FEET TO AN IRON PIN SET; RUN THENCE NORTH 1 DEGREE 05 MINUTES 52 SECONDS EAST A DISTANCE OF 598.35 FEET TO AN ANGLE IRON FOUND; RUN THENCE FOUND SOUTH 89 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 1740.25 FEET TO 1/2 INCH REBAR FOUND; RUN THENCE SOUTH 88 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 720.09 FEET TO AN 1/2 INCH REBAR FOUND; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 32.72 FEET TO POINT, SAID ARC HAVING A CHORD BEARING NORTH 17 DEGREES 33 MINUTES 54 SECONDS EAST A CHORD DISTANCE OF 22.84 FEET AND A RADIUS OF 25 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 32.28 FEET TO A POINT, SAID ARC HAVING A CHORD BEARING SOUTH 29 DEGREES 20 MINUTES 15 SECONDS WEST A CHORD DISTANCE OF 21.20 FEET



ING A CHORD BEARING SOUTH  
29 DEGREES 20 MINUTES 15  
SECONDS WEST A CHORD DIS-  
TANCE OF 31.89 FEET AND A  
RADIUS OF 60.00 FEET; RUN  
THENCE IN A SOUTHEASTERLY  
DIRECTION ALONG THE ARC OF  
A CURVE TO THE RIGHT AN ARC  
DISTANCE OF 74.27 FEET TO AN  
IRON PIN SET, SAID ARC HAV-  
ING A CHORD BEARING SOUTH  
21 DEGREES 32 MINUTES 15  
SECONDS EAST A CHORD DIS-  
TANCE OF 69.62 FEET AND A  
RADIUS OF 60.00 FEET; RUN  
THENCE SOUTH 32 DEGREES  
32 MINUTES 19 SECONDS WEST  
A DISTANCE OF 608.24 FEET TO  
IRON PIN SET; RUN THENCE  
SOUTH 54 DEGREES 27 MIN-  
UTES 10 SECONDS WEST A DIS-  
TANCE OF 939.84 FEET TO AN 1  
AND 1/2 INCH AND OPEN TOP  
PIPE FOUND; RUN THENCE  
NORTH 89 DEGREES 35 MIN-  
UTES 46 SECONDS WEST A  
DISTANCE OF 828.32 FEET TO  
AN INCH REBAR FOUND; RUN  
THENCE NORTH 89 DEGREES  
23 MINUTES 52 SECONDS WEST  
A DISTANCE OF 565.95 FEET TO  
% INCH REBAR FOUND.

LESS AND EXCEPT: ALL THAT  
TRACT OF LAND LYING AND  
BEING IN LAND LOT 1 OF THE  
7TH DISTRICT, FAYETTE COUN-  
TY, GEORGIA AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: TO FIND THE TRUE  
POINT OF BEGINNING, COM-  
MENCE AT A % INCH REBAR  
FOUND AT THE INTERSECTION  
OF LAND LOTS 1, 2, 31 AND 32  
OF THE 7TH DISTRICT; RUN  
THENCE NORTH 89 DEGREES  
35 MINUTES 15 SECONDS WEST,  
A DISTANCE OF 1394.23 FEET  
TO 1% OPEN TOP PIPE FOUND  
AND THE TRUE POINT OF BE-  
GINNING; RUN THENCE SOUTH  
44 DEGREES 47 MINUTES 48  
SECONDS EAST A DISTANCE OF  
2087.12 FEET TO A POINT; RUN  
THENCE NORTH 88 DEGREES  
50 MINUTES 31 SECONDS WEST  
A DISTANCE OF 1495.52 FEET TO  
A % INCH REBAR FOUND; RUN  
THENCE NORTH 0 DEGREES  
58 MINUTES 23 SECONDS EAST,  
A DISTANCE OF 1451.03 FEET  
TO AN 1 % OPEN TOP PIPE  
AND THE TRUE POINT OF BE-  
GINNING. SAID TRACT CON-  
TAINS 332.047 ACRES, MORE  
OR LESS, AS SHOWN IN THE  
PRELIMINARY PLAT OF CAMP  
SOUTHERN GROUND BY SDG  
OF INTEGRATED SCIENCE AND  
ENGINEERING DATED MAY 23,  
2012. A COPY OF SAID SURVEY  
IS ATTACHED HERETO AS EX-  
HIBIT "A".

Tax Parcel No.: 0701 003  
This 17th day of July 2024.  
Deborah L. Bell, RLA  
Planning & Zoning Director  
Ad to run: 07/17/2024  
07/17

TO: Planning Commission

FROM: Debbie Bell, Director

DATE: August 1, 2024

SUBJECT: Ordinance 110-125. – A-R, Agricultural- Residential District. (b)  
Permitted uses.

The applicants have requested that the Board consider an amendment to add a provision to allow an existing home to remain temporarily for occupancy while a new home is being built. This provision would be most appropriately added to Sec. 110-125. - A-R, Agricultural-Residential Zoning District as item (7) as shown in the redline version below.

**Sec. 110-125. - A-R, Agricultural-Residential District.**

(a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.

(b) *Permitted uses.* The following permitted uses shall be allowed in the A-R zoning district:

- (1) Single-family dwelling;
- (2) Residential accessory structures and uses (see article III of this chapter);
- (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
- (4) Plant nurseries and greenhouses (no sales of related garden supplies);
- (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof; and
- (6) One semi-trailer/box truck utilized as a farm outbuilding, provided the property is a minimum of five acres and the semi-trailer/box truck is only used to store agricultural items.

(7) During the construction of a new primary dwelling structure, the original primary dwelling structure on the parcel may be retained on the property under the following circumstances:

- a. The original, primary dwelling structure shall remain for a period of time that does not exceed 12 months.; and
- b. The original, primary dwelling structure shall at all times be occupied for residential purposes by the property owner; and
- c. Occupancy of the original, primary dwelling structure is merely a temporary residency during the period of time necessary to complete construction of a new primary dwelling structure on the property, in no event to exceed a period of 12 months; and
- d. The Certificate of Occupancy for the new dwelling structure shall not be issued until the original primary dwelling structure has been properly demolished. A demolition permit is required.



**NOTICE OF PUBLIC HEARING  
FOR THE AMENDMENT OF THE  
FAYETTE COUNTY CODE OF  
ORDINANCES, CHAPTER 110.**

**ZONING ORDINANCE**

**PUBLIC HEARING** to be held before the Fayette County Planning Commission on August 1, 2024, at 7:00 P.M, and before the Fayette County Board of Commissioners on August 22, 2024, at 5:00 P.M, in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING SEC. 110-125. – A-R, Agricultural-Residential District, to add a provision to allow an existing home**



---

**Wednesday, July 17, 2024**

---

to remain temporarily for occupancy while a new home is built in the A-R Zoning District.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

This 17th day of July 2024.

Deborah L. Bell, RLA

Planning & Zoning Director

07/17