

BOARD MEMBERS

Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

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
June 4, 2026
7:00 pm**

***Please turn off or 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 May 7, 2026
5. Plats

PUBLIC HEARING

6. Consideration of Petition **1382-26**, Linda Waites, Owner, and Michele Hoof, Agent. Applicants are requesting to rezone Parcel No. 0903 007 (54.46 acres) from R-70 (Single-Family Residential) to A-R (Agricultural-Residential). Property is located in Land Lot 6 of the 9th District and fronts Milam Rd.
7. Consideration of Petition **1383-26**, Chales E. Harp Estate, Owner and Julie Harp, Agent. Applicants are requesting to rezone Parcel No. 044701 009 (2.34 acres), from A-R (Agriculture-Residential) to R-70 (Single-Family Residential). Property is located in Land Lot 247 of the 4th District and fronts SR 92 and Inman Rd.

Meeting Minutes 5/7/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on May 7th, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

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

1. Call to Order. *Chairman Danny England called the May 7, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*

Approval of Agenda. Chairman Danny England advised petitioners that, due to one board member's absence, applicants could request a postponement if they wished to appear before the full board at the next meeting.

John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 4-0. Jim Oliver was absent.

3. Consideration of the Minutes of the meeting held on April 2, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on April 2, 2026. Virgil Hooper seconded the motion. The motion carried 4-0.*
4. Plats. *No plats were presented at the May 7, 2026, Meeting.*

PUBLIC HEARING

5. Consideration of Petition **1380-26**, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial). Property is located in Land Lot 70 of the 5th District and fronts Highway 85 South.

Ms. Debbie Bell stated that the property is located along Georgia State Route 85. The property was previously rezoned from A-R to R-40 back in 2004, and previous conditions attached to that rezoning involved setback requirements related to a project road widening on State Route 85, and those prior conditions were no longer applicable and need to be carried forward. Based on the Fayette County Comprehensive Plan, the property is designated for commercial use. Staff recommended approval of the rezoning request.

Chairman England asked if the petitioner was present.

Mr. David Barber, Agent, stated that the purpose of the rezoning request is to bring the property into compliance with the current land use designation.

Public Comment:

No one spoke in favor or in opposition.

Chairman England brought the item back to the board and asked if there were any questions or comments from the Commissioners. Hearing none, the chairman called for a motion.

Virgil Hooper made the motion to recommend APPROVAL of Petition 1380-26. John Kruzan seconded the motion. The motion passed 4-0.

6. Consideration of Petition **1381-26**, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential). Property is located in Land Lots 249 of the 4th District and fronts McBride Rd.

Ms. Debbie Bell presented the request and noted that the subject property is currently undeveloped and is considered a lot of record. She mentioned that R-80 zoning is consistent with the Fayette County Future Land Use Map as rural residential and noted the presence of a stream on the property and stated that all environmental setbacks and buffer requirements would be reviewed during the development plan stage. Staff recommended conditional approval.

Chairman England asked if the petitioner was present.

Ms. Danna Morris, a representative on behalf of Rod Wright, addressed the Board and stated she was available to answer any questions.

Mr. Virgil Hooper asked what the intended use of the property would be.

Ms. Morris responded that the property was intended for residential home construction.

Public Comment:

No one spoke in favor or in opposition.

The public hearing was closed.

Chairman England asked if there were any questions or comments from the Commissioners. Hearing none, the chairman called for a motion.

John Kruzan made the motion to recommend CONDITIONAL APPROVAL of Petition 1381-26. Vice - Chairman Boris Thomas seconded the motion. The motion passed 4-0.

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 40-ft of right of way as measured from the existing centerline of McBride Road within 90 days of this rezoning request, or prior to the submittal of a final plat, whichever comes first.

No further business was addressed; a motion was made to adjourn.

John Kruzan moved to adjourn the May 7, 2026, Planning Commission meeting. Virgil Hooper seconded. The motion passed 4-0.

The meeting adjourned at 7:13 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

MARIA BINNS, PC SECRETARY

PETITION No. 1382-26

REQUESTED ACTION: Rezone 54.46 acres from R-70 to A-R

PARCEL NUMBER: 0903 007

EXISTING ZONING: R-70

PROPOSED ZONING: A-R

EXISTING USE: Single-Family Residential

PROPOSED USE: Agriculture-Residential

LOCATION: 300 Milam Rd.

LOT SIZE: 54.46 Acres

DISTRICT/LAND LOT(S): 9th District, Land Lot(s) 6

OWNER(S): Waites Living Trust, Linda Lee Waites, Trustee

APPLICANT(S): Linda Waites

AGENT(S): Michele Hoff

PLANNING COMMISSION PUBLIC HEARING: June 4, at 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: June 25, 2026, at 5:00 PM

REQUEST

The applicant is requesting to rezone the property from R-70 to A-R.

STAFF ASSESSMENT & RECOMMENDATION

This lot is depicted as tract 2 on a recorded plat for Linda Waites Subdivision in plat book 34 page 144. This survey appears to meet or exceed all requirements of A-R zoning. The Future Land Use Map designates this area as Low Density Residential, which has a 1-acre minimum parcel size. The request to rezone to A-R is less intensive than the Future Land Use Map and the Comprehensive Plan.

Staff recommends **APPROVAL** of the request to rezone from R-70 to A-R.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

The subject property is currently zoned R-70, Single-Family Residential. The property is currently a single family residence. The house and accessory structures meet or exceed the requirements of the A-R district.

B. ADJACENT ZONING AND FUTURE LAND USE

The parcels surrounding the subject property are zoned MHP, R-45, and R-70. Kenwood Landing Mobile Home Park was rezoned to Manufactured Home Park in 1971 and has expanded several times to the current 120.6 acres. The northwest quadrant of Fayette County was blanket rezoned in 1973 and the subject parcel has remained R-70 since. Ellens Ridge was rezoned to R-45 in 1996. The Future Land Use Map for this property is Low Density Residential. See the attached Zoning Map and Future Land Use Map.

Direction	Acreeage	Zoning	Use	Future Land Use Plan
North – 6 lots	8.62	R-70 & Fulton County	Single-Family Residential	Low Density Residential (1 unit /1 acres)
East	41.28	R-70 R-45	Single-Family Residential	Rural Residential-2 (1 unit /2 acres)
South	120.6	MHP	Manufactured Home Park	Manufactured Home Park
West	2.00	R-70	Single-Family Residential	Low Density Residential (1 unit /1 acres)

C. DEPARTMENTAL COMMENTS

- Water System** – No objections.
- Public Works/Environmental Management**
 - o **Access Management**
 - Milam Road is a Collector. Existing Right-of-Way is 40' from the centerline per DB 1761 Pg 27. No additional RW required. GDPT reports 3,890 ADT at this location for 2023.
 - Note: The existing driveway for the parcel is residential. An upgrade to commercial standards may be required for a change of use or public access.
 - o **Site Distance**
 - The speed limit on Milam Road is 45 MPH, requiring 500 ft. of sight distance.
 - o **Floodplain Management**
 - The property **DOES** contain floodplain per FEMA FIRM panel 13113C0018E dated September 26, 2008. The property **DOES** contain additional 100-year floodplain delineated by the Fayette County 2013 Limited Detail Flood Study.
 - Any improvements on the site must meet all regulations, including but not limited to MFFE (Minimum Finished Floor Elevations).

- **Wetlands** - The property **DOES** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. There may be additional areas of wetlands and the owner will be required to provide a report if site plans are required.
 - **Watershed Protection** - There **ARE** state waters located on the subject property and it **WILL BE** subject to the Fayette County Watershed Protection Ordinance upon. The owner should reference the various sections of the document prior to any development within buffered areas of Whitewater Creek and other waters of the state.
 - **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.
- Fire** - N/A
 - Environmental Health** - This office has no objection to the proposed rezoning.
 - GDOT** - Not applicable, not on State Route.

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

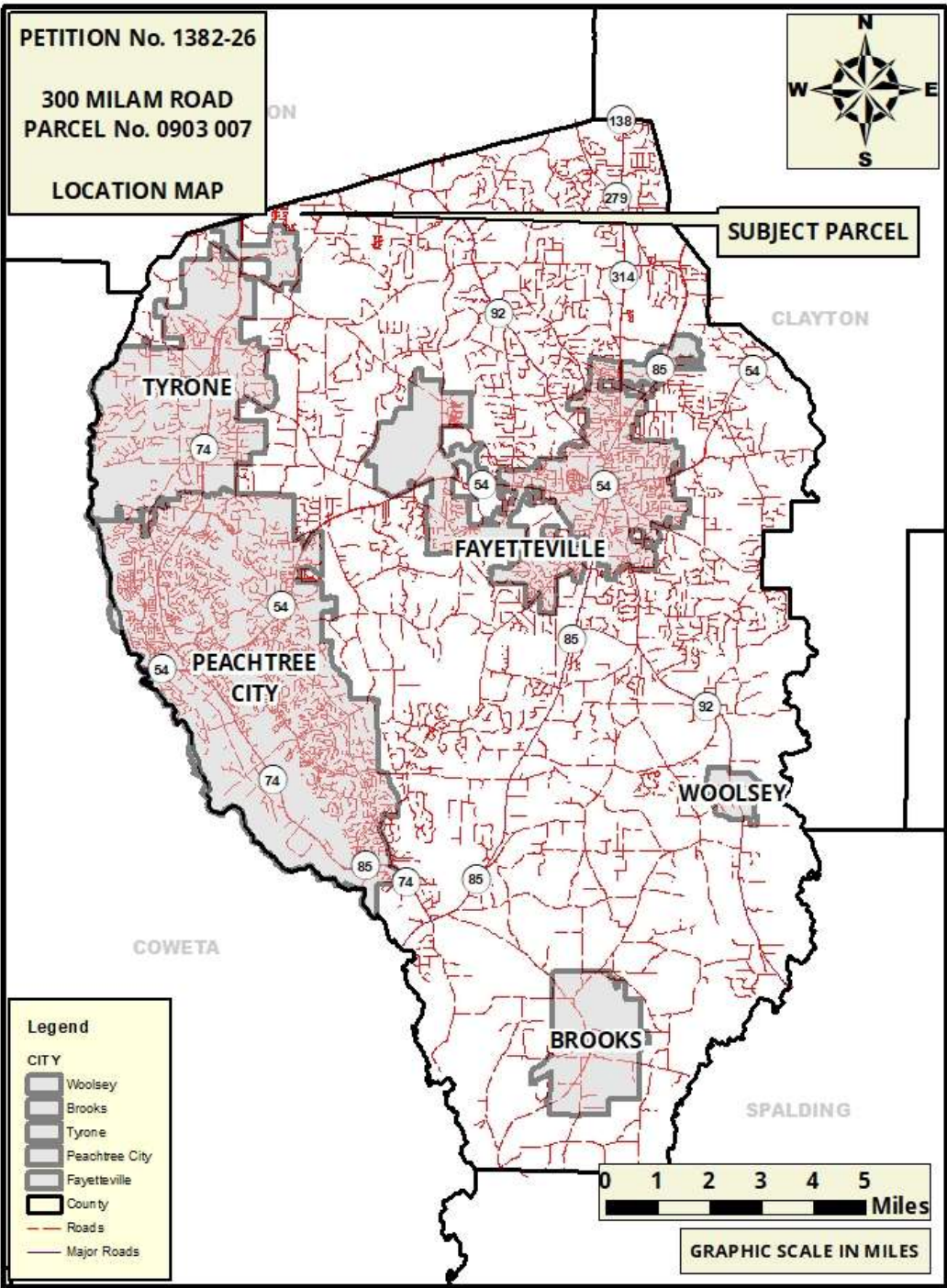
1. The subject property lies within an area designated for Low Density Residential. This request is a less intensive use than what is proposed by the future land use plan.
2. The area around the subject property is an area that already has various residential uses. Staff does not anticipate that this rezoning will have an adverse impact on the adjacent parcels.
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 rural residential.

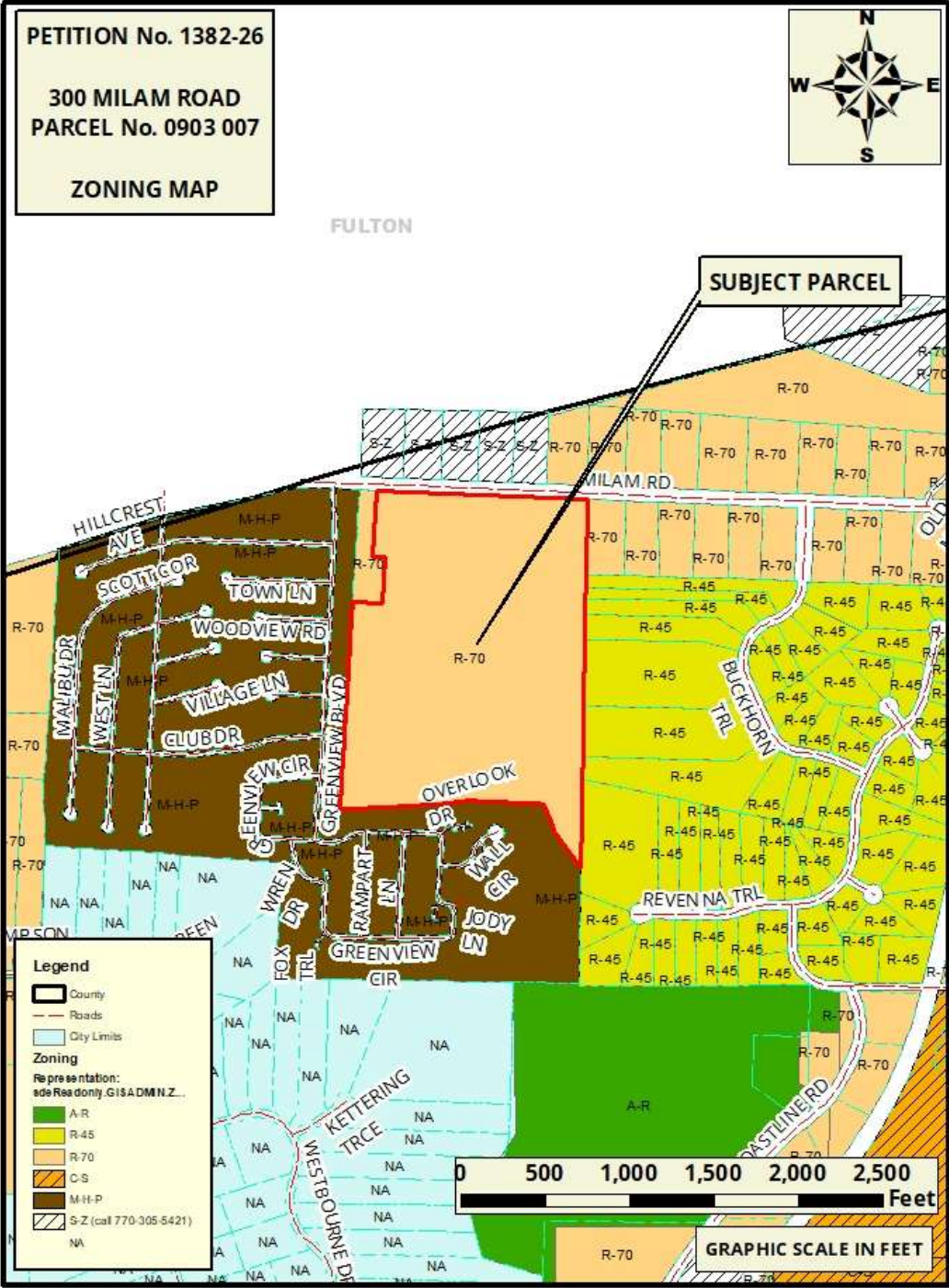
ZONING DISTRICT STANDARDS

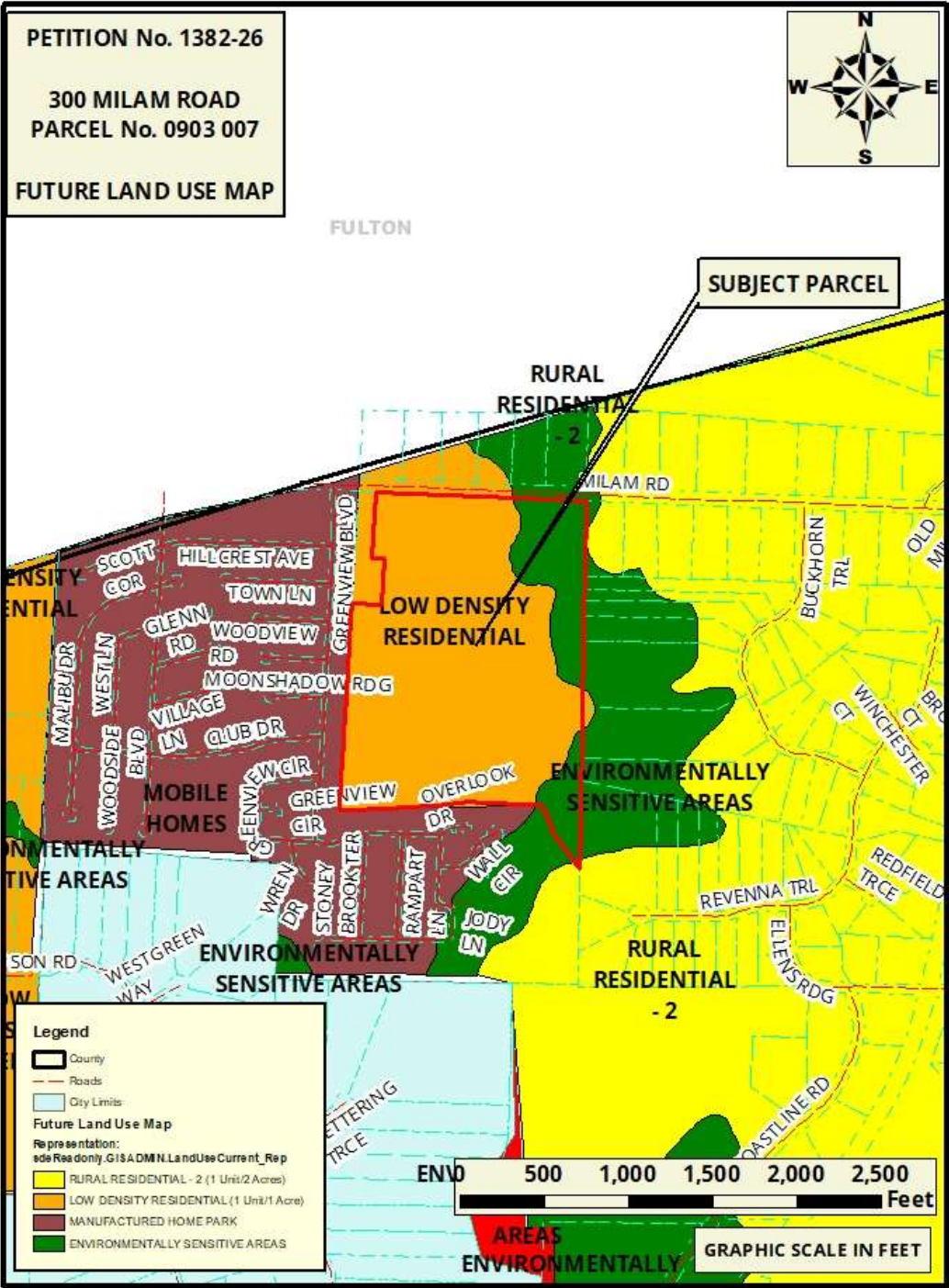
Sec. 110-125. A-R, Agricultural-Residential District.

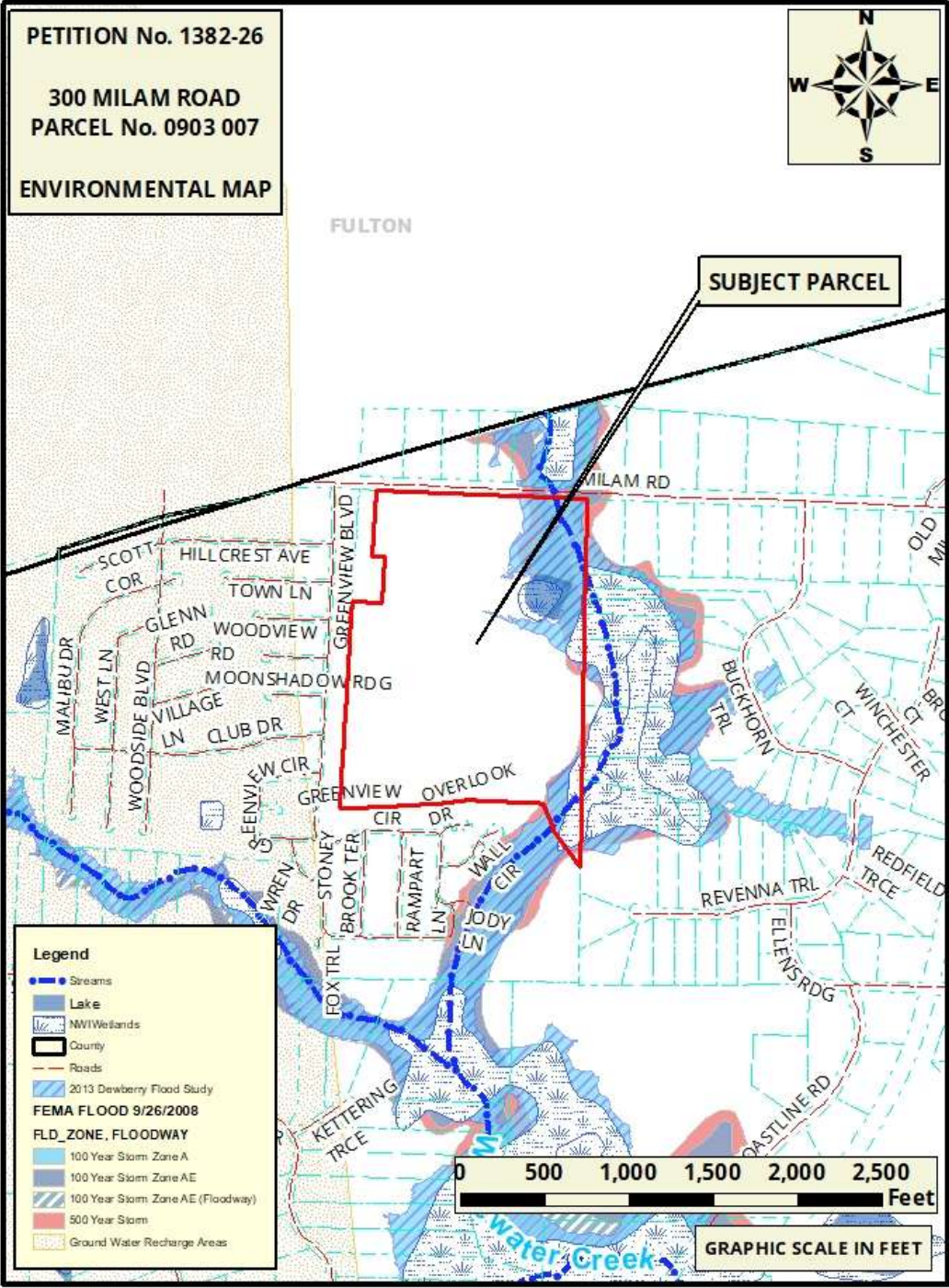
- (a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible 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.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the A-R zoning district provided that all conditions specified in article VII of this chapter. Conditional uses, nonconformances, transportation corridor overlay zone, and commercial development standards are met:
- (1) Aircraft landing area;
 - (2) Animal hospital, kennel or veterinary clinic;
 - (3) A-R bed and breakfast inn;
 - (4) A-R wedding/event facility;
 - (5) Cemetery;
 - (6) Church and/or other place of worship;
 - (7) Colleges and university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
 - (8) Commercial driving range and related accessories;
 - (9) Child care facility;
 - (10) Deer processing facility.
 - (11) Developed residential recreational/amenity areas;
 - (12) Farm outbuildings, including horse stables, auxiliary structures, and greenhouses (permanent or temporary);
 - (13) Golf course (minimum 18-hole regulation) and related accessories;
 - (14) Home occupation;
 - (15) Horse show, rodeo, carnival, and/or community fair;
 - (16) Hospital;

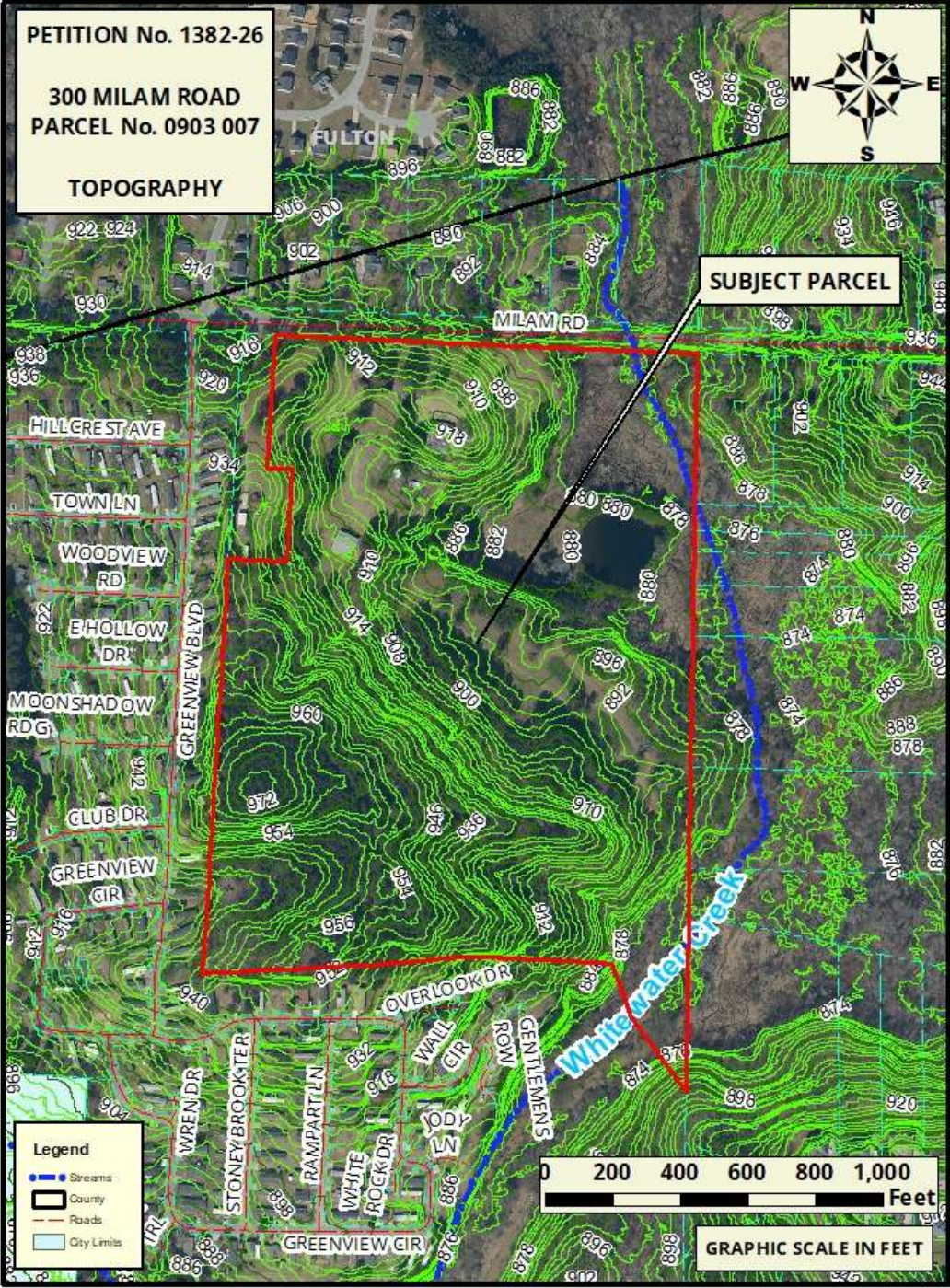
- (17) Kennel (see animal hospital, kennel, and/or veterinary clinic);
 - (18) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
 - (19) Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
 - (20) Recreation centers and similar institutions owned by nonprofit organizations as so registered with the state secretary of state office;
 - (21) Religious tent meeting; and
 - (22) Shooting range, outdoor.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the A-R zoning district shall be as follows:
- (1) Lot area: 217,800 square feet (five acres).
 - (2) Lot width: 250 feet.
 - (3) Floor area: 1,200 square feet.
 - (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 100 feet.
 - 2. Collector: 100 feet.
 - b. Minor thoroughfare: 75 feet.
 - (5) Rear yard setback: 75 feet.
 - (6) Side yard setback: 50 feet.
 - (7) a. 35 feet as defined in article III of this chapter.
 - b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one foot for every two feet or part thereof of building height over 35 feet.
- (e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan, as applicable, shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; residential accessory structures; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.













FAYETTE COUNTY

**PETITION FOR REZONING
CERTAIN PROPERTIES IN
UNINCORPORATED AREAS
OF FAYETTE COUNTY, GEOR-
GIA**

PUBLIC HEARING to be held before the Fayette County Planning Commission on Thursday, June 4, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, June 25, 2026, at 5:00 P.M., in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1382-26

Parcel No: 0903 007

Owner: Waites Living Trust; Linda Lee Waites, Trustee Agent(s): Michelle Hoff

Zoning District: R-70

Area of Property: 54.46 acres

Land Lot(s)/District: Land Lot 6 of the 9th District

Fronts on: Milam Road

Proposed: Applicant proposes the following: To rezone 54.46 acres from R-70 (Single-Family Residential) to A-R Agricultural Residential (Single-Family).

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

EXHIBIT A

ALL that tract or parcel of land lying and being in Land Lot 6 of the 9th Land District of Fayette County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin on the existing southern right of way of Milam Road and the eastern boundary line of Land Lot 6 and the western boundary line of Land Lot 5; running thence South 02 degrees 02 minutes 13 seconds West a distance of 2079.15 feet to a point; thence North 89 degrees 01 minutes 13 seconds West a distance of 60.00 feet to a point; thence North 22 degrees, 00 min-

utes, 16 seconds West a distance of 206. 21 feet to a point; thence North 11 degrees 20 minutes 45 seconds West a distance of 163.53 feet to a point; thence North 89 degrees 05 minutes 46 seconds West a distance of 1220.61 feet to an iron pin found; thence North 03 degrees 29 minutes 21 seconds East a distance of 1103.24 feet to an iron pin; thence North 88 degrees 11 minutes 05 seconds West a distance of 175.06 feet to an iron pin; thence North 03 degrees 29 minutes 21 seconds East a distance of 272.57 feet to an iron pin; thence North 88 degrees 11 minutes 05 seconds West a distance of 75.03 feet to an iron pin; thence North 03 degrees 29 minutes 21 seconds East a distance of 393.84 feet to an iron pin; thence South 87 degrees 38 minutes 36 seconds East a distance of 55. 39 feet to a point; thence South along the curvature of the southern right of way of Milam Road 87 degrees 19 minutes 03 seconds East a distance of 725.04 feet to a point; thence South 87 degrees 35 minutes 49 seconds East 340.42 feet to a point; thence 87 degrees 11 minutes 35 seconds East a distance of 136.57 feet to an iron pin at the point of beginning. Said tract containing 54.46 acres and being Tract 2 according to a Final Plat of Linda Waites Subdivision dated December 14, 2000, as amended, prepared by Jason D. Turner, RLS No. 2795, and recorded on June 6, 2001 in Plat Book 34, Page 144, in the Fayette County, Georgia records; which plat is incorporated herein by reference to more clearly show the courses, distances, metes and bounds of the lands herein conveyed, being more commonly

Legals continued page B4

Continued from page B3

known as 300 Milam Rd.
5/20

PETITION No. 1383-26

REQUESTED ACTION: Rezone 2.65 acres from A-R to R-70

PARCEL NUMBER: 044701009

EXISTING ZONING: A-R

PROPOSED ZONING: R-70

EXISTING USE: Vacant Land

PROPOSED USE: Single-Family Residential

LOCATION: Southeast Corner of Inman Rd. and SR 92 S.

LOT SIZE: 2.65 Acres

DISTRICT/LAND LOT(S): 4th District, Land Lot(s) 247

OWNER(S): Charles E. Harp Estate

APPLICANT(S): Julie Harp

AGENT(S): Julie Harp

PLANNING COMMISSION PUBLIC HEARING: June 4, 2026, at 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: June 25, 2026, at 5:00 PM

REQUEST

The applicant is requesting to rezone the property from A-R to R-70.

STAFF ASSESSMENT & RECOMMENDATION

This lot is a legal, nonconforming lot. Although the lot does not meet the dimensional requirements under its current A-R zoning, it **WILL** meet or exceed the requirements of the R-70 zoning district. The Future Land Use Map designates this area as Rural Residential-2, which has a 2-acre minimum parcel size. The request to rezone to R-70 is consistent with the Future Land Use Map and the Comprehensive Plan.

Staff recommends **CONDITIONAL APPROVAL** of the request to rezone from A-R to R-70, subject to the following:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Inman Road within 90 days of this rezoning request. Environmental Management Department will approve the required

warranty/quitclaim deeds prior to Final Plat of the property.

2. The current driveway along Inman Road does not meet the current access standards and will need to be relocated when the property is developed.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

The subject property is currently zoned A-R, Agricultural-Residential and is undeveloped.

The lot is a legal, nonconforming lot. The property was part of a larger parcel that was bisected by a reroute of Inman Road between 1955 and 1967. Please refer to the sequence of aerials at the end of this report.

The parcel was further reduced by a right-of-way dedication in 2012 for an intersection improvement project to realign the intersection of Inman Road, Goza Road, and SR 92.

B. ADJACENT ZONING AND FUTURE LAND USE

The parcels surrounding the subject property are zoned R-70, having been part of the aforementioned blanket rezoning in 1973. Many other parcels in the general area are zoned A-R. 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.

Direction	Acreage	Zoning	Use	Future Land Use Plan
North	10+ 10	A-R & R-72	Agricultural- Residential	Rural Residential-2 (1 unit /2 acres)
East	6	R-70	Single-Family Residential	Rural Residential-2 (1 unit /2 acres)
South	10+	A-R	Single-Family Residential	Rural Residential-3 (1 unit /3 acres)
West	28 100	A-R C-S	Agricultural- Residential	Rural Residential-2 (1 unit /2 acres)

C. DEPARTMENTAL COMMENTS

- Water System** - No objections.
- Public Works/Environmental Management**
 - **Access Management**
 - This is a corner lot and fronts a Minor Arterial, Inman Road, and a Major Arterial, State Route 92. There are planned intersection improvements for Inman Road and SR 92 in the future.
 - Inman Road requires a right of way of 50-foot from the centerline.
 - State Route 92 access is managed by GDOT.
 - 2024 GDOT Reports show 11,000 ADT 2,800 ft. north of this location.
 - GDOT was provided a survey submitted by the applicant and comments may be forthcoming.
 - Fayette County Public Works will require that any new development will provide a driveway request on the lower classification road and be a

minimum distance of 150 feet from the intersection of SR 92 and Inman Road.

- **Site Distance**
 - The speed limit on Inman Road is 35 MPH, requiring 390 ft. of sight distance.
 - GDOT is responsible for SR 92.
 - **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 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 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 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.
- GDOT** - Comments have not been received at this time.
 - Fire** - No comments.
 - Environmental Health** - This office has no objection to the proposed rezoning.

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.

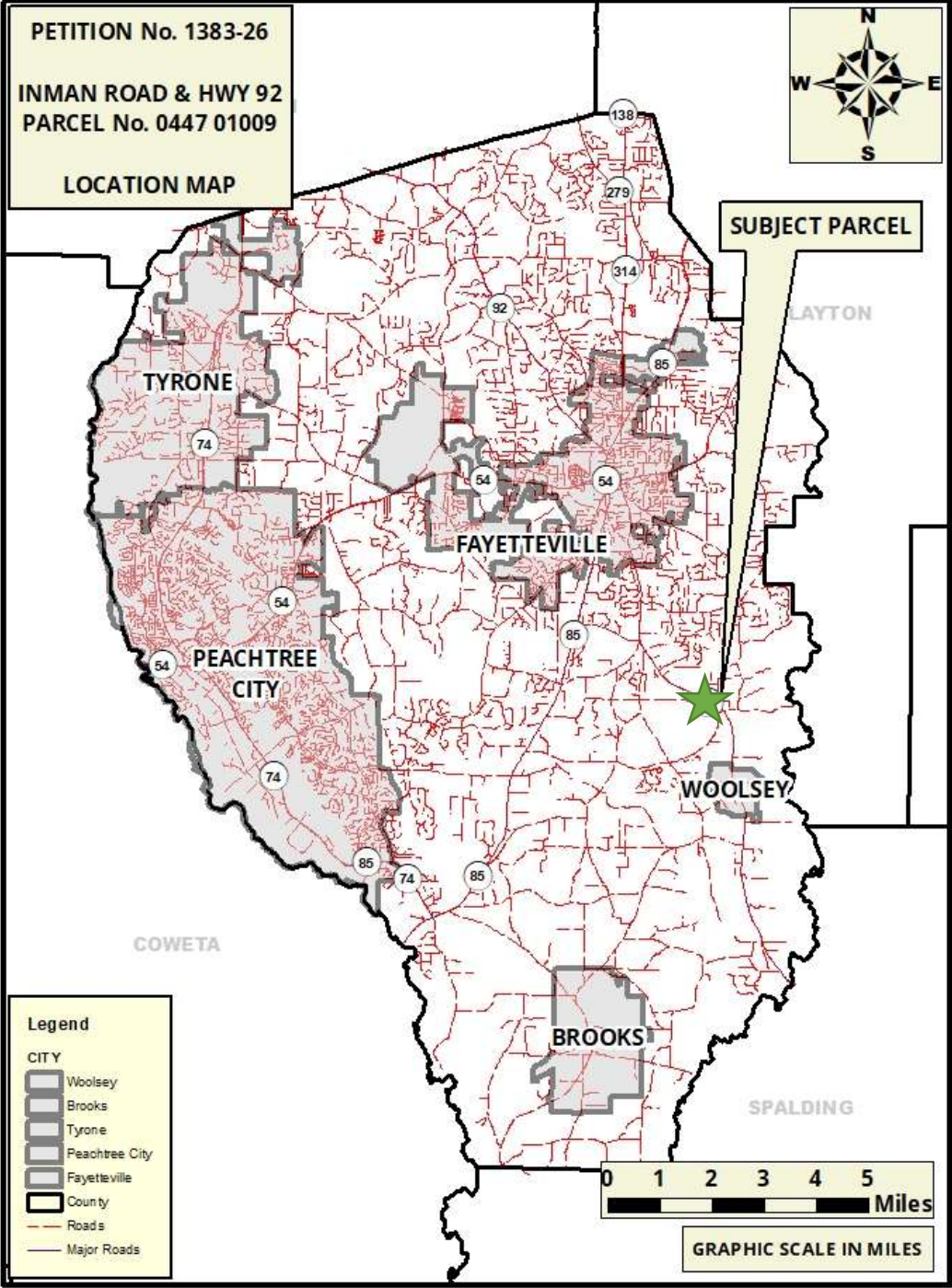
STAFF ANALYSIS

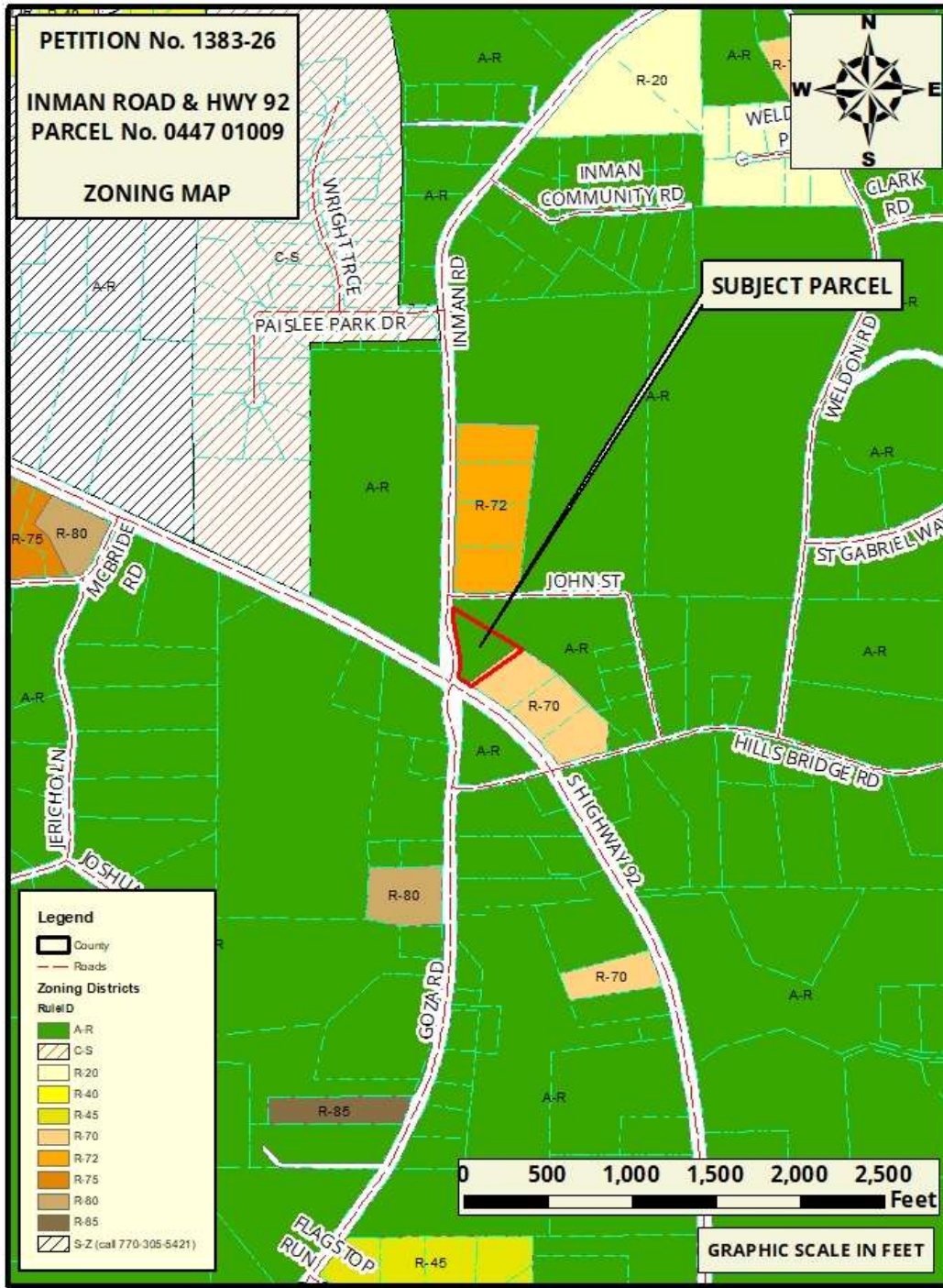
1. The subject property lies within an area designated for Rural Residential-2 Uses. This request does conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and agricultural uses. Staff does not anticipate that this rezoning will have an adverse impact on the adjacent parcels.
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 rural residential.

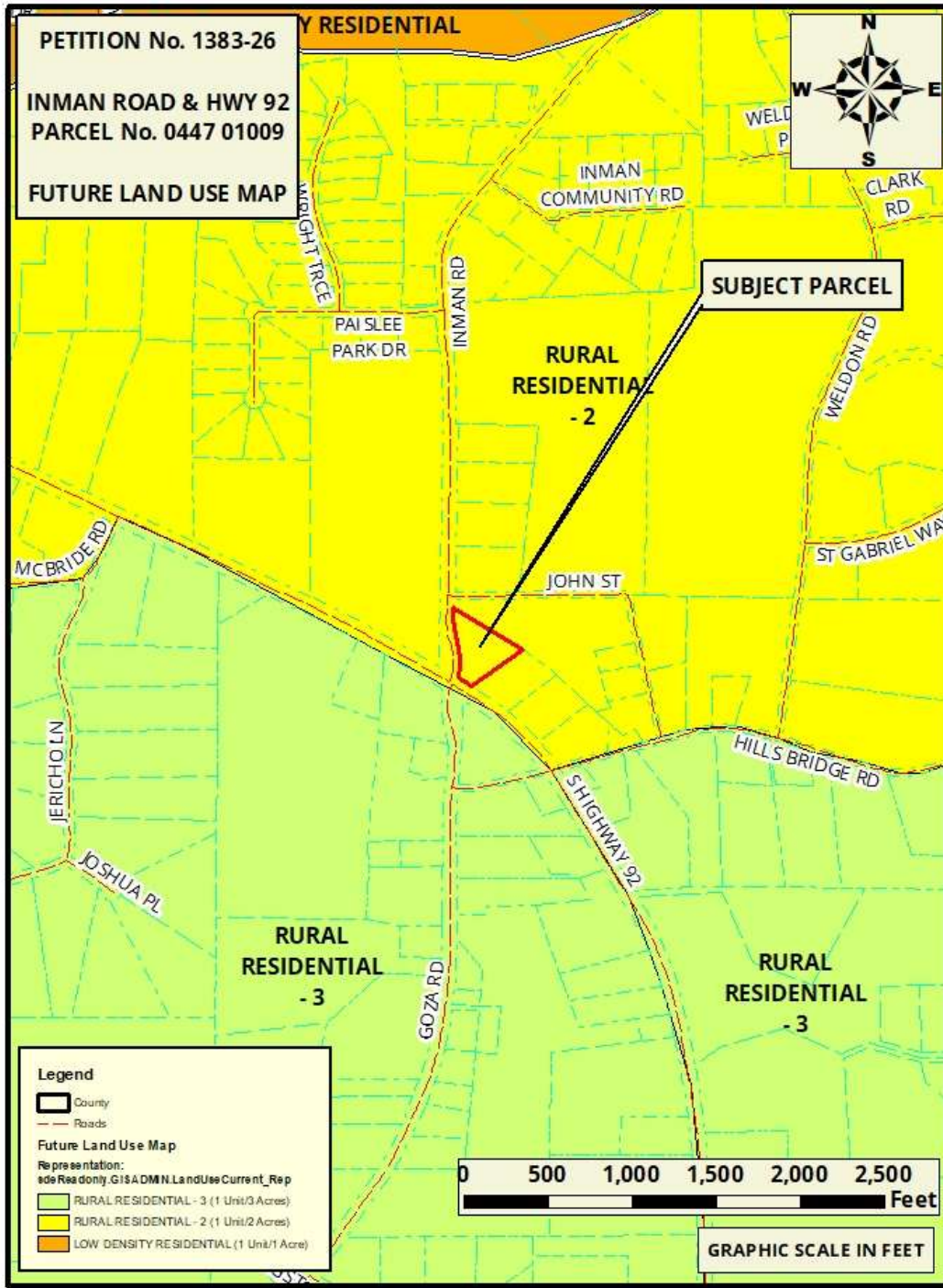
ZONING DISTRICT STANDARDS

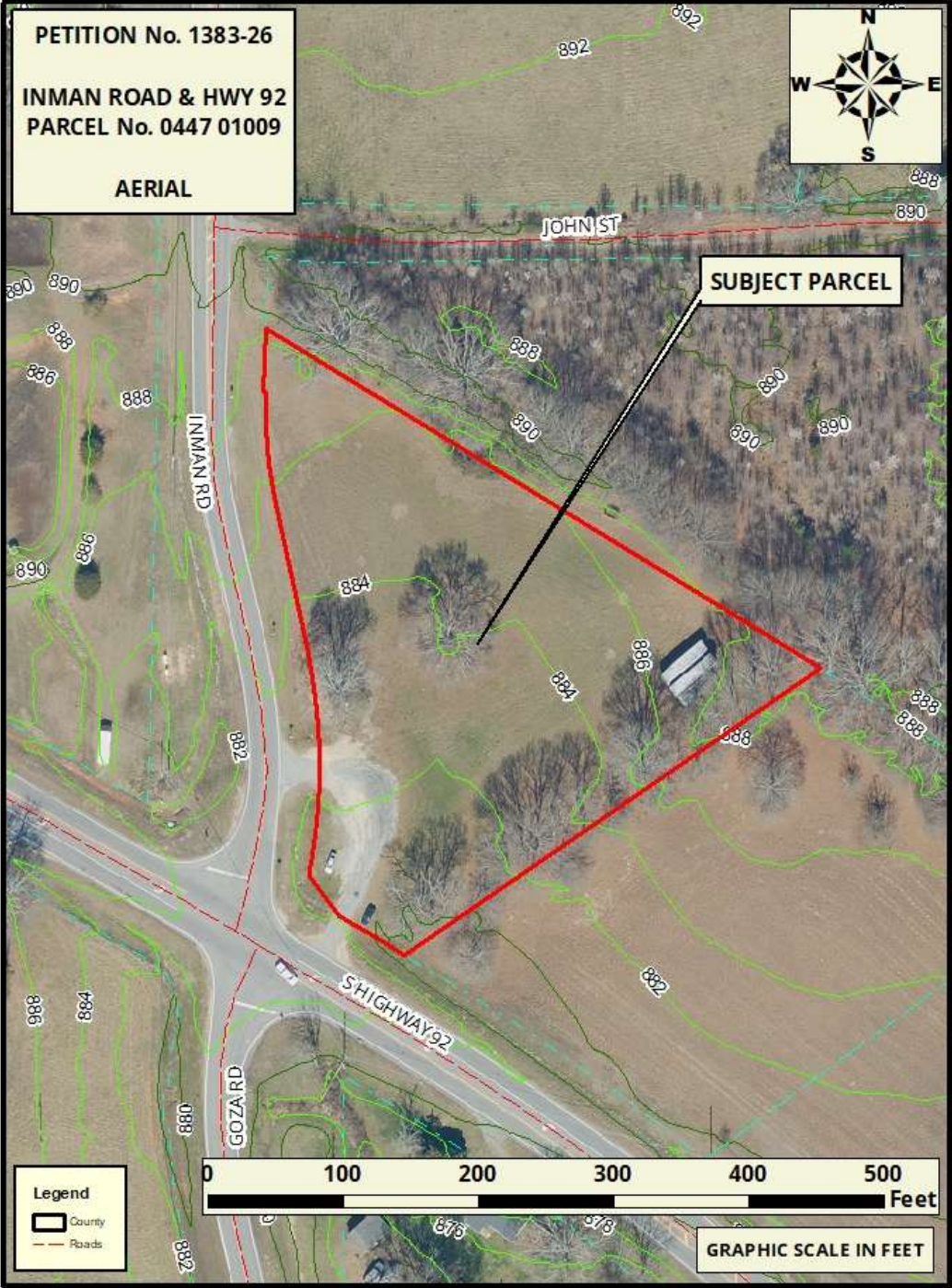
Sec. 110-133. R-70, Single-Family Residential District.

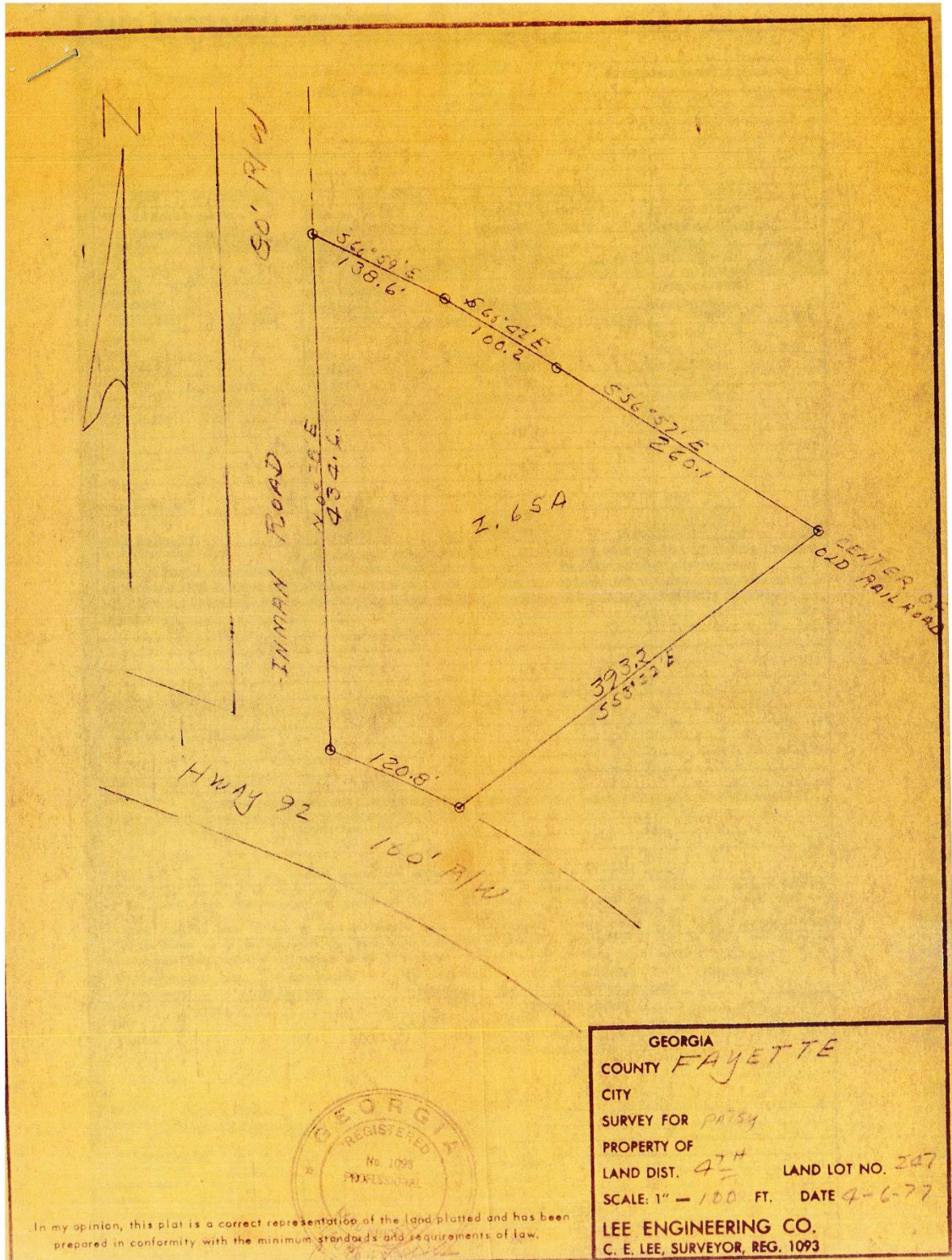
- (a) *Description of district.* This district is composed of certain lands and structures, having a low density single-family character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- (b) *Permitted uses.* The following uses shall be permitted 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-85 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.



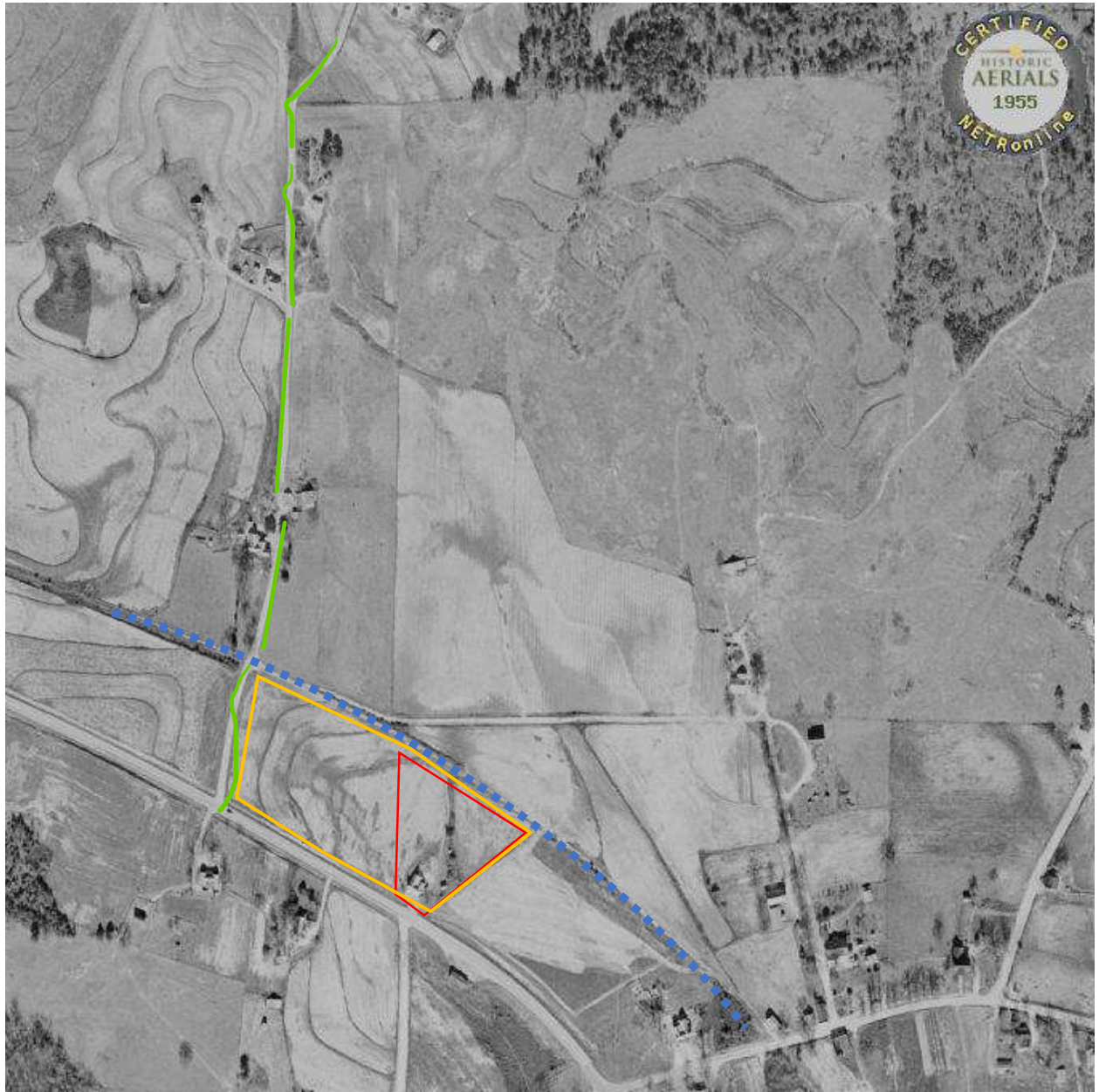




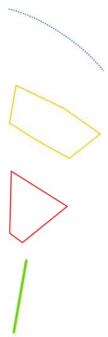




1977 SURVEY



1955



RAILROAD

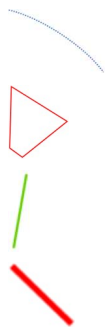
ORIGINAL PARCEL

CURRENT PARCEL

ORIGINAL ROAD LOCATION



1962



RAILROAD

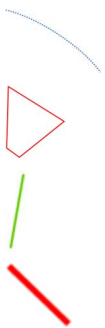
CURRENT PARCEL

ORIGINAL ROAD LOCATION

NEW ROAD LOCATION



2023



RAILROAD

CURRENT PARCEL

ORIGINAL ROAD LOCATION

NEW ROAD LOCATION

Continued from page B3

known as 300 Milam Rd.
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**PETITION FOR REZONING
CERTAIN PROPERTIES
IN UNINCORPORATED AREAS
OF FAYETTE COUNTY, GEOR-
GIA**

PUBLIC HEARING to be held before the Fayette County Planning Commission on Thursday, June 4; 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, June 25, 2026, at 5:00 P.M., in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1383-26
Parcel No: 044701.009
Owner: Julie Ann Harp
Zoning District: A-R
Area of Property: 2.65 acres
Land Lot(s)/District: Land Lot 247 of the 4th District
Fronts on: Inman Road and Highway 92 South

Proposed: Applicant proposes the following: To rezone 2.65 acres from A-R, Agricultural Residential (Single-Family) to R-70 (Single-Family Residential).
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 Lot 247, of the 4th District, Town of Inman, Fayette County, Georgia, and being more particularly described as follows: BEGINNING at a concrete monument found at the northwesterly corner of a mitered intersection and being the intersection of the easterly right-of-way line of Inman Road (having a variable width right-of-way) and the northerly right-of-way line of Georgia Highway 92 (having a variable width right-of-way); Thence along said easterly right-of-way line of Inman Road; North 16°48'38" East, 5.64 feet to a point; Thence, 160.75 feet along the arc of a curve to the left, having a radius of 411.00 feet and being scribed by a chord bearing, North 00°56'13" West, 159.73 feet to a 1/2-inch rebar found; Thence, North 12°06'54" West, 117.11 feet to a 1/2-inch rebar found; Thence, 78.76 feet along the arc of a curve to the right, having a radius of 331.00 feet and being scribed by a chord bearing, North 05°23'33" West, 78.57 feet to a 1/2-inch rebar found; Thence, North 88°51'23" West, 1.27 feet to a 1/2-inch rebar found; Thence, North 01°11'56" East, 81.67 feet to a 1/2-inch rebar found; Thence leaving said easterly right-of-way line of Inman Road and running, South 57°09'59" East, 497.14 feet to a 1/2-inch rebar found; Thence, South 55°21'48" West, 389.28 feet to a capped rebar found along said northerly right-of-way line of Georgia Highway 92; Thence along said northerly right-of-way line of Georgia Highway 92 and running, North 62°10'19" West, 47.01 feet to a parker kalon nail found at the southeasterly corner of a mitered intersection; Thence along said mitered intersection, North 37°54'14" West, 37.01 feet to a concrete monument found at the northwesterly corner of a mitered intersection and being the true POINT OF BEGINNING. Said tract contains 2.34 acres (101,780 square feet), more or less, as shown on a survey prepared for Julie Harp by Hilton Land Surveying dated April 3, 2026.
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