

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
April 02, 2026
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 March 5, 2026
5. Plats

PUBLIC HEARING

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.
8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7th District and fronts Quarters Road and Ebenezer Road.
10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.
14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5th District and fronts Harp Road.
15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5th District and fronts Harp Road.

Meeting Minutes 3/5/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on March 5th, 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 March 5, 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.*
3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning.) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
5. Plats.
 - a. Minor Final Plat of Free Land.

Ms. Debbie Bell stated the Plat has been received and approved by staff.

Chairman Danny England asked if the petitioner was present.

Virgil Hooper asked staff what are the asking for.

Ms. Bell stated the applicant rezoned and combined property for parcel facing

Adams Road.

After no further comments, Chairman England asked for a motion.

Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership.

Ms. Bell stated that this amendment that addresses the candidates who are appointed to the Zoning Board of Appeals, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

Virgil Hooper made the motion to recommend APPROVAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.

7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership.

Ms. Bell explained that this amendment also addresses the candidates who are appointed to the Planning Commission, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.

8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches.

Ms. Bell discussed the recommendation for Sec. 110-169(2)n.5, which proposes adding Off-Site Parking as an incidental use for churches. She noted that churches are classified as a conditional use, and according to Sec. 110-169 on Conditional Use Approval, they may use their parking areas for off-site purposes, provided they do not expand the current parking capacity.

Chairman England asked if anyone in the audience was in support or opposition of the petition. With no response, he brought the item back to the board.

Mr. Jim Oliver asked staff if this was related to a problem or something existing.

Ms. Bell replied that QTS is currently under construction and seeking off-site parking areas not used during the week, by using the church parking areas. And related to parking lot at churches.

Chairman England asked staff if this was something not allowed before.

Chairman England asked if parking at a church was not allowed before, or if that's something we need to allow.

Allison Cox, County Attorney responded parking wasn't allowed as a use, and they wanted to make sure it is not outside of their use and they are not violating any rules.

Vice-Chairman Boris Thomas asked what if they have food trucks and festivals.

Ms. Bell responded that those are normal activities that a church already has.

Chairman England asked if the film industry could use that, too.

Ms. Bell responded that they could.

Ms. Cox added that it will be exclusively used on a lease term.

Vice-Chair Thomas commented on what can be used to prohibit commercial traffic during rush hour.

Ms. Cox responded that it will be handled once they get there, by QTS, providing measures like hiring security or parking details.

Chairman England asked if the county has the ability to review it or say no, by submitting a site plan, etc.

Ms. Cox responded that they met everything that's in the condition, in addition to all of the church's conditions, then no. She explained that this is specifically off-site parking, and it has to be attached to a principal use that's local. She suggested that if the board wanted, they could add extra conditions.

Mr. John Kruzan asked this for the existing parking area they have today, which would not add any more property, and convert it into more parking.

Ms. Cox responded that this will only apply to the parking area that currently exists.

Vice-Chair Thomas asked when the date would be for this to go into effect. He was concerned that some of the churches might apply to expand their parking space before this goes into effect.

Ms. Bell responded that the county doesn't currently have any churches that plan to enlarge their parking lot.

Vice-Chair Thomas asked if we would be restricting churches from improving their parking lots due to the concern that they will be rented out to commercial entities.

Ms. Bell responded that if they currently have an active parking lease, they will not be approved to expand their existing parking. If a church comes in and wants to expand its parking, as long as they meet all of the site development requirements, they will be reviewed and approved; they will have to wait for that lease to be over to make any additions.

Ms. Cox added that any of those changes will have to meet what's allowed for churches; they cannot add an industrial lot, which will not be allowed.

Mr. Virgil Hooper asked if the county has a limit on the number of parking spaces per church/congregation.

Ms. Bell responded that there is no cap on the number of parking spaces, but there is a cap on the maximum percentage of impervious areas on a parcel.

Mr. John Kruzan asked if this will be an eight year term, as shown in the staff report.

Ms. Cox responded that it cannot exceed eight years. Because the build up will take eight years, that's where the number comes from to make sure there is determination, and it does not continue.

Chairman England asked the board didn't have any other comments, he requested a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8th Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.

CONDITIONS:

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
 2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
 3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
 4. *The property shall not be held open to the public for use;*
 5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
 6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
 7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*
 8. ***Added a Conditional Traffic Control Plan.***
9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office-Institutional) zoning district.

Ms. Bell explained that this will be an addition to adding off-site parking as a conditional use - Conditional use permits have specific requirements they have to meet under that use, and they are not eligible for variances. Ms. Bell stated this is specifically for off-site parking serving a specific use within one thousand feet of the property that it serves.

Chairman England asked if anyone in the audience was in support or opposition of the petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the traffic this will create for the residents at Canoe Club, by submitting another traffic light or otherwise.

Mr. Chris Covington, resident of Lester Road, also commented about his concerns about adding more traffic and proposed that adding some source of surveillance would be helpful.

Mr. Wayne Knight, a resident of the Canoe Club, spoke about the traffic concerns and asked for the median to be cut back to allow for a left turn to allow people to go north.

With no further comments, the Chairman brought the item back to the board for questions or a motion.

Ms. Bell responded to the last comment, stating that the property was recently annexed to the city, and the county has development plans for that property, which is not the subject of this particular petition.

Chairman England added that there is more traffic coming, so there is more parking, and it affects that entrance, and the more people we have, the hardest is to control that.

Ms. Cox commented that the area for the petition the board is hearing is subject to commercial development, which changes the roadways. Ms. Cox explained that the effort is to keep it a conditional use and O-I to be managed as a parking lot for the time that is needed as a commercial use.

Mr. Jim Oliver expressed his concern that this will be tailored for a specific use.

Ms. Cox responded that we need the use of the county, and it's something allowed, stating they could do a commercial parking in a commercial area, but outside parking will come later on other places too, and the county wants to make sure it can be managed.

Mr. Oliver asked why we are trying to accommodate QTS's needs when they have four hundred acres to do a parking lot.

Ms. Cox responded that they are trying to control the traffic problem.

Mr. Oliver responded that they could keep it on their campus; they have all of those buses traveling all over the place, and they think this will make it any better, but it is going to make it worse.

Chairman England commented that the problem he sees is that in a church, they only use it half a day on Sunday and Wednesday, and asked staff if there is anything that will exclude an O-I zoned constructed building.

Ms. Cox responded that if you are an O-I group and you have principal use on that property, you must have a lease, and they need to set the terms; we need to see a lease.

Vice-Chair Thomas commented that it seems like we are trying to control the fire instead of saying you can't make a fire and just construct a parking deck and solve the problem; they are not ready for the impact of the traffic this might create.

Mr. John Kruzan commented that they couldn't do it on this consideration, so now we are going to do it on this new one.

Chairman England asked for a motion if there were no further questions from the board.

Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. Vice -Chairman Boris Thomas seconded the motion. The motion carried 5-0.

10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13th District, and it's located behind 1252 Highway 314.

Ms. Bell read the petition above and explained that the applicant is proposing to rezone the parcel to A-R combine it with additional property already rezoned A-R, for the purposes of use as a single-family residence and for operating an A-R Wedding/Event Venue. The parcel does not meet the minimum lot size for the A-R zoning. Therefore, a condition is recommended to ensure it is combined with the larger parcel, which will resolve this issue. Staff recommended conditional approval.

Chairman England asked staff if they had previously encountered this application. What is the difference this time?

Ms. Bell responded that the only way they could rezone this parcel is if the other parcels adjacent to it were rezoned to A-R first.

Mr. Randy Boyd, agent representing Mr. Akin and Mr. Hill, is not sure how this parcel was created, which is on the west side of the lake; you cannot get to it, and can't do much with it, either, sitting half in a floodplain and being less than five acres. Mr. Akin wants to sell it to Mr. Hill, who would like to add it to the recently rezoned A-R parcels adjacent to his. Mr. Boyd asked the board for approval, stating will be downzoning.

Chairman England asked for anyone in support of the petition to speak, with no comments asked for anyone in opposition to speak.

Ms. English expressed her concern about Mr. Akin selling the piece of property to Mr. Hill to convert it into a wedding venue.

No one else spoke in opposition and Chairman England brought the item back to the board for questions.

Mr. Hooper asked if they had changed the classification on the larger parcel so that they could incorporate the smaller one; he wasn't present on the previous requests.

Chairman England responded yes.

Mr. Oliver asked the petitioner if they agreed with the conditions for the petition.

Mr. Boyd responded that they had no problem with it.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.

CONDITION:

1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.

11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Debbie Bell stated that applicants are requesting to rezone these two parcels and parcel 0704 052 to C-C to operate a parking center for vehicles driven by construction workers and other personnel working at the data center. Once completed, the site will be developed for an office site. The subject properties are currently zoned MHP. They were rezoned from A-R to MHP, which was approved in March 1967. It could be zoned commercial, but it also could be rezoned to O-I. Staff recommended conditional approval.

Chairman England asked if the petitioner was present.

Mr. Alan Kachin, Agent, representing Ace Group Corp, stated the property was currently zoned for mobile homes, and they are seeking to rezone it for commercial purposes. The initial use will be for a parking lot for the workers at the data center, and once no longer needed, it will be converted into an office building, solving the problems previously discussed with the churches. Mr. Kachin explained if the property were developed as a mobile home park with the approximation of fifty homes, it would also bring more traffic to the area. He stated that his client will meet all of the requirements to obtain the appropriate permits.

Chairman England asked whether anyone supported the petition.

Mr. John Saena recommended adding a condition to be a previous surface to protect the runoff, since this will be temporary until the next development.

Mr. Joe Peavy expressed his concern about the runoff and complained about the lighting and the noise he already has across the street with the data center and would like for the board to include a barrier wall or something where the lights in the proposed

parking lot do not shine directly into their subdivision.

Chairman England asked for anyone in support or opposition, but no one responded. He brought the item back to the board for comments or motion.

Mr. Alan Kachin came back for rebuttal, stating that the parking lot will have buffers and his client will comply with all requirements.

Vice- Chairman Thomas asked if the data center would ever be completed. He asked for a time of completion.

Mr. Kachin responded that he does know, and he couldn't speak for them.

Chairman England commented that eight years will be the max.

Mr. Jim Oliver asked staff if the board's denial of the petition would do to this petition in the O-I part?

Ms. Bell responded that staff will recommend that this be rezoned to O-I instead of C-C, as it is a less intense use, it's a criteria of Highway 54 west corridor and off-site parking is not a conditional or permanent use in C-C.

Chairman England they could move forward with the rezoning. The problem is that they couldn't use it as a parking lot.

Mr. Oliver asked the petitioner if they couldn't do the parking in O-I, instead of C-C, what would it do to your petition?

Mr. Kachin responded that his client is not interested in building a mobile home park; the intention is to develop it anyway. He doesn't know what his client would want it to do if they couldn't use it for off-site parking.

Mr. Oliver responded to Mr. Kachin that his presentation is leaving him with more questions than answers, he questioned the agent mentioning he does know what his client cant do if no using the property for off-site parking, that this is a better use than a mobile home park and responded that the price for the property is making it financially not feasible to build a mobile home park and this will be better to control traffic, that will be regardless. He finished by stating he is not giving the board any assurance of what's going to happen.

The board asked if the applicant could withdraw the petition or table it. The petitioner responded that they would like to table it.

John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2nd, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.

12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1375-26-B and needs to be tabled for April 2, 2026.

The Board moved for a motion.

John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2nd, 2026. Jim Oliver seconded the motion. The motion carried 5-0.

13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1376-26 and needs to be tabled for April 2, 2026.

The Board moved for a motion.

John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2nd, 2026. Jim Oliver seconded the motion. The motion carried 5-0.

Jim Oliver moved to adjourn the March 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.

The meeting adjourned at 8:34 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

**MARIA BINNS,
PC SECRETARY**

DRAFT

1375-26-A - Based on the Staff Analysis, Planning & Zoning Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of O-I, Office-Institutional, subject to the following:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.
4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

1375-26-B - Based on the Staff Analysis, Planning & Zoning Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of O-I, Office-Institutional, subject to the following:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.
5. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

The subject properties are currently zoned MHP. They were rezoned from A-R to MHP, under Petition No. 067-67, which was approved March 4, 1967.

B. ADJACENT ZONING AND FUTURE LAND USE

SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from the commercial node, the intensity of nonresidential development should decrease. If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing and future residential property.

Direction	Acreage	Zoning	Use	Future Land Use Plan
North (across Hwy 54)	100+	City of Fayetteville	QTS Datacenter	City of Fayetteville
East	54+	R-40	Single-Family Residential	Low Density Residential
South	13+	MHP	Manufactured Home Park	Low Density Residential
West	37+	MHP	Manufactured Home Park	Manufactured Home Park

C. DEPARTMENTAL COMMENTS

- Water System** - No objections.
- Public Works/Environmental Management** -
 - o **Road Frontage Right of Way Dedication** - State Route 54 right of way governed by GDOT.
 - o **Traffic Data** - Traffic impacts of the proposed parking lot are being evaluated as part of a DRI and staff is working with the applicant, City of Fayetteville, ARC, and GDOT to minimize impacts.
 - o **Sight Distance and access** GDOT will issue all driveway permits and any access improvements. (GDOT was informed of the request for rezoning and has not yet responded to Fayette County with comments.)
 - o **Floodplain Management** -- The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0084E dated September 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry Flood Study.
 - o **Wetlands** -- The property **DOES** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.
 - o **Watershed Protection** -- There **ARE** state waters located on the subject property, and they **WILL BE** subject to the Fayette County Article VII Watershed Protection

Ordinance. The owner should reference the various section of the document prior to any development within buffered areas.

- **Groundwater** -- The property **IS** within a groundwater recharge area.
 - **Post Construction Stormwater Management** -- This development **WILL BE** subject to Article XIV - Post-Development Stormwater Management for New Development and Redevelopment.
 - **Dams and Impoundments** - Two small lakes are located on the property requesting to be rezoned. Portions of the Northernmost lake are part of lots within the Heritage Farms subdivision.
 - **Landscape and Tree Replacement Plan** - This development **WILL BE** subject to Article V - Nonresidential Development Landscape Requirements and Article VI - Tree Retention, Protection, & Replacement ordinances.
- **Fire** - No comments.
 - **Environmental Health** - This office has no objection to the proposed rezoning.
 - **GDOT** - GDOT is in conversations with the engineer for QTS to what GDOT is requiring of their development and what aspects of SR 54 may need to be improved/upgraded for their proposed development.

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 Commercial 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 commercial 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 utilities or schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

ZONING DISTRICT STANDARDS

Sec. 110-142. O-I, Office-Institutional District.

- (a) *Description of district.* This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.
- (b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:
- (1) Office;
 - (2) Art gallery;
 - (3) Bank and/or financial institution;
 - (4) Banquet hall/event facility;
 - (5) College and/or university, including classrooms and/or administration only;
 - (6) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;
 - (7) Health club and/or fitness center;
 - (8) Hotel;
 - (9) Insurance carrier, agent, and/or broker;
 - (10) Laboratory, medical, and/or dental;
 - (11) Legal services;
 - (12) Massage therapy (see chapter 8);
 - (13) Medical/dental office (human treatment);
 - (14) Military recruiting office;
 - (15) Museum;
 - (16) Performing arts theater;
 - (17) Private school, including classrooms and/or administration only;
 - (18) Professional services, including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; consulting services; engineering firms; internet and web hosting firms; payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services; and
 - (19) Real estate agent and/or broker.
- (c) *Permitted principal uses and structures for office parks with at least 100,000 square feet of floor area.* In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten percent of the total floor area, are located in a building in which office uses comprise at least 50 percent of the floor area and have no exterior advertising display:
- (1) Beauty shop and/or barbershop;

- (2) Blueprinting;
 - (3) Cafeteria;
 - (4) Commercial art and/or drafting service;
 - (5) Day care facility;
 - (6) Delivery and/or messenger service;
 - (7) Drug store;
 - (8) Florist;
 - (9) Gift shop;
 - (10) Photocopying and/or reproduction;
 - (11) Restaurant (limited to five percent of total floor area of office park and included in overall ten percent limitation);
 - (12) Stenographic and/or typing service;
 - (13) Teleconferencing center; and
 - (14) Travel agency and/or ticket office.
- (d) *Conditional uses.* The following conditional uses shall be allowed in the O-I zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Adult day care facility;
 - (2) Animal hospital and/or veterinary clinic (with no animal boarding or outdoor runs);
 - (3) Care home, convalescent center, and/or nursing home;
 - (4) Church and/or other place of worship;
 - (5) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium;
 - (6) Child care facility;
 - (7) Home occupation;
 - (8) Hospital;
 - (9) Non-emergency medical transport service;
 - (10) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
 - (11) Religious tent meeting; and
 - (12) Single-family residence and residential accessory structures and/or uses (see article III of this chapter).
- (e) *Auxiliary conditional uses for an office building with a minimum of 10,000 square feet of floor area.* The following auxiliary permitted uses shall be allowed within the area with a land use designation of office as indicated on the county future land use plan map defined as that area north of SR 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the county community hospital district (hospital district). Such uses will support and shall be compatible with the county community hospital, the medical industry, and the development of the office and institutional uses planned for this area.

- (1) *Uses.* The following auxiliary conditional uses shall be allowed in the O-I zoning district:
 - a. Durable medical and rehabilitation equipment sales/rental (i.e., wheelchairs, crutches, etc.);
 - b. Pharmaceutical sales (for the purpose of filling prescriptions only);
 - c. Counter service restaurants, including but not limited to: a bakery, cafe, coffee shop, or deli. No drive-through, drive-in, or freestanding facilities shall be allowed;
 - d. Optical care center to include prescription eyeglass/contact lens sales;
 - e. Gift shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e., get well cards, etc.); and
 - f. Floral sales.
- (2) *Auxiliary conditional use limitations.*
 - a. These auxiliary conditional uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of 20 percent of the total floor area of the building and shall occupy space on the first floor of the building.
 - b. Multiple uses may be permitted concurrently, but may not exceed the 20 percent limitation.
- (3) *Architectural requirements.*
 - a. Architecture shall conform to the existing hospital/medical office development. The architectural standards of the transportation corridor overlay zone shall not apply.
 - b. Elevation drawings shall be submitted as part of site plan approval.
- (f) *Dimensional requirements.* The minimum dimensional requirements in the O-I zoning district shall be as follows:
 - (1) Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
 - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (0.50 acre).
 - (2) Lot width: 125 feet.
 - (3) Outside storage shall not be permitted.
 - (4) Setbacks, yards adjoining rights-of-way:
 - a. Major thoroughfare:
 1. Arterial: 75 feet.
 2. Collector: 70 feet.
 - b. Minor thoroughfare: 55 feet.
 - (5) Setbacks, yards not adjoining rights-of-way:
 - a. Side yard: 15 feet.
 - b. Rear yard: 15 feet.
 - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 30 feet adjacent to such lot line shall be provided in addition to the required setback, and the

setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.

(7) Height limit:

- a. 40 feet as defined in article I of this chapter.
- b. When a structure reaches a minimum height of four floors (including basements), it shall be sprinkled.

(8) Use of existing structure. When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

(g) *SR 74 North-East Side Special Development District.*

(1) The following will apply to the area identified in the county Comprehensive Plan, SR 74 North Overlay District on the east side of SR 74 North and designated as special development district and office on the county future land use plan map. The purpose of this special development district is to promote planned office development along the frontage of SR 74 North to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor. The goals of the SR 74 North Overlay District are:

- a. To maintain the efficient traffic flow of SR 74 North as the county's main connection to Interstate 85;
- b. To enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into the county; and
- c. To protect existing and future residential areas in the SR 74 North corridor.

(2) The assemblage of parcels will be necessary in some areas to meet the intent of the special development district. The minimum requirements for acreage and road frontage will necessitate large tracts of land to achieve a reduction in individual curb cuts, consistency and coordination in architectural scheme, and capacity to develop a required service road where applicable.

- a. In a planned office development consisting of a minimum of ten acres and 600 feet of road frontage on SR 74 North, a maximum of 20 percent of the floor area of each individual building may consist of businesses providing support services for the larger development. Permitted support service uses include:
 1. Restaurants (no drive-through, drive-in, or freestanding facilities shall be allowed);
 2. Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; electrolysis and/or hair removal; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;
 3. Convenience store (no gasoline sales);
 4. Blueprinting, graphic, and/or copying service;
 5. Office and/or computer sales and/or service; and
 6. Cellular phone/communication device sales and/or service.

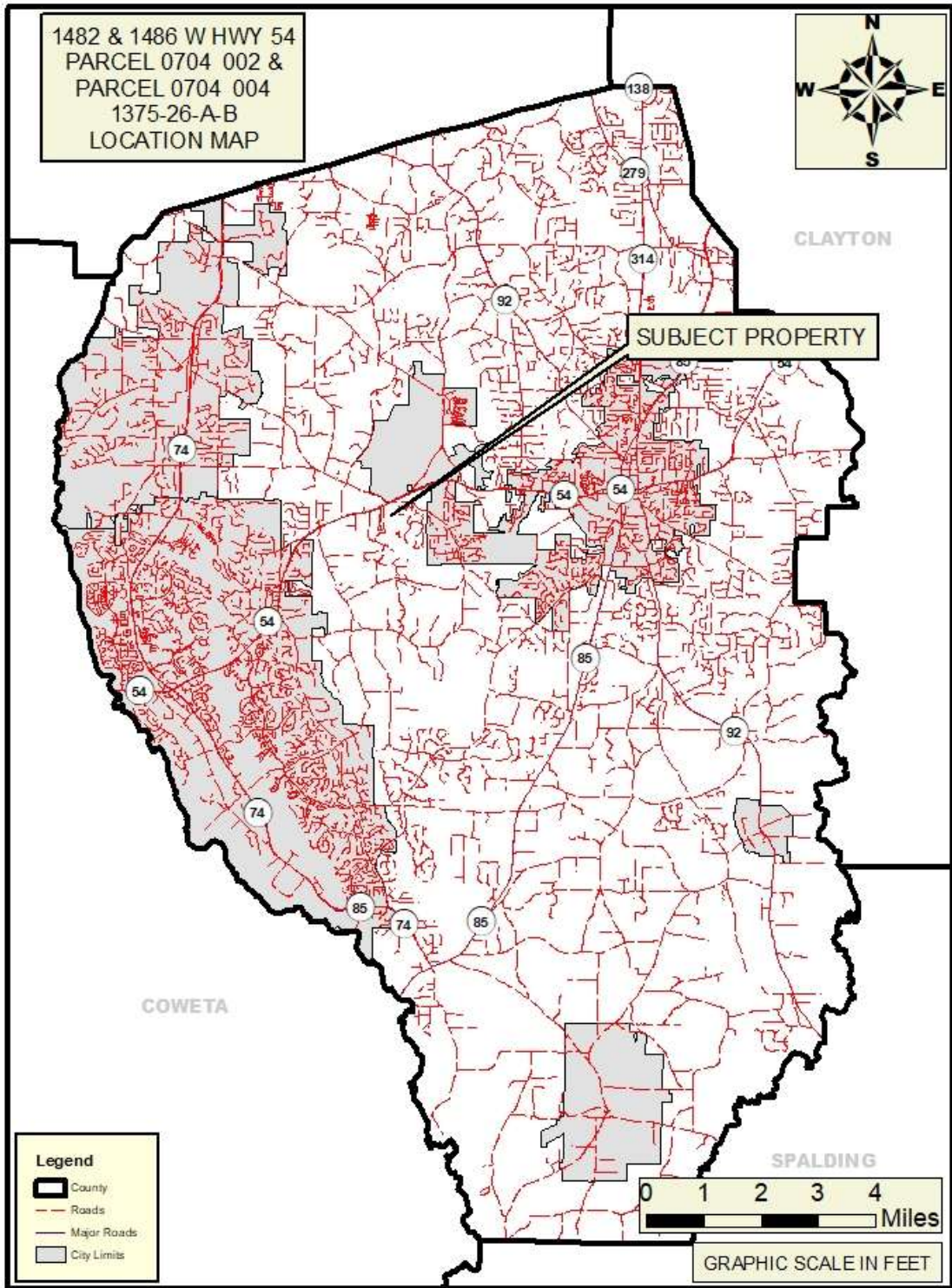
(h) *State Route 54 West Special Development District.*

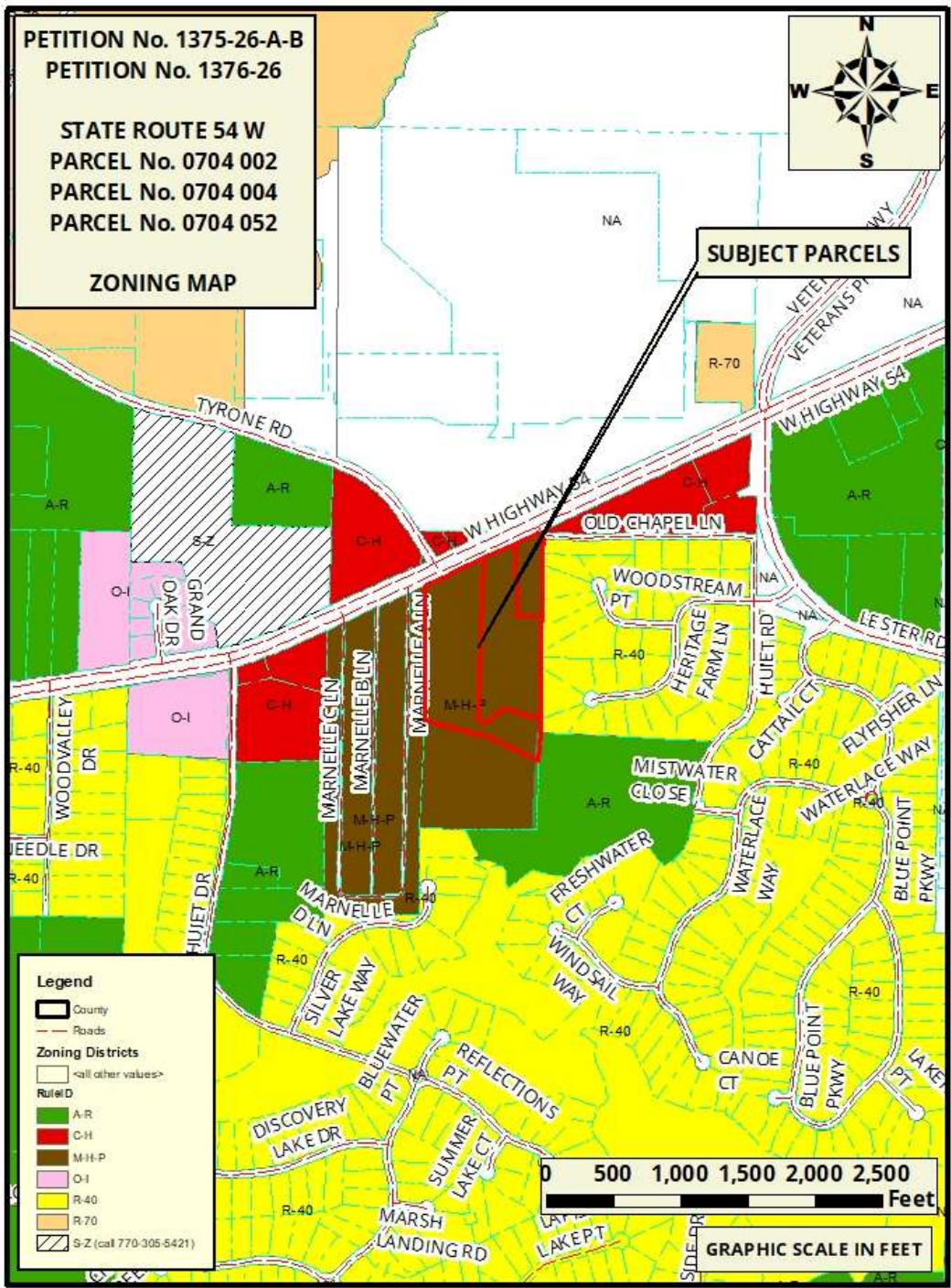
(1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan

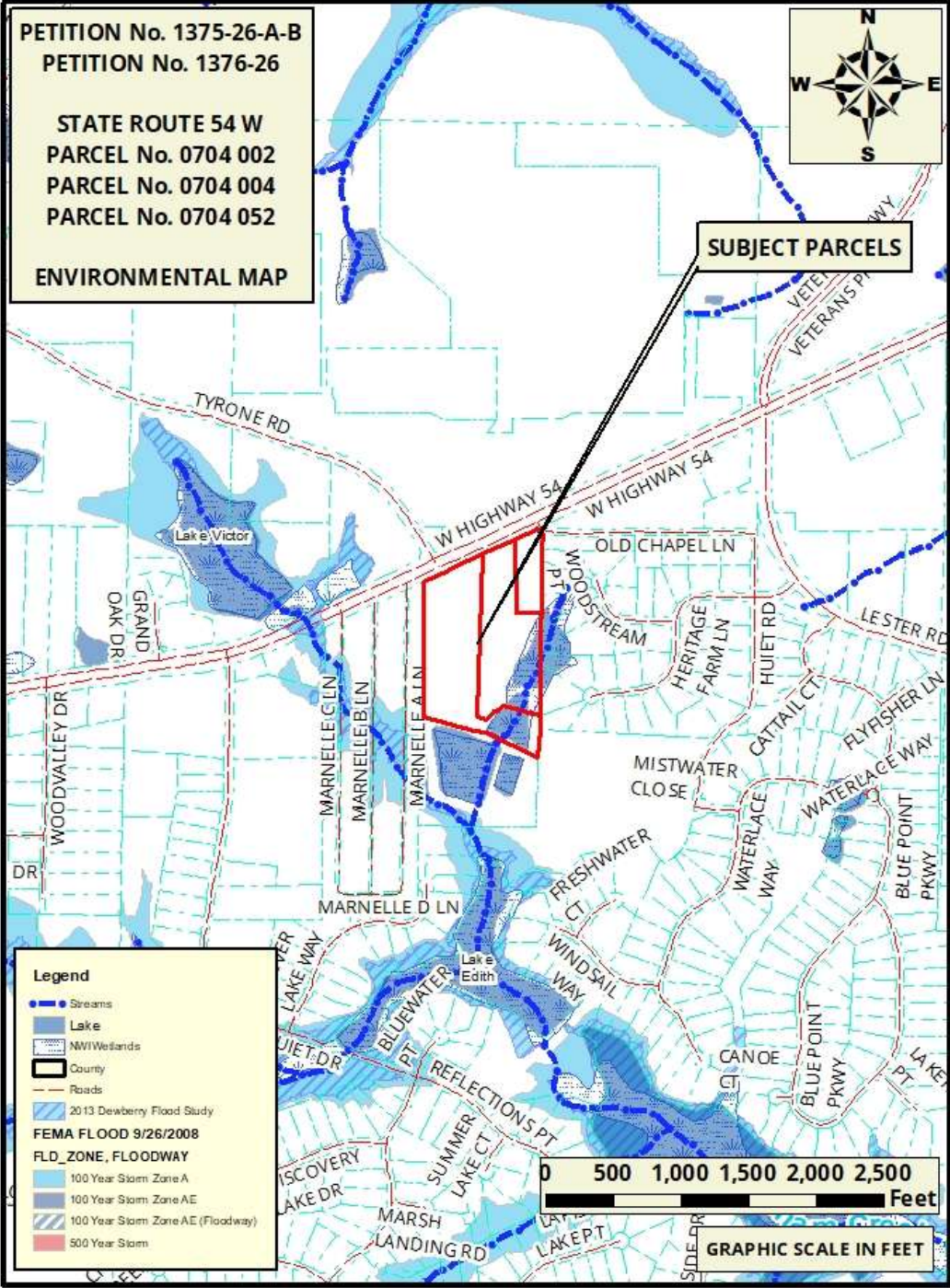
map. The purpose of this special development district is to expand uses in O-I on parcels of five acres or greater.

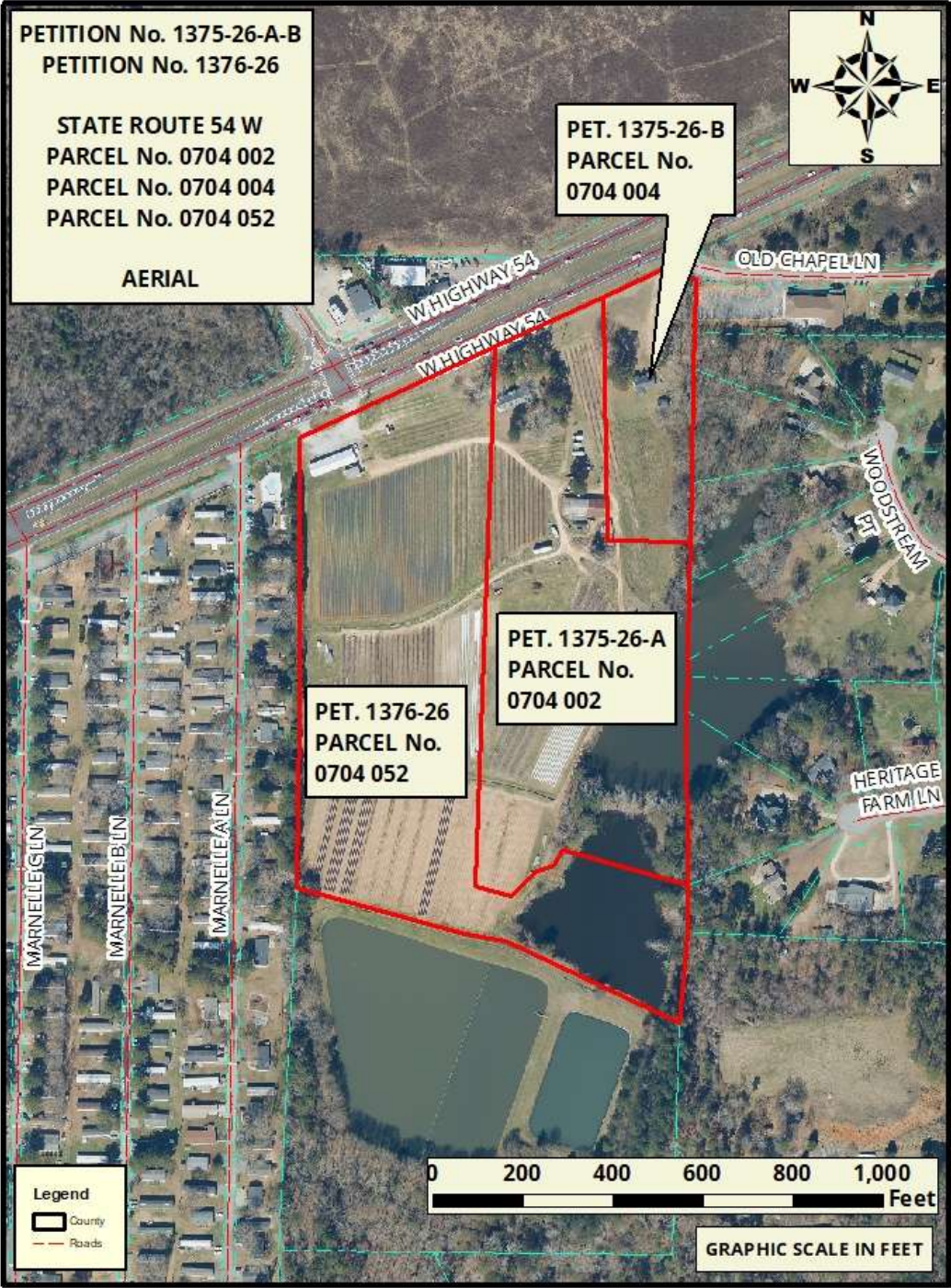
- (2) On parcels zoned O-I with a minimum of five acres the following expanded business uses are allowed:
 - a. Businesses that supply services, equipment and/or resources to the film industry;
 - b. Call center;
 - c. Cellular phone/communication device sales and/or service;
 - d. Computer technology service, sales and/or repair;
 - e. Medical equipment sales, rental and/or repair;
 - f. Restaurant (no drive-through or drive-in);
 - g. Television/radio broadcasting studio, movie/music/media productions or telecommunications;
 - h. Server farm/data center; and
 - i. Internal access self-storage facility.
 1. No direct exterior access to individual storage units shall be allowed; all individual storage unit access shall be internal and the maximum size of an individual storage unit shall be 600 square feet.
 2. Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the internal access self-storage facility shall require a canopy. Vehicle loading/unloading bays may also be internal to the structure or between two structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.
 3. Office, business and building contractor space with associated inside storage shall constitute a minimum of ten percent of the total building footprint area proposed for the internal access self-storage structure(s) excluding the footprint of a separate vehicle, recreational vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility. The office, business and building contractor space may be located within the footprint of the internal access self-storage structure or an equivalent amount of office, business and building contractor space may be located outside of the footprint in an attached portion of the structure.
 4. No outside storage of materials or equipment shall be allowed.
 5. A vehicle, recreational vehicle, boat, and/or trailer storage structure shall be fully enclosed and be to the rear of the principal internal access self-storage facility structure. This use shall only be allowed in conjunction with an internal access self-storage facility. Said structure shall only be used for vehicle, recreational vehicle, boat and/or trailer storage and individual vehicle, recreational vehicle, boat and/or trailer storage units may be externally accessed.
- (3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.
- (4) Mixed residential/office use. Based on the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property

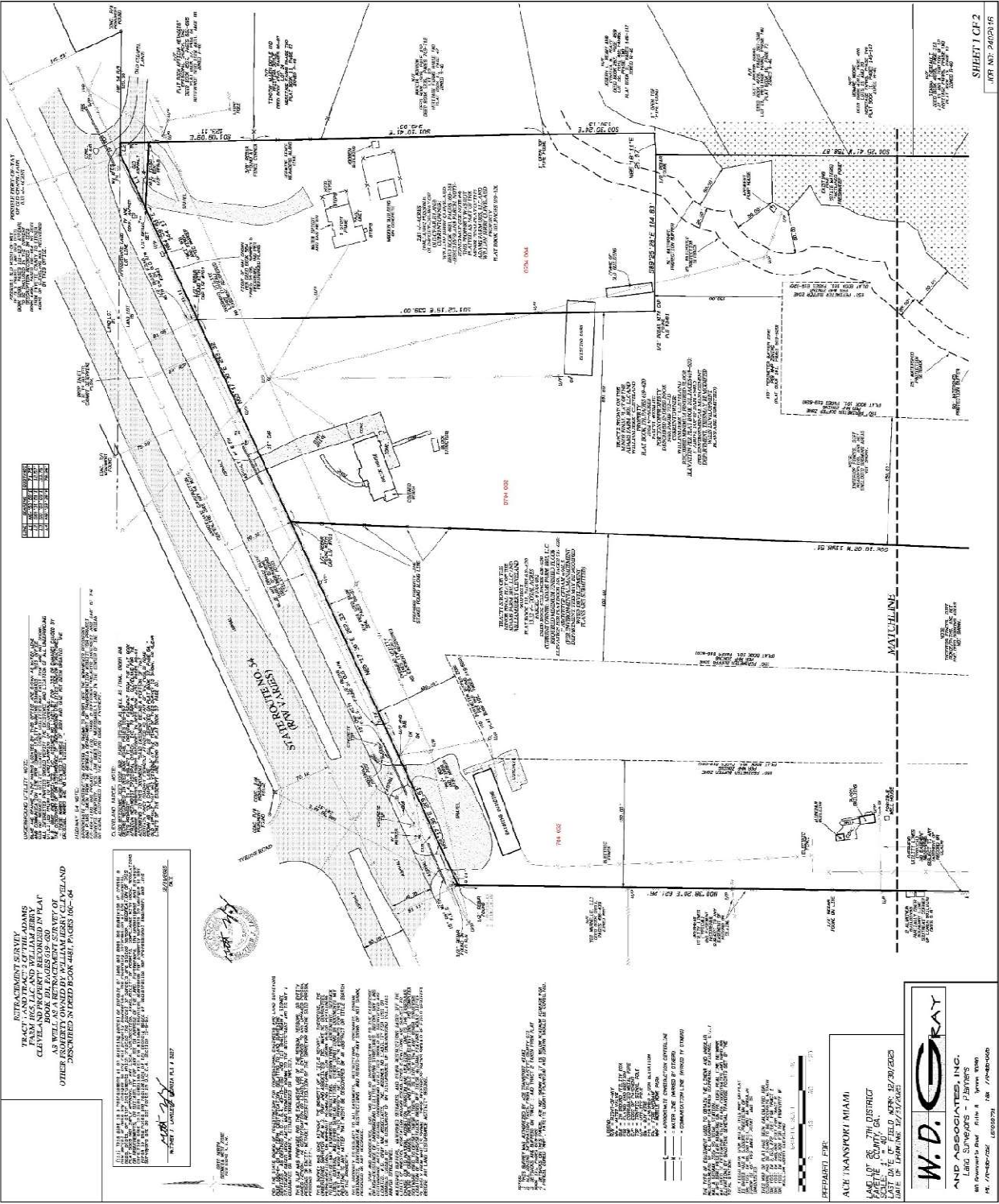
will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.











Parcel 0704 002

10.62

\$350.00

0704 004

~~3.00~~
2.81

\$250.00

\$600.00

ck# 5438

PETITION No (s): 1375-26-AB-C

STAFF USE ONLY

SAGES REFERENCE No.: _____

APPLICANT INFORMATION

Name Ace Group Holdings Corp

Address _____

City Fayetteville

State GA Zip 30215

Email _____

Phone _____

PROPERTY OWNER INFORMATION

Name William Jerry Cleveland

Address _____

City Fayetteville

State GA Zip 30214

Email _____

Phone _____

AGENT(S) (if applicable)

Name Rick Lindsey

Address 200 Westpark Drive, #280

City Peachtree City

State GA Zip 30269

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: Deborah L Bell Date: 01/08/2026

Rec'd
2:00
PM

DATE OF PLANNING COMMISSION HEARING: March 5, 2026

DATE OF COUNTY COMMISSIONERS HEARING: March 26, 2026

Received from Lindsey Lacy, PC a check in the amount of \$ 600 for application filing fee, and \$ 40.00 for deposit on frame for public hearing sign(s).

Date Paid: 1/8/26

Receipt Number: 020225
020226

PETITION No.: 1375-26-A Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0704 002 Acreage: 10.62
Land District(s): 7B Land Lot(s): 26
Road Name/Frontage L.F.: Hwy 54 W (263') Road Classification: Arterial
Existing Use: Former farm Proposed Use: Parking lot to become office site
Structure(s): 3 Type: Brick house, barn, block structure Size in SF: House 1974 sq ft
Existing Zoning: M-H-P Proposed Zoning: C-C
Existing Land Use: Commercial Proposed Land Use: Commercial
Water Availability: _____ Distance to Water Line: _____ Distance to Hydrant: _____

PETITION No.: 1375-26-B Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0704 004 Acreage: 3
Land District(s): 7B Land Lot(s): 26
Road Name/Frontage L.F.: Hwy 54 W (144') Road Classification: Arterial
Existing Use: Residential Proposed Use: Parking lot to become office site
Structure(s): 3 Type: Frame house, 2 wooden bldgs Size in SF: House 1286 sq ft
Existing Zoning: M-H-P Proposed Zoning: C-C
Existing Land Use: Commercial Proposed Land Use: Commercial
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:

William Jerry Cleveland

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0704-002 + 0704-004

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 26 of the 7B 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 Rick Lindsey + Rudy Alvarez 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) William Jerry Cleveland

Signature of Property Owner 1

175 White Rd Fayetteville Ga
Address

[Signature]
Signature of Notary Public

12/31/2025
Date

Signature of Property Owner 2

Address

Date

Signature of Property Owner 3

Address

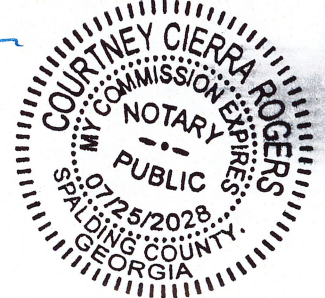
Date

Signature of Authorized Agent

Address

Signature of Notary Public

Date



PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: William Jerry Cleveland

ADDRESS: _____, Fayetteville, GA 30214

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

William Jerry Cleveland affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) M-1-P Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 600.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to C-2.

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 5^B day of March, 20 26 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 26th day of March, 20 26 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF December, 2025

William Jerry Cleveland

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

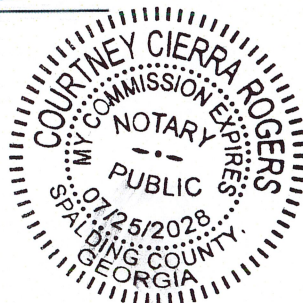


EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the point formed by the intersection of Land Lots 7, 8, 25, and 26 of the 7th District of Fayette County, Georgia; run thence North 89 degrees 25 minutes 37 seconds West a distance of 1,547.46 feet to a Parker Kalon nail found; run thence South 69 degrees 15 minutes 52 seconds West a distance of 223.41 feet to an iron pin set and the True Point of Beginning.

From the True Point of Beginning thus established, run thence South 65 degrees 08 minutes 15 seconds West a distance of 262.99 feet to an iron pin set; run thence South 02 degrees 09 minutes 17 seconds West a distance of 1,209.38 feet to an iron pin set; run thence South 74 degrees 31 minutes 17 seconds East a distance of 84.20 feet to an iron pin set; run thence North 42 degrees 44 minutes 48 seconds East a distance of 75.49 feet to an iron pin set; run thence North 71 degrees 52 minutes 44 seconds East a distance of 45.55 feet to an iron pin set; run thence North 31 degrees 05 minutes 26 seconds East a distance of 39.51 feet to an iron pin set; run thence South 74 degrees 32 minutes 56 seconds East a distance of 287.75 feet to an iron pin set; run thence North 00 degrees 24 minutes 27 seconds East a distance of 762.83 feet to a 1/2 inch rebar found; run thence North 89 degrees 19 minutes 53 seconds West a distance of 184.80 feet to an open top pipe found; run thence North 01 degrees 02 minutes 34 seconds West a distance of 549.90 feet to an iron pin set and the True Point of Beginning.

Said tract or parcel of land containing 10.68 acres, more or less, and being depicted as "Tract 2" on that certain plat of survey entitled "A Minor Final Plat for Marvin Russell Adams, Jr., Virginia T. Adams, Jerry Cleveland, and the Marvin R. Adams Family Limited Partnership" prepared by McCann Land Surveyors, Clayton Adam McCann, GA RLS No. 3481 dated November 8, 2023, reference to which plat is hereby made for a more complete and accurate description of the above-referenced tract or parcel of land.

LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

TRACT ONE

FAYETTE COUNTY GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, WHICH POINT IS THE NORTHEAST CORNER OF ALL OF THE PROPERTY CURRENTLY OWNED BY THE GRANTORS, RUNNING THENCE SOUTH 02 DEGREES 00 MINUTE EAST ALONG THE BOUNDARY OF THE PROPERTY OF THE GRANTORS 630 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 89 DEGREES 00 MINUTE WEST 210.00 FEET TO AN IRON PIN; RUNNING THENCE NORTH 2 DEGREES 00 MINUTE WEST 549 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THE TWO-ACRE TRACT UPON WHICH THE GRANTORS' CURRENT RESIDENCE IS LOCATED; RUNNING THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; SAID TRACT CONTAINING APPROXIMATELY THREE ACRES AND HAVING A FRAME RENTAL HOUSE LOCATED THEREON, ACCORDING TO A PLAT OF SURVEY PREPARED BY LUM C. HALL; LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, AS WIDENED BY THE STATE DEPARTMENT OF TRANSPORTATION.

Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated 1/9/1995 and recorded 1/11/1995 in Deed Book 962, at Page 373 of the FAYETTE County, GA Public Registry.

Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated 1/4/1994 and recorded 1/6/1994 in Deed Book 883, at Page 657 of the FAYETTE County, GA Public Registry.
Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated

12/28/1993 and recorded 1/6/1994 in Deed Book 883, at Page 653 of the FAYETTE County, GA Public Registry. Tax Map Reference: 07-04-004

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, William Jerry Cleveland, 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 Hwy 54 West 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:

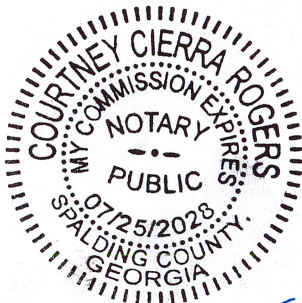
- Local Street (Minor Thoroughfare) 60-foot right-of-way (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80-foot right-of-way (40' measured from each side of road centerline)
- Arterial Street (Major Thoroughfare) 100-foot right-of-way (50' measured from each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

Sworn to and subscribed before me this 31st day of December, 2025.

William Jerry Cleveland
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC



[Handwritten Signature]

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/.

- 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

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).

LETTER OF INTENT

Ace Group Holdings Corp. (“Ace Group”) seeks to rezone the property located on the southern side of Highway 54 across from Tyrone Road and the QTS data center (Tax Parcels 0704 052, 0704 002, and 0704 004) from MHP (manufactured home park) to C-C (community commercial) (hereinafter “Property”). The Property will initially be developed as a parking center for the vehicles driven by the construction workers and other personnel working on the data center construction; however, that use will only be needed for the next few years until the data center is completed. Once the data center is completed, the Property will be developed for an office site. Ace Group does not want to use the property for a mobile home park, which is the permitted use under the current zoning category. The MHP zoning requires a minimum of 50 mobile homes. The size of the combined three parcels can accommodate many more, perhaps as many as 150 mobile homes.

Under Ace Group’s proposal, the Property will be developed to meet all the county requirements. In addition, development of the Property will adhere to all GDOT requirements for access to and from Hwy. 54. Once the need for overflow parking no longer exists, the owner will present a new site plan to the county and will work with the county in the development of the office site.

The requested rezoning conforms with the future land use plan and the policies stated therein. The Property will be developed such that it does not affect the existing use of adjacent or nearby properties. As stated above, the Property will adhere to all GDOT requirements to prevent adverse traffic issues.

The ongoing construction of the data center presents a critical current need for additional parking. The location of the Property presents a perfect solution for this need. Shuttle buses will be able to take workers from the parking area along Tyrone Road a short distance to the data center site and back again after their shifts have ended. This avoids long trips to other further-distance parking options and, thus, less community impact. As stated above, the parking use will only be temporary. When the data center is completed and the construction work is over, the parking center will no longer be needed. At such time, the Property can easily be converted to an office site. A portion of the parking area will be removed and the office building constructed in its place.

In conclusion, the requested rezoning will permit the development of a parking center, which is critically needed for the people constructing the data center. Its proximity to the data center (across Highway 54) makes it perfectly situated to fulfill this need. Once parking for the data center construction is no longer needed, the property will be transformed into an office site. The current zoning permits a mobile home park, which Ace Group does not wish to develop or operate.

Parcel # 0704 - 002

AFTER RECORDING RETURN TO:

CODI BUTLER
SLEPIAN & SCHWARTZ, LLC
42 EASTBROOK BEND
PEACHTREE CITY, GEORGIA 30269

Type: QCD
Recorded: 12/19/2023 4:00:00 PM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 1232691668

BK 5680 PG 712 - 713

Space above to be used for recording purposes.

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made this 1 day of December, 2023, by, between, and among **MARVIN R. ADAMS, individually and as the General Partner for the Marvin R. Adams Family Limited Partnership**, as party of the first part, hereinafter referred to as the "Grantor," and **WILLIAM JERRY CLEVELAND**, as party of the second part, hereinafter referred to as the "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 consideration in hand paid at and before the sealing and delivery of these presents, the adequacy, receipt, and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee the following described property, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

Adriana L. Cagle
Unofficial Witness

Marvin R. Adams
Marvin R. Adams, Individually

Tammy Rochelle
Notary Public

Marvin R. Adams
Marvin R. Adams, as General Partner of the
Marvin R. Adams Family Limited Partnership

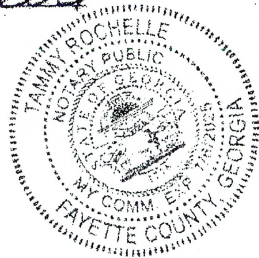


EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the point formed by the intersection of Land Lots 7, 8, 25, and 26 of the 7th District of Fayette County, Georgia; run thence North 89 degrees 25 minutes 37 seconds West a distance of 1,547.46 feet to a Parker Kalon nail found; run thence South 69 degrees 15 minutes 52 seconds West a distance of 223.41 feet to an iron pin set and the True Point of Beginning.

From the True Point of Beginning thus established, run thence South 65 degrees 08 minutes 15 seconds West a distance of 262.99 feet to an iron pin set; run thence South 02 degrees 09 minutes 17 seconds West a distance of 1,209.38 feet to an iron pin set; run thence South 74 degrees 31 minutes 17 seconds East a distance of 84.20 feet to an iron pin set; run thence North 42 degrees 44 minutes 48 seconds East a distance of 75.49 feet to an iron pin set; run thence North 71 degrees 52 minutes 44 seconds East a distance of 45.55 feet to an iron pin set; run thence North 31 degrees 05 minutes 26 seconds East a distance of 39.51 feet to an iron pin set; run thence South 74 degrees 32 minutes 56 seconds East a distance of 287.75 feet to an iron pin set; run thence North 00 degrees 24 minutes 27 seconds East a distance of 762.83 feet to a 1/2 inch rebar found; run thence North 89 degrees 19 minutes 53 seconds West a distance of 184.80 feet to an open top pipe found; run thence North 01 degrees 02 minutes 34 seconds West a distance of 549.90 feet to an iron pin set and the True Point of Beginning.

Said tract or parcel of land containing 10.68 acres, more or less, and being depicted as "Tract 2" on that certain plat of survey entitled "A Minor Final Plat for Marvin Russell Adams, Jr., Virginia T. Adams, Jerry Cleveland, and the Marvin R. Adams Family Limited Partnership" prepared by McCann Land Surveyors, Clayton Adam McCann, GA RLS No. 3481 dated November 8, 2023, reference to which plat is hereby made for a more complete and accurate description of the above-referenced tract or parcel of land.

Parcel # 0704-004



Doc ID: 009939540005 Type: CERT
Recorded: 07/13/2016 at 11:00:00 AM
Fee Amt: \$18.00 Page 1 of 5
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

BK 4481 PG 160-164

[Above space to be used for filing in Superior Court Clerk's Office of Deeds and Records]
Probate Court Return Mailing Address:

1 Center Drive
Fayetteville, GA 30214

**IN THE PROBATE COURT
COUNTY OF FAYETTE
STATE OF GEORGIA**

IN RE: ESTATE OF)
)
BEVERLY ADAMS CLEVELAND,) ESTATE NO. 15-1295
DECEASED)

**CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to O.C.G.A. § 53-3-11)**

DATE ORDER GRANTED: 7/13/2016

GRANTOR: [NAME OF DECEDENT] BEVERLY ADAMS CLEVELAND

GRANTEE: [FULL NAME OF EACH PERSON AWARDED YEAR'S SUPPORT. The Surviving Spouse ~~and/or minor child(ren)~~
WILLIAM JERRY CLEVELAND

ADDRESS OF GRANTEE:

175 White Road, Fayetteville, Ga 30214

LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

TRACT ONE

FAYETTE COUNTY GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, WHICH POINT IS THE NORTHEAST CORNER OF ALL OF THE PROPERTY CURRENTLY OWNED BY THE GRANTORS, RUNNING THENCE SOUTH 02 DEGREES 00 MINUTE EAST ALONG THE BOUNDARY OF THE PROPERTY OF THE GRANTORS 630 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 89 DEGREES 00 MINUTE WEST 210.00 FEET TO AN IRON PIN; RUNNING THENCE NORTH 2 DEGREES 00 MINUTE WEST 549 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THE TWO-ACRE TRACT UPON WHICH THE GRANTORS' CURRENT RESIDENCE IS LOCATED; RUNNING THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; SAID TRACT CONTAINING APPROXIMATELY THREE ACRES AND HAVING A FRAME RENTAL HOUSE LOCATED THEREON, ACCORDING TO A PLAT OF SURVEY PREPARED BY LUM C. HALL; LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, AS WIDENED BY THE STATE DEPARTMENT OF TRANSPORTATION.

Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated 1/9/1995 and recorded 1/11/1995 in Deed Book 962, at Page 373 of the FAYETTE County, GA Public Registry.

Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated 1/4/1994 and recorded 1/6/1994 in Deed Book 883, at Page 657 of the FAYETTE County, GA Public Registry.
Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated

12/28/1993 and recorded 1/6/1994 in Deed Book 883, at Page 653 of the FAYETTE County, GA Public Registry. Tax Map Reference: 07-04-004

TRACT TWO

FULTON COUNTY GEORGIA

All that tract or parcel of land lying and being in Land Lot 76 of the 9th District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the west side of Gresham Street 50 feet south from the southwest corner of Gresham Street and Burdett Drive (which point is located 361 feet south from Dixie Lakes Drive); running thence south, along the west side of Gresham Street, 50 feet to a point; running thence west 179 feet to a point; running thence north 75 feet to a point located 76 feet south from Burdett Drive, and running thence easterly 180 feet to the west side of Gresham Street, the point of beginning; being improved property, having a one-story frame house thereon known as No. 6349 Gresham Street, according to the present numbering of houses in the City of Union City, Georgia

TRACT THREE

FULTON COUNTY GEORGIA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FULTON, STATE OF GEORGIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN FULTON COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 111288, PAGE 480, 100 07362000930064, BEING KNOWN AND DESIGNATED AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT FULTON COUNTY GEORGIA BEING LOT 6 BLOCK C UNIT ONE PALMETTO FOREST SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 143 PAGE 110 FULTON COUNTY TO WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING SAME AS A PART HEREIN.

KNOWN AS: 180/190 PINE TERRACE CT, PALMETTO, GA, 30268

BY FEE SIMPLE DEED FROM CONSTRUCTION TECHNOLOGY INC AS SET FORTH IN DEED BOOK 10288, PAGE 480 DATED 08/07/1986 AND RECORDED 08/22/1986, FULTON COUNTY RECORDS, STATE OF GEORGIA.

BY FEE SIMPLE DEED FROM CONSTRUCTION TECHNOLOGY INC AS SET FORTH IN DEED BOOK 10288, PAGE 480 DATED 08/07/1986 AND RECORDED 08/22/1986, FULTON COUNTY RECORDS, STATE OF GEORGIA.

TRACT FOUR

SPALDING COUNTY GEORGIA

All that lot, tract or parcel of land situate, lying and being in Land Lot No. 114 of the Second Land District of originally Monroe, then Pike, now Spalding County, Georgia, and in the City of Griffin, and being more particularly designated as being a portion of Lot 11 and a portion of Lot 12, both in Block One, as shown on a plat of survey entitled, "Plat Showing Survey for Subdivision Property of J.W. Hammond and H.B. Montgomery" (said subdivision known and designated as "Brucewood Heights Subdivision"), made September 10, 1925, by N.S. Westbrook, Civil Engineer, a copy of which said plat is recorded in Plat Book 2, page 81, Spalding County, Georgia records. Said plat together with the metes, bounds, courses and distances as shown thereon is incorporated by reference and made a part hereof as fully as if set out herein; and, said property may be more particularly described as follows:

BEGINNING at a point on the East right-of-way line of Hammond Drive, which said beginning point lies 550 feet, as measured in a Southerly direction along said East right-of-way line of Hammond Drive from the point of intersection of the Southerly right-of-way line of the Griffin-Newnan Highway, being State Highway Route No. 16 and also known as Cherokee Road, with said East right-of-way line of Hammond Drive, which said point of beginning is the Southwest corner of aforesaid Lot 12; thence running from said beginning point in a Northerly direction, along said East right-of-way line of Hammond Drive, a distance of 60 feet; thence running in an Easterly direction and parallel to the North property line of said Lot 12, a distance of 172.62 feet, more or less, to the Northwest corner of Mrs. Marian B. Evans Homeplace property; thence running South along the Westerly property line of the said Mrs. Marian B. Evans Homeplace property, a distance of 60 feet to the South property line of said Lot 12; thence running West along the South property line of said Lot 12, a distance of 172.89 feet, more or less, to the aforesaid POINT OF BEGINNING.

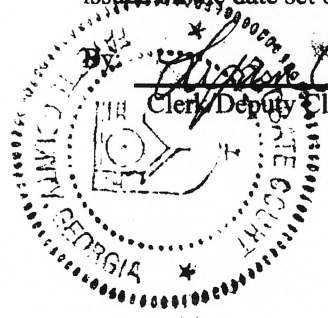
The above described property is bounded as follows: Northerly by a portion of Lot 11, formerly owned by the late R.M. Mitchell, deceased; Easterly by the aforesaid homeplace property of Marian B. Evans; Southerly by Lot 13 in said Block One, now or formerly owned by M. Douglas Hallberg; and Westerly by Hammond Drive, a public street; and situated on the above described property is the resident dwelling of the parties hereto, now known and designated as House No. 312 Hammond Drive, according to the present plan of house numbering used in the said City of Griffin. Being that parcel of land conveyed to William J. Cleveland and Beverly M. Cleveland from Mrs. Pauline P. Bryant by that deed dated 12/21/1999 and recorded 01/05/2000 in Deed Book 1723, page 200 of the Spalding County Georgia Public Registry

Original Certificate delivered or mailed to Clerk of Superior Court of Fayette
County on July 13, 2016

Certificate prepared by: [Signature]
Clarence L. Leathers, Jr.
SIGNATURE OF ATTORNEY State Bar # 442450

I do hereby certify that the above information is based on the Order of the Probate Court issued on the date set out above and that the above information is true and correct.

[Signature]
Clerk/Deputy Clerk of the Probate Court



1 Center Drive
Probate Court Return Mailing Address
Fayetteville, GA 30214

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the point formed by the intersection of Land Lots 7, 8, 25, and 26 of the 7th District of Fayette County, Georgia; run thence North 89 degrees 25 minutes 37 seconds West a distance of 1,547.46 feet to a Parker Kalon nail found; run thence South 69 degrees 15 minutes 52 seconds West a distance of 223.41 feet to an iron pin set and the True Point of Beginning.

From the True Point of Beginning thus established, run thence South 65 degrees 08 minutes 15 seconds West a distance of 262.99 feet to an iron pin set; run thence South 02 degrees 09 minutes 17 seconds West a distance of 1,209.38 feet to an iron pin set; run thence South 74 degrees 31 minutes 17 seconds East a distance of 84.20 feet to an iron pin set; run thence North 42 degrees 44 minutes 48 seconds East a distance of 75.49 feet to an iron pin set; run thence North 71 degrees 52 minutes 44 seconds East a distance of 45.55 feet to an iron pin set; run thence North 31 degrees 05 minutes 26 seconds East a distance of 39.51 feet to an iron pin set; run thence South 74 degrees 32 minutes 56 seconds East a distance of 287.75 feet to an iron pin set; run thence North 00 degrees 24 minutes 27 seconds East a distance of 762.83 feet to a 1/2 inch rebar found; run thence North 89 degrees 19 minutes 53 seconds West a distance of 184.80 feet to an open top pipe found; run thence North 01 degrees 02 minutes 34 seconds West a distance of 549.90 feet to an iron pin set and the True Point of Beginning.

Said tract or parcel of land containing 10.68 acres, more or less, and being depicted as "Tract 2" on that certain plat of survey entitled "A Minor Final Plat for Marvin Russell Adams, Jr., Virginia T. Adams, Jerry Cleveland, and the Marvin R. Adams Family Limited Partnership" prepared by McCann Land Surveyors, Clayton Adam McCann, GA RLS No. 3481 dated November 8, 2023, reference to which plat is hereby made for a more complete and accurate description of the above-referenced tract or parcel of land.

LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

TRACT ONE

FAYETTE COUNTY GEORGIA

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12/28/1993 and recorded 1/6/1994 in Deed Book 883, at Page 653 of the FAYETTE County, GA Public Registry. Tax Map Reference: 07-04-004

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, April 2, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, April 21, 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: 1375-26-A-B

Parcel No: 0704 002 (Petition 1375-26-A)

0704 004 (Petition 1375-26-B)

Owner: William Jerry Cleveland

Applicant: Ace Group Holdings Corp.

Agent(s): Rick P. Lindsey

Zoning District: M-H-P

Area of Property: Parcel No. 0704 002 (10.62 acres) and Parcel No. 0704 004 (2.81 acres)

Land Lot(s)/District: Land Lot 26 of the 7th District

Fronts on: Highway 54 West

Proposed: Applicant proposes the following: To rezone Parcel No. 0704 002 (10.62 acres) and Parcel No. 0704 004 (2.81 acres), for a total of 13.43 +/- acres, from M-H-P (Manufactured Home Park) to O-I (Office-Institutional 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.

Legal Description

Parcel No. 0704 002:

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the point formed by the intersection of Land Lots 7, 8, 25, and 26 of the 7th District of Fayette County, Georgia; run thence North 89 degrees 25 minutes 37 seconds West a distance of 1,547.46 feet to a Parker Kalon nail found; run thence South 69 degrees 15 minutes 52 seconds West a distance of 223.41 feet to an iron pin set and the True Point of Beginning.

From the True Point of Beginning thus established, run thence South 65 degrees 08 minutes 15 seconds West a distance of 262.99 feet to an iron pin set; run thence South 02 degrees 09 minutes 17 seconds West a distance of 1,209.38 feet to an iron pin set; run thence South 74 degrees 31 minutes 17 seconds East a distance of 84.20 feet to an iron pin set; run thence North 42 degrees 44 minutes 48 seconds East a distance of 75.49 feet to an iron pin set; run thence North 71 degrees 52 minutes 44 seconds East a distance of 45.55 feet to an iron pin set; run thence North 31 degrees 05 minutes 26 seconds East a distance of 39.51 feet to

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Parcel No. 0704 004:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 7th DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, WHICH POINT IS THE NORTHEAST CORNER OF ALL OF THE PROPERTY CURRENTLY OWNED BY THE GRANTORS, RUNNING THENCE SOUTH 02 DEGREES 00 MINUTE EAST ALONG THE BOUNDARY OF THE PROPERTY OF THE GRANTORS 630 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 89 DEGREES 00 MINUTE WEST 210.00 FEET TO AN IRON PIN; RUNNING

Wednesday, March 18, 2026

THENCE NORTH 2 DEGREES 00 MINUTE WEST 549 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THE TWO-ACRE TRACT UPON WHICH THE GRANTORS' CURRENT RESIDENCE IS LOCATED; RUNNING THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; SAID TRACT CONTAINING APPROXIMATELY THREE ACRES AND HAVING A FRAME RENTAL HOUSE LOCATED THEREON, ACCORDING TO A PLAT OF SURVEY PREPARED BY LUM C. HALL; LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 54, AS WIDENED BY THE STATE DEPARTMENT OF TRANSPORTATION.

Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS

AND INELLE E. ADAMS by that deed dated 1/9/1995 and recorded 1/11/1995 in Deed Book 962, at Page 373 of the FAYETTE County, GA Public Registry.

Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated

1/4/1994 and recorded 1/6/1994 in Deed Book 883, at Page 657 of the FAYETTE County, GA Public Registry. Being that parcel of land conveyed to BEVERLY ADAMS CLEVELAND AND JERRY W. CLEVELAND, EACH AN UNDIVIDED ONE-SIXTH

INTEREST from MARVIN R. ADAMS AND INELLE E. ADAMS by that deed dated 12/28/1993 and recorded 1/6/1994 in Deed Book 883, at Page 653 of the FAYETTE County, GA Public Registry. Tax Map Reference: 07-04-004

3/18

PETITION No. 1376-26

REQUESTED ACTION: Rezone Parcel 0704 052 (13.32 acres) from MHP (Manufactured Home Park) to O-I (Office-Institutional).

EXISTING ZONING: MHP

PROPOSED ZONING: O-I

EXISTING USE: Abandoned Agricultural-Residential

PROPOSED USE: Community Commercial

LOCATION: 1486 W Hwy 54

LOT SIZE: 13.32 Acres, total

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 26

OWNER(S): US Management Association, LLC

APPLICANT(S): Ace Group Holdings Corp.

AGENT(S): Rick Lindsey

PLANNING COMMISSION PUBLIC HEARING: April 2, 2026, at 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: April 21, 2026, at 5:00 PM

REQUEST: The applicants are requesting to rezone this parcel to O-I, combine it with parcels 0704 002 and 0704 004, and operate an off-site parking center for the vehicles driven by the construction workers and other personnel working at the data center. Once the data center is completed, the property will be developed for an office site.

STAFF ASSESSMENT & RECOMMENDATION

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Commercial is designated for this area, so the request for O-I zoning district is appropriate. The nonresidential intent of the SR 54 West Overlay District is to allow office and low intensity business uses. It is recommended that a Special Development District be created for SR 54 West to allow and regulate expanded uses in the Office-Institutional zoning district only on SR 54 West. Conditions should be placed on property at the time of rezoning to address unique conditions.

Based on the Staff Analysis, Planning & Zoning Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning to O-I, Office-Institutional, subject to the following:

1. A demolition permit from Department of Building Safety be obtained for all existing structures,

including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.

2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.
4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

The subject property is currently zoned MHP. It was rezoned from A-R to MHP, under Petition No. 067-67, which was approved March 4, 1967.

B. ADJACENT ZONING AND FUTURE LAND USE

SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from the commercial node, the intensity of nonresidential development should decrease. If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing and future residential property.

Direction	Acreeage	Zoning	Use	Future Land Use Plan
North (across Hwy 54)	1.5	C-H	Highway Commercial	Commercial
East	10.62	MHP	Single-Family Residential	Commercial
South	50.34	MHP	Manufactured Home Park	Low Density Residential
West	50.34	MHP	Manufactured Home Park	Manufactured Home Park

C. DEPARTMENTAL COMMENTS

- Water System** - No objections.
- Public Works/Environmental Management** -
 - o **Road Frontage Right of Way Dedication** - State Route 54 right of way governed by GDOT.

- **Traffic Data** - Traffic impacts of the proposed parking lot are being evaluated as part of a DRI and staff is working with the applicant, City of Fayetteville, ARC, and GDOT to minimize impacts.
- **Sight Distance and access** GDOT will issue all driveway permits and any access improvements. (GDOT was informed of the request for rezoning and has not yet responded to Fayette County with comments.)
- **Floodplain Management** -- The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0084E dated September 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry Flood Study.
- **Wetlands** -- The property **DOES** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.
- **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various section of the document prior to any development within buffered areas.
- **Groundwater** -- The property **IS** within a groundwater recharge area.
- **Post Construction Stormwater Management** -- This development **WILL BE** subject to Article XIV - Post-Development Stormwater Management for New Development and Redevelopment.
- **Dams and Impoundments** - Two small lakes are located on the property requesting to be rezoned. Portions of the Northernmost lake are part of lots within the Heritage Farms subdivision.
- **Landscape and Tree Replacement Plan** - This development **WILL BE** subject to Article V - Nonresidential Development Landscape Requirements and Article VI - Tree Retention, Protection, & Replacement ordinances.
- **Fire** - No comments.
- **Environmental Health** - This office has no objection to the proposed rezoning.
- **GDOT** - GDOT is in conversations with the engineer for QTS to what GDOT is requiring of their development and what aspects of SR 54 may need to be improved/upgraded for their proposed development.

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 Commercial 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 commercial 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 utilities or schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

ZONING DISTRICT STANDARDS

Sec. 110-142. O-I, Office-Institutional District.

- (a) *Description of district.* This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.
- (b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:
- (1) Office;
 - (2) Art gallery;
 - (3) Bank and/or financial institution;
 - (4) Banquet hall/event facility;
 - (5) College and/or university, including classrooms and/or administration only;
 - (6) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;
 - (7) Health club and/or fitness center;
 - (8) Hotel;
 - (9) Insurance carrier, agent, and/or broker;
 - (10) Laboratory, medical, and/or dental;
 - (11) Legal services;
 - (12) Massage therapy (see chapter 8);
 - (13) Medical/dental office (human treatment);
 - (14) Military recruiting office;
 - (15) Museum;
 - (16) Performing arts theater;
 - (17) Private school, including classrooms and/or administration only;
 - (18) Professional services, including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; consulting services; engineering firms; internet and web hosting firms; payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services; and
 - (19) Real estate agent and/or broker.
- (c) *Permitted principal uses and structures for office parks with at least 100,000 square feet of floor area.* In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten percent of the total floor area, are located in a building in which office uses comprise at least 50 percent of the floor area and have no exterior advertising display:
- (1) Beauty shop and/or barbershop;

- (2) Blueprinting;
 - (3) Cafeteria;
 - (4) Commercial art and/or drafting service;
 - (5) Day care facility;
 - (6) Delivery and/or messenger service;
 - (7) Drug store;
 - (8) Florist;
 - (9) Gift shop;
 - (10) Photocopying and/or reproduction;
 - (11) Restaurant (limited to five percent of total floor area of office park and included in overall ten percent limitation);
 - (12) Stenographic and/or typing service;
 - (13) Teleconferencing center; and
 - (14) Travel agency and/or ticket office.
- (d) *Conditional uses.* The following conditional uses shall be allowed in the O-I zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Adult day care facility;
 - (2) Animal hospital and/or veterinary clinic (with no animal boarding or outdoor runs);
 - (3) Care home, convalescent center, and/or nursing home;
 - (4) Church and/or other place of worship;
 - (5) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium;
 - (6) Child care facility;
 - (7) Home occupation;
 - (8) Hospital;
 - (9) Non-emergency medical transport service;
 - (10) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
 - (11) Religious tent meeting; and
 - (12) Single-family residence and residential accessory structures and/or uses (see article III of this chapter).
- (e) *Auxiliary conditional uses for an office building with a minimum of 10,000 square feet of floor area.* The following auxiliary permitted uses shall be allowed within the area with a land use designation of office as indicated on the county future land use plan map defined as that area north of SR 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the county community hospital district (hospital district). Such uses will support and shall be compatible with the county community hospital, the medical industry, and the development of the office and institutional uses planned for this area.

- (1) *Uses.* The following auxiliary conditional uses shall be allowed in the O-I zoning district:
 - a. Durable medical and rehabilitation equipment sales/rental (i.e., wheelchairs, crutches, etc.);
 - b. Pharmaceutical sales (for the purpose of filling prescriptions only);
 - c. Counter service restaurants, including but not limited to: a bakery, cafe, coffee shop, or deli. No drive-through, drive-in, or freestanding facilities shall be allowed;
 - d. Optical care center to include prescription eyeglass/contact lens sales;
 - e. Gift shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e., get well cards, etc.); and
 - f. Floral sales.
- (2) *Auxiliary conditional use limitations.*
 - a. These auxiliary conditional uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of 20 percent of the total floor area of the building and shall occupy space on the first floor of the building.
 - b. Multiple uses may be permitted concurrently, but may not exceed the 20 percent limitation.
- (3) *Architectural requirements.*
 - a. Architecture shall conform to the existing hospital/medical office development. The architectural standards of the transportation corridor overlay zone shall not apply.
 - b. Elevation drawings shall be submitted as part of site plan approval.
- (f) *Dimensional requirements.* The minimum dimensional requirements in the O-I zoning district shall be as follows:
 - (1) Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
 - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (0.50 acre).
 - (2) Lot width: 125 feet.
 - (3) Outside storage shall not be permitted.
 - (4) Setbacks, yards adjoining rights-of-way:
 - a. Major thoroughfare:
 1. Arterial: 75 feet.
 2. Collector: 70 feet.
 - b. Minor thoroughfare: 55 feet.
 - (5) Setbacks, yards not adjoining rights-of-way:
 - a. Side yard: 15 feet.
 - b. Rear yard: 15 feet.
 - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 30 feet adjacent to such lot line shall be provided in addition to the required setback, and the

setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.

(7) Height limit:

- a. 40 feet as defined in article I of this chapter.
- b. When a structure reaches a minimum height of four floors (including basements), it shall be sprinkled.

(8) Use of existing structure. When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

(g) *SR 74 North-East Side Special Development District.*

(1) The following will apply to the area identified in the county Comprehensive Plan, SR 74 North Overlay District on the east side of SR 74 North and designated as special development district and office on the county future land use plan map. The purpose of this special development district is to promote planned office development along the frontage of SR 74 North to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor. The goals of the SR 74 North Overlay District are:

- a. To maintain the efficient traffic flow of SR 74 North as the county's main connection to Interstate 85;
- b. To enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into the county; and
- c. To protect existing and future residential areas in the SR 74 North corridor.

(2) The assemblage of parcels will be necessary in some areas to meet the intent of the special development district. The minimum requirements for acreage and road frontage will necessitate large tracts of land to achieve a reduction in individual curb cuts, consistency and coordination in architectural scheme, and capacity to develop a required service road where applicable.

- a. In a planned office development consisting of a minimum of ten acres and 600 feet of road frontage on SR 74 North, a maximum of 20 percent of the floor area of each individual building may consist of businesses providing support services for the larger development. Permitted support service uses include:
 1. Restaurants (no drive-through, drive-in, or freestanding facilities shall be allowed);
 2. Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; electrolysis and/or hair removal; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;
 3. Convenience store (no gasoline sales);
 4. Blueprinting, graphic, and/or copying service;
 5. Office and/or computer sales and/or service; and
 6. Cellular phone/communication device sales and/or service.

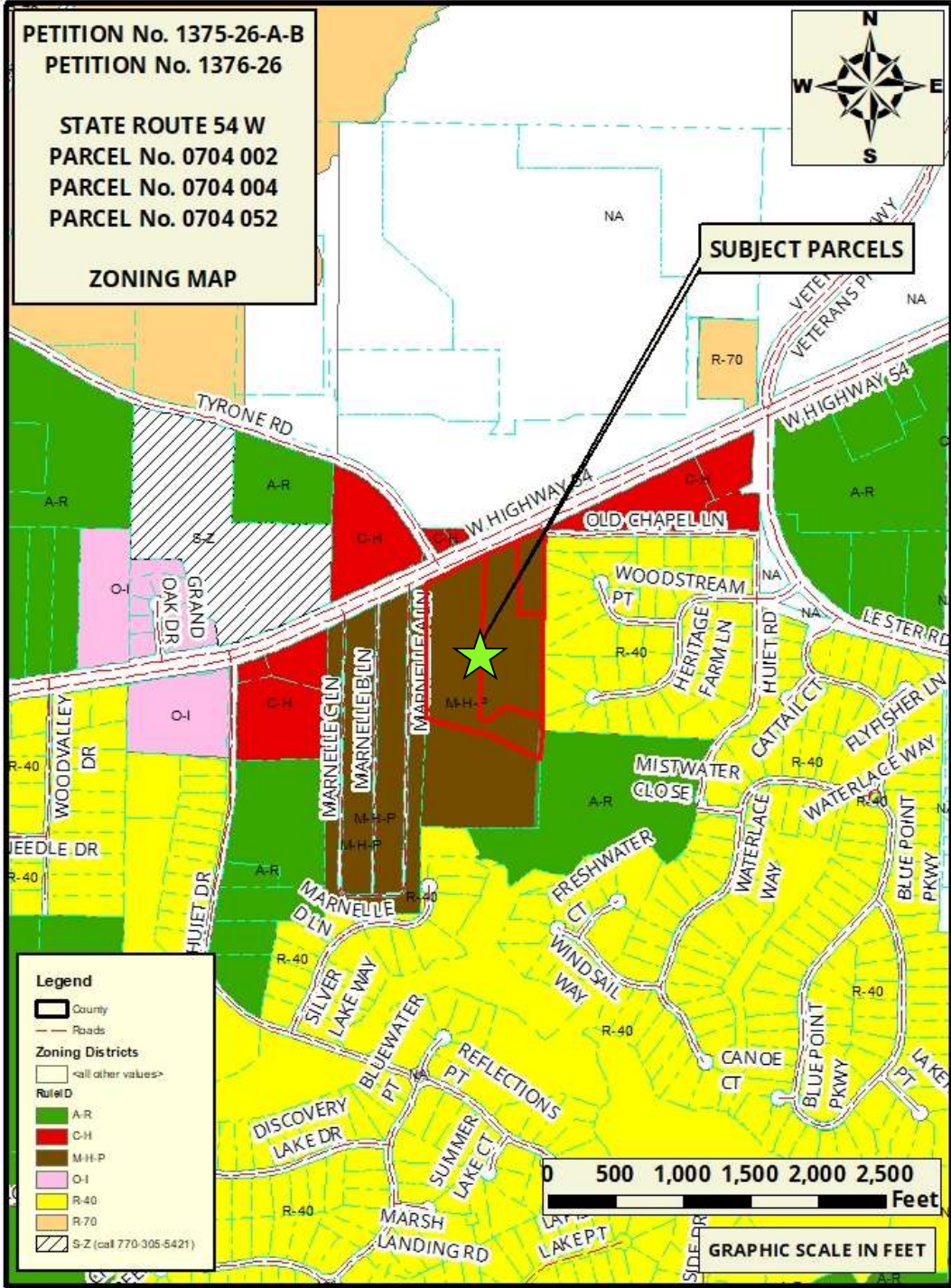
(h) *State Route 54 West Special Development District.*

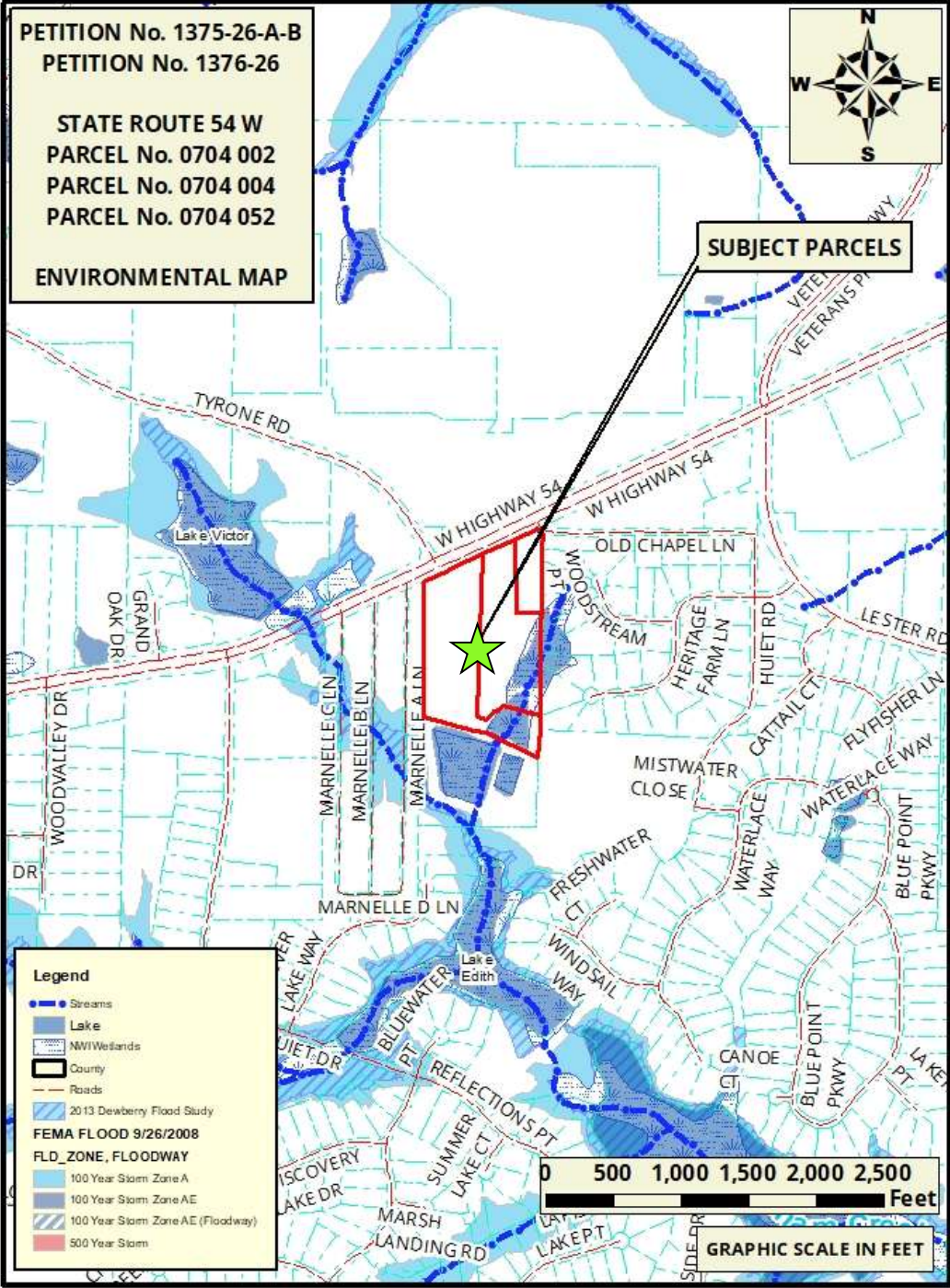
(1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan

map. The purpose of this special development district is to expand uses in O-I on parcels of five acres or greater.

- (2) On parcels zoned O-I with a minimum of five acres the following expanded business uses are allowed:
 - a. Businesses that supply services, equipment and/or resources to the film industry;
 - b. Call center;
 - c. Cellular phone/communication device sales and/or service;
 - d. Computer technology service, sales and/or repair;
 - e. Medical equipment sales, rental and/or repair;
 - f. Restaurant (no drive-through or drive-in);
 - g. Television/radio broadcasting studio, movie/music/media productions or telecommunications;
 - h. Server farm/data center; and
 - i. Internal access self-storage facility.
 1. No direct exterior access to individual storage units shall be allowed; all individual storage unit access shall be internal and the maximum size of an individual storage unit shall be 600 square feet.
 2. Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the internal access self-storage facility shall require a canopy. Vehicle loading/unloading bays may also be internal to the structure or between two structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.
 3. Office, business and building contractor space with associated inside storage shall constitute a minimum of ten percent of the total building footprint area proposed for the internal access self-storage structure(s) excluding the footprint of a separate vehicle, recreational vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility. The office, business and building contractor space may be located within the footprint of the internal access self-storage structure or an equivalent amount of office, business and building contractor space may be located outside of the footprint in an attached portion of the structure.
 4. No outside storage of materials or equipment shall be allowed.
 5. A vehicle, recreational vehicle, boat, and/or trailer storage structure shall be fully enclosed and be to the rear of the principal internal access self-storage facility structure. This use shall only be allowed in conjunction with an internal access self-storage facility. Said structure shall only be used for vehicle, recreational vehicle, boat and/or trailer storage and individual vehicle, recreational vehicle, boat and/or trailer storage units may be externally accessed.
- (3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.
- (4) Mixed residential/office use. Based on the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property

will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.









1376-26

PETITION No (s): ~~1375-26-ABC~~

SAGES REFERENCE No.: _____

STAFF USE ONLY Parcel # 0704 052
13.32 acres

APPLICANT INFORMATION

PROPERTY OWNER INFORMATION

Name Ace Group Holdings Corp
Address _____
City _____
State GA Zip 30215
Email _____
Phone _____

Name US Management Association, LLC
Address _____
City _____
State FL Zip 33024
Email _____
Phone _____

AGENT(S) (if applicable)

Name Rick Lindsey
Address 200 Westpark Dr., #280
City Peachtree City
State GA Zip 30265
Email _____
Phone _____

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: Deborah L Bell Date: 01/08/2026 ^{rec'd} 2:00 PM

DATE OF PLANNING COMMISSION HEARING: March 5, 2026

DATE OF COUNTY COMMISSIONERS HEARING: March 26, 2026

Received from Rick Lindsey a check in the amount of \$ 350.00 for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).
*ck# 5440 20.00 for sign dep
ck# 5439 350.00*

Date Paid: 1/8/2026 Receipt Number: 026229
026230

1376-26

PETITION No.: ~~1375-26-C~~ Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0704 052 Acreage: 13.32

Land District(s): 7B Land Lot(s): 26

Road Name/Frontage L.F.: Hwy 54 W Road Classification: Arterial

Existing Use: Former farm Proposed Use: Parking lot to become office site

Structure(s): 1 Type: Large Shed Size in SF: _____

Existing Zoning: M-H-P Proposed Zoning: C-C

Existing Land Use: Commercial Proposed Land Use: Commercial

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:

U.S. Management Association, LLC

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0704 052

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 26 of the 7th 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 Rick Lindsey 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.

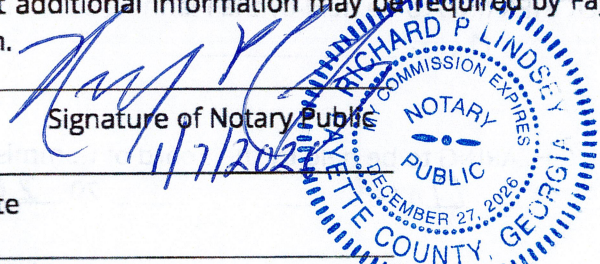
(II) _____

Signature of Property Owner 1

Address _____

Signature of Notary Public

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; ALL property owners must sign.)

NAME: US Management Association, LLC

ADDRESS: [REDACTED] FL 33024

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

Rudy Alvarez affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) M-H-P Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 350⁰⁰ to cover all expenses of public hearing. He/She petitions the above named to change its classification to C-C.

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 5th day of March, 20 26 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 26th day of March, 20 26 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 20 26

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC

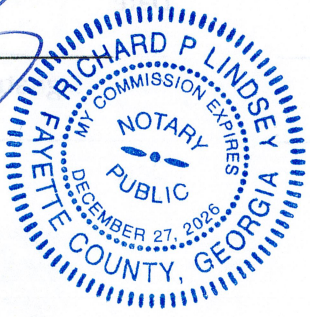


EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the point formed by the intersection of Land Lots 7, 8, 25, and 26 of the 7th District of Fayette County, Georgia; run thence North 89 degrees 25 minutes 37 seconds West a distance of 1,547.46 feet to a Parker Kalon nail found; run thence South 69 degrees 15 minutes 52 seconds West a distance of 223.41 feet to an iron pin set; run thence South 65 degrees 08 minutes 15 seconds West a distance of 262.99 feet to an iron pin set and the True Point of Beginning.

From the True Point of Beginning thus established, run thence South 02 degrees 09 minutes 17 seconds West a distance of 1,209.38 feet to an iron pin set; run thence South 74 degrees 31 minutes 17 seconds East a distance of 84.20 feet to an iron pin set; run thence North 42 degrees 44 minutes 48 seconds East a distance of 75.49 feet to an iron pin set; run thence North 71 degrees 52 minutes 44 seconds East a distance of 45.55 feet to an iron pin set; run thence North 31 degrees 05 minutes 26 seconds East a distance of 39.51 feet to an iron pin set; run thence South 74 degrees 32 minutes 56 seconds East a distance of 287.75 feet to an iron pin set; run thence South 00 degrees 24 minutes 27 seconds West a distance of 106.14 feet to a 1 inch open top pipe found; run thence South 05 degrees 34 minutes 20 seconds West a distance of 202.91 feet to an iron pin found at an angle iron; run thence North 64 degrees 46 minutes 56 seconds West a distance of 424.76 feet to a 1/2 inch rebar found; run thence North 79 degrees 21 minutes 03 seconds West a distance of 91.07 feet to a point; run thence North 74 degrees 31 minutes 17 seconds West a distance of 387.86 feet to a 1 inch open top pipe found; run thence North 00 degrees 37 minutes 36 seconds East a distance of 382.11 feet to a 1/2 inch rebar found; run thence North 65 degrees 06 minutes 35 seconds East a distance of 210.00 feet to an iron pin set; run thence North 00 degrees 37 minutes 01 seconds East a distance of 630.00 feet to a 1/2 inch rebar found; run thence North 65 degrees 08 minutes 15 seconds East a distance of 262.99 feet to an iron pin set and the True Point of Beginning.

Said tract or parcel of land containing 10.68 acres, more or less, and being depicted as "Tract 1" on that certain plat of survey entitled "A Minor Final Plat for Marvin Russell Adams, Jr., Virginia T. Adams, Jerry Cleveland, and the Marvin R. Adams Family Limited Partnership" prepared by McCann Land Surveyors, Clayton Adam McCann, GA RLS No. 3481 dated November 8, 2023, reference to which plat is hereby made for a more complete and accurate description of the above-referenced tract or parcel of land.

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, US Management Association 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 Hwy 54 West 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 7th day of January, 2026.

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
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/.

- 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

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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).

After recording return to:
Lawson, Beck and Sandlin LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File No.: 25-LAW-1146
Att: Lexi Clarke
PIN: 0704 052

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of January, 2025 by and between **Adams Farm 1805, LLC**, a Georgia limited liability company (herein referred to as "Grantor"), and **US Management Association, LLC**, a Florida limited liability company (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 26 of the 7th District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER WITH all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

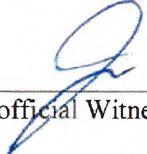
AND EXCEPT for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officer on the date above written.

Signed, sealed and delivered
in the presence of:

Adams Farm 1805, LLC

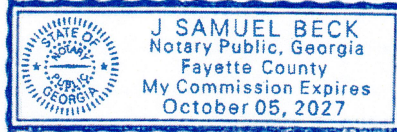
BY: 
Terri Adams-Hyde, Manager



Unofficial Witness



Notary Public



My commission expires: 10/5/27

(Notary Seal)

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, being Tract 1, containing 13.32 acres, more or less, as depicted on that certain survey prepared for Adams Farm 1805, LLC, and William Jerry Cleveland by W.D Gray and Associates, Inc., Matthew J. Langley, GA RLS No. 3227, dated April 22, 2024 and recorded in Plat Book 101, Page 619-620, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters as shown on that certain plat recorded in Plat Book 101, Page 619-620, as recorded in Fayette County, Georgia records.
2. Right of Way Deed as recorded in Deed Book 118, Page 333, May 19, 1973, Fayette County, Georgia records.
3. Right of Way Deed as recorded in Deed Book 554, Page 54, Fayette County, Georgia records.
4. Right of Way Deed as recorded in Deed Book 554, Page 50, Fayette County, Georgia records.
5. Taxes and assessments for the calendar year 2026 and subsequent years not yet due and payable.

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

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Wednesday, March 18, 2026

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, April 2, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, April 21, 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: 1376-26

Parcel No: 0704 052

Owner: US Management Association, LLC

Applicant: Ace Group Holdings Corp

Agent(s): Rick Lindsey

Zoning District: M-H-P
Area of Property: 13.32 acres
Land Lot(s)/District: Land Lot 26 of the 7th District
Fronts on: Highway 54 West
Proposed: Applicant proposes the following: To rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional 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.

Legal Description

All that tract or parcel of land lying and being in Land Lot 26 of the 7th District of Fayette County, Georgia, being Tract 1, containing 13.32 acres, more or less, as depicted on that certain survey prepared for Adams Farm 1805, LLC, and William Jerry Cleveland by W.D Gray and Associates, Inc., Matthew J. Langley, GA RLS No. 3227, dated April 22, 2024 and recorded in Plat Book 101, Page 619-620, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference

3/18

PETITION No. 1377-26

REQUESTED ACTION: Rezone 7.957 acres from A-R to R-85

PARCEL NUMBER: 0716 038

EXISTING ZONING: A-R

PROPOSED ZONING: R-85

EXISTING USE: Vacant Land

PROPOSED USE: Single-Family Residential

LOCATION: Southeast Corner of Ebenezer Rd. and Quarters Rd.

LOT SIZE: 8.00 Acres

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 33

OWNER(S): Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani

APPLICANT(S): Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani

AGENT(S): Randy M. Boyd

PLANNING COMMISSION PUBLIC HEARING: April 2, 2026, at 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: April 21, 2026, at 5:00 PM

REQUEST

The applicant is requesting to rezone the property from A-R to R-85.

STAFF ASSESSMENT & RECOMMENDATION

This lot is depicted as tracts 2B and 3A on a recorded survey for The Estate of David Pope in plat book 46 page 4. This survey appears to meet or exceed all requirements of A-R zoning. The lot will be approximately 7.957 acres following the dedication of right-of-way along Quarters Rd. The Future Land Use Map designates this area as Rural Residential-3, which has a 3-acre minimum parcel size. The request to rezone to R-85 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-85, subject to the following condition:

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 Ebenezer Road within 90 days of

this rezoning request.

2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters 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.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

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

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	10.40	A-R	Agricultural-Residential	Rural Residential-3 (1 unit /3 acres)
East	2.00 10.50	R-70 A-R	Single-Family Residential	Rural Residential-3 (1 unit /3 acres)
South	7.03	A-R	Single-Family Residential	Rural Residential-3 (1 unit /3 acres)
West	34.50	A-R	Agricultural-Residential	Rural Residential-3 (1 unit /3 acres)

C. DEPARTMENTAL COMMENTS

- Water System** - No objections.
- Public Works/Environmental Management**
 - **Access Management**
 - Ebenezer Road (Proposed Tract 2) fronts a Minor Arterial Road, requiring a right of way of 50-foot from the centerline of Ebenezer Road. GDOT 2024 traffic data shows ADT of 4,650 vehicles two miles (+/-) north of the site.
 - Quarters Road (Proposed Tract 1) fronts a Local Road & Minor Arterial Road, requiring a right of way 30-foot from the centerline on Quarters Road and 50-foot on Ebenezer Road. Fayette County has no current traffic data for Quarters Road.
 - **Site Distance**

- The speed limit on Ebenezer Road is 45 MPH, requiring 500 ft. of sight distance.
- The speed limit on Quarters Road is 25 MPH, requiring 280 ft. of sight distance.
**Lots with multiple road frontages will be required to access the lower road classification, Tract 1 – Quarters 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 13113C0094E dated September 26, 2008.
 - Any improvements on the site must meet all regulations, including but not limited to MFFE (Minimum Finished Floor Elevations).
- **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 NOT 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** – No comments.
- Environmental Health** - This office has no objection to the proposed rezoning. There is no guarantee there are suitable soils for the installation of a septic system.
- 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.

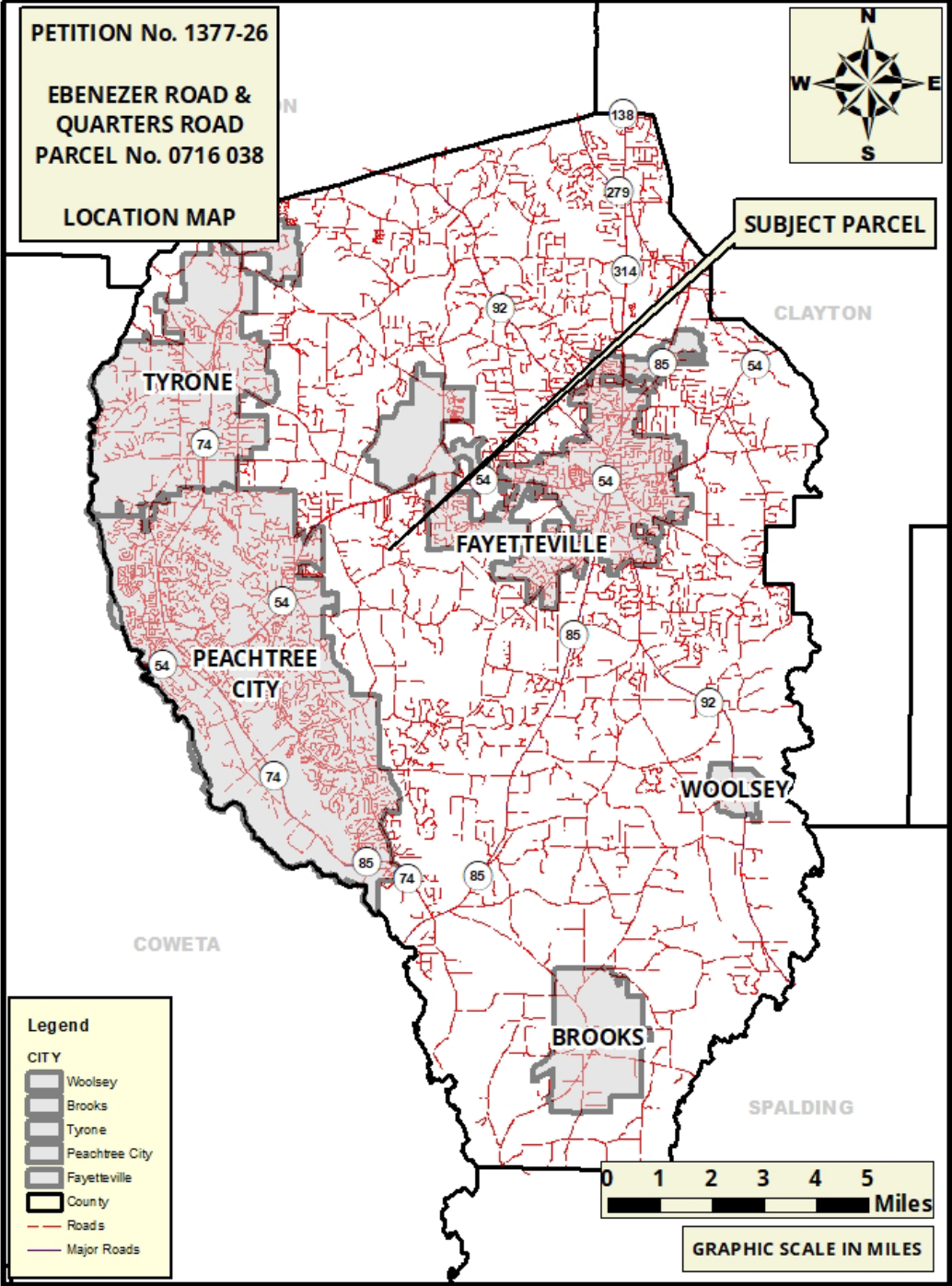
STAFF ANALYSIS

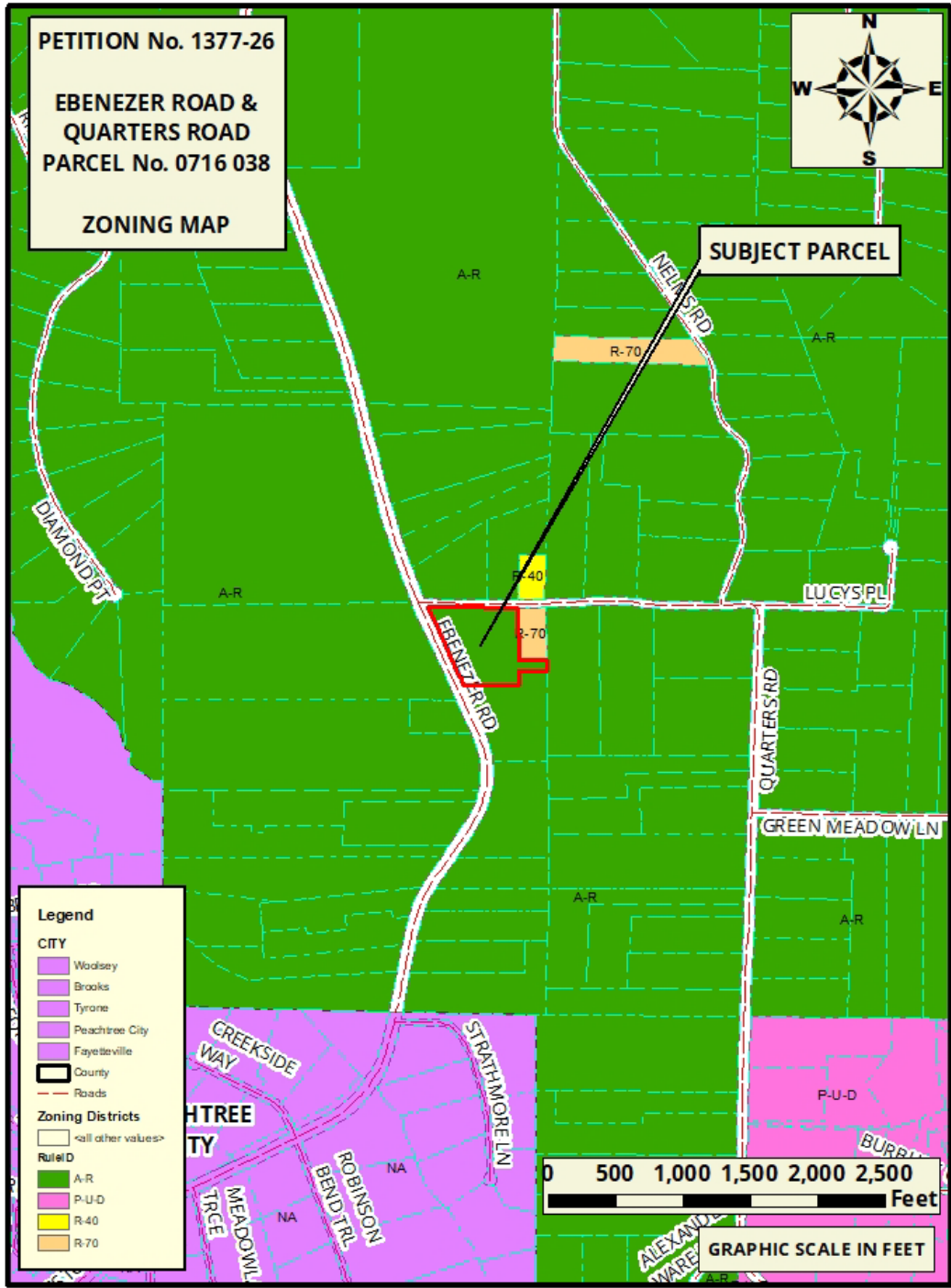
1. The subject property lies within an area designated for Rural Residential-3 Uses. This request does conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and agricultural uses. Staff does not anticipate that this rezoning 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.

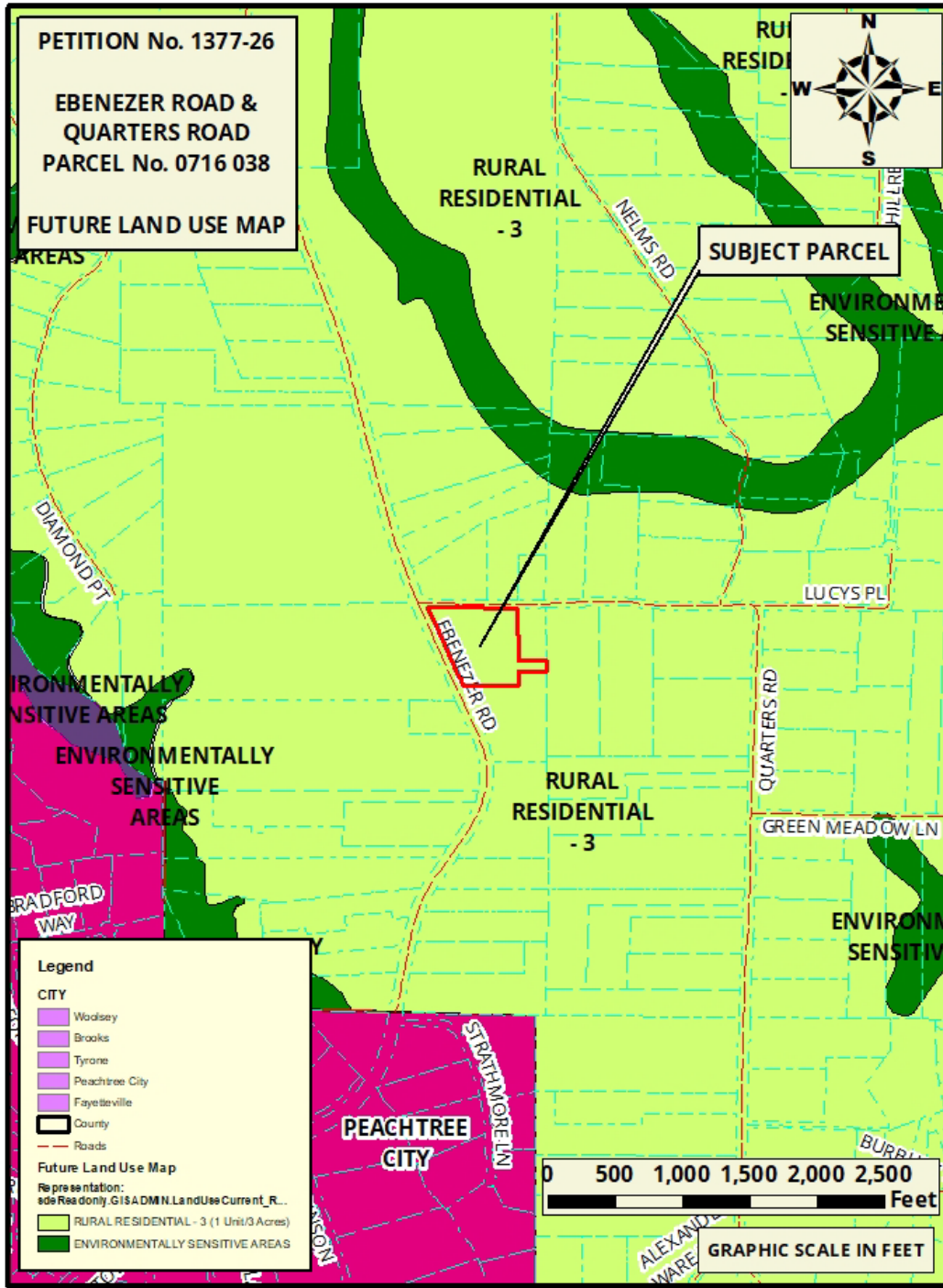
ZONING DISTRICT STANDARDS

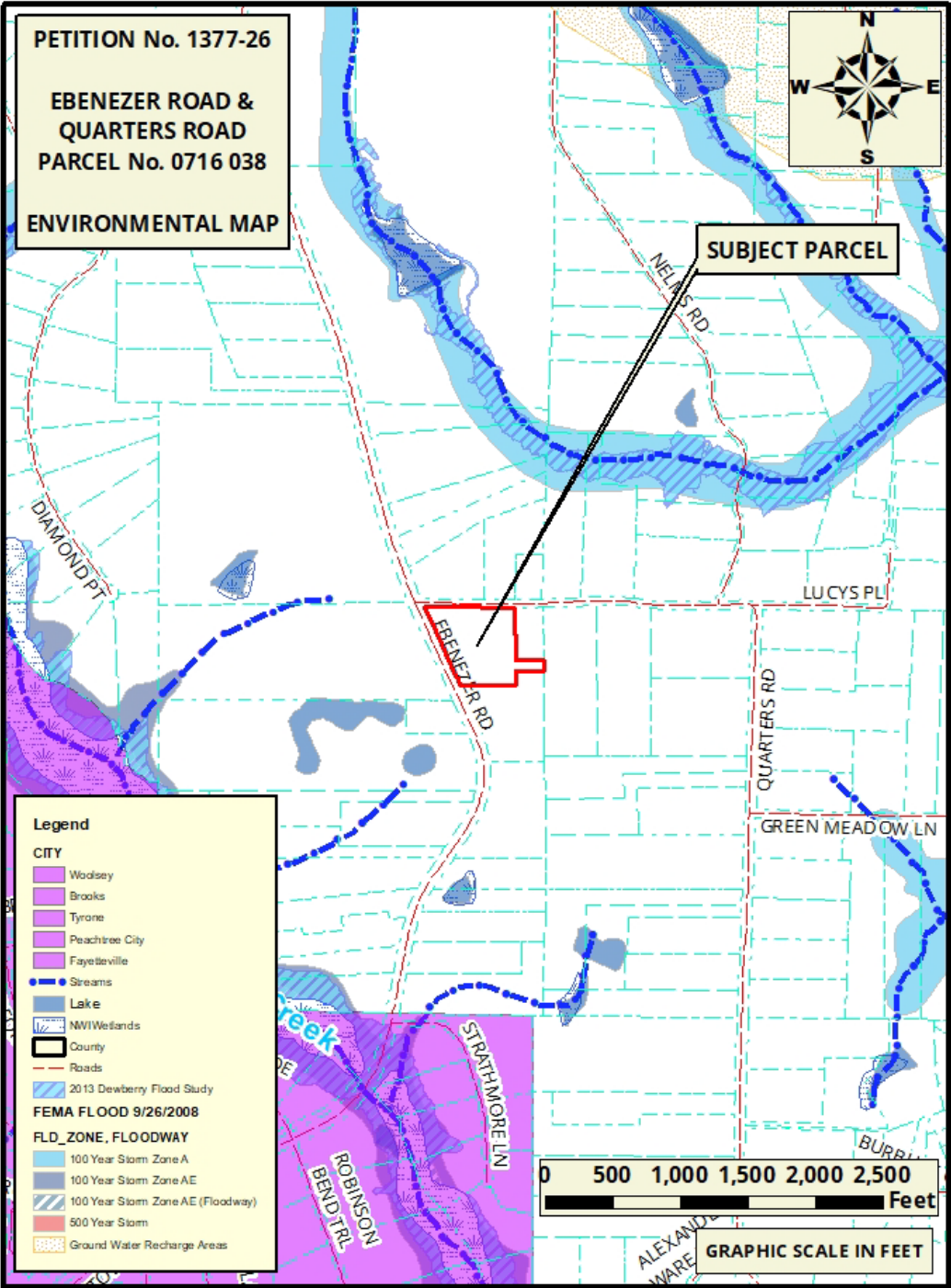
Sec. 110-128. R-85, Single-Family Residential District.

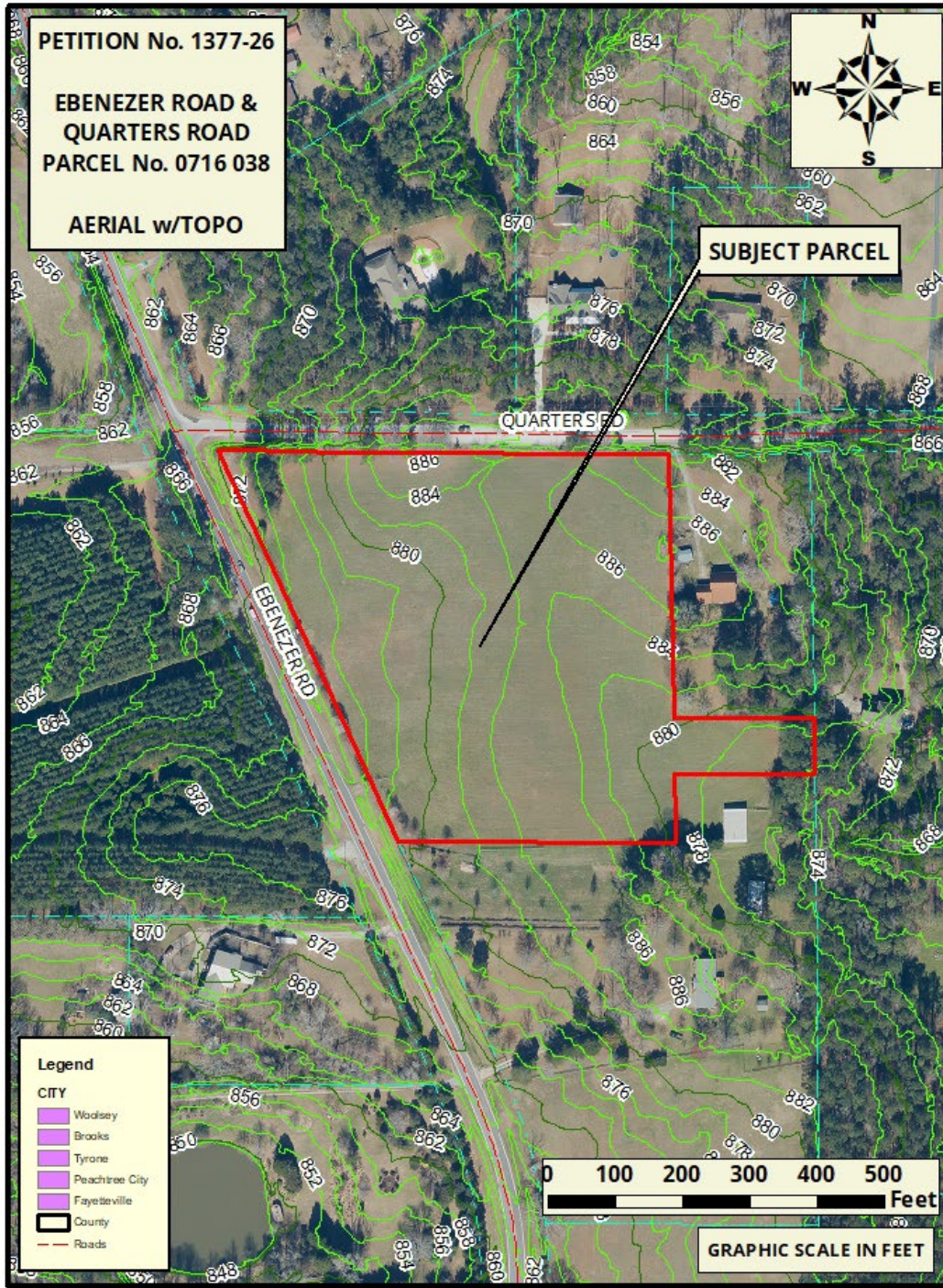
- (a) *Description of district.* This district is composed of certain lands and structures, having a low density single-family character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- (b) *Permitted uses.* The following uses shall be permitted in the R-85 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-85 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: 130,680 square feet (three acres).
 - (2) Lot width: 175 feet.
 - (3) Floor area: 3,000 square feet.
 - (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 100 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 (s): 1377-26

STAFF USE ONLY

SAGES REFERENCE No.:

APPLICANT INFORMATION

Name NADIR TEJANI, ET. AL.

Address [REDACTED]

City FAYETTEVILLE

State GA. Zip 30214

Email [REDACTED]

Phone [REDACTED]

PROPERTY OWNER INFORMATION

Name NADIR TEJANI & LAILA S. TEJANI

Address [REDACTED]

City FAYETTEVILLE

State GA. Zip 30214

Email [REDACTED]

Phone [REDACTED]

AGENT(S) (if applicable)

Name RANDY M. BOYD

Address P.O. Box 64

City ZEBULON

State GA. Zip 30295

Email [REDACTED]

Phone [REDACTED]

PROPERTY OWNER INFORMATION

Name SALIM V. POPATIYA & SHAH DHALANI

Address [REDACTED]

City FAYETTEVILLE

State GA. Zip 30215

Email [REDACTED]

Phone [REDACTED]

(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: Maria Binns Date: 02/03/2026

DATE OF PLANNING COMMISSION HEARING: _____

DATE OF COUNTY COMMISSIONERS HEARING: _____

Received from Nadir Tejani 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: 02/03/2026

Receipt Number: # 026433

RECEIVED
FEB 03 2026
BY: MB

PETITION No.: 1377-26 Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0716 038 Acreage: 7.957 ACRES
Land District(s): 7TH Land Lot(s): 33
Road Name/Frontage L.F.: EBENEZER RD. - 658.60 Road Classification: MINOR ARTERIAL
Existing Use: VACANT QUARTERS RD. - 686.84 Proposed Use: RESIDENTIAL COUNTY LOCAL
Structure(s): NONE Type: N/A Size in SF: N/A
Existing Zoning: AR Proposed Zoning: R-85
Existing Land Use: VACANT Proposed Land Use: 2 RESIDENTIAL LOTS
Water Availability: YES Distance to Water Line: 70 FT. ON WEST Distance to Hydrant: 70' ON
SIDE OF EBENEZER RD. WEST SIDE OF
EBENEZER RD.

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:

SALIM V. POPATIYA, SHAHEEN DABLANI, NADIR TEJANI & LAILA S. TEJANI

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0716 030

(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) 33 of the 7th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 7.957 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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

(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, (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. (We) understand that any knowingly false information given herein by ~~me/us~~ will result in the denial, revocation or administrative withdrawal of the application of permit. (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

(II) Popatiya
 Signature of Property Owner 1

[Redacted]
 Address FAYETTEVILLE, GA 30215

Bhanani
 Signature of Property Owner 2

[Redacted]
 Address FAYETTEVILLE, GA 30215

Signature of Property Owner 3

145 HONEY LANE FAYETTEVILLE
 Address GA 30214

Signature of Authorized Agent
Bandy M. Boyd

Address P.O. Box 6A
ZEPHULON, GA 30295

Maria T. Binns
 Signature of Notary Public

02/03/2026
 Date

Maria T. Binns
 Signature of Notary Public

02/03/2026
 Date

Signature of Notary Public

Maria T. Binns
 Signature of Notary Public

02/03/2026
 Date



SIGNATURE OF PROPERTY OWNER 4
 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:

SALIM V. POPATYA, SHAHEEN THAKUR, NADIR TEJANI, LAURA S. TEJANI
 (Please Print)

Property Tax Identification Number(s) of Subject Property: 0716 038

(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) 33 of the 7th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 7.957 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

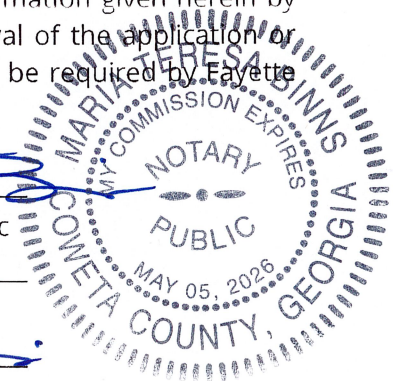
(We) hereby delegate authority to _____ to act as ~~(my)~~ (our) Agent in this rezoning. As Agent, ~~they~~ ^{he has} have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(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, (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. (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. (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

 Address _____

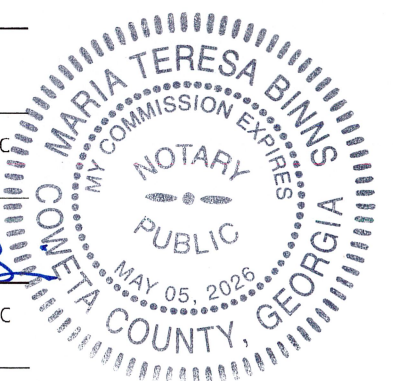
[Signature]
 Signature of Notary Public
02/03/2026
 Date



[Signature]
 Signature of Property Owner 2

 Address _____

[Signature]
 Signature of Notary Public
02/03/2026
 Date



 Signature of Property Owner 3

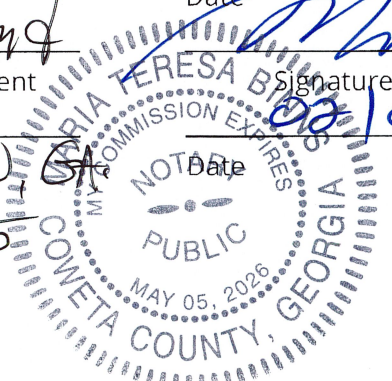
 Address _____

 Signature of Notary Public

 Date _____

[Signature]
 Signature of Authorized Agent
P.O. Box 64
 Address _____

[Signature]
 Signature of Notary Public
02/03/26
 Date



[Signature]
 Address EBULON, GA
30295

PETITION No.: 1377-26

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: SALIM V. POPATIYA, SHAHEEN DHANANI, NADIR TEJANI & LAILA TEJANI

ADDRESS: 125 FIELDSTONE WAY - FAYETTEVILLE, GA. 30215 & 145 HONEY LAKE - FAYETTEVILLE, GA. 30214

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

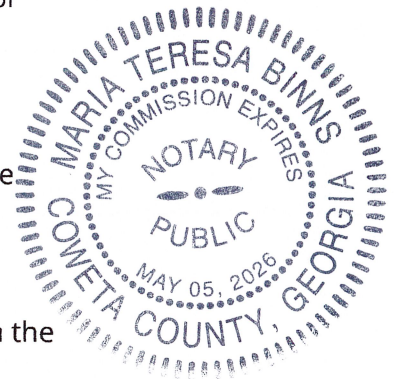
SALIM V. POPATIYA, SHAHEEN DHANANI & NADIR TEJANI & LAILA TEJANI affirms that ~~they is~~ ^{are} the owners or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. ~~He/She~~ ^{THEY} respectfully petition the County to rezone the property 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 R-85.

This property includes: (check one of the following)

- See attached legal description on recorded deed for subject property or
- Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.



SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF February, 2026

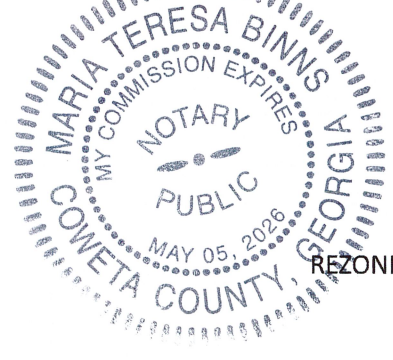
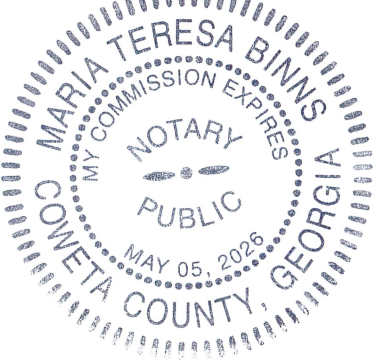
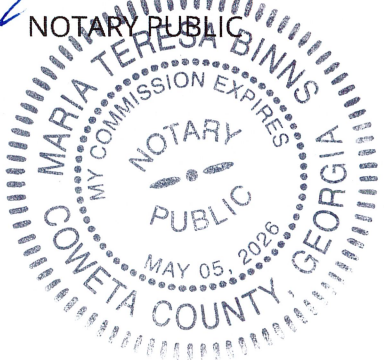
[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]



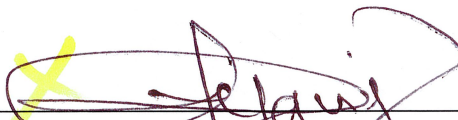
AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

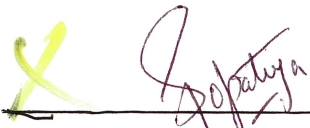
~~We, SAUM V. POPATIYA, SHAHEEN DHANANI~~
~~WADIR TEJANI, LAILA S. TEJANI~~, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, feet of right-of-way along EBENEZER ROAD (50') as measured from the centerline of the road.

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 3rd day of February, 2026.

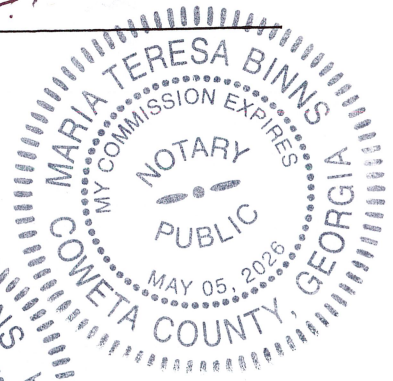
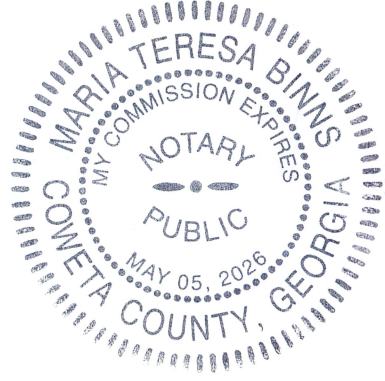
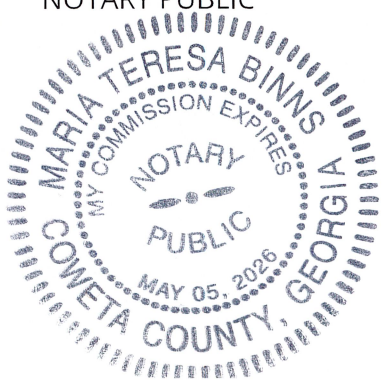

SIGNATURE OF PROPERTY OWNER


SIGNATURE OF PROPERTY OWNER






NOTARY PUBLIC



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

SALIM V. POPATIYA, SHAHEEL DHALANI

1/We, NADIR TEJANI & LAILA S. TEJANI, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 30 feet of right-of-way along QUARTERS 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 03 day of February, 2026.

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC
MARIA TERESA BINNS
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 05, 2026
COWETA COUNTY, GEORGIA

MARIA TERESA BINNS
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 05, 2026
COWETA COUNTY, GEORGIA

MARIA TERESA BINNS
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 05, 2026
COWETA COUNTY, GEORGIA

MARIA TERESA BINNS
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 05, 2026
COWETA COUNTY, GEORGIA

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

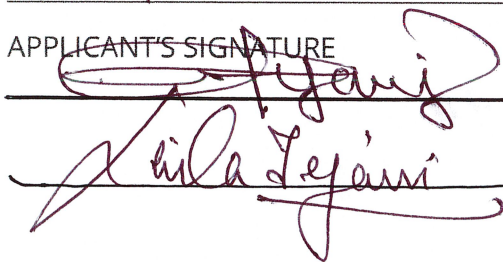
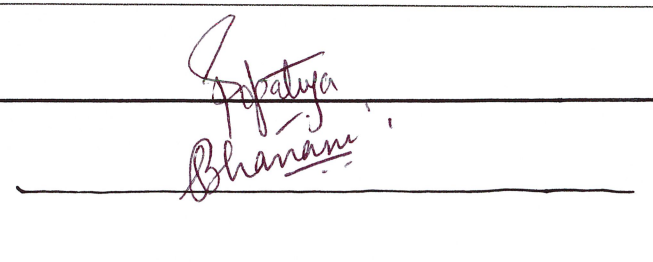
- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (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/.

- 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 3rd day of February, 2026.

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

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DISCLOSURE STATEMENT

FEBRUARY 3, 2026

(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.

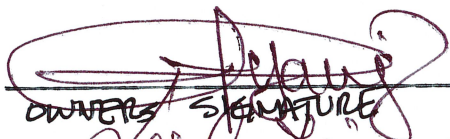
(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the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

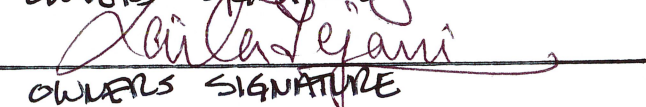
(1) The name and official position of the local government official to whom the campaign contribution was made; and

(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.

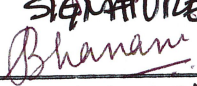
HISTORY: Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.



OWNERS SIGNATURE


OWNERS SIGNATURE



OWNERS SIGNATURE


OWNERS SIGNATURE

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.
 - NA 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.
 - NA 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.
 - NA 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.
 - NA e. Minimum zoning setbacks and buffers, as applicable.
 - NA 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.
 - NA g. Location and dimensions of exits/entrances to the subject property.
 - NA h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
 - NA 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).

BK 5916 PG 466 - 467

Please return to:
Lawson, Beck, Sandlin & Webb, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 26-LAW-0118
Att: Lexi Clarke
Parcel Number: 0716038

STATE OF GEORGIA
COUNTY OF FAYETTE

3

LIMITED WARRANTY DEED

THIS INDENTURE made this 23rd day of January, 2026 between

Salim V. Popatiya and Nadir Tejani

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

50% undivided interest to Salim V. Popatiya and Shaheen Dhanani as Joint Tenants With Right of Survivorship

and

50% undivided interest to Nadir Tejani and Laila S. Tejani as Joint Tenants With Right of Survivorship

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:

All that tract or parcel of land lying and being in Land Lot 33 of the 7th Land District of Fayette County, Georgia, and being more particularly described as follows:

Begin at a 24 inch concrete pipe located at the point of intersection formed by the southerly right-of-way line of Quarters Road and the easterly right-of-way line of Ebenezer Road (an 80 foot right-of-way), said point being the True Point of Beginning. From the True Point of Beginning thus established, run thence in an easterly direction along the northerly land lot line of Land Lot 33 South 89 degrees 27 minutes 41 seconds East a distance of 686.84 feet to a 1/2 inch rebar found; run thence South 00 degrees 53 minutes 20 seconds East a distance of 418.00 feet to a 1/2 inch rebar found; run thence South 89 degrees 50 minutes 37 seconds East a distance of 209.00 feet to a 1/2 inch rebar set; run thence South 00 degrees 15 minutes 29 seconds East a distance of 76.01 feet to a 1/2 inch rebar found; run thence North 89 degrees 50 minutes 37 seconds West a distance of 208.43 feet to a 1/2 inch rebar found; run thence South 00 degrees 53 minutes 20 seconds East a distance of 101.54 feet to a 1/2 inch rebar found; run thence North 89 degrees 32 minutes 49 seconds West a distance of 421.22 feet to a 1/2 inch rebar found; run thence along the arc of a curve to the left an arc distance of 321.27 feet to a point, said arc being subtended by a chord bearing North 24 degrees 59 minutes 39 seconds West a chord distance of 321.27 feet and having a radius of 52,553.00 feet; run thence North 24 degrees 18 minutes 11 seconds West a distance of 337.33 feet to a 24 inch concrete pipe and the True Point of Beginning.

Said tract or parcel of land containing 7.957 acres, more or less, and being depicted on that certain plat of survey prepared for Tejani Nadir by S. A. Gaskins & Associates, LLC, Swinson A. Gaskins, Sr., GA RLS No. 1620, dated December 26, 2025, reference to which plat is hereby made for a more complete and accurate description.


Subject to that certain loan deed of even date herewith, in favor of , in the original principal amount of \$, as recorded in Fayette County, Georgia Records.

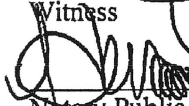
Subject to restrictive covenants and easements of record.

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.

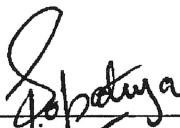
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

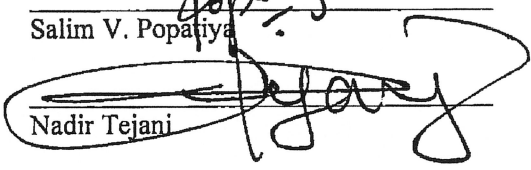
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.



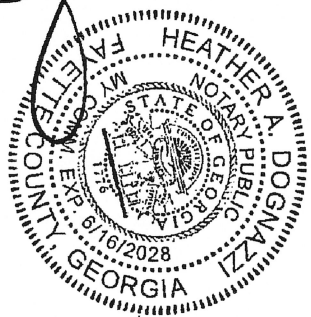
Witness


Notary Public



Salim V. Popatiya


Nadir Tejani



**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, April 2, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, April 23, 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:1377-26

Parcel No:0716 038

Owner(s):Nadir Tejani and Laila S. Tejani and Salim V. Popatiya and Shaheen Dhanani

Agent(s): Randy Boyd

Zoning District: A-R

Area of Property:7.957 acres

Land Lot(s)/District:Land Lot 33 of the 7th District

Fronts on:Ebenezer Road and Quarters Road

Proposed: Applicant proposes the following: To rezone 7.957 acres from A-R Agricultural-Residential (Single-Family) to R-85 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 33 of the 7th District of Fayette County, Georgia and being more particularly described as follows: Beginning at a point located on the Northeasterly right-of-way of Ebenezer Road (an 80 foot right-of-way), said point formed by the intersection of the Northeasterly right-of-way of Ebenezer Road and the North line of Land Lot 33; running thence from said point along the North line of said Land Lot, South 89 degrees 27 minutes 41 seconds East a distance of 686.84 feet to a point; thence leaving said Land Lot line, South 00 degrees 53 minutes 20 seconds East a distance of 418.00 feet to a point; thence South 89 degrees 50 minutes 37 seconds East a distance of 209.00 feet to a point on the East line of Land Lot 33; running thence along said Land Lot line, South 00 degrees 15 minutes 29 seconds East a distance of 76.01

Legals continued page B5

Wednesday, March 4, 2026

Continued from page B4

feet to a point, leaving said Land Lot line, running thence; North 89 degrees 50 minutes 37 seconds West a distance of 208.43 feet to a point, running thence South 00 degrees 53 minutes 20 seconds East a distance of 101.54 feet to a point; running thence North 89 degrees 42 minutes 39 seconds West a distance of 421.22 feet to a point on the Northeasterly right-of-way of Ebenezer Road; running thence along the arc of a curve to the left having a radius of 52553.00 feet, an arc distance of 321.27 feet along the right-of-way of Ebenezer Road, said arc being subtended by a chord bearing North 24 degrees 59 minutes 39 seconds West a distance of 321.27 feet to a point; thence continuing along said right-of-way, North 24 degrees 18 minutes 11 seconds West a distance of 337.33 feet to the Point of Beginning. Said tract containing 7.957 acres.
03/04

PETITION No. 1378-26-A-B-C-D

- REQUESTED ACTION:**
- A.** Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial); and
 - B.** Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial); and
 - C.** Rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial); and
 - D.** Rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial).

EXISTING ZONING: R-20 and A-R

PROPOSED ZONING: M-1

EXISTING USE: Single-Family Residential

PROPOSED USE: Light Industrial

LOCATION: 255 – 259 Longview Rd.

LOT SIZE: 14.25 Acres, total

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 219

OWNER(S): Suren Nandlal

APPLICANT(S): Suren Nandlal

AGENT(S): Matt Gray, Moore Bass Consulting, Inc.

PLANNING COMMISSION PUBLIC HEARING: April 2, 2026, at 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: April 21, 2026, at 7:00 PM

REQUEST: The applicants are requesting to rezone these four (4) parcels to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

STAFF ASSESSMENT & RECOMMENDATION

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

1378-26-A - Based on Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 121, 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
2. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access;
3. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road; and
4. Article VII Watershed Protection shall apply to the property after rezoning.

1378-26-B - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. A demolition permit to remove all structures be obtained and executed within 90 days of the approval of the petition or prior to the submittal of a final plat for review, whichever comes first;
2. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 121, 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
3. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access;
4. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road; and
5. Article VII Watershed Protection shall apply to the property after rezoning.

1378-26-C - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. A demolition permit for all existing structures be obtained and executed within 90 days of the approval of the petition or prior to the submittal of a final plat for review, whichever comes first;
2. The existing driveway must be removed during the demolition of the structures;
3. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 121, 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
4. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access; and
5. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road.

1378-26-D - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. A demolition permit for all existing structures be obtained and executed within 90 days of the approval of the petition or prior to the submittal of a final plat for review, whichever comes first;
2. The existing driveway must be removed during the demolition of the structures;
3. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 121, 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
4. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access; and
5. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

B. ADJACENT ZONING AND FUTURE LAND USE

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

Direction	Acreage	Zoning	Use	Future Land Use Plan
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

C. DEPARTMENTAL COMMENTS

- Water System** – No objections.
- Public Works/Environmental Management**
 - **Road Frontage Right-of-Way Dedication –**
 - State Route 314 right-of-way governed by GDOT.
 - Longview Road right-of-way meets the Thoroughfare Plan.
 - **Traffic Data**
 - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
 - Fayette County does not currently have traffic counts on Longview Road.
 - **Sight Distance and access**
 - GDOT will issue all driveway permits or improvement requirements.
 - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
 - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry Flood Study.

- **Wetlands** -- The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
 - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
 - **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 surface.
 - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
 - Environmental Health** - This office has no objection to the proposed rezoning.
 - GDOT** - The lots proposed for rezoning do not front on a 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 Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

ZONING DISTRICT STANDARDS

Sec. 110-146. M-1, Light Industrial District.

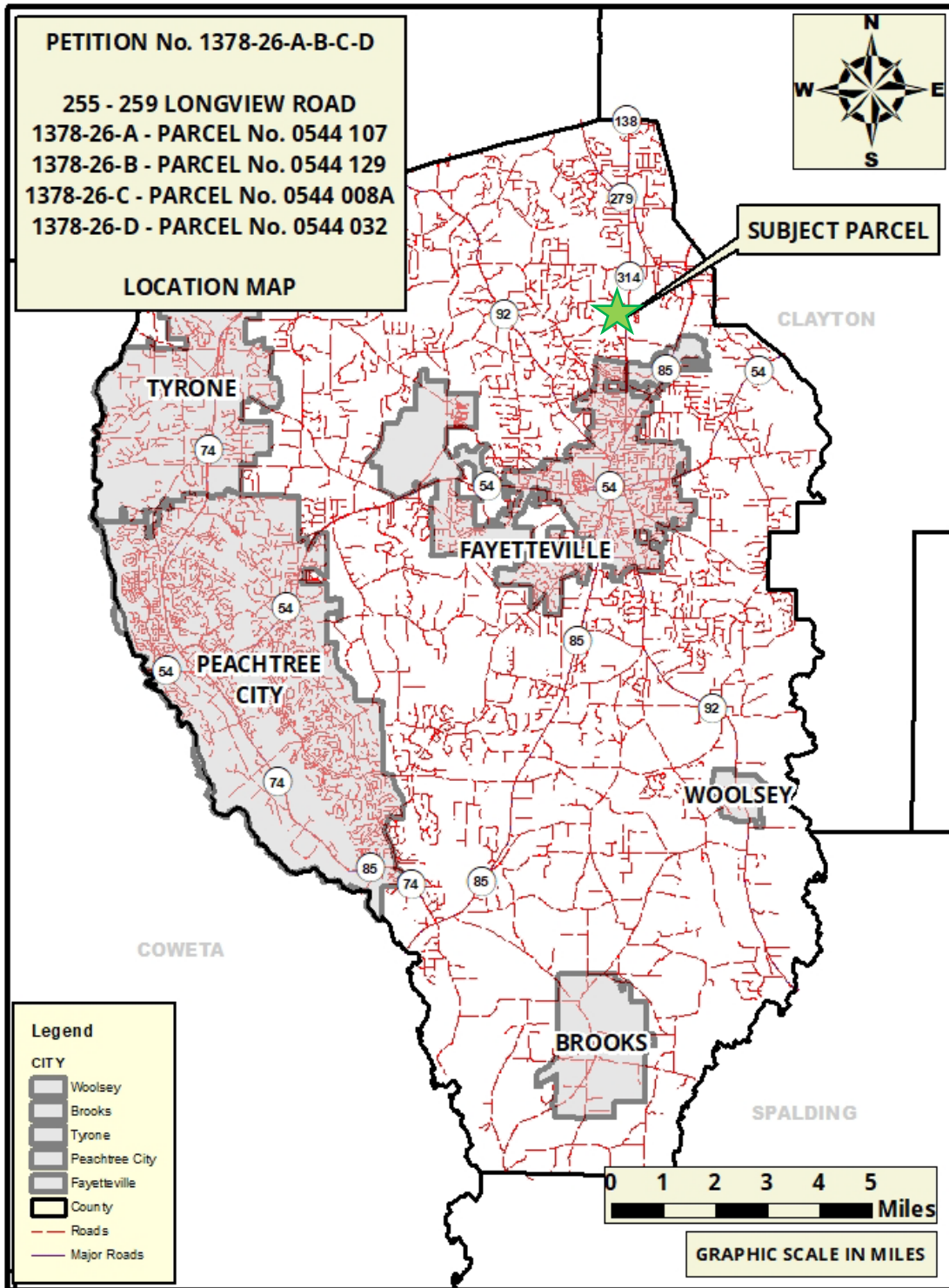
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
 - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
 - (3) Appliance sales and/or repair;
 - (4) Architectural and/or design firms;
 - (5) Armories, for meeting and training of military organizations;
 - (6) Blueprinting and/or graphics service;
 - (7) Bookbinding;
 - (8) Building construction/contracting and related activities;
 - (9) Building supply sales;
 - (10) Bus passenger station;
 - (11) Cabinet manufacturing, sales, repair, and/or installation;
 - (12) Carwash and/or detailing facility;
 - (13) Charter motor coach service;
 - (14) Copy shop;
 - (15) Dental laboratory;
 - (16) Delivery and/or courier service;
 - (17) Electronic sales and/or repair;
 - (18) Emission testing facility (inside only);
 - (19) Engineering firms;
 - (20) Engraving;
 - (21) Farmer's market;
 - (22) Feed and/or fertilizer sales;
 - (23) Firearm sales and/or gunsmith;
 - (24) Flooring sales and/or installation;
 - (25) Freezer locker service;
 - (26) Freight express office;

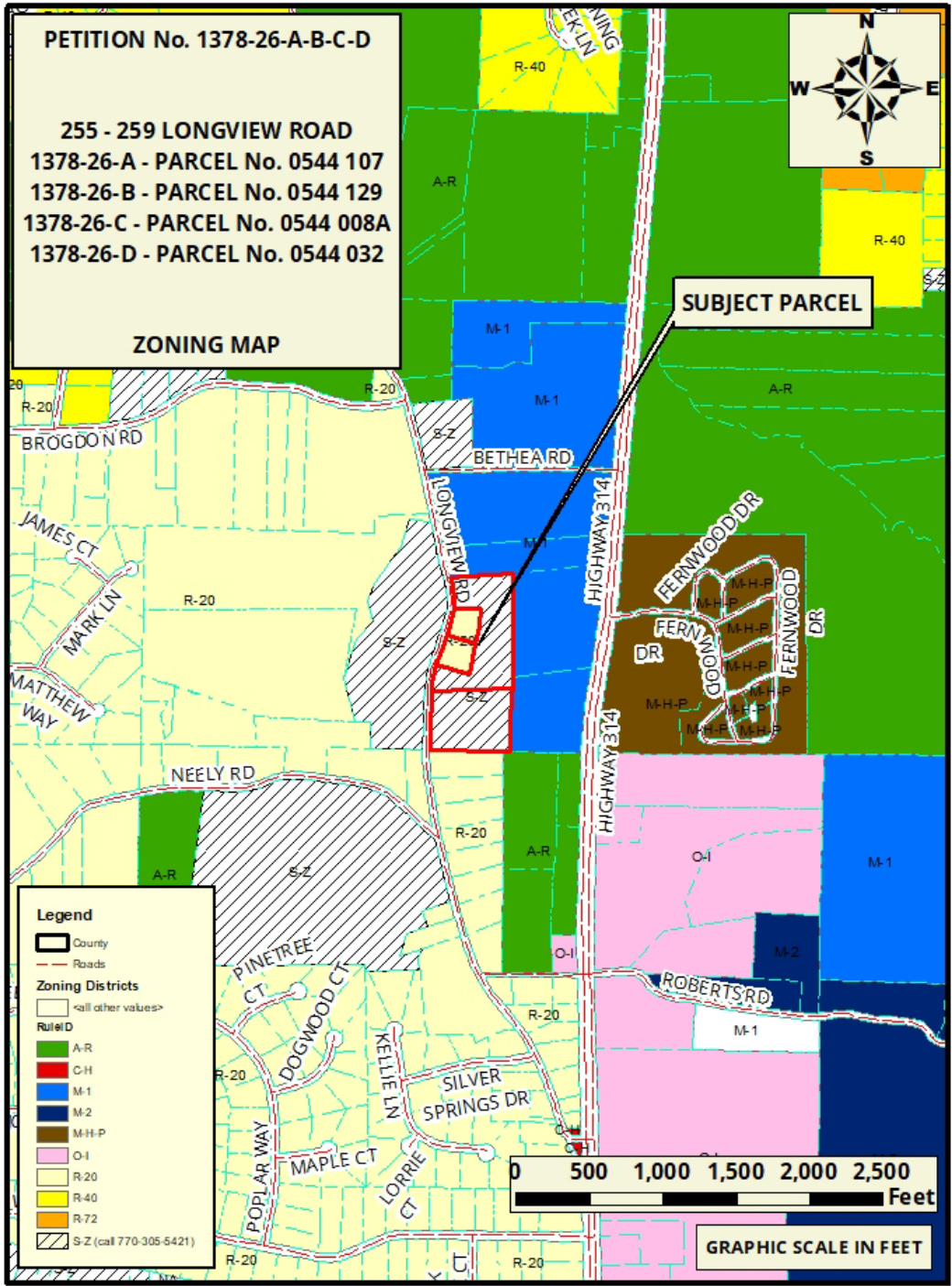
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
 - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
 - b. Assembly of products from previously prepared materials;
 - c. Bottling and/or canning plant;
 - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
 - e. Construction of signs, including painted signs;
 - f. Cooperage;
 - g. Ice manufacturing;
 - h. Laundry, cleaning and/or dyeing plants;
 - i. Light sheet metal products such as ventilating ducts and eaves;
 - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
 - k. Machine/welding shop and related activities;
 - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
 - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
 - n. Tinsmith and/or roofing service;
 - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

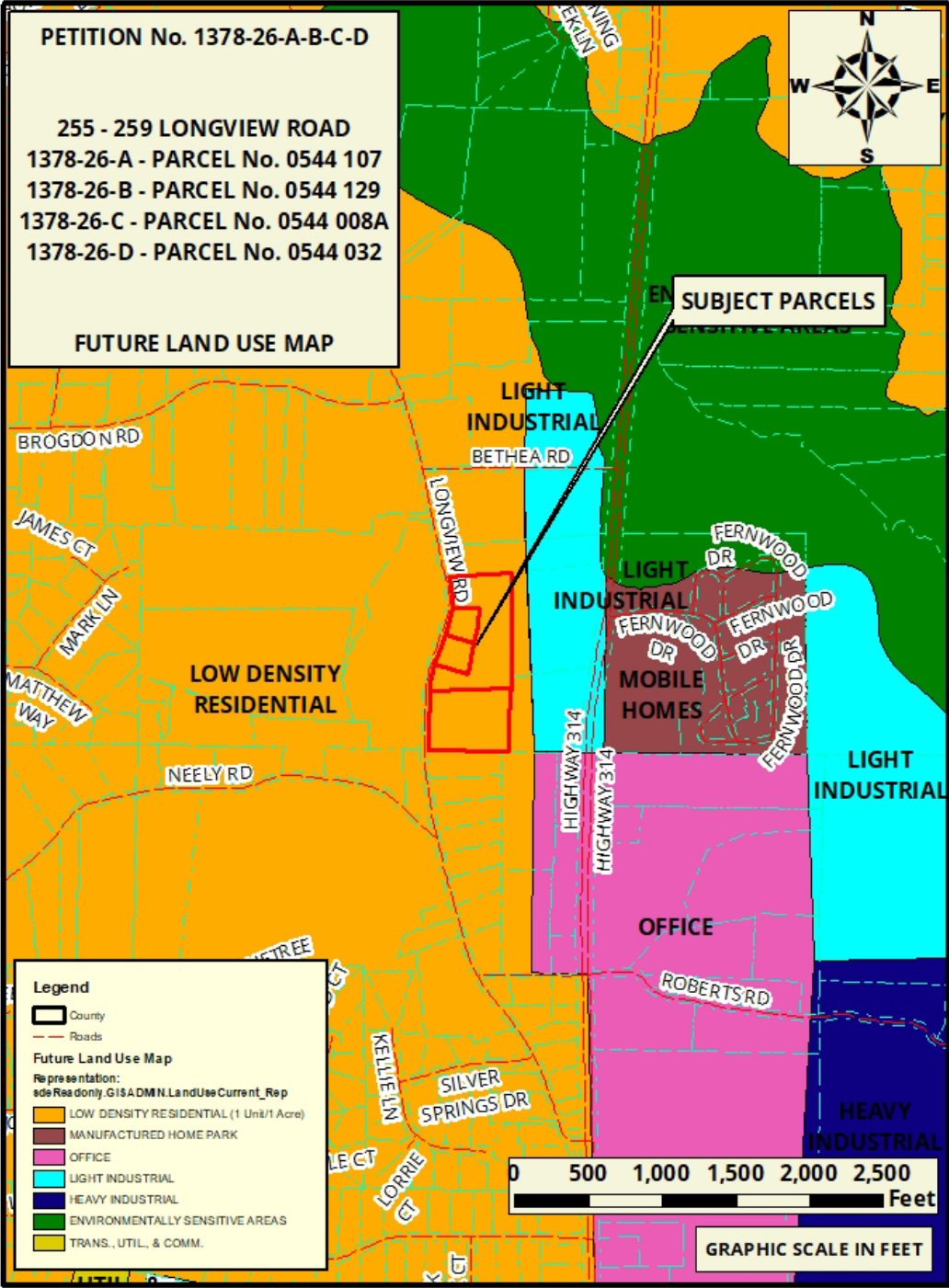
- (43) Manufactured home and/or building assembly and/or sales;
- (44) Newspaper publication and/or distribution;
- (45) Office equipment service and repair;
- (46) Parking garage/lot;
- (47) Pest control;
- (48) Petroleum bulk plant (storage);
- (49) Photostating;
- (50) Planing and/or saw mill;
- (51) Plant nursery, growing crops/garden and related sales;
- (52) Printing plant;
- (53) Radio studio;
- (54) Railroad freight station;
- (55) Railroad passenger station;
- (56) Rent-alls;
- (57) Restaurants (drive-in/drive-through prohibited);
- (58) Restaurant supply;
- (59) Rodeo/rodeo facilities;
- (60) Seed sales and/or storage;
- (61) Security system service;
- (62) Shell home display;
- (63) Solar farm;
- (64) Taxidermist;
- (65) Taxi service/limousine service/shuttle service/charter motor coach service;
- (66) Television/movie studio/media productions;
- (67) Tire sales;
- (68) Trade school;
- (69) Uniform services;
- (70) Utility trailer sales and/or rentals;
- (71) Warehousing and/or distribution;
- (72) Wholesaling;
- (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
- (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.

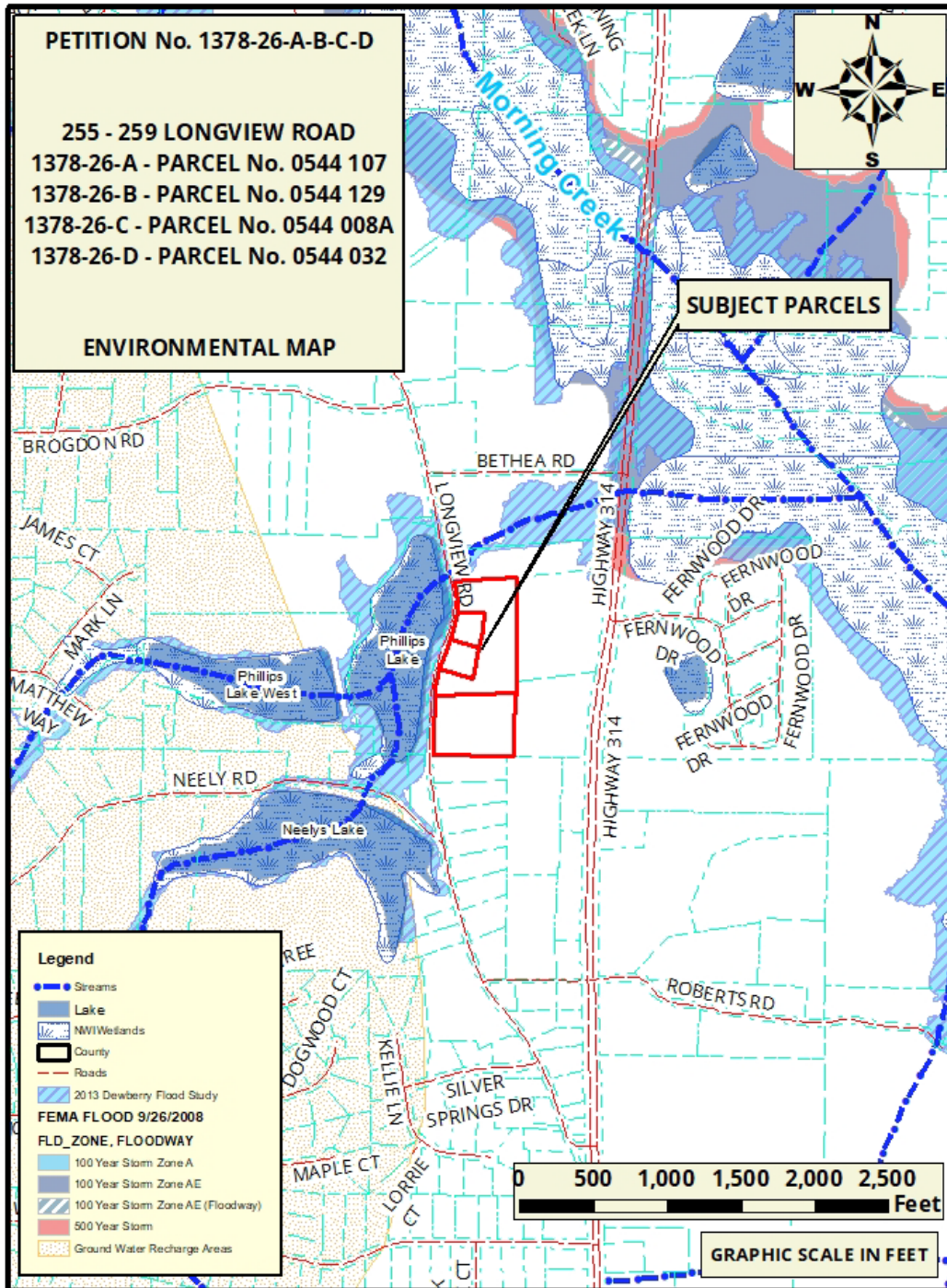
(c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

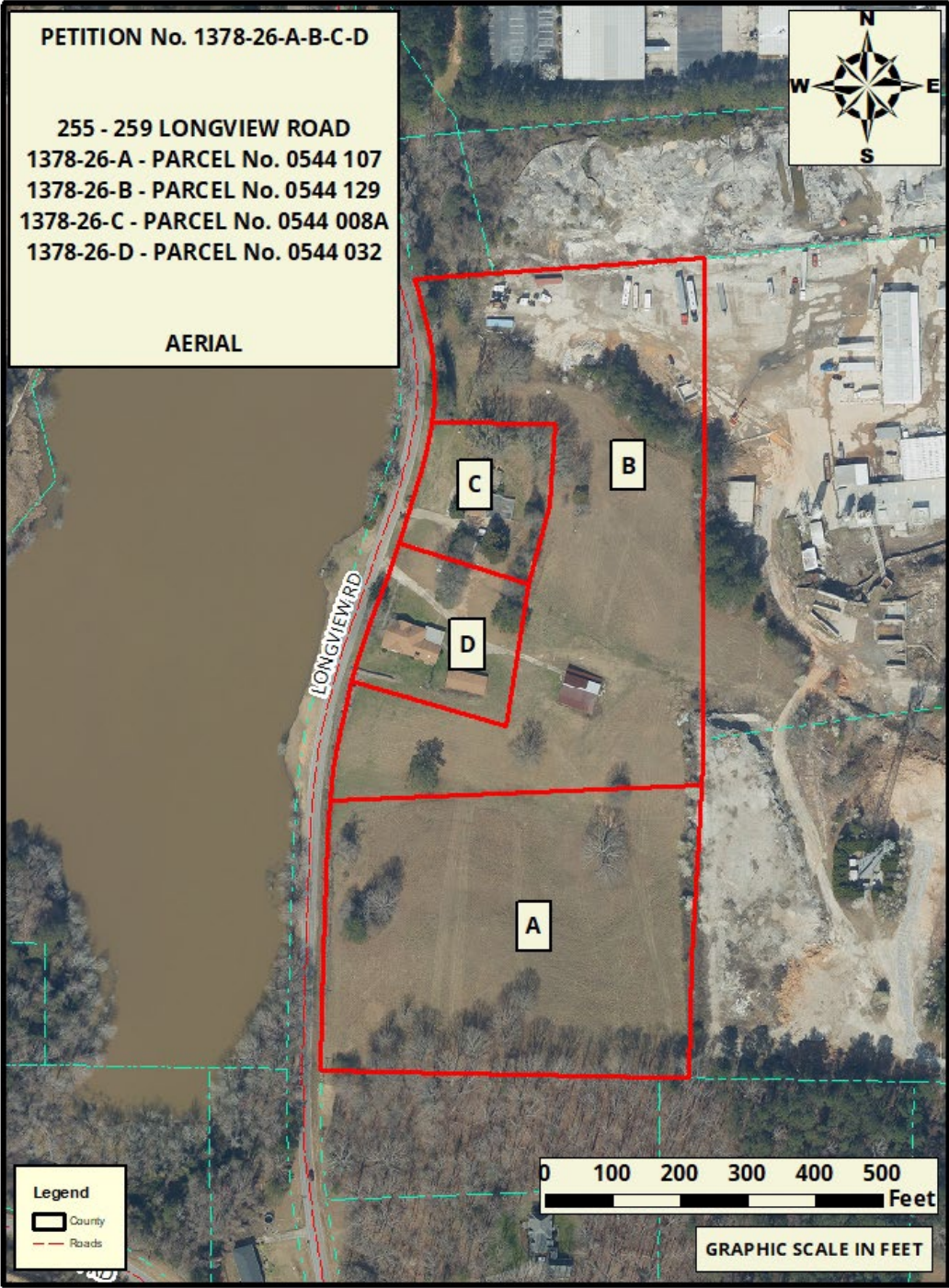
- (1) Aircraft landing area;
 - (2) Amphitheatre;
 - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
 - (4) Experimental labs;
 - (5) Feed lot and/or commercial barn;
 - (6) Home occupation;
 - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
 - (8) Recycling facility;
 - (9) Self-storage facility (external and/or internal access);
 - (10) Shooting range, indoor;
 - (11) Shooting range, outdoor;
 - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
 - (13) Stadium, athletic; and
 - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
 - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
 - (2) Lot width: 125 feet.
 - (3) Front yard setback:
 - a. Major thoroughfare:
 1. Arterial: 100 feet.
 2. Collector: 80 feet.
 - b. Minor thoroughfare: 65 feet.
 - (4) Rear yard setback: 25 feet.
 - (5) Side yard setback: 25 feet.
 - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
 - (7) Height limit: 50 feet.
 - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
 - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).











PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: _____
REZONE-02-26-091432

STAFF USE ONLY

APPLICANT INFORMATION

Name Suren Nandlal
Address [REDACTED]
City Fayetteville
State GA Zip 30214
Email [REDACTED]
Phone [REDACTED]

PROPERTY OWNER INFORMATION

Name Suren Nandlal
Address [REDACTED]
City Fayetteville
State GA Zip 30214
Email [REDACTED]
Phone [REDACTED]

AGENT(S) (if applicable)

Matt Gray

Name Moore Bass Consulting, Inc.
Address [REDACTED]
City McDonough
State GA Zip 30253
Email atlpermitting@moorebass.com
Phone 770-914-9394

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: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: April 2, 2026

DATE OF COUNTY COMMISSIONERS HEARING: April 21, 2026

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED
FEB 05 2026
Receipt Number: 026468
026470
026471
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres
Land District(s): 5th Land Lot(s): 219
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector
Existing Use: N/A Proposed Use: Unknown
Structure(s): N/A Type: N/A Size in SF: N/A
Existing Zoning: R-20 & AR Proposed Zoning: M-1
Existing Land Use: N/A Proposed Land Use: Unknown
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres
Land District(s): 5th Land Lot(s): 219
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector
Existing Use: Vacant Proposed Use: Truck Parking
Structure(s): 1 Type: Barn Size in SF: 210
Existing Zoning: R-20 & AR Proposed Zoning: M-1
Existing Land Use: Vacant Proposed Land Use: Truck Parking
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres
Land District(s): 5th Land Lot(s): 219
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector
Existing Use: Vacant Proposed Use: Business
Structure(s): 1 Type: House Size in SF: 3,515
Existing Zoning: R-20 & AR Proposed Zoning: M-1
Existing Land Use: Vacant Proposed Land Use: Business
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D **Fees Due:** 350.00 **Sign Deposit Due:** 40.00 (2)
STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres
Land District(s): 5th Land Lot(s): 219
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector
Existing Use: Vacant Proposed Use: Business
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120
Existing Zoning: R-20 & AR Proposed Zoning: M-1
Existing Land Use: Vacant Proposed Land Use: Business
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

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:
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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

[Redacted]

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

[Redacted]

Address McDonough, Ga
30253

[Signature]
Signature of Notary Public

2/4/24
Date

Signature of Notary Public

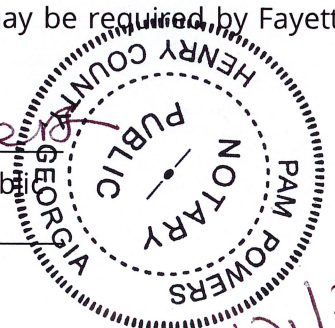
Date

Signature of Notary Public

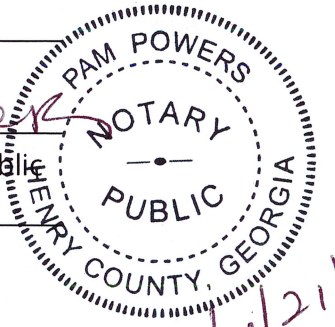
Date

Signature of Notary Public

2/4/24
Date



4/1/24



4/2/24

PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal 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 \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

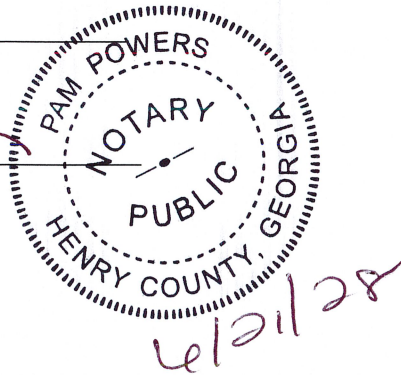
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER
NOTARY PUBLIC



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:
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 129

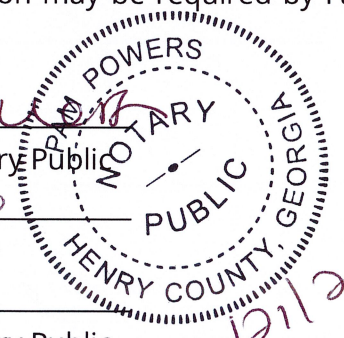
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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
[Redacted Address]

[Signature]
Signature of Notary Public
2/4/24
Date
[Redacted Signature]
Signature of Notary Public
[Redacted Date]
Date



Signature of Property Owner 2

Address

Signature of Notary Public

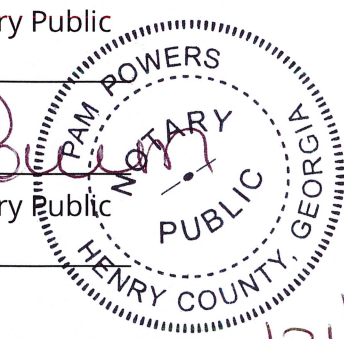
Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date



[Signature]
Signature of Authorized Agent
[Redacted Address]
micronough tra
30253
Address

[Signature]
Signature of Notary Public
2/4/24
Date
[Signature]
Date

PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal 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 \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

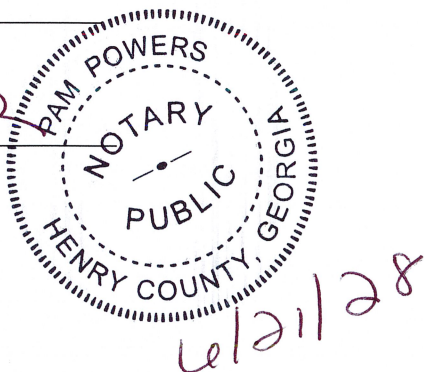
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER
Pam Powers

NOTARY PUBLIC



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:
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 008A

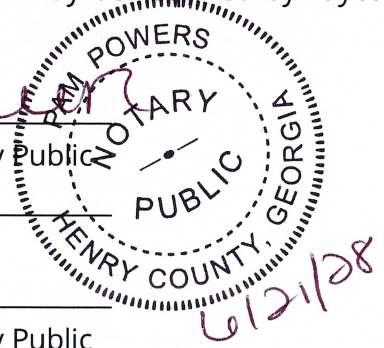
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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
[Redacted]
Address GA 30214

[Signature]
Signature of Notary Public
2/4/24
Date



Signature of Property Owner 2

Address _____

Signature of Notary Public

Date _____

Signature of Property Owner 3

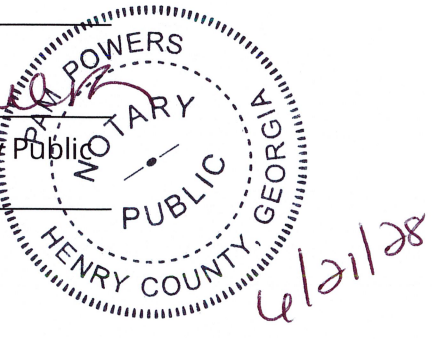
Address _____

Signature of Notary Public

Date _____

[Signature]
Signature of Authorized Agent
[Redacted]
Address Mc Donough Ave
30253

[Signature]
Signature of Notary Public
2/4/24
Date



PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal 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 \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 April 2, 2026 at 7:00 P.M.

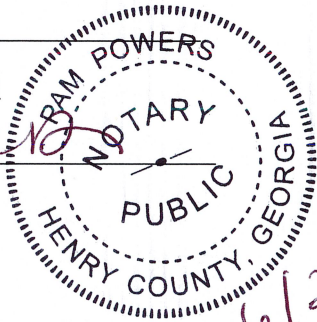
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER
[Signature]

NOTARY PUBLIC



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:
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 032

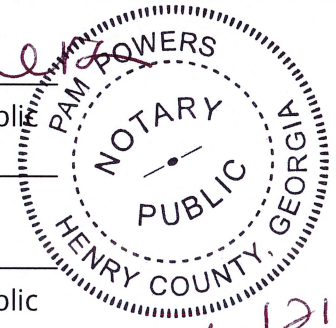
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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(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
[Redacted]
Address VA-5014

[Signature]
Signature of Notary Public
2/4/24
Date



6/21/28

Signature of Property Owner 2

Address _____

Signature of Notary Public

Date _____

Signature of Property Owner 3

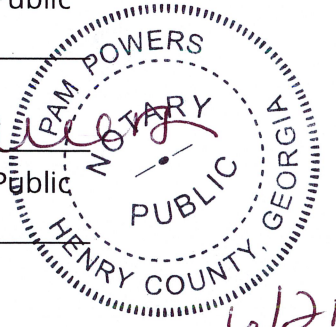
Address _____

Signature of Notary Public

Date _____

[Signature]
Signature of Authorized Agent
[Redacted]
Address McDonough, Ala
30253

[Signature]
Signature of Notary Public
2/4/24
Date



6/21/28

PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: Suren Nandlal

ADDRESS: [REDACTED]

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

Suren Nandlal 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 \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 April 2, 2026 at 7:00 P.M.

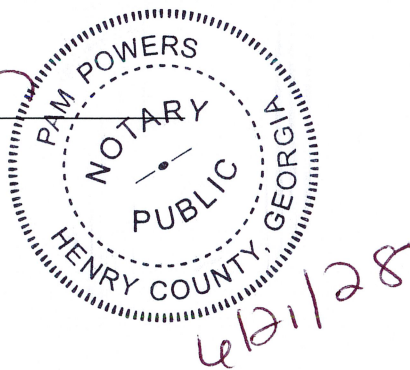
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER
Pam Powers

NOTARY PUBLIC



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Suren Nandlal, 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 Longview 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 4th day of February, 2024.

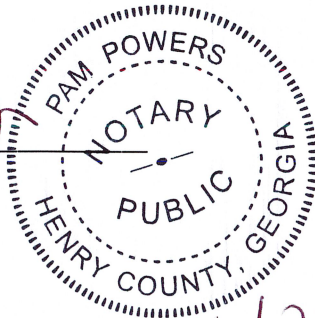
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



6/21/28

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/.

- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
 [xx] 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 4th day of February, 2024



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

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DISCLOSURE STATEMENT

(Please check one)

Campaign contributions: XX **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
 - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- 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).

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, April 2, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, April 23, 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:1378-26-A-B-C-D
 Parcel No:0544 107- Tract 1 (Petition 1378-26-A)
 0544 129- Lot 3 (Petition 1378-26-B)
 0544 008A- Lot 1 (Petition 1378-26-C)
 0544 032- Lot 2 (Petition 1378-26-D).

Owner:Suren Nandlal
 Agent(s):Moore Bass Consulting, Inc. - Matt Gray
 Zoning District: A-R and R-20
 Area of Property: 14.25 acres
 Land Lot(s)/District:Land Lot 219 of the 5th District

Fronts on:Longview Road
 Proposed: Applicant proposes the following: To rezone the following:
 Parcel No. 0544 107- Tract 1 (5.23 acres);
 Parcel No. 0544 129- Lot 3 (7.06 acres);
 Parcel No. 0544 008A- Lot 1 (0.98 acres);
 Parcel No. 0544 032- Lot 2 (0.98 acres)

For a total of 14.25 acres, from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1(Light Industrial 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.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BE-

ING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)
LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) THE FOLLOWING COURSES AND DISTANCES ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 73° 20' 05" E, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND; THENCE S 19° 03' 24" W, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 74° 34' 12" W, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)
LEGAL DESCRIPTION
LOT 3
 ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM-

MENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A

DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE N 42° 50' 10" E, A DISTANCE OF 25.33 FEET TO A 1/2" REBAR SET; THENCE N 29° 34' 14" E, A DISTANCE OF 72.96 FEET TO A 1/2" REBAR SET; THENCE N 07° 04' 18" E, A DISTANCE OF 98.96 FEET TO A 1/2" REBAR SET; THENCE N 15° 25' 46" W, A DISTANCE OF 20.47 FEET TO A 1/2" REBAR SET; THENCE N 84° 12' 12" E, A DISTANCE OF 352.05 FEET TO A 1/2" REBAR SET; THENCE S 00° 03' 51" E, A DISTANCE OF 635.00 FEET TO A 1/2" REBAR SET; THENCE S 04° 46' 57" W, A DISTANCE OF 210.60 FEET TO A 1/2" REBAR SET; THENCE N 89° 16' 47" W, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING.
DESCRIBED TRACT OF LAND CONTAINING 7.06 ACRES (307,497 SQ. FT.)
LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219; THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 5.20 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 16' 47" E, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET; THENCE S 04° 43' 34" W, A DISTANCE OF 399.36 FEET TO A 1/2" REBAR SET ON LAND LOT LINE 198 & 219; THENCE ALONG LAND LOT LINE 198 & 219 THE FOLLOWING COURSES AND DISTANCES N 89° 16' 11" W, A DISTANCE OF 32.15 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 89° 20' 31" W, A DISTANCE OF 530.36 FEET TO A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 5.23 ACRES (227,889 SQ. FT.)
03/04

REQUEST: The applicants are requesting to rezone two (2) parcels to R-75, with the intent of creating six (6) lots that will meet the dimensional requirements of the R-75 zoning district.

STAFF ASSESSMENT & RECOMMENDATION

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Rural Residential - 2 is designated for this area, so the request for R-75 zoning district is appropriate.

1379-26-A - Based on the Staff Analysis, Planning & Zoning Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of R-75, Single-Family Residential, 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 Harp 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.

1379-26-B - Based on the Staff Analysis, Planning & Zoning Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of R-75, Single-Family Residential, 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 Harp 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.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

The subject properties have been zoned A-R since Fayette County initially assigned zoning.

B. ADJACENT ZONING AND FUTURE LAND USE

Most of the property in the surrounding area is zoned A-R, Agricultural-Residential. 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 for additional details.

Direction	Acreage	Zoning	Use	Future Land Use Plan
North	11.00	A-R	Agricultural-Residential	Rural Residential - 2 (1 unit /2 acres)
East	12.16	A-R	Agricultural-Residential	Rural Residential - 2 (1 unit /2 acres)
South	20.159	A-R	Agricultural-Residential	Rural Residential - 2 (1 unit /2 acres)
West	10.30	A-R	Agricultural-Residential	Rural Residential - 2 (1 unit /2 acres)

C. DEPARTMENTAL COMMENTS

- Water System** - No objections to the proposed rezoning.
- Public Works/Environmental Management**
 - **Access Management**
 - Harp Road is a Minor Arterial Road, requiring a 50-foot right of way as measured from the existing centerline of Harp Road.
 - Fayette County has no current traffic data for Harp Road.
 - **Site Distance**
 - The speed limit on Harp Road is 40 MPH, requiring 445 ft. of sight distance.
 - **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 13113C0114E dated September 26, 2008.
 - Any improvements on the site must meet all regulations, including but not limited to MFFE (Minimum Finished Floor Elevations).
 - **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** rezoned and developed with more than 5,000 square feet of impervious surfaces for a major subdivision.
- **Fire** - No comment from the Fire Marshal's Office.
- **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.

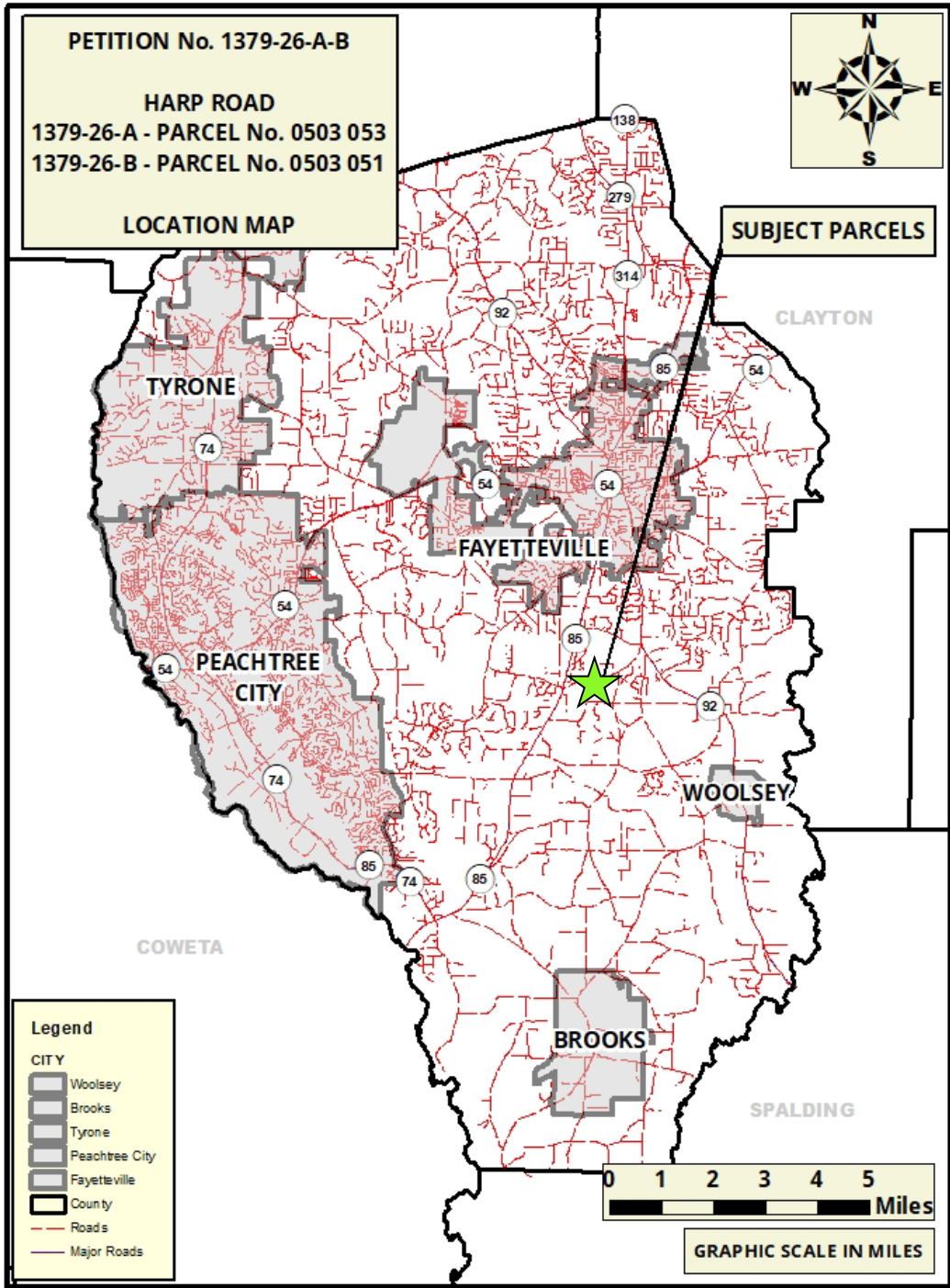
STAFF ANALYSIS

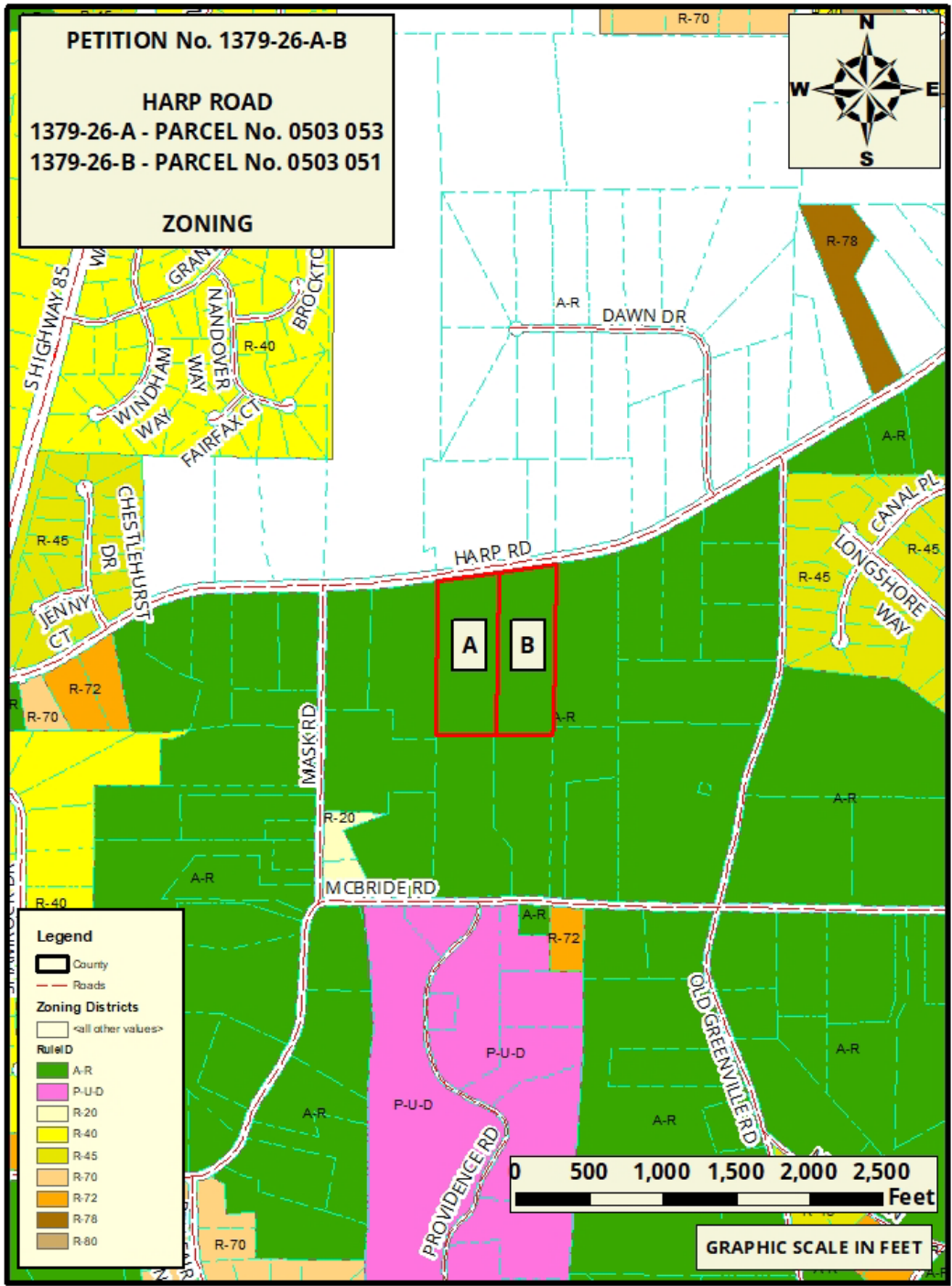
1. The subject property lies within an area designated for Rural-Residential Uses. This request does conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and agricultural uses. Staff does not anticipate that this rezoning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

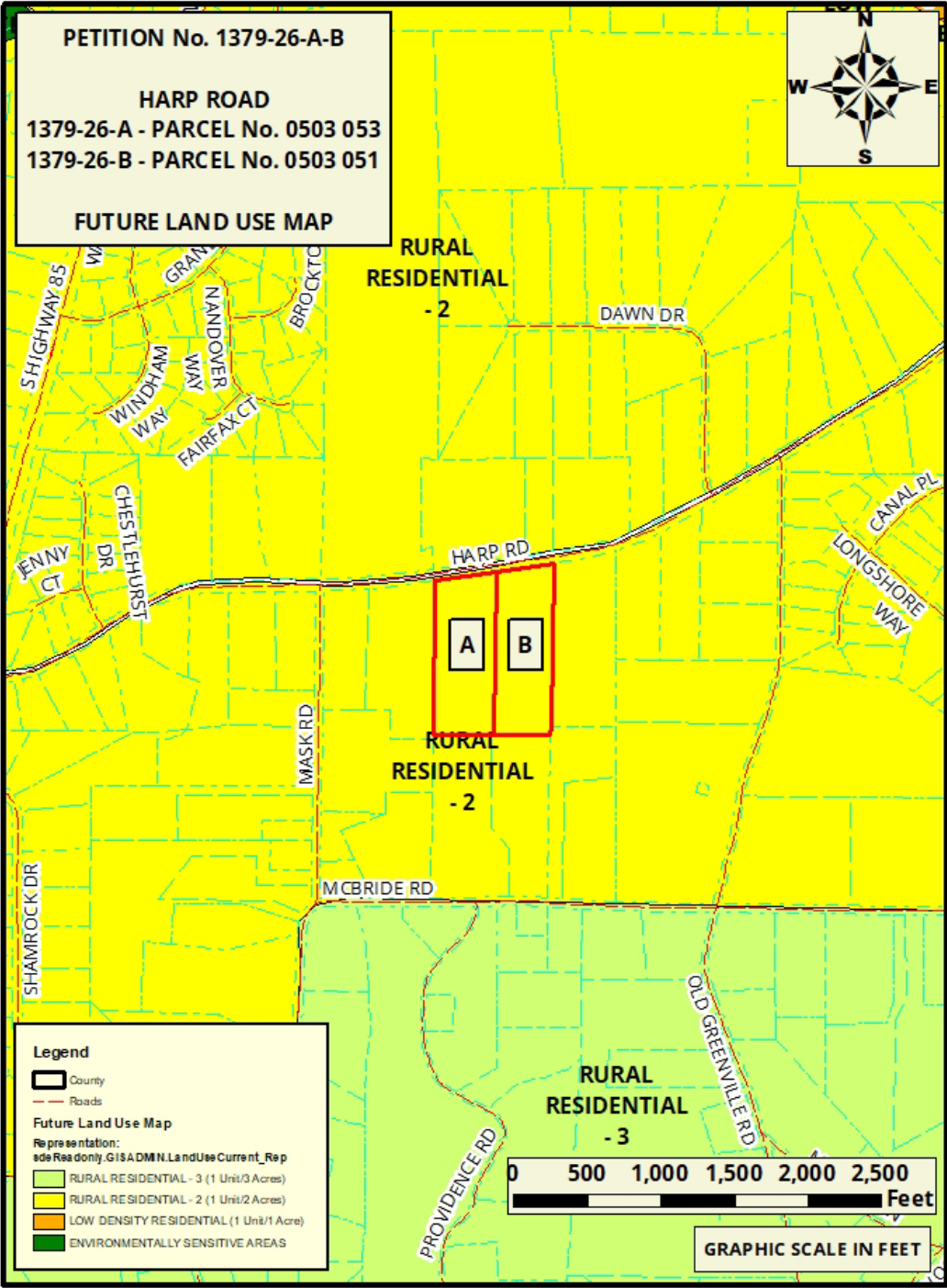
ZONING DISTRICT STANDARDS

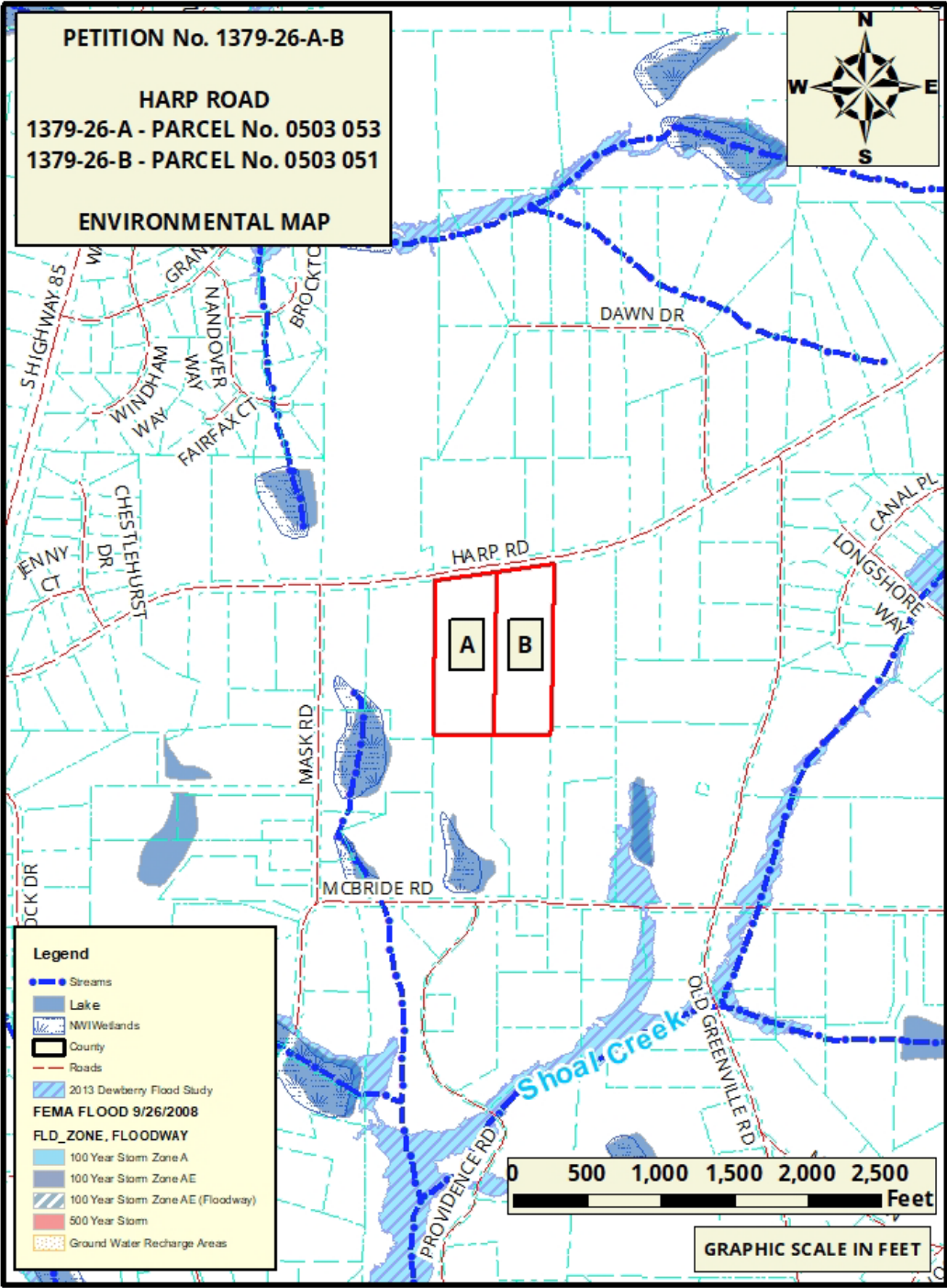
Sec. 110-131. R-75, Single-Family Residential District.

- (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-75 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-75 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-75 zoning district shall be as follows:
- (1) Lot area per dwelling unit: 87,120 square feet (two acres).
 - (2) Lot width: 125 feet.
 - (3) Floor area: 2,500 square feet.
 - (4) Front yard setback:
 - a. Major thoroughfare:
 1. Arterial: 100 feet. **Harp Road is a Minor Arterial**
 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.











THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

- LEGEND**
- RF=REAR FOUND
 - RS=REAR SET
 - CTP=CRIMP TOP PIPE
 - LL=LAND LOT
 - LL=LAND LOT LINE
 - R=PROPERTY LINE
 - CO=CONSTRUCTION ENTRANCE
 - EP=EDGE OF PAVEMENT
 - POS=POINT OF BEGINNING
 - BL=BUILDING SETBACK LINE
 - DE=DRAINAGE EASEMENT
 - NF=NOW OR FORMERLY
 - F.W.P.D.=FIELD WORK PERFORMED DATE
 - OP=OUT OF FLOOD PLAIN
 - DB=DEED BOOK
 - PR=PAGE
 - PL=PLAT BOOK
 - HH=HOUSE NUMBER

GENERAL NOTES

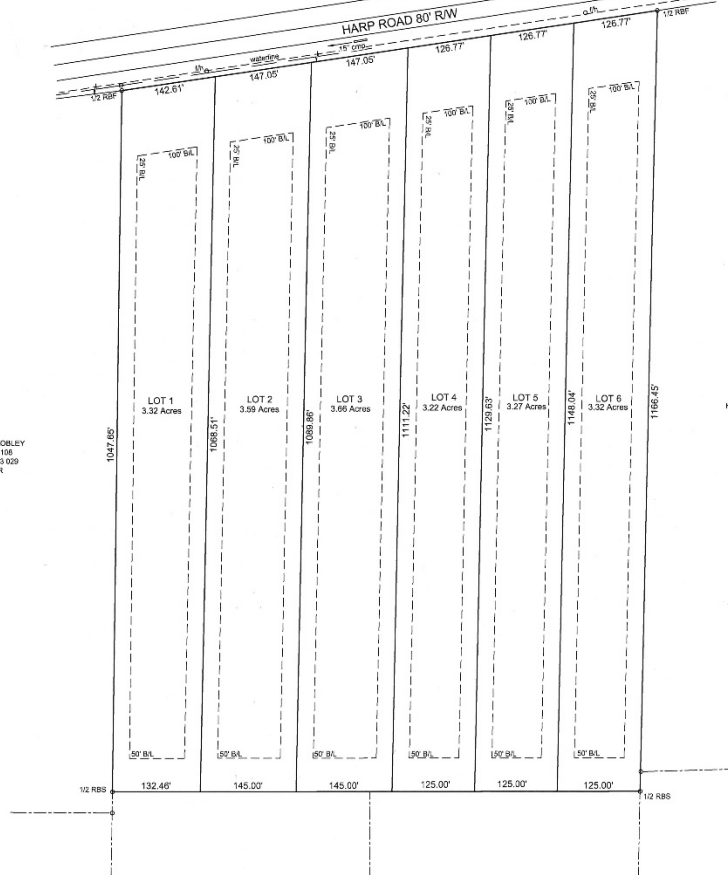
1, 6 PROPOSED LOTS
CURRENT ZONING=ZONED A-R
MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA: 4 ACRES
LOT WIDTH: 280 FT
FLOOR AREA: 1,000 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET
REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT

PROPOSED ZONING=R-7S

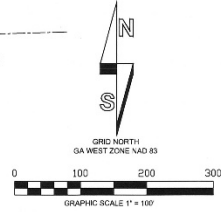
MINIMUM DIMENSIONAL REQUIREMENTS FOR R-7S ZONING DISTRICT

LOT AREA: 2 ACRES
LOT WIDTH: 129 FT
FLOOR AREA: 2,500 SQ FT
FRONT YARD SETBACK:
ARTERIAL: 100 FEET
COLLECTOR: 75 FEET
LOCAL: 51 FEET
REAR YARD SETBACK: 50 FT
SIDE YARD SETBACK: 25 FT



NF
BOBBY TRUST MOBLEY
DB: 4957 PGS. 108
PARCEL ID: 0523 029
ZONED A-R

NF
KENNETH & WINNIE C. MASK
D.B. 1057 PGS. 125
P.B. 27 PGS. 176
PARCEL ID: 0522 046
ZONED A-R



Job No. SA25-023A

Drawn By: _____
Reviewed By: _____
Issue Date: 01/21/26
F.W.P.D.: 05/12/25



Prepared For:
ALLEGIANCE DEVELOPMENT

CONCEPT PLAN
Land Lot 6 Of The 5th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
961 CAMP GROUND ROAD GRIFFIN, GA 30223
678-618-5057
SAGASKINS55@gmail.com

PETITION No (s): 1379-26-A-B

SAGES REFERENCE No.: _____

STAFF USE ONLY

REZONE-02-26-091444

APPLICANT INFORMATION

PROPERTY OWNER INFORMATION

Name Allegiance Homes, LLC

Name ← Same

Address PO Box 3852

Address _____

City Peachtree City, GA

City _____

State GA Zip 30269

State _____ Zip _____

Email _____

mail _____

Phone _____

Phone _____

AGENT(S) (if applicable)

Name Trent Foster

Name _____

Address _____

Address _____

City Fayetteville

City _____

State GA Zip GA 30215

State _____ Zip _____

Email _____

Email _____

Phone _____

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: Deborah Sims Date: February 5, 2026

DATE OF PLANNING COMMISSION HEARING: April 2, 2026

DATE OF COUNTY COMMISSIONERS HEARING: April 21, 2026

Received from Allegiance Homes, LLC a check in the amount of \$ \$350 for application filing fee, and \$ \$20 for deposit on frame for public hearing sign(s).

Date Paid: February 5, 2026

Receipt Number: 26458
26459

PETITION No.: 1379-26 Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0503 053 Acreage: Tract 1 10.234
Land District(s): 5th Land Lot(s): 6
Road Name/Frontage L.F.: Harp Rd. 418.65 Road Classification: major thoroughfare
Existing Use: RAW Land Res. Proposed Use: Residential
Structure(s): N/A Type: _____ Size in SF: _____
Existing Zoning: AR Proposed Zoning: R7S
Existing Land Use: Residential Proposed Land Use: Residential
Water Availability: Yes Distance to Water Line: in front of parcel Distance to Hydrant: 2 Hydrants in ROW

PETITION No.: _____ Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 0503 051 Acreage: 10.143
Land District(s): 2nd Land Lot(s): 6
Road Name/Frontage L.F.: 398.37 Harp Rd Road Classification: major
Existing Use: Raw Land / Residential Proposed Use: residential
Structure(s): N/A Type: _____ Size in SF: N/A
Existing Zoning: AR Proposed Zoning: R7S
Existing Land Use: Residential Proposed Land Use: SFD
Water Availability: yes Distance to Water Line: in front of LOT Distance to Hydrant: 2 hydrant in front

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:

Allegiance Homes, LLC
(Please Print)

Property Tax Identification Number(s) of Subject Property: Parent Parcel 0503-111 Tract 2

(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) 6 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 10.143 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Trent Foster 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

Address

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

Address

Tammy Rochelle
 Signature of Notary Public

Date

2-5-26

Signature of Notary Public

Date

Signature of Notary Public

Date

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:

Allegiance Homes, LLC
(Please Print)

Property Tax Identification Number(s) of Subject Property: Parent Parcel 0503-011 Tract 1

(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) 6 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 10.234 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Trend Foster 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

Address

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

Address

[Signature]
 Signature of Notary Public

Date
2-5-26

Signature of Notary Public

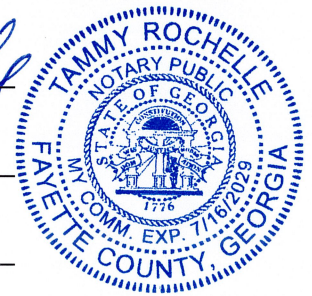
Date

Signature of Notary Public

Date

Signature of Notary Public

Date



PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: Allegiance Homes, LLC (Trent Foster)

ADDRESS: PO Box 3852 Peachtree City, Ga 30269

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

Allegiance Homes, LLC 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 _____.

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:

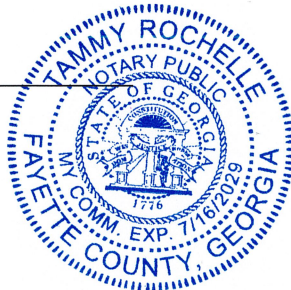
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of _____, 20____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of _____, 20____ at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF February, 2020

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER
Tammy Rochelle
NOTARY PUBLIC



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Allegiance Homes, 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 Harp Rd 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:

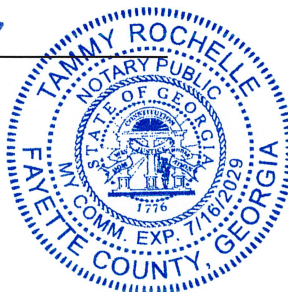
- Local Street (Minor Thoroughfare) 60-foot right-of-way (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80-foot right-of-way (40' measured from each side of road centerline)
- Arterial Street (Major Thoroughfare) 100-foot right-of-way (50' measured from each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

Sworn to and subscribed before me this 5 day of February, 2026.

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Tammy Rochelle
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/.
- 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 5 day of February, 20 26.


APPLICANT'S SIGNATURE

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.

PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)

NAME: Allegiance Homes, LLC (Trent Foster)

ADDRESS: PO Box 2852 Peachtree City, GA 30269

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

Allegiance Home, LLC 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 _____.

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.

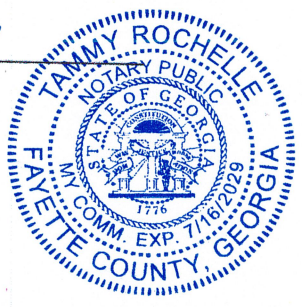
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of _____, 20____ at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF February, 2026

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Tammy Rochelle
NOTARY PUBLIC



Fayews

Legislated Notices

Wednesday, March 4, 2026
Deadline: Each Friday by 10 a.m.
770-461-6317
legals@fayette-news.net

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, April 2, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, April 23, 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:1379-26-A-B
Parcel No:0503 053- Tract 1 (Petition 1379-26-A) 0503 051- Tract 2 (Petition 1379-26-B)
Owner:Allegiance Homes, LLC
Agent(s):Trent Foster
Zoning District:A-R and R-75
Area of Property:20.377 acres
Land Lot(s)/District:Land Lot 6 of the 5th District
Fronts on:Harp Road
Proposed: Applicant proposes the following: To rezone the following:
Parcel No. 0503 053- Tract 1 (10.234 acres);
Parcel No. 0503 051- Tract 2 (10.143 acres);
For a total of 20.377 acres, from A-R (Agricultural-Residential) and R-75 (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 6 of the 5th District of Fayette County, Georgia, and being more particularly shown and designated as Tracts 1 and 2 on a plat of survey entitled "Minor Final Plat for the Rose Brown Mask Estate", prepared by Swanson A. Gaskins, Sr., Georgia Registered Land Surveyor No. 1520, dated 6/12/2025, a copy of which said plat is recorded in Plat Book 102, Pages 242-243, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereoff by reference.
Subject to restrictive covenants and easements of record.
03/04