

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
March 05, 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 February 5, 2026
5. Plats
 - a. Minor Final Plat of Free Land

PUBLIC HEARING

6. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant request 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 behind 1252 Highway 314.
7. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant request 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.

8. 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.
9. 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.
10. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership.
11. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership.
12. Consideration of amendments 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.
13. Consideration of amendments 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.

Meeting Minutes 2/5/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on February 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. *Vice-Chairman Danny England called the January 15, 2026, meeting to order at 7:01 pm.*
2. Pledge of Allegiance. *Vice-Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Jim Oliver made a motion to approve the agenda as presented. Virgil Hooper seconded the motion. The motion carried 5-0. Deborah Bell, Planning and Zoning Director, was absent.*
4. Consideration of the Minutes of the meeting held on January 15, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on January 15, 2026. Boris Thomas seconded the motion. The motion carried 4-0-1. John Kruzan abstained; he wasn't present at the last meeting*
5. Plats.

- a. Minor Final Plat of Fayette Padgett 14.

Ms. Deborah Sims stated the Plat has been received and approved by staff and meets all conditions and regulations.

Mr. Richard Ferry asked the board if they had any questions he would be happy to answer.

With no questions, the Board moved for a motion.

Jim Oliver made a motion to approve the Minor Final Plat of Fayette Padgett 14. Vice-Chair Boris Thomas seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. Consideration of Petition RDP-022-26, Ted V. Ehrhart, Owner. Applicant request approval of a Revised Development Plan to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision. Property is located in Land Lots 34 of the 5th District and fronts Brookshire Drive.

Ms. Deborah Sims read the description above and added that the applicant wanted to subdivide lot 48 within Coventry Estates located at 245 Brookshire Drive to develop the parcel into two (2) lots, and that it is over 4 acres and that subdividing this property will cause watershed protection to be impacted on both lots. Ms. Sims showed the location on the maps and explained that there is some floodplain and watershed protection that will be addressed on the final plat. Staff recommended conditional approval, where watershed protection ordinance will apply to the parcels.

Mr. Ted Ehrhart came to the podium but didn't comment.

Chairman Danny England asked if anyone was in support of the petition.

Mr. Dale Bryan commented in support of the additional lot and stated it seems logical to add another lot and did not believe will make any changes to the subdivision.

Chairman England asked if anyone was in opposition to the petition.

Lynn Cochran stated she has lived in the subdivision for nine years and does not know the applicant and pointed out that the aesthetics of the neighborhood will change from three to five acres into smaller lots.

Nannette Willett stated he doesn't know the applicant and asked why he would like to split the land.

Chairman England asked the audience if anyone else was in opposition; with no response he called the applicant to return for rebuttal.

Richard Ferry stated the reason he wanted to subdivide the land for him and his wife to build a smaller home to live in and leave the current home to his daughter and grandson to have the family closer together.

Chairman England brought the item back to the board for questions.

Mr. Jim Oliver commented that the reason is good for a family member.

Chairman England pointed that staff did a good job explaining the factors to consider the pros and cons on page three of the staff report and that in the past the board has denied petitions when a change will adversely affect the existing character of a neighborhood and thinks there is some consideration to consider by changing lots from an example of four acres lots to half of that size and if the board didn't have any more comments to entertain a motion.

Vice-Chair Boris Thomas asked if the setbacks would change?

Chairman England asked staff if setbacks would be the same as the current home.

Ms. Deborah Sims responded that it was correct, and the main change, because we are adding to the density of the neighborhood, will be subject to the watershed protection on the rear side of the lot upon subdivision.

Vice-Chair Thomas asked staff if the applicant wanted to build a smaller home on the new lot. Does that change anything?

Ms. Sims responded that the house will still need to meet all of the requirements, and R-40 zoning cannot be any smaller than 1,500 Square Feet.

Mr. Virgil Hooper asked staff if, in the past, other lots had been subdivided, and if there was a situation where a ten acre lot would need additional requirements?

Ms. Sims responded that anytime it subdivided whatever into they still have to meet the minimum requirements of the neighborhood additional requirements that we have now and didn't have before when Coventry Estates was originally developed; any lot in the R-40 zoning have to show that they have at least 0.3 contiguous buildable acres free and clear of any setbacks, regulations are more strict and the fact that they don't have county water means the smallest size they can go is one acre and a half.

Chairman England asked the board for any other questions or comments, or to entertain a motion.

Staff recommended **CONDITIONAL APPROVAL**, subject to the following condition(s):

1. Fayette County Watershed Protection Ordinance will apply to the parcel(s). Existing structures shown to be in the watershed protection setbacks on a new final plat will be allowed to remain, however no new structures or expansion into the Watershed Protection setbacks will be permitted.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition RDP-022-26. John Kruzan seconded the motion. The motion carried 4-1. Chairman Danny England Opposed.

7. Consideration of Petition RDP-023-26, Phoebe Jernigan Bryan, Trustee of the David Gerald Stout Bryan Spousal Trust, Owner. Applicant requests approval of a Revised Development Plan to allow the subdivision of Parcel 0515 037 into six (6) parcels, within the Coventry Estates Subdivision. Property is located in Land Lots 65 and 66 of the 5th District and fronts Lester Road and Red Fox Run.

Ms. Sims stated the proposal for Coventry Estates also consists of a 21.15 acre lot that has two road frontages on two sides onto Lester Road and Red Fox Run into six lots. The land use plan for this part of Coventry Estates shows a minimum of three acres, their proposal does meet that, even though they will be R-40. There is already a hanger and a house; the hanger will not be allowed to remain without a primary structure on that property, and staff is requesting approval with two conditions, where the hanger will have to be removed within 180 days or prior to the subdivision of the property.

Chairman Danny England asked if the petitioner was present.

Dale Bryan stated he reached out to the Department of Building Safety to request what will be needed to commence the demolition permit to remove the structure and have it done in the next several weeks. Also talked to contractors and stated the structure is a Pole barn (Metal), which will take a week or two to remove. Mr. Bryan pointed at the maps to explained they have the aesthetics of the neighborhood covered to make sure they match the rest of the subdivision.

Chairman England asked the audience if anyone would like to speak in favor of the petition, with no response then he asked for any opposition to come to the podium to speak.

Mr. Norman Nolde asked about the burned-down house and a septic tank that will have to be pulled out; also mentioned there are two right-of-way associated with the airport and they are taking this into account in their plat.

Ms. Sims showed the concept plan with the easement, and before any subdivision could be approved, it would have to go through our review, and this is just to see if it could be acceptable to subdivide into that many lots.

Dan Dougherty stated the property is not part of Coventry Estates, it is part of the airfield and the plat was not consistent with the rest of anything. State the property was used as a land dump and what is the plan to remediate the lake and its next to a zoned property.

David Reuter asked staff to bring the concept plan and stated when it was surveyed, they are not showing the entire plan. He doesn't really have any objections, just wanted some clarification.

Bill Peters objectives the lots in these areas don't have any city water; they are on wells.

Chairman England asked whether there was anyone else opposed to the petition. With no response, he asked the petitioner to come back for rebuttal.

Mr. Dale Bryan responded to the opponents' concerns and stated that each lot will be large enough to accommodate a well and septic tank; the burn-down house has been boarded up to prevent people from getting in and will be removed at some point, and the septic tank was in use and wanted to keep the well for continuing use. The landfill was biodegradable, dumped in the back of the property to help with stormwater issues they had at the time. His proposal stated it was designed to sustain well and septic if needed for each lot.

Jim Oliver asked the petitioner if the airstrip was still active.

Mr. Bryan responded that it is, and they want to make sure that the people who purchase the new home will be able to use it if they want to.

Jim Oliver asked is that a recorded easement, the airstrip? And what if they want to build a structure for an airplane?

Ms. Sims responded that the surveyor would verify when they present the minor final plat to subdivide the property, showing the buildable area of each lot.

Mr. Virgil Hooper asked if they could add another condition to make sure they demolish the house.

Ms. Alison Cox, County Attorney, responded that the reason the hanger is part of the condition is that they cannot have a hanger; it will become an illegal structure on R-40 zoning without a primary house. The house can stay because it is a primary use and can always get a permit to be demolished and build a new one.

Chairman England asked the board if they had any more questions or to entertain a motion.

Staff recommends **CONDITIONAL APPROVAL**, subject to the following condition(s):

1. Fayette County Watershed Protection Ordinance will apply to the parcels upon subdivision.
2. The hangar shall be removed from parcel 0515 037 within 180 days or prior to submission of a revised final plat.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition RDP-023-26. John Kruzan seconded the motion. The motion carried 5-0.

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

The meeting adjourned at 7:47 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

**MARIA BINNS,
PC SECRETARY**

DRAFT

PETITION NO: 1374-25

REQUESTED ACTION: Rezone Parcel No.1306 030 (3.1 acres) from R-40 (Single-Family Residential) to A-R (Agriculture-Residential).

PROPOSED USE: Single-Family Residential and A-R Wedding/Event Facility

EXISTING USE: Vacant Land

LOCATION: 1252 Hwy 314 N

DISTRICT/LAND LOT(S): 13th District, Land Lot 198

ACREAGE: 3.1

OWNER(S): Joseph R. Akin

APPLICANT(S): Xavier Hill

AGENT(S): Randy Boyd

PLANNING COMMISSION PUBLIC HEARING: March 5, 2026, 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: March 26, 2026, 5:00 PM

APPLICANT'S INTENT

The applicant proposes to rezone this parcel and combine it with parcels 1306 011 and 1306 117, for a total of 53.15 acres, from R-40 (Single-Family Residential) to A-R (Agricultural-Residential) for the purposes of use as a single-family residence and for operating an A-R Wedding/Event Venue.

STAFF 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 A-R zoning, which is a lower density district, is appropriate. Parcel 1306 030 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. Based on the Investigation and Staff Analysis, Planning & Zoning Staff recommends **CONDITIONAL APPROVAL** of the request for a zoning of A-R, Agricultural-Residential, subject to the following:

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.

INVESTIGATION

A. GENERAL PROPERTY INFORMATION

Parcel 1306 011 is a legal nonconforming lot. The parcel does not meet the requirements of A-R zoning unless it is combined with the adjoining parcels. Combining this parcel with the adjoining parcels removes the nonconforming status associated with the property.

GDOT will review and approve access engineering & construction plans within their jurisdiction if the site is developed further. GDOT is in charge of all driveways on the State Route.

B. ZONING & DEVELOPMENT HISTORY:

The R-40 zoning was part of a blanket zoning approved in 1971.

This property is located in the General State Route Overlay Zone. All developments are required to meet the Overlay criteria. One requirement under this Overlay is that all access points for a development shall be on the State Route. The Overlay Zone also provides architectural, parking, enhanced landscaping requirements and increased building setbacks.

C. SURROUNDING ZONING AND USES

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

Direction	Acreage	Zoning	Use	Comprehensive Plan/Future Land Use Map
North	60.03; 26.27	G-B; R-40	Undeveloped; Fairbrook Subdivision Single-Family Residential	Low Density residential
East	8.6	R-40	Single-Family Residential	Low Density Residential
West	60.03	G-B	Undeveloped	Low Density Residential
South	45.3	R-40 – Applied for A-R	Single-Family Residential	Low Density Residential

D. COMPREHENSIVE PLAN

Future Land Use Plan: The subject property lies within an area designated for Low Density Residential uses on the Future Land Use Plan map. This request **DOES** conform to the Fayette County Future Land Use Plan, in that the proposed zoning is a less intense use.

E. DEPARTMENTAL COMMENTS

- Water System** – FCWS has no objections to the rezoning.
- Public Works**
 - **Road Frontage Right of Way Dedication** – State Route 314 right of way governed by GDOT.
 - **Traffic Data** -- In 2023 GDOT reports State Route 314 had 10,400 vehicles per day north the intersection of Hwy 279.
 - **Sight Distance and access** -- GDOT will issue all driveway permits.
- Environmental Management**
 - **Floodplain Management** -- The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0037E dated September 26, 2008. The property **DOES** contain 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 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, or as applicable if developed as an A-R Wedding/Event venue.
 - **Dams and Impoundment** -- Dickson Lake Dam located on the property requesting to be rezoned has been assessed by Georgia Department of Natural Resources EPD Safe Dams Program to be a Class 1, high hazard dam. Property owner(s) are required to meet all safe dam requirements by EPD Safe Dams Program.
 - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements of the conditional use permit if developed as an A-R Wedding/Event Venue.
- Environmental Health Department** – This office has no objection to the proposed rezoning.
- Fire** – No comment.

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 Residential Uses. This request does conform to the Fayette County Comprehensive Plan in terms of the Land Use Plan as A-R is a less intense use than the Low Density residential defined on the Future Land Use Plan.
2. The area around the subject property is an area that already has various residential uses. It is staff's opinion that the zoning proposal is not likely to have an adverse impact on nearby residential uses.
3. It is staff's opinion that an agricultural-residential use would not generate a greater number of daily vehicle trips than would a single-family residential use situated on this same parcel. Staff does not think this development will have an adverse impact on utilities or schools.
4. The proposal is consistent in character and use with the immediate surrounding uses, as these are medium to large lot residential uses, with a trend toward rural character.

ZONING DISTRICT STANDARDS

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

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

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

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

(c) *Conditional uses.* The following conditional uses shall be allowed in the A-R zoning district provided that all conditions specified in article VII of this chapter. Conditional uses, nonconformances, transportation corridor overlay zone, and commercial development standards are met:

- (1) Aircraft landing area;
- (2) Animal hospital, kennel or veterinary clinic;
- (3) A-R bed and breakfast inn;
- (4) A-R wedding/event facility;
- (5) Cemetery;
- (6) Church and/or other place of worship;
- (7) Colleges and university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
- (8) Commercial driving range and related accessories;
- (9) Child care facility;
- (10) Deer processing facility.
- (11) Developed residential recreational/amenity areas;
- (12) Farm outbuildings, including horse stables, auxiliary structures, and greenhouses (permanent or temporary);
- (13) Golf course (minimum 18-hole regulation) and related accessories;
- (14) Home occupation;
- (15) Horse show, rodeo, carnival, and/or community fair;

- (16) Hospital;
- (17) Kennel (see animal hospital, kennel, and/or veterinary clinic);
- (18) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
- (19) Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
- (20) Recreation centers and similar institutions owned by nonprofit organizations as so registered with the state secretary of state office;
- (21) Religious tent meeting; and
- (22) Shooting range, outdoor.

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

- (1) Lot area: 217,800 square feet (five acres).
- (2) Lot width: 250 feet.
- (3) Floor area: 1,200 square feet.
- (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 100 feet.
 - 2. Collector: 100 feet.
 - b. Minor thoroughfare: 75 feet.
- (5) Rear yard setback: 75 feet.
- (6) Side yard setback: 50 feet.
- (7) Building height.
 - a. 35 feet as defined in article III of this chapter.
 - b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one foot for every two feet or part thereof of building height over 35 feet.

(e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan, as applicable, shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; residential accessory structures; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.

(Code 1992, § 20-6-1; Ord. of 7-28-2011; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2012-13, § 4, 12-13-2012; Ord. No. 2012-14, § 3, 12-13-2012; Ord. No. 2014-19, § 6,7, 12-11-2014; Ord. No. 2015-05, § 2, 3-26-2015; Ord. No. 2016-12, § 3, 7-28-2016; Ord. No. 2017-04, § 2, 3-23-2017; Ord. No. 2018-03, §§ 11, 12, 9-22-2018)

Sec. 110-169. - Conditional use approval.

(2) Conditional uses allowed.

g. A-R wedding/event facility. The facility shall be utilized for private and public weddings and events by a third party who provides some form of consideration to the owner or his/her agent. The facility shall not be utilized for concerts, sporting events, or vehicle racing. A horse show, rodeo, carnival, community fair, and/or religious tent meeting shall also be allowed as regulated in this article and this section and the most restrictive conditions shall apply. A business office and/or structures utilized for event preparation and sanitation shall be allowed in conjunction with the A-R wedding and event facility. Allowed in the A-R zoning district.

1. Minimum lot size: fifteen acres.
2. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the county engineer.
3. Facilities which access an unpaved county-maintained road are limited to 12 weddings/events per calendar year. A wedding/event permit from the planning and zoning department is required prior to holding the wedding/event.
4. A minimum 100 foot setback shall separate all buildings and areas utilized for weddings and events from any abutting residential zoning district. Otherwise all buildings and areas utilized for weddings and events shall meet the minimum A-R setbacks.
5. Adequate off-street parking shall be required and a 50-foot setback shall separate parking areas from any abutting residential zoning district. A prepared surface is not required for the parking areas. However, any parking area with a prepared surface shall comply with article VIII. Off-street parking and service requirements of the development regulations and must be depicted on a sketch, drawn to scale on a survey of the lot. Grassed and gravel parking areas shall be exempt from nonresidential development landscape requirements of the county development regulations. The following is required for gravel parking areas:
 - (i) Exterior and interior parking aisles shall be terminated at both ends by a landscape island.

(ii) Landscape islands shall be provided for each 150 feet of continuous parking length.

(iii) One canopy tree, six feet high at planting, is required per landscape island.

Paved parking areas shall meet Article V, pertaining to "Non-residential development landscape requirements," of the county development regulations.

6. Hours of operation for weddings and events shall be between the hours of 9:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 11:00 p.m. on weekends. These hours of operation shall not limit the setup and cleanup time before and after the wedding or event.

7. All structures utilized in association with weddings and events shall meet all applicable building and fire codes.

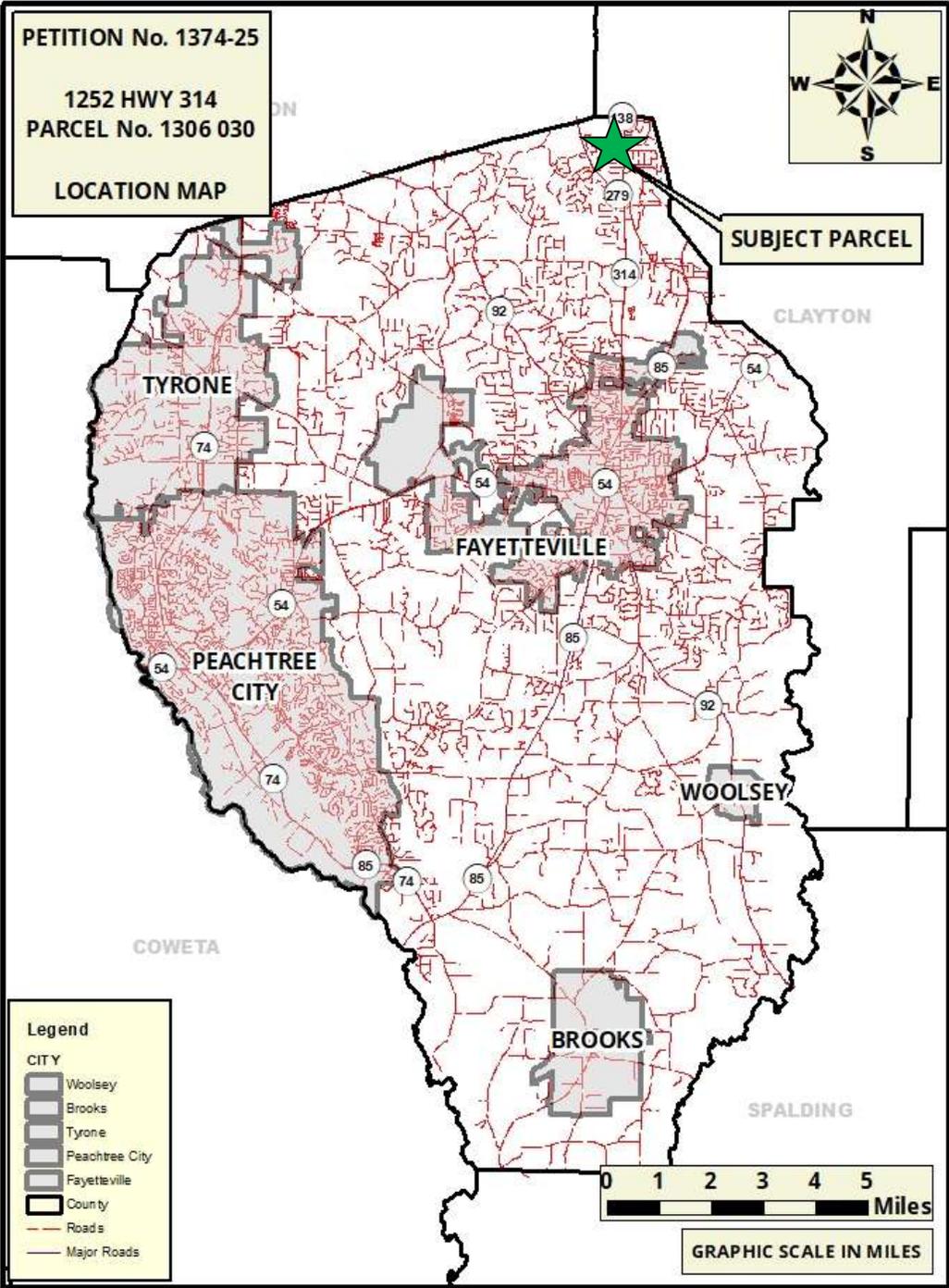
8. Sanitation facilities shall be approved by the environmental health department.

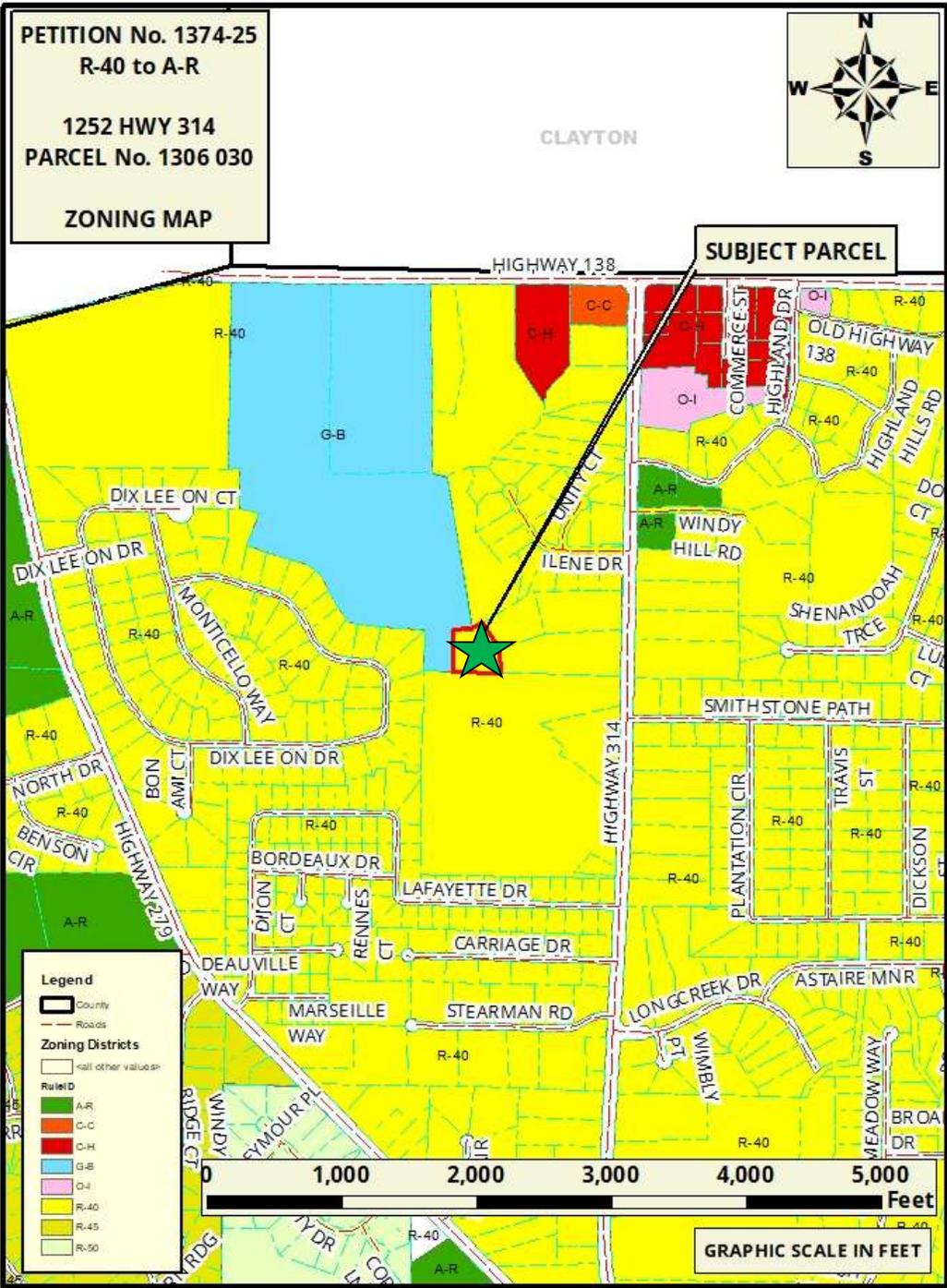
9. Food service shall meet all state and local requirements.

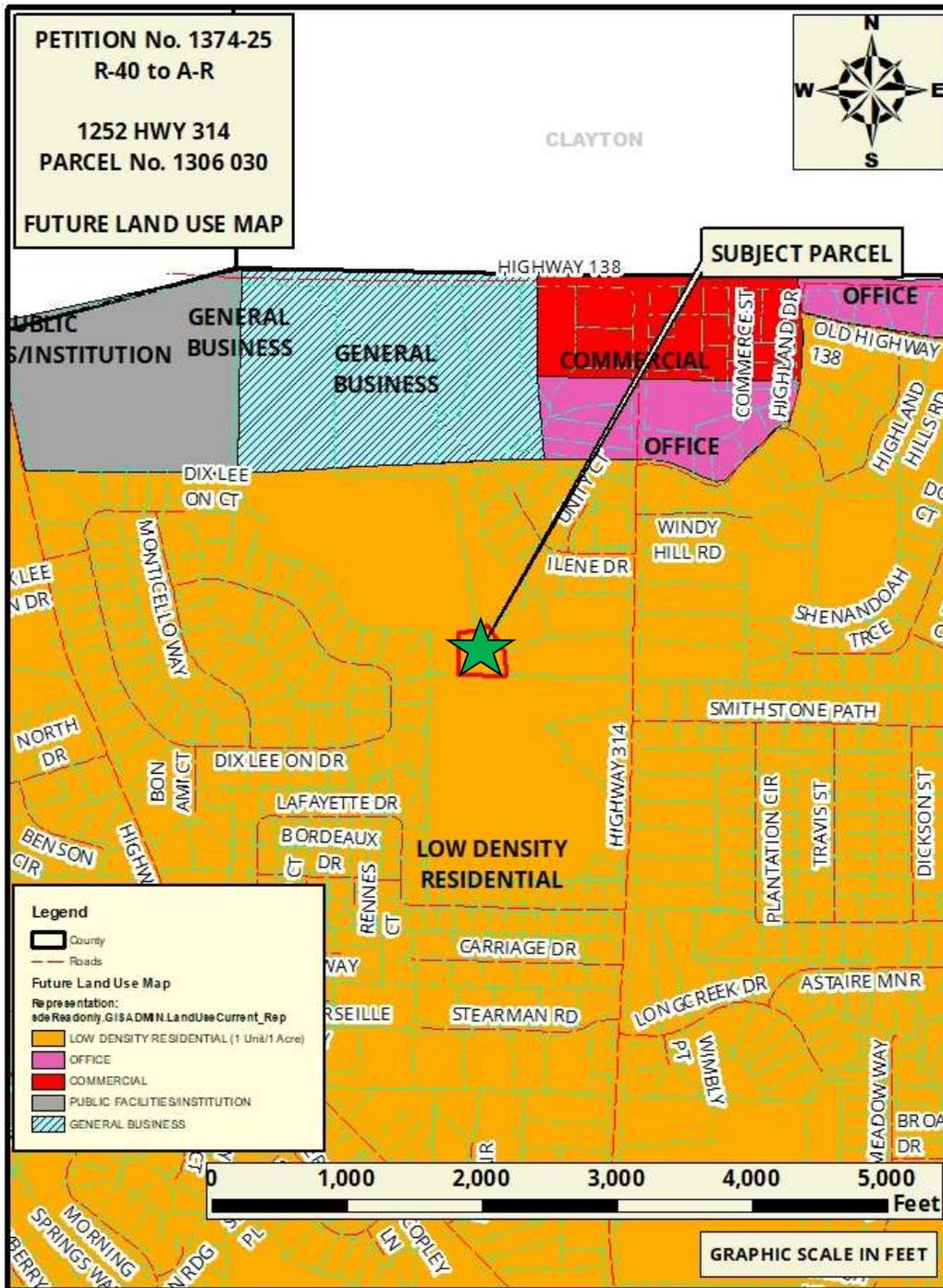
10. Tourist accommodations shall not be allowed in conjunction with an A-R wedding and event facility with exception of an A-R Bed and Breakfast Inn that is compliant with [section 110-169](#) and Article VI, pertaining to "Tourist Accommodations," of [Chapter 8](#) of the County Code.

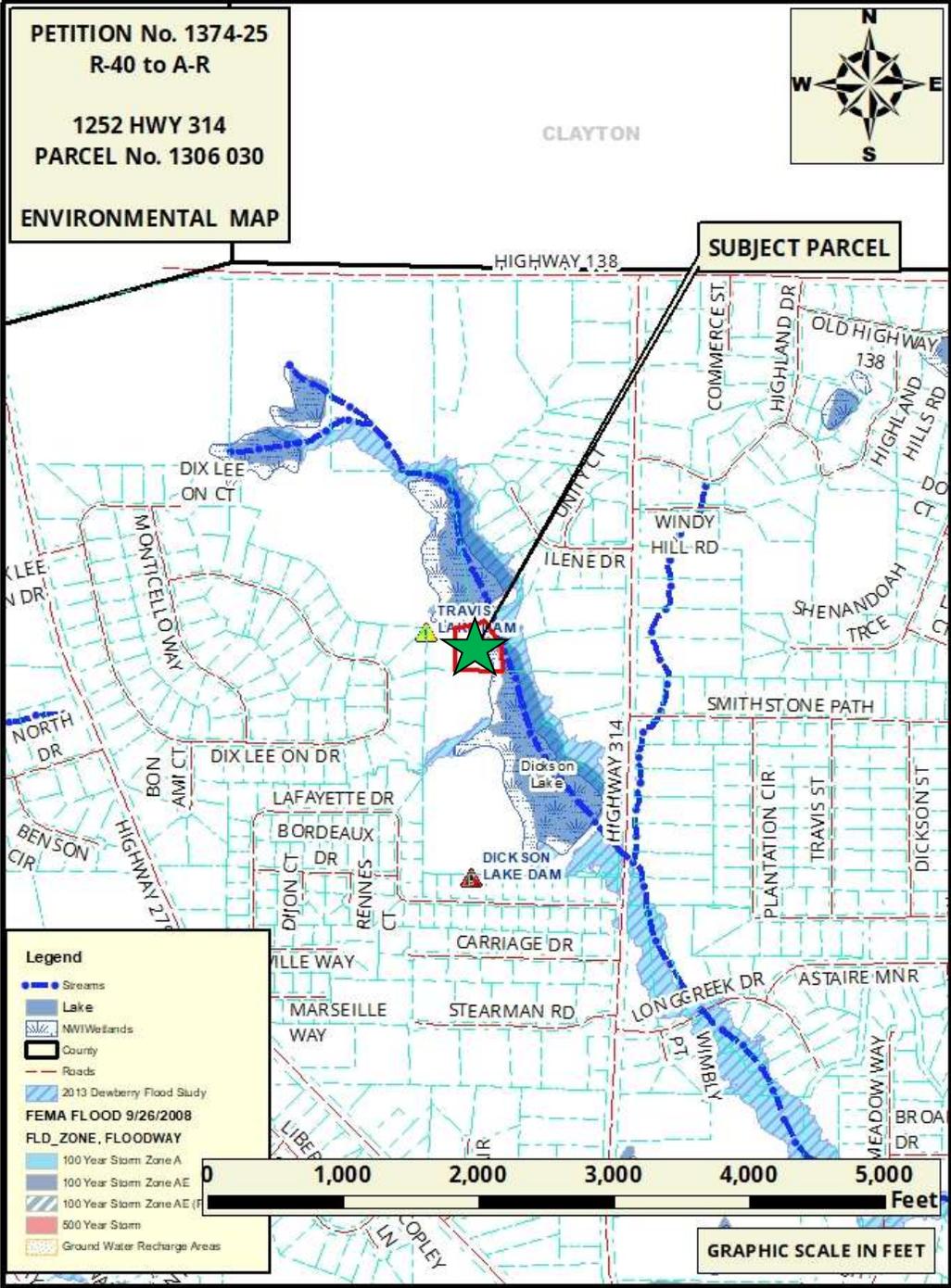
11. Tents shall require county fire marshal approval, as applicable.

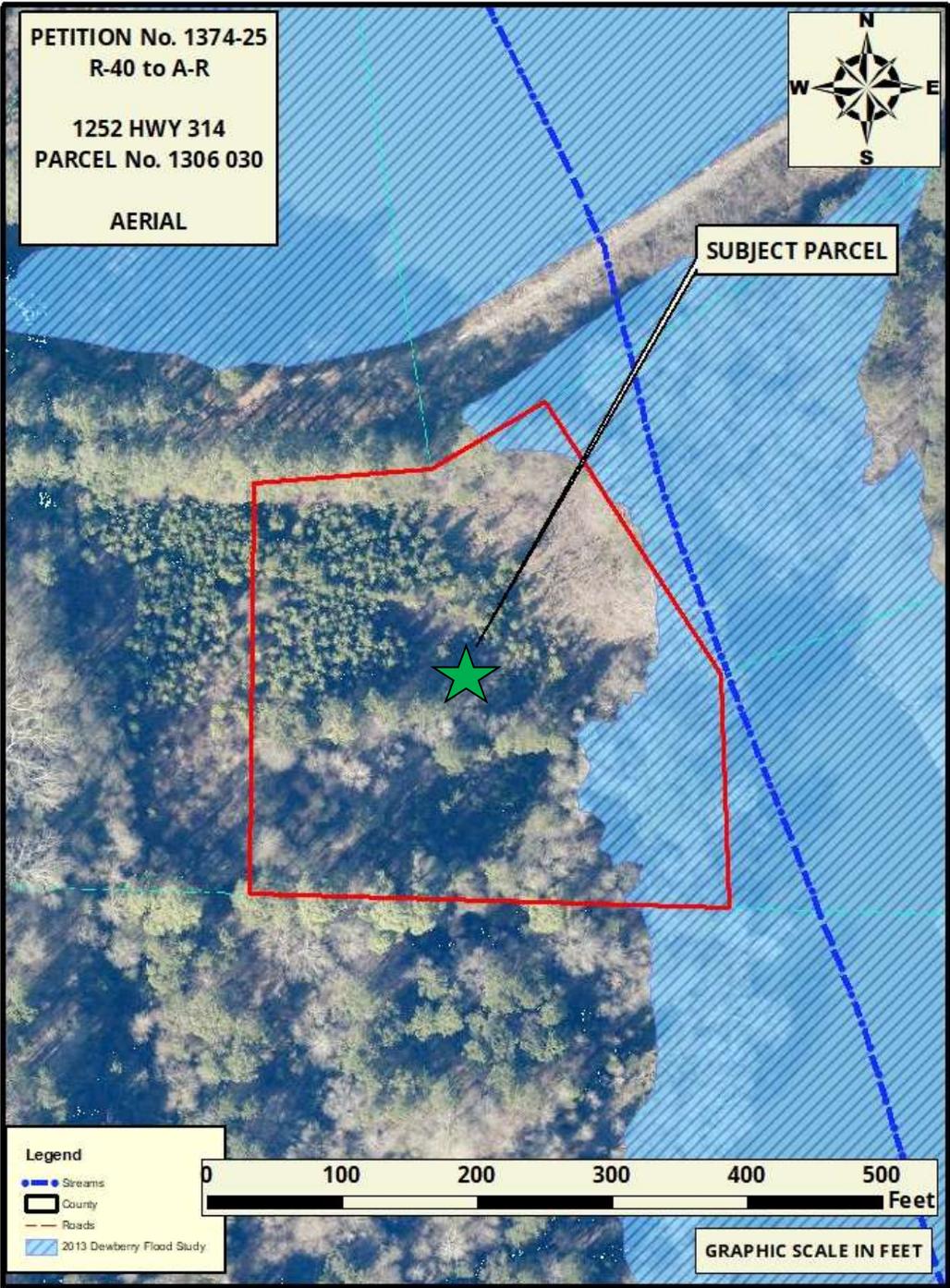
12. A site plan meeting the full requirements of the county development regulations is not required. A sketch, drawn to scale on a survey of the lot depicting all existing buildings and specific areas utilized for weddings and events shall be required. The survey shall also depict FEMA and MNGWPD floodplain and elevations, and watershed protection buffers and setbacks as applicable. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a wedding and event facility, a site plan compliant with stormwater requirements of the county development regulations shall be required. The site will be exempt from the nonresidential development landscape requirements and tree retention, protection, and replacement of the county development regulations. A site located on a state route shall comply with the applicable transportation corridor overlay zone ([Sec. 110-173](#)) with the exception of the architectural standards.











PETITION FOR REZONING
CERTAIN PROPERTIES IN
UNINCORPORATED AREAS OF
FAYETTE COUNTY, GEORGIA
PUBLIC HEARING to be held be-
fore the Fayette County Planning
Commission on Thursday, March
5, 2026, at 7:00 P.M., and before
the Fayette County Board of Com-
missioners on Thursday, March 26,
2026, at 5:00 P.M., in the Fayette
County Administrative Complex,
140 Stonewall Avenue West, Public
Meeting Room, First Floor, Fay-
etteville, Georgia.

Petition No:1374-25

Parcel No:1306 030

Owner:Joseph Revees Akin Jr.

Agent(s):Randy Boyd

Zoning District:R-40

Area of Property: 3.1 acres

Land Lot(s)/District:Land Lot 198
of the 13th District

Fronts on:Rear of Highway 314

Proposed: Applicant proposes the
following: To rezone 3.1 acres from
R-40 (Single Family) to A-R (Agric-
ultural Residential Single Family).
A copy of the above is available
in the office of the Fayette County
Planning and Zoning Department,
140 Stonewall Avenue West, Suite
202, Fayetteville, Georgia.

Legal Description

EXHIBIT "A"

TRACT 2:

ALL THAT TRACT OR PARCEL
OF LAND LYING IN LAND LOT
198 OF THE 13TH, DISTRICT OF
FAYETTE COUNTY, GEORGIA
AND BEING MORE PARTICU-
LARLY DESCRIBED AS FOL-
LWS: TO REACH THE TRUE
POINT OF BEGINNING, BEGIN
AT AN IRON PIN ON THE WEST
SIDE OF GEORGIA STATE HIGH-
WAY 314 (100 FOOT RIGHT-OF-
WAY) 24.8 FEET NORTH FROM
THE INTERSECTION FORMED
BY THE WEST SIDE OF SAID
HIGHWAY WITH THE SOUTH
LINE OF LAND LOT 198; RUN-
NING THENCE SOUTH 84 DE-
GREES 16 MINUTES WEST 306.6
FEET TO THE SOUTH LINE OF
LAND LOT 198; THENCE SOUTH
89 DEGREES WEST ALONG THE
SOUTH LINE OF LAND LOT 497
FEET TO AN IRON PIN MARK-
ING THE SOUTHWEST CORNER
OF THE PROPERTY PRESENTLY
OWNED BY MRS LUCILE O. AD-
AMS AND THE TRUE POINT OF
BEGINNING RUNNING THENCE
NORTH 20 DEGREES WEST,
ALONG THE SOUTHWESTERLY
LINE OF SAID ADAMS PROP-
ERTY AND THE SOUTHWEST-
ERLY LINE OF THE PROPERTY
PRESENTLY OWNED BY MRS.
HORTENSE O. THOMPSON 360
FEET TO AN IRON PIN; RUN-
NING THENCE IN A NORTH-
WESTERLY DIRECTION, ALONG
THE SOUTHWESTERLY SIDE
OF A 1.19 ACRE TRACT OF LAND
CONVEYED TO MRS. HORTENSE
THOMPSON BY CECIL H. TRA-
VIS, 130 FEET TO AN IRON PIN;
RUNNING SOUTH 61DEGREES

Wednesday, February 18, 2026

03 MINUTES WEST 100 FEET
TO AN IRON PIN; RUNNING
THENCE NORTH 74 DEGREES 45
MINUTES WEST 150 FEET TO AN
IRON PIN; RUNNING THENCE
IN A SOUTHERLY DIRECTION
320 FEET, MORE OR LESS, TO
THE SOUTH LINE OF LAND LOT
198 THE LATTER MENTIONED
IRON PIN ALSO BEING LOCAT-
ED 660 FEET EAST, AS MEA-
SURED ALONG THE SOUTH
LINE OF SAID LAND LOT FROM
THE ORIGINAL SOUTHWEST
CORNER OF SAID LAND LOT
198; RUNNING THENCE NORTH
89 DEGREES EAST, ALONG THE
SOUTH LINE OF SAID LAND
LOT, 484 FEET TO THE IRON
PIN AT THE POINT OF BEGIN-
NING, BEING A 3.1 ACRE, MORE
OR LESS, TRACT OF LAND AC-
CORDING THE PLAT OF SUR-
VEY DATED JANUARY 12, 1967,
PREPARED FOR "C.H. TRAVIS"
BY C.E. LEE, REGISTERED LAND
SURVEYOR.

BEING SAME PROPERTY CON-
VEYED BY WARRANTY DEED
DATED FEBRUARY 14, 1967
FROM CECIL H. TRAVIS TO MRS.
LUCILLE O. ADAMS, RECORDED
IN BOOK 64, PAGE 228, FAYETTE
COUNTY, GEORGIA RECORDS.

02/18

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. Owner shall provide documents within 90 days of the rezoning.

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.
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. Owner shall provide documents within 90 days of the rezoning.

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.

Sec. 110-143. C-C, Community Commercial District.

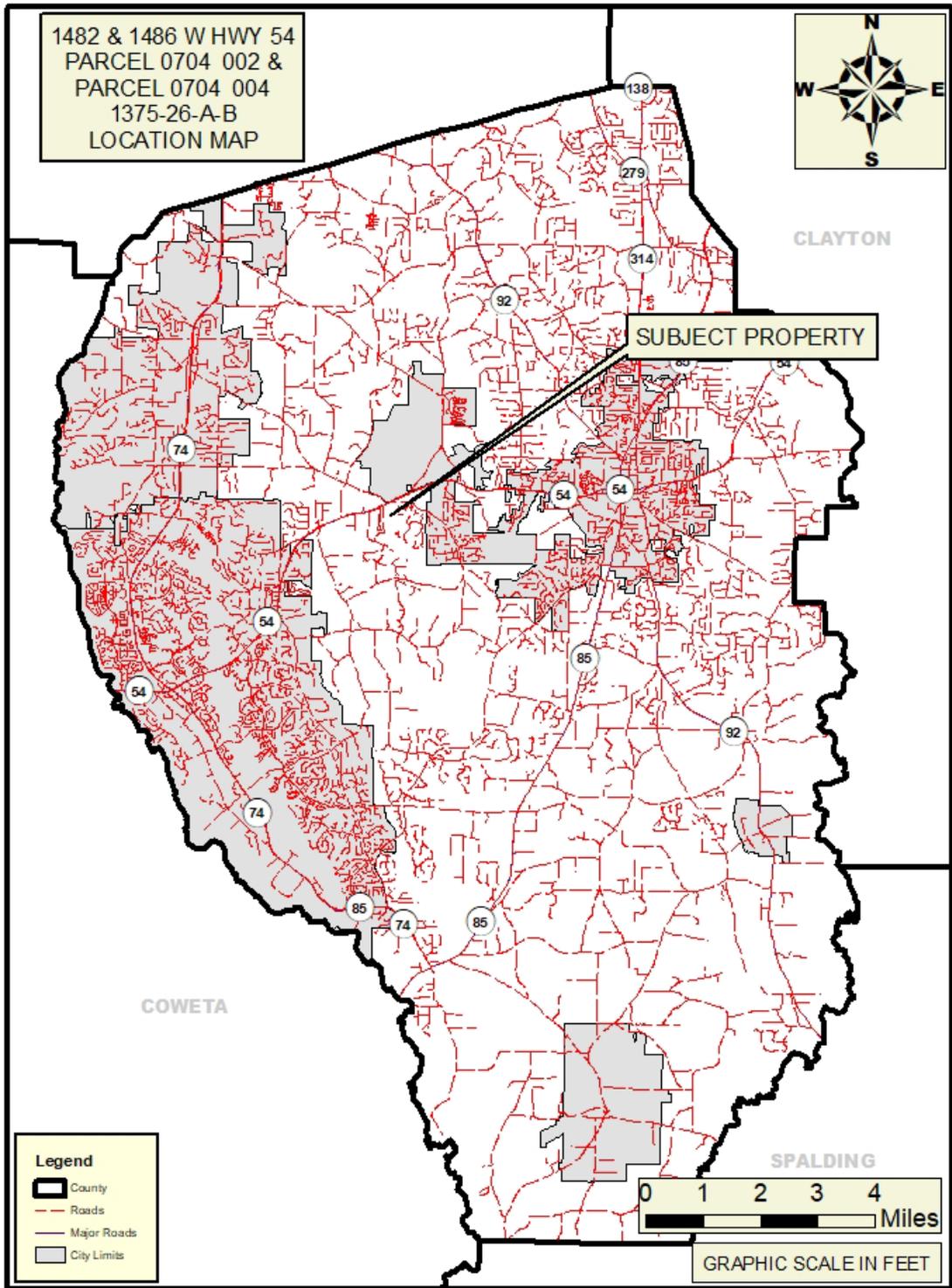
- (a) *Description of district.* This district is composed of certain lands and structures providing for convenient community shopping facilities having a broad variety of sales and services.
- (b) *Permitted uses.* The following uses shall be permitted in the C-C zoning district:
 - (1) Amusement or recreational facility, indoor or outdoor (see chapter 18);
 - (2) Appliance sales and incidental repair;
 - (3) Art studio;
 - (4) Auto parts and/or tire sales and installation;
 - (5) Bakery;
 - (6) Bank and/or financial institution;
 - (7) Banquet hall/event facility;
 - (8) Catering service;
 - (9) Church and/or other place of worship, excluding outdoor recreation, parsonage, and cemetery or mausoleum;
 - (10) College and/or university, including classrooms and/or administration only;
 - (11) Copy shop;
 - (12) Cultural facility;
 - (13) Day spa;
 - (14) Department store, variety store, and/or clothing store;
 - (15) Drug store;
 - (16) Educational/instructional/tutoring facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI school, martial arts, music, professional/business/trade, and similar facilities;
 - (17) Electronic sales and incidental repair;
 - (18) Emission testing facility (inside only);
 - (19) Firearm sales and/or gunsmith;
 - (20) Florist;
 - (21) Gift shop;
 - (22) Grocery store;
 - (23) Hardware store;
 - (24) Health club and/or fitness center;

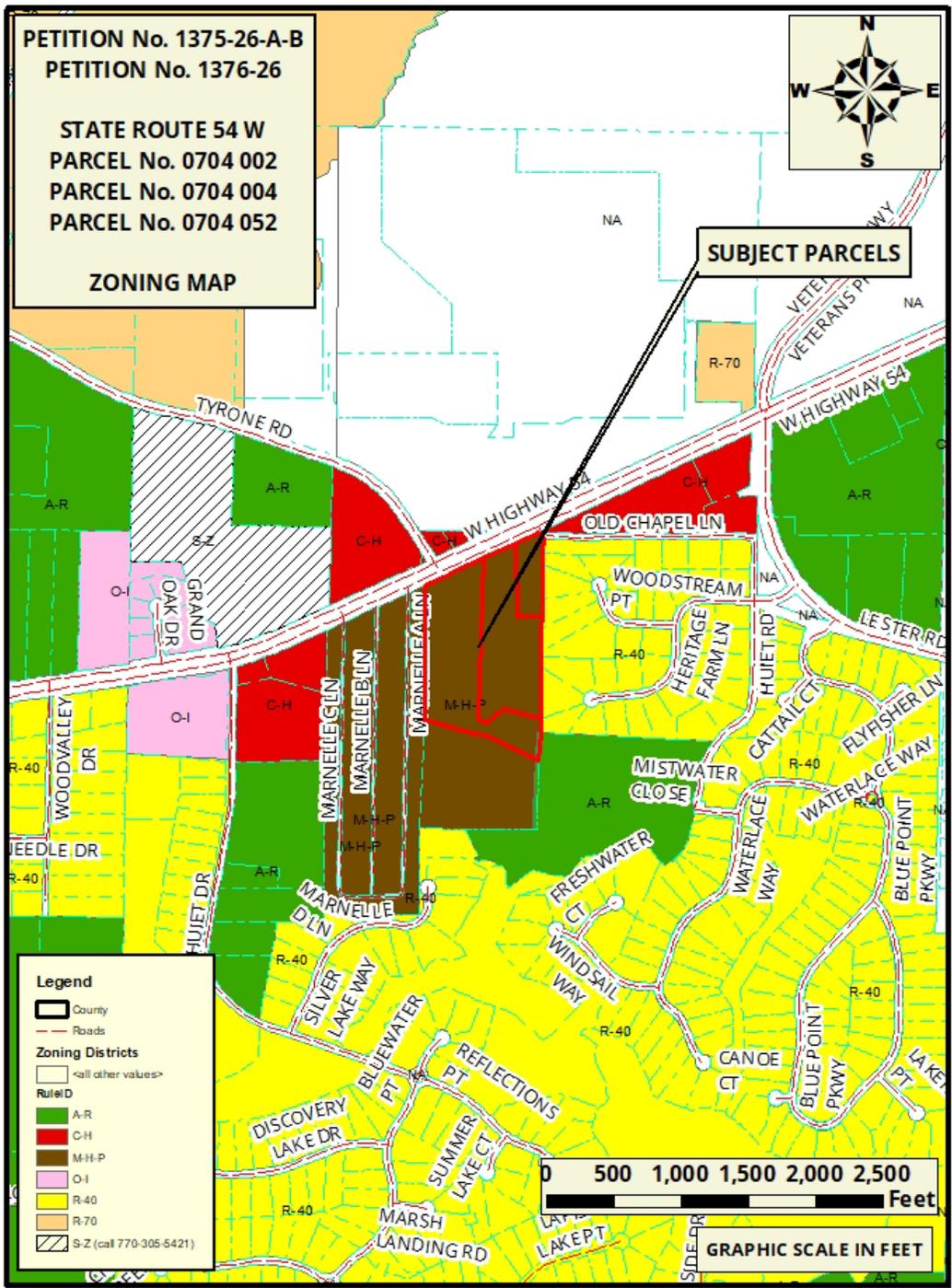
- (25) Jewelry shop;
- (26) Laboratory serving professional requirements, (e.g., medical, dental, etc.);
- (27) Library;
- (28) Medical/dental office (human treatment);
- (29) Messenger/courier service;
- (30) Military recruiting office;
- (31) Movie theatre (excluding drive-in);
- (32) Museum;
- (33) Office;
- (34) Office equipment sales and/or service;
- (35) Parking garage/lot;
- (36) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon.
- (37) Plant nursery, growing crops/garden, and related sales;
- (38) Printing, graphics, and/or reproductions;
- (39) Private clubs and/or lodges;
- (40) Private school, including, classrooms and/or administration only;
- (41) Radio studio;
- (42) Recording studio (audio and video);
- (43) Restaurant, (including drive-in and/or drive-through);
- (44) Retail establishment;
- (45) Smoking lounge (subject to state and local tobacco sales and smoking laws);
- (46) Taxidermist; and
- (47) Television/movie studio.

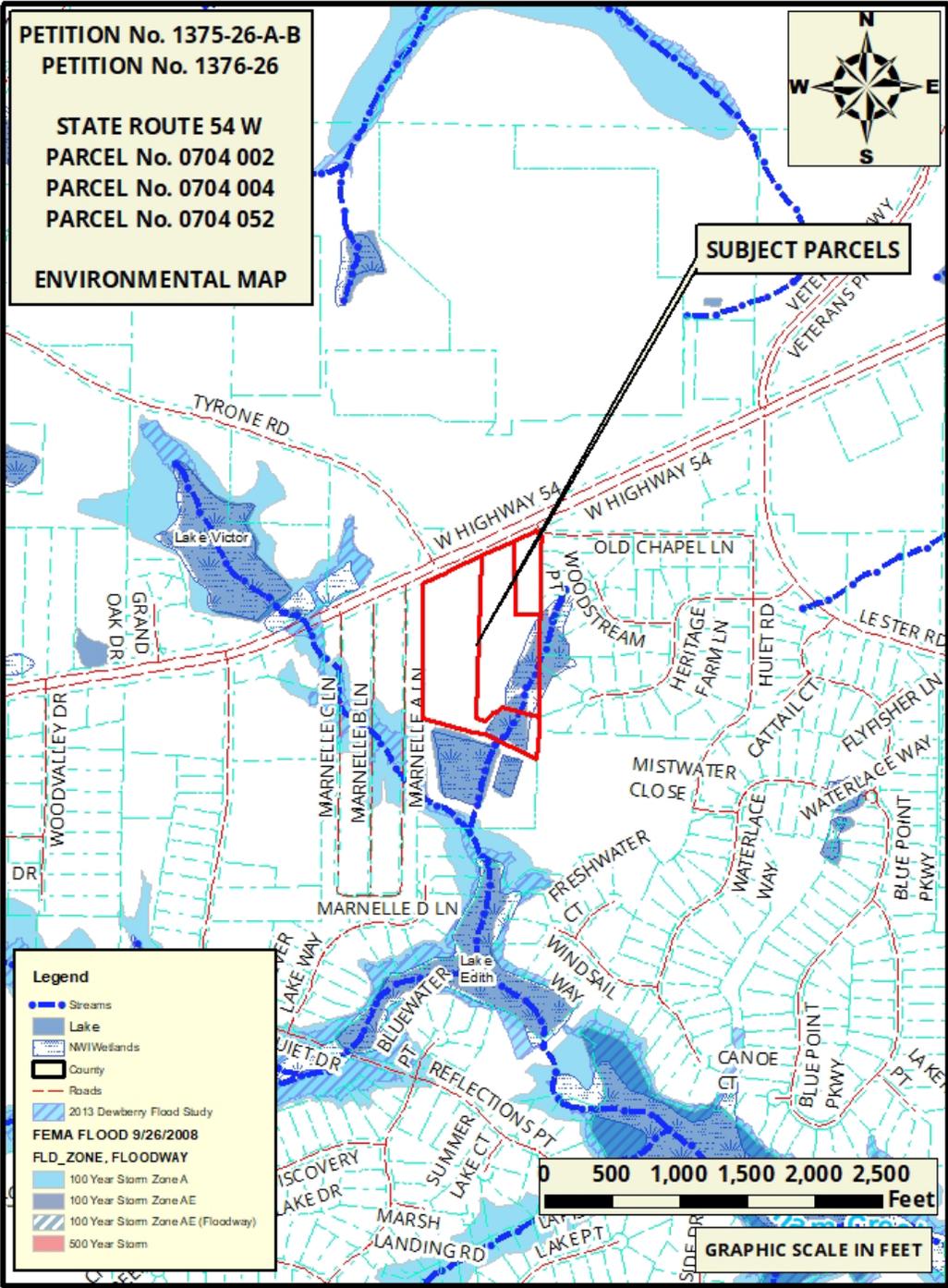
(c) *Conditional uses.* The following conditional uses shall be allowed in the C-C zoning district provided that all conditions specified in article V of this chapter are met:

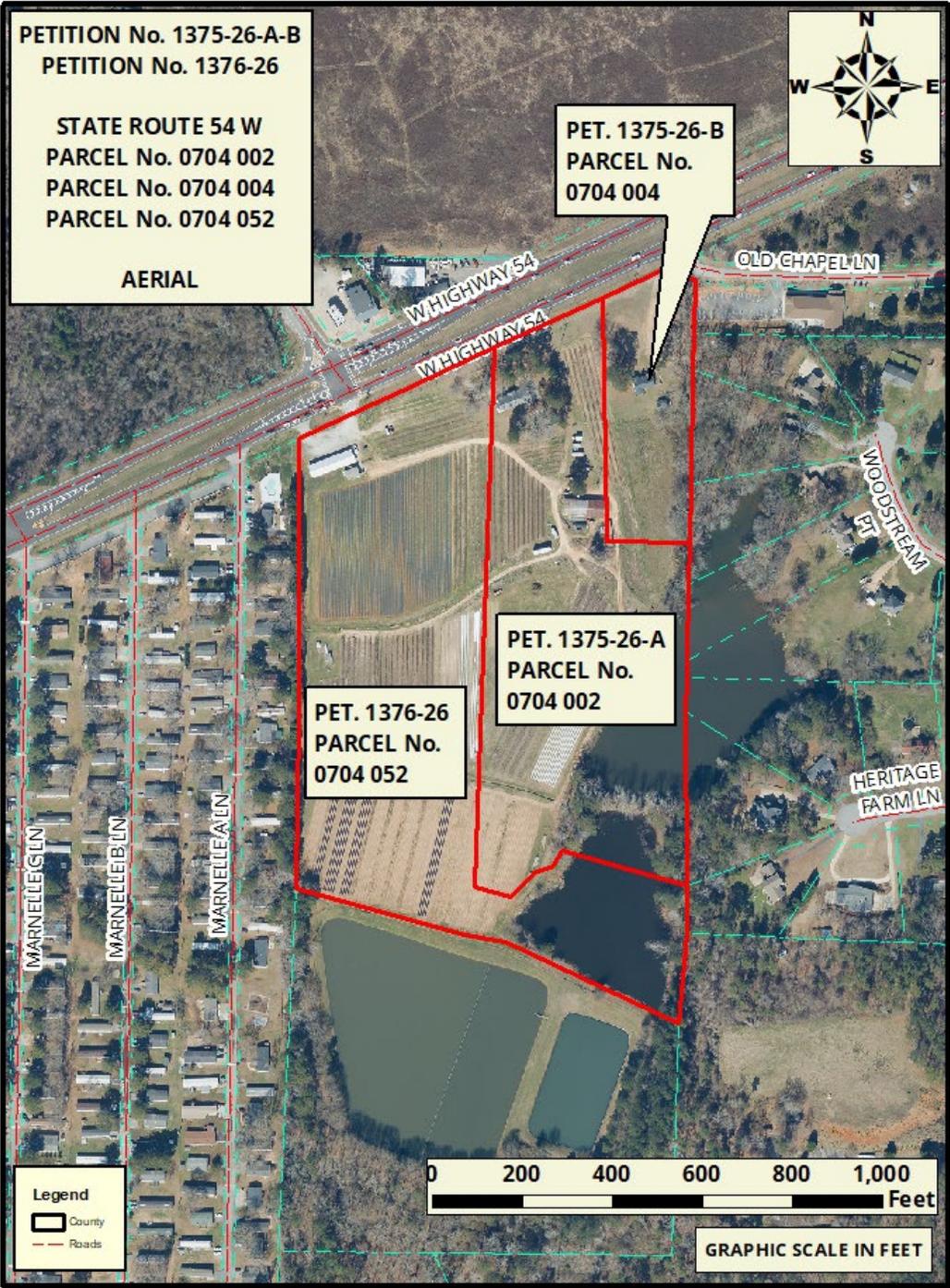
- (1) Adult day care facility;
- (2) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
- (3) Automobile service station, including, gasoline sales and/or inside or outside emission testing, in conjunction with a convenience store;
- (4) Care home, convalescent center, and/or nursing home;
- (5) Church and/or other place of worship;
- (6) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;

- (7) Commercial driving range and related accessories;
 - (8) Child care facility;
 - (9) Dry cleaning plant;
 - (10) Golf course (minimum 18-hole regulation) and related accessories;
 - (11) Home occupation;
 - (12) Hospital;
 - (13) Kennel (see animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic);
 - (14) Laundromat, self-service or otherwise;
 - (15) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium;
 - (16) Religious tent meeting;
 - (17) Seasonal sales, outdoor;
 - (18) Single-family residence and residential accessory structures and/or uses (see article III of this chapter); and
 - (19) Temporary tent sales.
 - (20) Vehicle/boat sales.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the C-C 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: 75 feet.
 2. Collector: 70 feet.
 - b. Minor thoroughfare: 65 feet.
 - (4) Rear yard setback: 15 feet.
 - (5) Side yard setback: 15 feet.
 - (6) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.
 - (7) Height limit: 35 feet.
 - (8) Screening dimensions for parking and service areas as provided in article III of this chapter and chapter 104.
 - (9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.











RETRACEMENT SURVEY
TRACED FROM
FARM 185, LLC AND WILLIAM JERRY
CLEVELAND, BOOK 01, PAGE 100
AS WELL AS A RETRACEMENT SURVEY OF
OTHER PARCELS AS DESCRIBED IN DEED BOOK 481, PAGES 150-164

THIS PLAT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 119, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND MAPPING IN THE STATE OF FLORIDA. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE PLAT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MIAMI, FLORIDA, AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MIAMI, FLORIDA, AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MIAMI, FLORIDA, AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEY.

THIS SURVEY WAS CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND MAPPING IN THE STATE OF FLORIDA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MIAMI, FLORIDA, AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MIAMI, FLORIDA, AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEY.

PREPARED FOR
ACE TRANSPORT MIAMI
LAND LOT 25
7TH DISTRICT
SCALE: 1" = 40' WORK: 15/20/2025
DATE OF PLANNING: 12/17/2025

W. D. GRAY
AND ASSOCIATES, INC.
185 S.W. 8th Street, Suite 8
Miami, Florida 33130
PH: 773-465-7552 FAX: 773-465-6588
L10020161

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, March 5, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, March 26, 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 C-C (Community Commercial).

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 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 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 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. 02/18.

PETITION No. 1376-26

REQUESTED ACTION: Rezone Parcel 0704 052 (13.32 acres) from MHP (Manufactured Home Park) to C-C (Community Commercial).

EXISTING ZONING: MHP

PROPOSED ZONING: C-C

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: March 5, 2026, at 7:00 PM

BOARD OF COMMISSIONERS PUBLIC HEARING: March 26, 2026, at 7:00 PM

REQUEST: The applicants are requesting to rezone this parcel to C-C, 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 C-C 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. Owner shall provide documents within 90 days of the rezoning.

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.
 - 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.

- **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.

Sec. 110-143. C-C, Community Commercial District.

- (a) *Description of district.* This district is composed of certain lands and structures providing for convenient community shopping facilities having a broad variety of sales and services.
- (b) *Permitted uses.* The following uses shall be permitted in the C-C zoning district:
 - (1) Amusement or recreational facility, indoor or outdoor (see chapter 18);
 - (2) Appliance sales and incidental repair;
 - (3) Art studio;
 - (4) Auto parts and/or tire sales and installation;
 - (5) Bakery;
 - (6) Bank and/or financial institution;
 - (7) Banquet hall/event facility;
 - (8) Catering service;
 - (9) Church and/or other place of worship, excluding outdoor recreation, parsonage, and cemetery or mausoleum;
 - (10) College and/or university, including classrooms and/or administration only;
 - (11) Copy shop;
 - (12) Cultural facility;
 - (13) Day spa;
 - (14) Department store, variety store, and/or clothing store;
 - (15) Drug store;
 - (16) Educational/instructional/tutoring facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI school, martial arts, music, professional/business/trade, and similar facilities;
 - (17) Electronic sales and incidental repair;
 - (18) Emission testing facility (inside only);
 - (19) Firearm sales and/or gunsmith;
 - (20) Florist;
 - (21) Gift shop;
 - (22) Grocery store;
 - (23) Hardware store;
 - (24) Health club and/or fitness center;
 - (25) Jewelry shop;

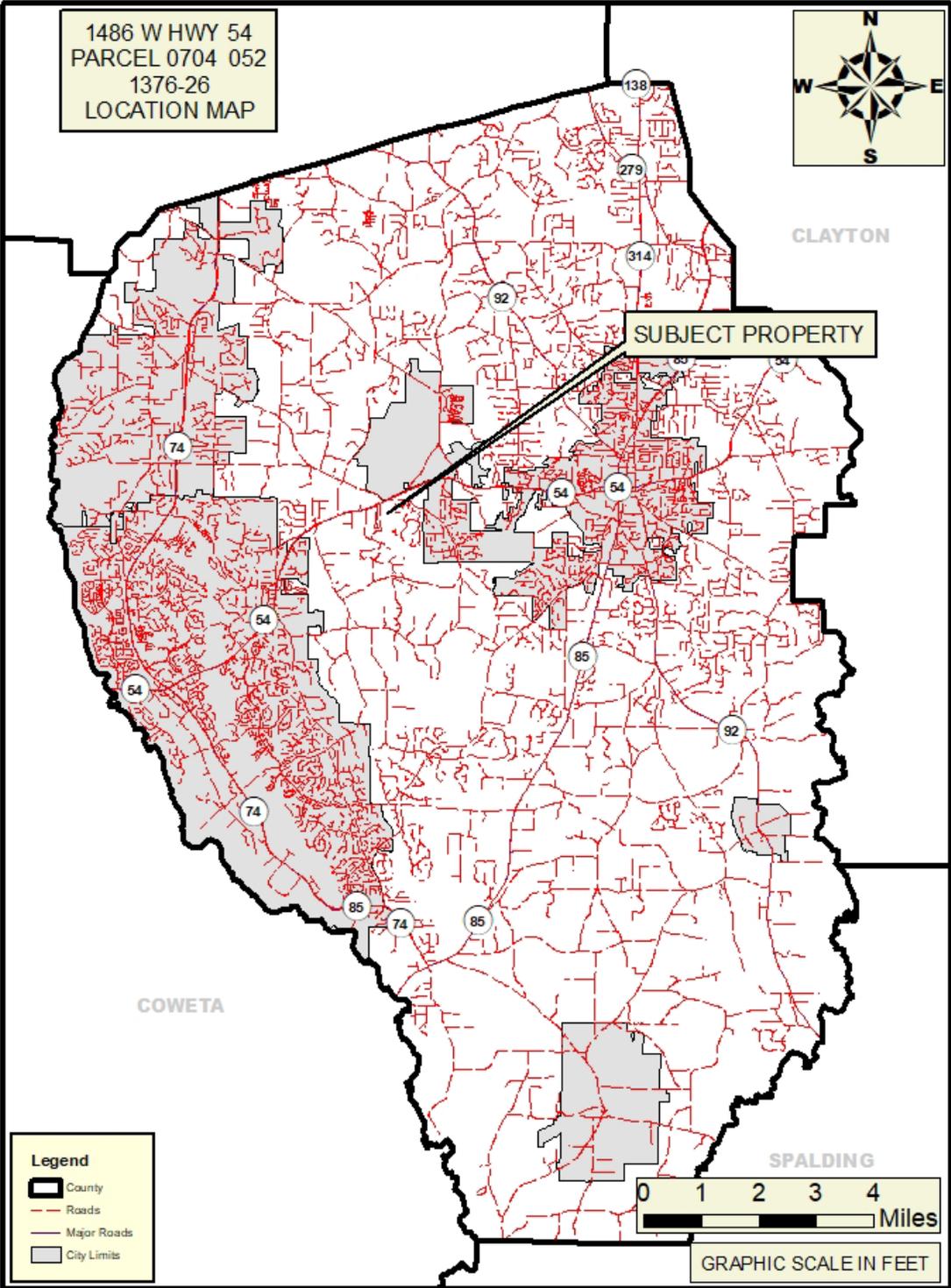
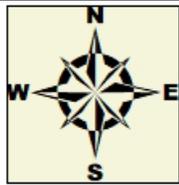
- (26) Laboratory serving professional requirements, (e.g., medical, dental, etc.);
- (27) Library;
- (28) Medical/dental office (human treatment);
- (29) Messenger/courier service;
- (30) Military recruiting office;
- (31) Movie theatre (excluding drive-in);
- (32) Museum;
- (33) Office;
- (34) Office equipment sales and/or service;
- (35) Parking garage/lot;
- (36) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon.
- (37) Plant nursery, growing crops/garden, and related sales;
- (38) Printing, graphics, and/or reproductions;
- (39) Private clubs and/or lodges;
- (40) Private school, including, classrooms and/or administration only;
- (41) Radio studio;
- (42) Recording studio (audio and video);
- (43) Restaurant, (including drive-in and/or drive-through);
- (44) Retail establishment;
- (45) Smoking lounge (subject to state and local tobacco sales and smoking laws);
- (46) Taxidermist; and
- (47) Television/movie studio.

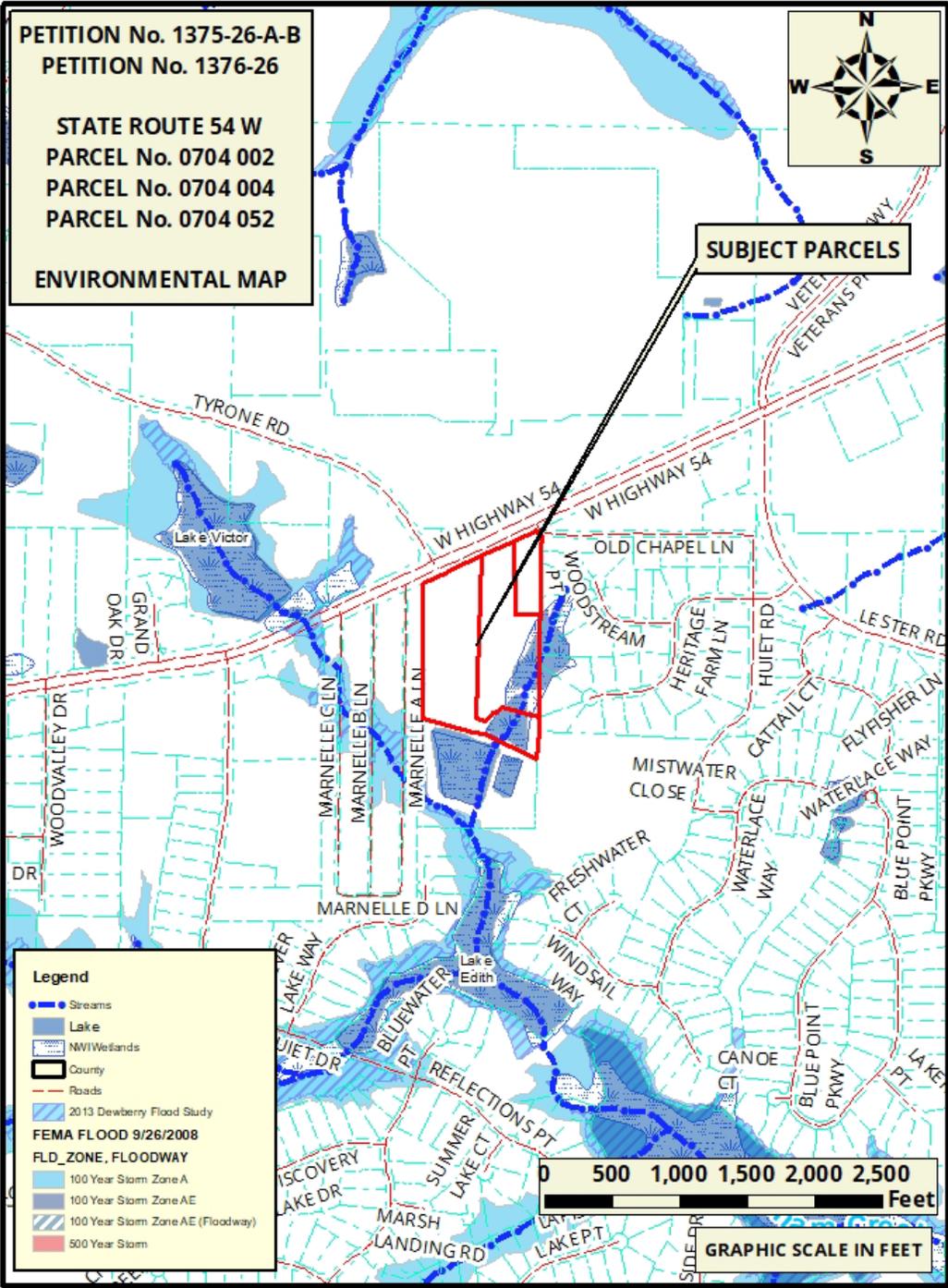
(c) *Conditional uses.* The following conditional uses shall be allowed in the C-C zoning district provided that all conditions specified in article V of this chapter are met:

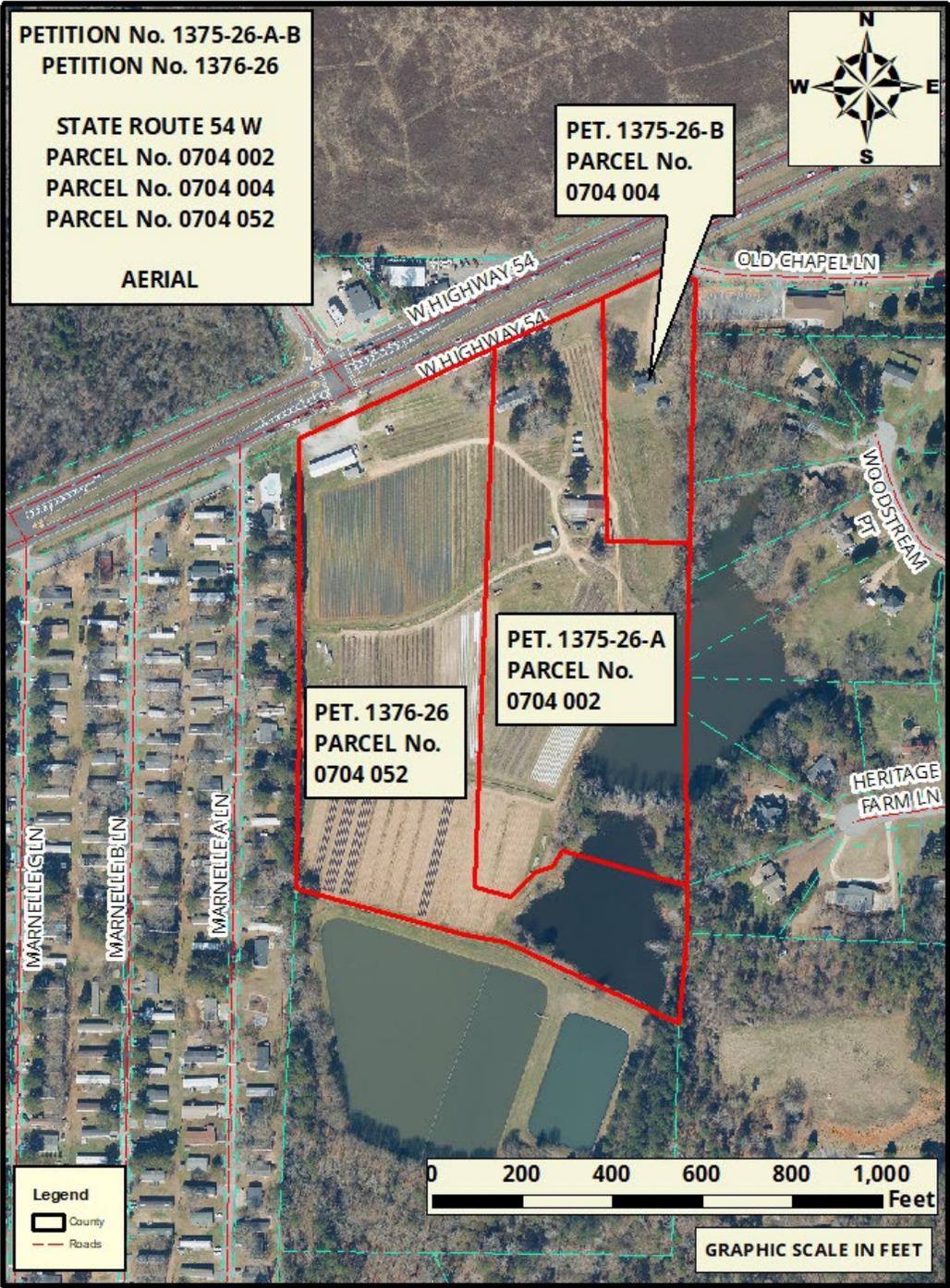
- (1) Adult day care facility;
- (2) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
- (3) Automobile service station, including, gasoline sales and/or inside or outside emission testing, in conjunction with a convenience store;
- (4) Care home, convalescent center, and/or nursing home;
- (5) Church and/or other place of worship;
- (6) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
- (7) Commercial driving range and related accessories;

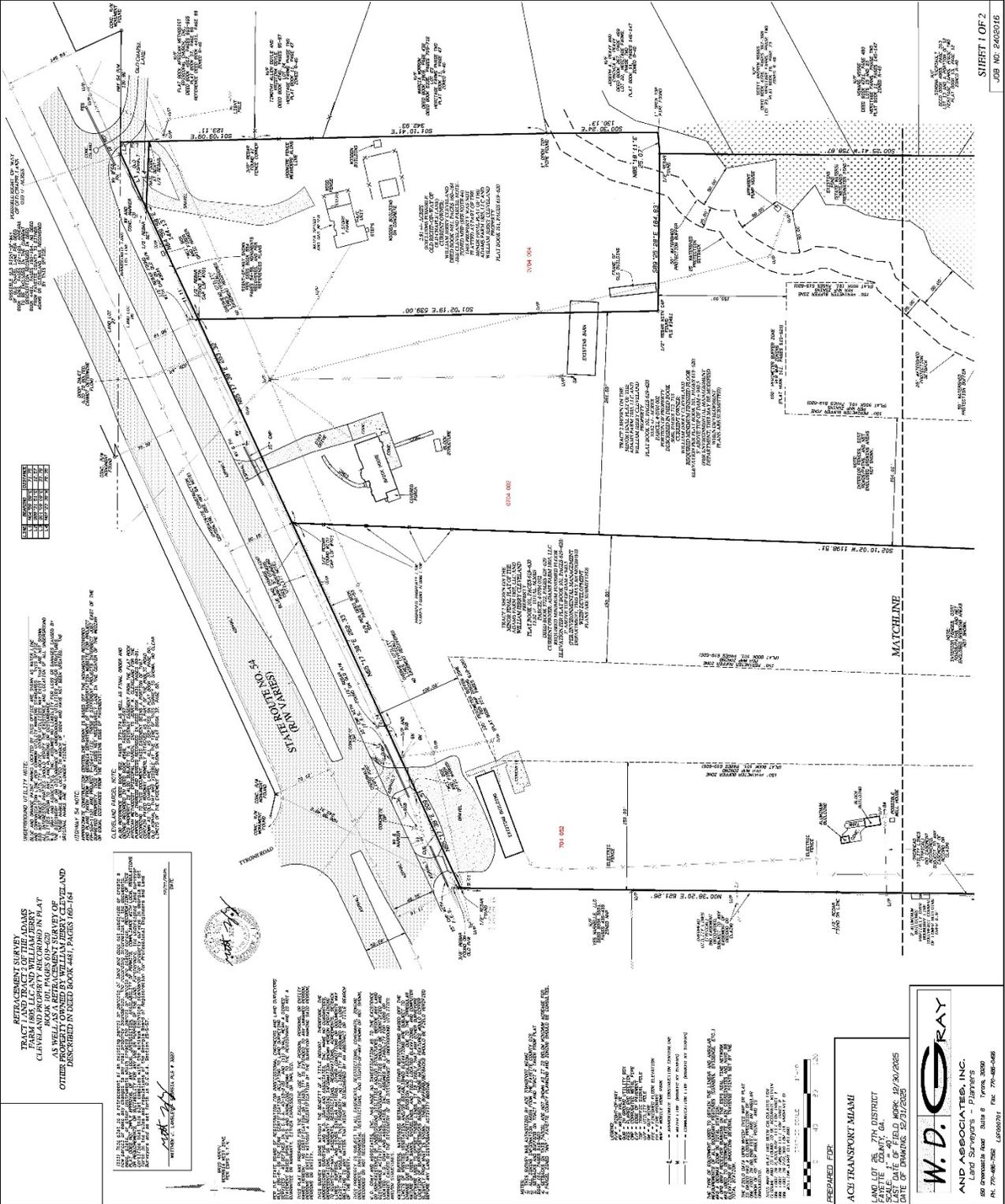
- (8) Child care facility;
 - (9) Dry cleaning plant;
 - (10) Golf course (minimum 18-hole regulation) and related accessories;
 - (11) Home occupation;
 - (12) Hospital;
 - (13) Kennel (see animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic);
 - (14) Laundromat, self-service or otherwise;
 - (15) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium;
 - (16) Religious tent meeting;
 - (17) Seasonal sales, outdoor;
 - (18) Single-family residence and residential accessory structures and/or uses (see article III of this chapter); and
 - (19) Temporary tent sales.
 - (20) Vehicle/boat sales.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the C-C 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: 75 feet.
 2. Collector: 70 feet.
 - b. Minor thoroughfare: 65 feet.
 - (4) Rear yard setback: 15 feet.
 - (5) Side yard setback: 15 feet.
 - (6) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.
 - (7) Height limit: 35 feet.
 - (8) Screening dimensions for parking and service areas as provided in article III of this chapter and chapter 104.
 - (9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

1486 W HWY 54
PARCEL 0704 052
1376-26
LOCATION MAP









SHEET 1 OF 2
JOB NO. 246216

NO.	BEARING	DISTANCE
1	N 89° 00' 00" E	100.00
2	S 89° 00' 00" W	100.00
3	N 01° 00' 00" E	100.00
4	S 01° 00' 00" W	100.00

INTERPRETING UTILITY NOTE:
ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND GROUND PENETRATING RADAR (GPR) SURVEYS TO LOCATE UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF UTILITIES NOT SHOWN ON THIS SURVEY.

ADJACENT PROPERTY:
ADJACENT TO THE EAST IS THE PROPERTY OF [Name], AND TO THE WEST IS THE PROPERTY OF [Name]. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND GROUND PENETRATING RADAR (GPR) SURVEYS TO LOCATE UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF UTILITIES NOT SHOWN ON THIS SURVEY.

REPLACEMENT SURVEY
TRACT 1 AND TRACT 2 OF THE ADAMS FARM
CLEVELAND, OHIO AND MUNICIPALITY OF CLEVELAND, OHIO
AS SET FORTH IN DEED BOOK 446, PAGES 160-164
OTHER PROPERTY OWNED BY WILLIAM JERRY CLEVELAND

STATE OF OHIO
DEPARTMENT OF REVENUE
RECORDS DIVISION
RECORD NO. 246216

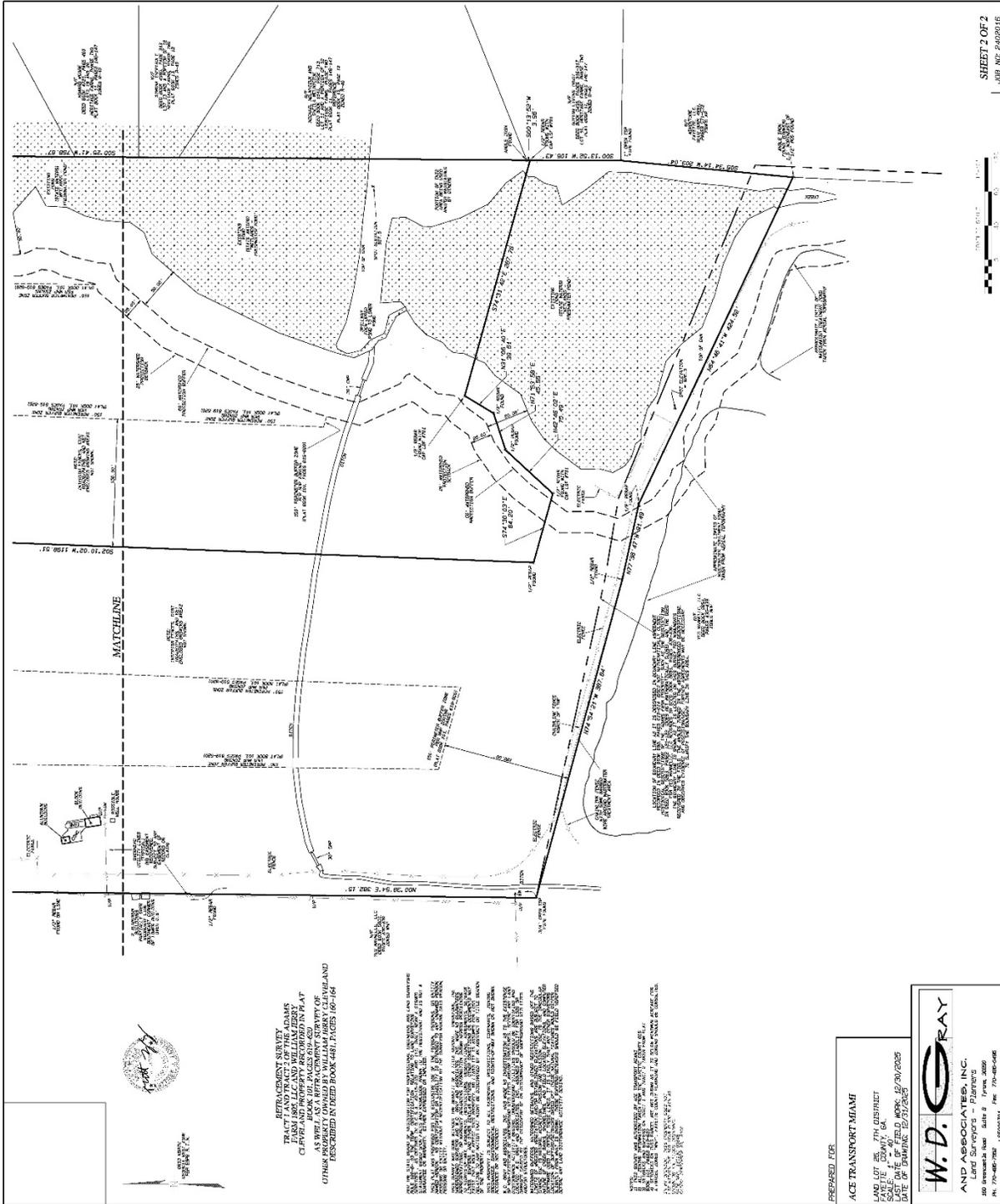


METEOROLOGICAL NOTE:
THIS SURVEY WAS CONDUCTED ON [Date] AT [Location]. THE WEATHER WAS [Conditions]. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND GROUND PENETRATING RADAR (GPR) SURVEYS TO LOCATE UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF UTILITIES NOT SHOWN ON THIS SURVEY.

ADJACENT PROPERTY:
ADJACENT TO THE EAST IS THE PROPERTY OF [Name], AND TO THE WEST IS THE PROPERTY OF [Name]. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND GROUND PENETRATING RADAR (GPR) SURVEYS TO LOCATE UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF UTILITIES NOT SHOWN ON THIS SURVEY.

ACU TRANSPORT MIAMI
LAND LOT 25, 26, 27, DISTRICT 4
SCALE: 1" = 40'
DATE OF DRAWING: 12/31/2025

W.D. GRAY AND ASSOCIATES, INC.
Land Surveyors - Planners
4800 East 12th Street, Suite 600
Cleveland, Ohio 44115
PH: 774-462-3500 FAX: 774-462-4265
LSP000016



RETRACTMENT SURVEY
TRACT 1886 LLC AND WILLIAM JERRY
CERVENKA, JR. PART OF
BEING PART OF A RETRACTMENT SURVEY OF
BEING PART OF A RETRACTMENT SURVEY OF
DESCRIBED IN DEED BOOK 481, PAGES 167-168

THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE FIELD AND THE ACCURACY OF THE SAME IS GUARANTEED BY THE SURVEYOR TO THE EXTENT PERMITTED BY LAW. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER SURVEYS OF THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER DEEDS OR INSTRUMENTS AFFECTING THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER EASEMENTS OR INTERESTS AFFECTING THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER ENCUMBRANCES AFFECTING THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER DEFECTS AFFECTING THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER DEFICIENCIES AFFECTING THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER DEFECTS AFFECTING THIS TRACT OR ADJACENT TRACTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER DEFICIENCIES AFFECTING THIS TRACT OR ADJACENT TRACTS.

PREPARED FOR
ACE TRANSPORT MIAMI
LAND LOT 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

W. D. GRAY
AND ASSOCIATES, INC.
Land Surveyors - FLORIDA
380 Brickman Road, Suite 2, Fort Lauderdale, FL 33309
P: 754-467-7867 F: 754-467-5486
LSP000791

Wednesday, February 18, 2026

Continued from page B4

Fayette County News B5

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, March 5, 2026, at 7:00 P.M., and before the Fayette County Board of Commissioners on Thursday, March 26, 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 C-C (Community Commercial).

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. Langlely, 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

02/18

PETITION No: TA-0010-26

REQUESTED ACTION: Amend Sec. 110-238(a). Membership and appointments.

Staff is presenting a recommendation to amend Sec. 110-238(a). Membership and appointments. This amendment addresses the qualification for membership on the Zoning Board of Appeals.

Please refer to the subsequent pages for details of the proposed amended language.

STAFF RECOMMENDATION: Staff recommends approval of the amendment as presented.

PLANNING COMMISSION PUBLIC HEARING: March 5, 2026

BOARD OF COMMISSIONERS PUBLIC HEARING: March 26, 2026

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

PUBLIC HEARING to be held before the Fayette County Planning Commission on March 5, 2026, at 7:00 P.M. and before the Fayette County Board of Commissioners on March 26, 2026, at 5:00 P.M. in the Fayette County Administrative

Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE VII. - ZONING BOARD OF APPEALS. - SEC. 110-238(a). - MEMBERSHIP.

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

This 12th day of February 2026.

Deborah Bell, Director
Planning and Zoning
02/18

PETITION No: TA-0011-26

REQUESTED ACTION: Amend Sec. 110-325(1). Membership and appointments.

Staff is presenting a recommendation to amend Sec. 110-325(1). Membership and appointments. This amendment addresses the qualification for membership on the Planning Commission.

Please refer to the subsequent pages for details of the proposed amended language.

STAFF RECOMMENDATION: Staff recommends approval of the amendment as presented.

PLANNING COMMISSION PUBLIC HEARING: March 5, 2026

BOARD OF COMMISSIONERS PUBLIC HEARING: March 26, 2026

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

PUBLIC HEARING to be held before the Fayette County Planning Commission on March 5, 2026, at 7:00 P.M. and before the Fayette County Board of Commissioners on March 26, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE X. - PLANNING COMMISSION. - SEC. 110-325(1). - MEMBERSHIP.

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

This 12th day of February 2026.

Deborah Bell, Director
Planning and Zoning

02/18

PETITION No: TA-0012-26

REQUESTED ACTION: Amend Sec. 110-169(2) n. 5. Off-Site Parking - Churches

Staff is presenting a recommendation to amend Sec. 110-169(2) n. 5. Uses and/or structures incidental to a church to add off-site parking as an incidental uses and requirements for the incidental use.

Please refer to the subsequent pages for details of the proposed amended language.

STAFF RECOMMENDATION: Staff recommends approval of the amendment as presented.

PLANNING COMMISSION PUBLIC HEARING: March 5, 2026

BOARD OF COMMISSIONERS PUBLIC HEARING: March 26, 2026

NOTICE OF PUBLIC HEARING
FOR AN AMENDMENT OF THE
FAYETTE COUNTY CODE OF
ORDINANCES, CHAPTER 110.
ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Planning Commission on March 5, 2026, at 7:00 P.M. and before the Fayette County Board of Commissioners on March 26, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING 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.

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

This 12th day of February 2026.
Deborah Bell, Director
Planning and Zoning
02/18

PETITION No: TA-0013-26

REQUESTED ACTION: Amend Sec. 110-169(2) Off-Site Parking

Staff is presenting a recommendation to amend Sec. 110-169(2) to add off-site parking as a conditional use in O-I zoning.

Please refer to the subsequent pages for details of the proposed amended language and requirements.

STAFF RECOMMENDATION: Staff recommends approval of the amendment as presented.

PLANNING COMMISSION PUBLIC HEARING: March 5, 2026

BOARD OF COMMISSIONERS PUBLIC HEARING: March 26, 2026

Wednesday, February 18, 2026

Continued from page B4

Fayette County News **B5**

NOTICE OF PUBLIC HEARING
FOR AN AMENDMENT OF THE
FAYETTE COUNTY CODE OF
ORDINANCES, CHAPTER 110.
ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Planning Commission on March 5, 2026, at 7:00 P.M. and before the Fayette County Board of Commissioners on March 26, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING 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.

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

This 13th day of February 2026.

Deborah Bell, Director
Planning and Zoning

02/18