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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning/Community Dev.

Department Head: Peter A. Frisina

Presenter, if needed: Dennis Dutton/Pete Frisina

Preferred Meeting Date: Thursday, October 9, 2008

Wording for the Agenda:

Consideration of the proposed annexation from the City of Peachtree City to annex 35.001 acres, Scarbrough & Rolader Development, L.LC., Applicants, to add said property into the Wilksmoore Village. This property is located in Land Lot 166 of the 7th District, is zoned A-R, and fronts on Wilkes Grove Church Road (off Senoia Road).

Background/History/Details:

The subject property is located to the west of the CSXT Railroad and is an island which abuts the city limits of the City of Peachtree City.

The annexation request will be heard by the City of Peachtree City Planning Commission on October 13, 2008, and before the City Council on November 6, 2008.

What action are you seeking from the Board of Commissioners?

The B.O.C. must chose to "object" or "not object" to the annexation request as required by State Law.

If this item requires funding, please describe:

N/A

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

Approved by Finance? Yes

Reviewed by Legal? Yes

Approved by Purchasing? Yes

Approved by Administrative Staff? Yes

Staff Notes

Administrator's Approval Yes

Confirmed Meeting Date Thursday, October 9, 2008

- ○ Recognition/ Presentation
- ○ Public Hearing
- ○ Old Business
- ● New Business
- ○ Consent
- ○ Report
- ○ Other

MEMORANDUM

To: Jack Smith, Chairman Board of County Commissioners

Through: Carol Chandler, Executive Assistant to County Commissioners

From: Dennis Dutton, Zoning Administrator

Date: October 1, 2008

Re: Staff Comments on Annexation Notification – City of Peachtree City
Requested by Scarbrough & Rolader Development, LLC
Located on Wilkes Grove Church Road
Property Tax ID#:

Orville J. and Vivian E. Whitlock	**07-45-002**	**17.870 acres**
Victor M. and Victoria K. Hardy	**07-45-011**	**9.133 acres**
Stephen D. and Nancy Kidd	**07-45-010**	**5.666 acres**
Wilkes Grove Baptist Church	**07-35-011**	**2.331 acres**

The City of Peachtree City has received a request for annexation for the above-referenced property located on Wilkes Grove Church Road. The collective properties will gain access to the proposed MacDuff Parkway extension. A cart path is being constructed along MacDuff Parkway which will provide access to these properties. A portion of the greenbelt along MacDuff Parkway will be located on the Hardy property.

The Whitlock property and the Hardy property are vacant. The Wilkes Grove Baptist Church property contains a cemetery. The Kidd property contains a single-family dwelling. All of the properties are currently zoned Agricultural-Residential (A-R). The annexation notice from the City of Peachtree City indicates intent to rezone the subject property to Agricultural Reserve (AR). The applicant proposes to add the subject properties into Wilksmoore Village; however, there are no development plans for these properties.

General Description:

The subject property is located on the south side of Wilkes Grove Church Road. The proposed annexation would not create an island but would eliminate an existing island on the western side of the city. The subject property abuts the following:

- To the North across Wilkes Grove Church Road: 294 vacant acres and 39 vacant acres, both within the City of Peachtree City.

- To the West and South: 380 vacant acres within the City of Peachtree City.

- To the East: 8 vacant acres within the City of Peachtree City and 11 vacant acres within the City of Peachtree City.

Current County Land Use

The subject property is designated as Low Density Residential (1 unit/1 to 2 acres) on the Fayette County Land Use Map.

Proposed City Land Use

The subject property is proposed to remain Low Density Residential; however, it may be changed to an office or educational classification, but no plans for high density residential in this area.

DEPARTMENTAL COMMENTS:

Zoning - The subject property is currently zoned A-R (Agricultural-Residential) which requires a minimum lot size of five (5) acres. The City of Peachtree City proposes to rezone the subject property to the City's AR (Agricultural Reserve) zoning district which is one (1) acre minimum lot size.

Fire/EMS – This annexation will reduce our primary service delivery area.

Water System – The annexation will not change the water service.

Public Works – Wilkes Grove Church road is a private drive. It is not owned or maintained by the County.

Engineering and Watershed – The property does not contain floodplain per FEMA FIRM panel 13113C0086E dated 09/26/08. The property does not contain any wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per the USGS Tyrone Quadrangle, there are waters of the state subject to the County watershed protection buffers and setbacks. The property is not within the groundwater recharge area, as delineated on the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20).

Environmental Health – These properties have no access to private/public sewer. If developed (in the unincorporated County), these properties would likely be served by individual sewage disposal systems.

Sheriff's Office – The department has no particular comments on this annexation.

Loss of Environmental Health Fees – The department would derive potential revenue from service fees associated with subdivision development evaluations, sewage system construction permits, existing sewage system evaluations and from other services associated with out sewage program.

These properties (if annexed) would likely be served by sewer.

Loss of Fire Impact Fees – This annexation will reduce fire tax dollars.

Staff Recommendation:

As this annexation will eliminate an island, Staff has **no objections** to the annexation.

Robyn Wilson

From: Dennis S. Dutton
Sent: Wednesday, October 01, 2008 1:43 PM
To: Pete Frisina; Robyn Wilson
Subject: FW: Wilkes Grove Annexation - 35.001 acres

From: David Rast [mailto:planner@peachtree-city.org]
Sent: Wednesday, October 01, 2008 1:42 PM
To: Dennis S. Dutton
Cc: Jennis Rice; Pete Frisina
Subject: RE: Wilkes Grove Annexation - 35.001 acres

Dennis - see responses below:

From: Dennis S. Dutton [mailto:]
Sent: Wednesday, October 01, 2008 1:20 PM
To: Jennis Rice
Cc: Robyn Wilson
Subject: Wilkes Grove Annexation - 35.001 acres

Dear Jennis:

The PTC annexation is the Wilkes Grove Church Road properties. We are completing our report to the BOC. The three questions I have are as follows:

1. Wilkes Grove Church Road is a private road, but has access to MacDuff Parkway. What is the City's Road/Street Classification for MacDuff Parkway?

MacDuff Parkway is a community collector.

2. What are the buffer and setbacks for watershed on the property?

Section 1004(b)(2) of the city's Watershed Protection Ordinance requires a 25' undisturbed buffer adjacent to all state waters.

Section 1005.4 (c)(15) of the Peachtree City Soil and Erosion and Sedimentation Control Ordinance requires a 25' undisturbed buffer *"along the banks of all state waters, as measured horizontally from the point where vegetation has been wrestled by normal stream flow or wave action."*

Section 1012.5.1 of the city's Metro North Georgia Water Planning District Stream Buffer Protection Ordinance requires a 50' undisturbed buffer and an additional 25' impervious surface setback adjacent to all streams.

3. What is the adjacent Future Land Use of the property in question? Is there a proposed Future Land Use designation for the property?

We are proposing that the property be annexed into the city as our version of the county's A-R zoning (ours is AR Agricultural Reserve). Proposed Land Use designation at this time would remain low density residential. In looking at these parcels, we may change this to an office or educational classification, but have no plans for high density residential in this area.

Thank you in advance for your help.

Sincerely,

Dennis S. Dutton
Zoning Administrator
Planning & Zoning Department
140 Stonewall Avenue West, Suite 202
Fayetteville, Georgia 30214
Phone: 770-305-5161
E-mail: dsdutton@fayettecountyga.gov

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