COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, November 14, 2013	Type of Request:	New Business

Wording for the Agenda:

Discussion of a Future Land Use Plan study for the State Route 74 South Corridor.

Background/History/Details:

Ms. Linda Sandwich discussed with staff a proposal to rezone a lot containing an existing single family residence to Office-Institutional for conversion into a medical office on SR 74 South.

Staff informed her that the Future Land Use Plan does designate the area for Office uses but is designated for Rural-Residential (1 Unit/2 to 3 Acres).

Staff is seeking direction from the Board of Commissioners on whether a corridor study of State Route 74 South should be performed for designation of non-residential land uses on the Future Land Use Plan.

What action are you seeking from the Board of Commissioners?

Direction from the Board of Commissioners on whether a corridor study of SR 74 South should be performed for designation of non-residential land uses on the Future Land Use Plan.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

SCANLON
ENGINEERING SERVICES, INC.
216 East Solomon Street, Suite A
Griffin, Georgia 30223
678-967-2051 office / 678-967-2053 fax
info@scanloneng.com

September 30, 2013

Fayette County Planning & Zoning Department
Mr. Pete Frisina, Director
Stonewall Administrative Complex
140 Stonewall Avenue, West
Suite 202
Fayetteville, Georgia 30214

RE: Letter of Intent Requesting Zoning Map Amendment for
1477 Hwy 74 S, Senoia, Fayette County, Georgia
PID No.: 0604 037

Mr. Frisina:

On behalf of the Granville & Grady, LLC, property owner, Scanlon Engineering Services, Inc. respectfully submits for Fayette County consideration this Letter of Intent and Rezoning Application (attached) for property located at 1477 Hwy 74 S, Senoia, Fayette County, Georgia.

The subject property is currently zoned AR. The rezoning application requests the subject property be rezoned to O&I.

The current use of the property is a 6,800 SF single-family brick residence. The proposed use of the property is a medical office. The existing single-family residence will be repurposed into a 6,800 SF (approx.) medical office. The existing brick structure and site will require minor exterior renovations including landscaping and driveway improvements. The interior of the building will be renovated to accommodate medical office use.

This Letter of Intent requests the rezoning application be heard at the regularly scheduled Fayette County Planning Commission hearing on November 7, 3013. This Letter of Intent requests the rezoning application be heard at the regularly scheduled Fayette County Board of Commissioners hearing on December 12, 3013.

Enclosed with this letter are:

1. One (1) executed & notarized Rezoning Application
2. One (1) Warranty Deed
3. One (1) Legal description of property
4. One (1) Boundary survey
5. Seven (7) copies of the Conceptual Plan

6. Check in the amount of $270.00 for rezoning application filing fees and public hearing sign deposit

Should you have any questions or require additional information, please call me (678-618-3665).

Sincerely,

Scanlon Engineering Services, Inc.

Michael J. Scanlon, PE

cc: Linda Ann Sandwich
Scott Zanardo

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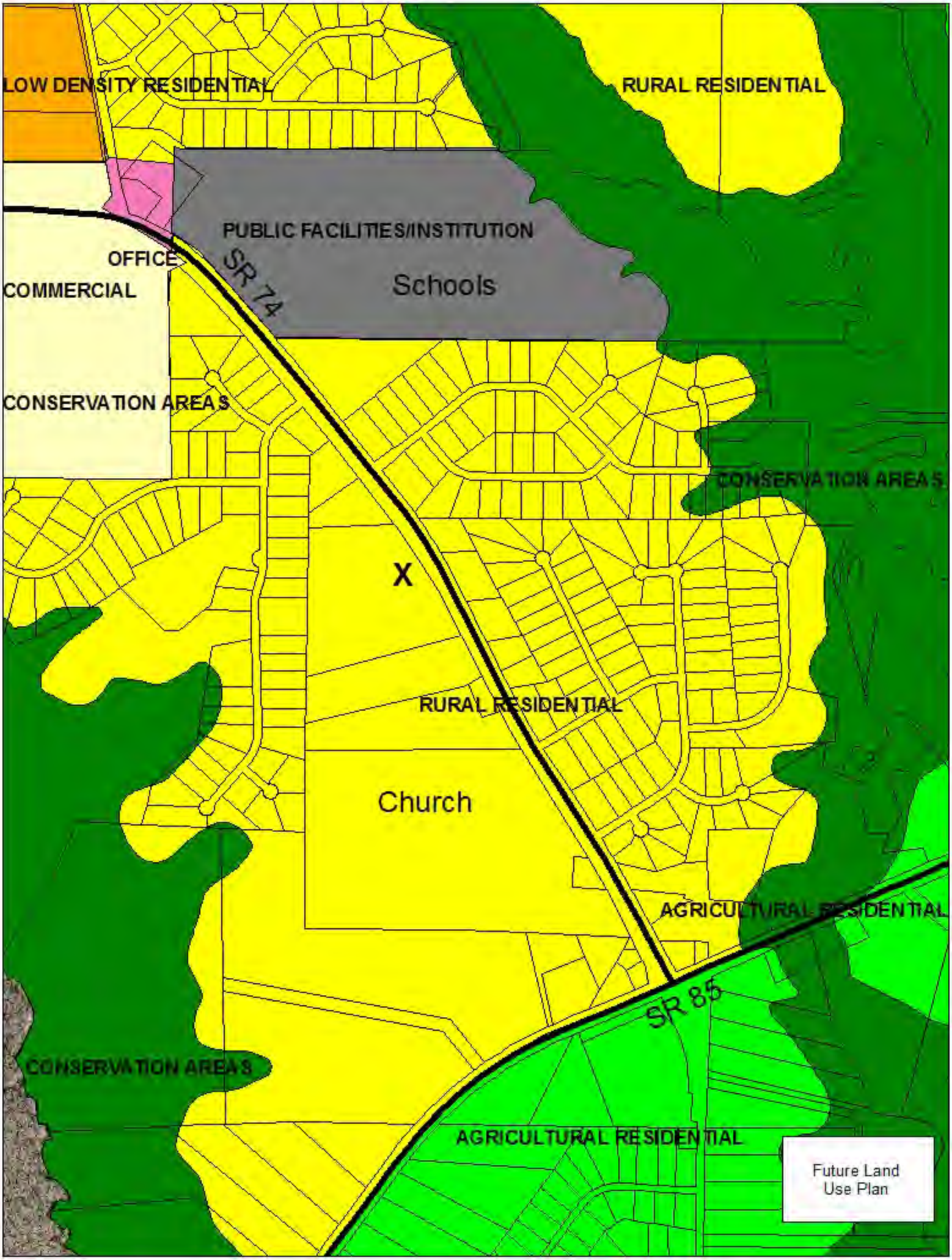
SR 74
Schools
X
Church
R 85


LOW DENSITY RESIDENTIAL
RURAL RESIDENTIAL
PUBLIC FACILITIES/INSTITUTION
OFFICE
COMMERCIAL
SR 74
Schools
CONSERVATION AREAS
CONSERVATION AREAS
X
RURAL RESIDENTIAL
Church
AGRICULTURAL RESIDENTIAL
SR 85
CONSERVATION AREAS
AGRICULTURAL RESIDENTIAL
Future Land Use Plan

Schools
SR 74
SR 85
Church
X
Zoning
NA
O-I
A-R
C-S
R-45
R-72
R-78
R-20
P-U-D
S-Z