

BOARD MEMBERS

John H. Culbreth, Sr.
Danny England
Al Gilbert
Jim Graw
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Planning and Zoning Coordinator
Chakevia Jones, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 4, 2018
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Election of the Chairman.
2. Election of the Vice-Chairman.
3. Election of the Secretary.
4. Consideration of the Minutes of the meeting held on December 21, 2017.

PUBLIC HEARING

5. Consideration of Petition No. 1270-17, Richard C Dickson, Owner, request to rezone 11.862 acres from A-R to R-45 to develop a Single-Family Residential Subdivision consisting of three (3) lots. This property is located in 73 & 88 of the 5th District and fronts on Dixon Circle.

REQUESTED ACTION: A-R to R-45

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Dixon Circle

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 73 & 88

OWNER: Richard C Dickson

PLANNING COMMISSION PUBLIC HEARING: January 4, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING: January 25, 2018

APPLICANT'S INTENT

Applicant proposes to develop a single-family Residential Subdivision consisting of three (3) lots on 11.862 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is an 11.862 acre tract fronting on Dixon Circle in Land Lot(s) 73 & 88 of the 5th District. Dixon Circle is classified as a Local road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is an 11.862 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-45. See the following table and also the attached Zoning Location Map.

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

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	14.1	A-R	Single-family Residence	Low Density Residential (1 Unit/1 Acre)
South (across Dixon Circle)	18.5	R-45	Undeveloped	Low Density Residential (1 Unit/1 Acre)
	2.58	R-40	Single-family Residence	
	2.5	R-40	Single-family Residence	
East	12.39	R-45	Single-family Residence	Low Density Residential (1 Unit/1 Acre)
West	9.4	A-R	Single-family Residence	Low Density Residential (1 Unit/1 Acre)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-45 for the purpose of developing a single-family Residential Subdivision consisting of three (3) lots on 11.862 acres.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable. See Public Works/Engineering comments below.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

City of Fayetteville Water Service Area.

Public Works/Engineering

Dixon Circle is an existing paved, dead-end road. Turn arounds are made at the end of the road but there is not a designed cul-de-sac or hammer-head road layout. The current road configuration provides approximately 250 feet of road frontage, enough to support development of two lots on the north side of the road.

Construction of a cul-de-sac or a road extension are required for the development of three or more lots. Road improvements necessary to support a development such as this are normally completed by the Developer and then provided to Fayette County through the Final Plat process. In this case, the Developer would have to submit a Preliminary Plat, Construction Plans and then the Final Plat. All plans and field improvements would have to meet the standards and specifications of Fayette County.

Alternatively, if the owner were to develop two lots using the existing road frontage, staff's recommendation to the Board would be for the County to construct a turn-around at some point in the future if the land for a cul-de-sac is dedicated to the County by the owner as part of the development process.

Environmental Management

Floodplain The property **CONTAINS AND IS ADJACENT TO** floodplain per FEMA FIRM panel 13113C0116E dated Sept 26, 2008.

Wetlands According to the National Wetlands Inventory wetlands are present. A wetland study will be required. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed Watershed Protection **DOES** apply based on geographic information systems review.

Groundwater The property **IS NOT** within a groundwater recharge area.

This development **IS** subject to all applicable development regulations including Watershed Protection and Floodplain Management.

Environmental Health Department

No objections to rezoning.

Fire

Approved

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-45 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools. The development of the property as depicted on the concept plan will require the construction of a cul-de-sac (see Public Works/Engineering comments above).
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

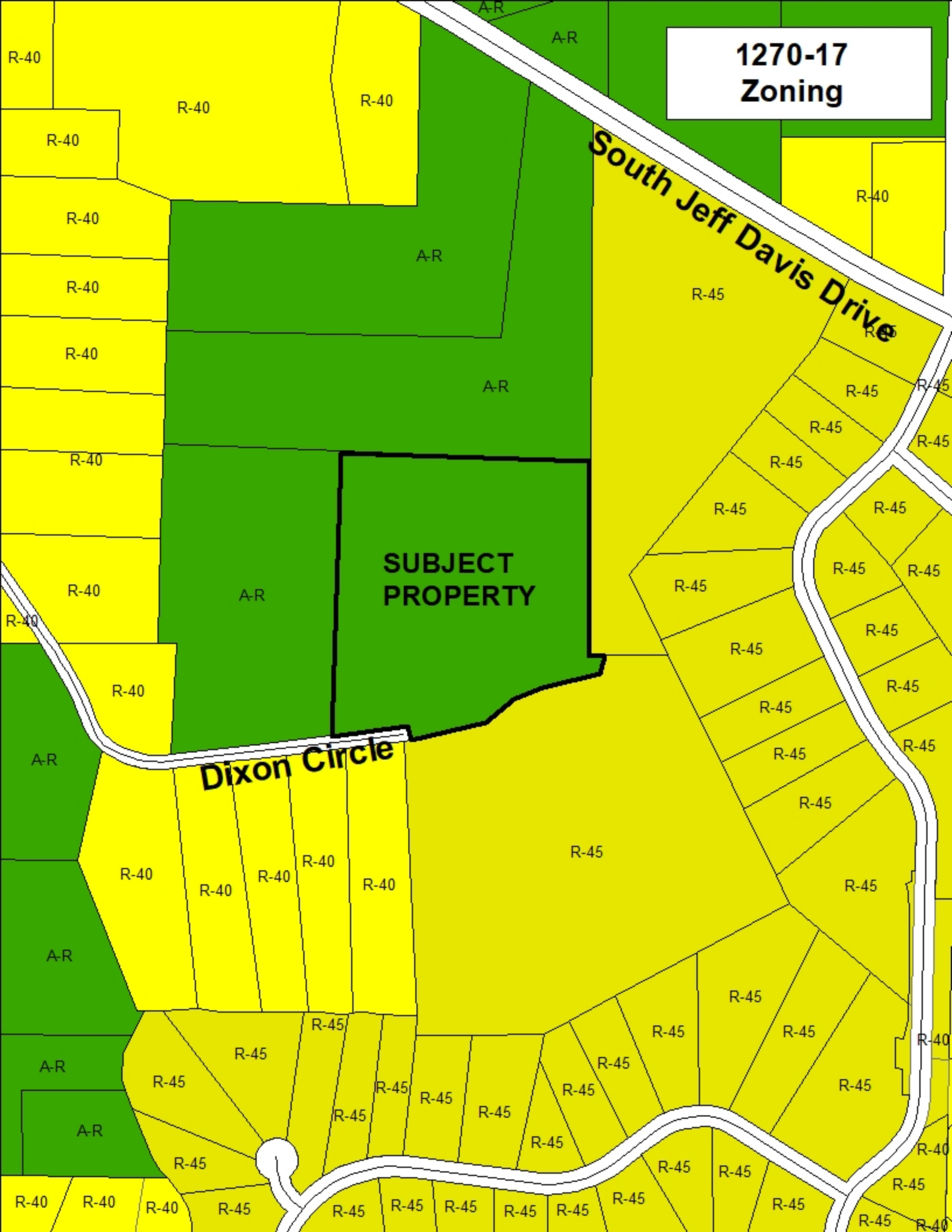
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE CONDITION.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved R-45 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for any required right-of-way prior to the approval of the Final Plat and said dedication area shall be shown on the Final Plat. *(This condition is to ensure the provision of adequate right-of-way for future road improvements.)*

**1270-17
Zoning**



1270-17
Land Use Plan

South Jeff Davis Drive

**SUBJECT
PROPERTY**

Dixon Circle

**LOW DENSITY
RESIDENTIAL**

**1270-17
Aerials**

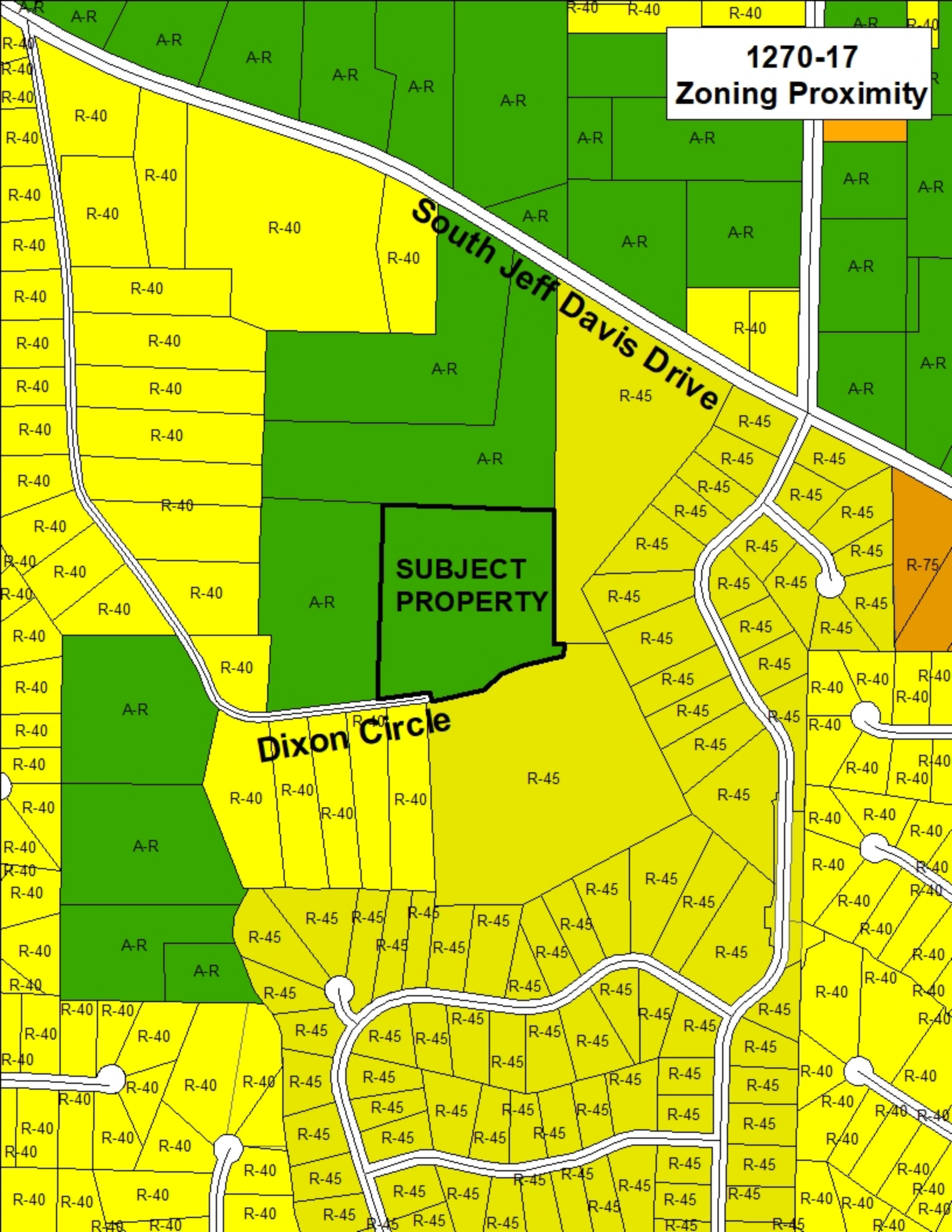
South Jeff Davis Drive

**SUBJECT
PROPERTY**

Dixon Circle



1270-17
Zoning Proximity



**APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: Richard C Dickson
MAILING ADDRESS: 165 Carrington Lane Brooks Ga 30205
PHONE: 770-289-7244 E-MAIL: marauders55@icloud.com

AGENT FOR OWNERS: _____

MAILING ADDRESS: _____

PHONE: _____ E-MAIL: _____

254 Dixon Circle Fayetteville, GA Rezoning Property Address

PROPERTY LOCATION: LAND LOT 73 LAND DISTRICT 5 PARCEL _____
LAND LOT 88 LAND DISTRICT 5 PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 11.862

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-4S

ZONING OF SURROUNDING PROPERTIES: AR & R-4S

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: Residential

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: DIXON CIR

LOCATION OF NEAREST WATER LINE: _____

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-677-17 #1270-17

[] Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

[] Application and all required supporting documentation is Sufficient and Complete

by Staff: _____ Date: _____

DATE OF PLANNING COMMISSION HEARING: _____

DATE OF COUNTY COMMISSIONERS HEARING: _____

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

Date Paid: _____ Receipt Number: 6057548 Sign

6057546 - Application

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Richard Dickson
Please Print Names

Property Tax Identification Number(s) of Subject Property: 0519-042

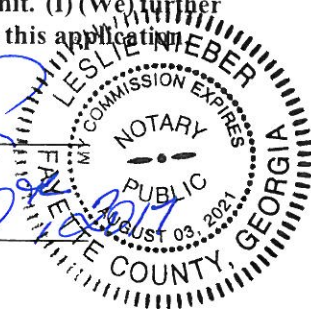
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 73+88 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 11.82 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to N/A to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Richard Dickson
Signature of Property Owner 1
165 Carrington Lane
Address Brooks Ga 30205

Leslie Weber
Signature of Notary Public
November 30th 2017
Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Authorized Agent

Signature of Notary Public

Address

Date

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Richard C. Dickson, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 30 feet of right-of-way along northside as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

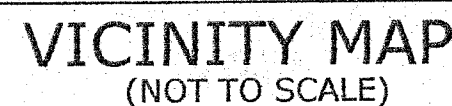
Sworn to and subscribed before me this 30 day of November, 2017.

Richard C. Dickson
SIGNATURE OF PROPERTY OWNER

N/A
SIGNATURE OF PROPERTY OWNER

Adriene S. Dixon
NOTARY PUBLIC





1. **OWNER/DEVELOPER:**
Richard C. Dickson
165 Carrington Lane
Brooks, GA 30205
(770)289-7244 cell
2. **SURVEYOR:**
Four Corners Surveying, L.L.C.
P. O. Box 15
Tyronne, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
3. **CLOSURE DATA:**
Field Closure= 1"IN 10,000+
Angle Point Error= < 20"
Equipment Used=Topcon 3005W,
Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method=Compass Rule
Plat Closure= 1" IN 10,000+

4. **SITE DEVELOPMENT DATA:**
Location: Land Lot 73 & 88 of the 5th District, Fayette County, Georgia
Site Data = 3 Lots
Total area of project = 11.862 Acres 516,706 Sq. Ft.
5. Tax Parcel ID: 0519 042
6. **MINIMUM DIMENSIONAL ZONING REQUIREMENTS:**
For R-45 Zoning district
Minimum floor area of house = 1,800 SF
Minimum lot size = 1.5 ACRES
Front yard = 60' Arterial/Collector, 40' Local
Side yard = 20'
Rear yard = 40'
Maximum height of structure = 35'
7. Fayette county does not accept the ownership maintenance or responsibility for any drainage easement or overall drainage plan or the lack of one indicated by this plat.
8. Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
9. A portion of this property does lie within a special flood hazard area according to FEMA Flood Insurance Rate Map #13113C0116E dated September 26, 2008.
10. There appears to be state waters on this property.
11. There are wetlands on this property as per Fayette County GIS.
12. There are no groundwater recharge areas on the property.
13. This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
14. This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
15. Sewer service provided by individual septic systems on each lot.
16. Lots water service to be provided by individual wells on each lot.
17. All distances shown are horizontal ground distance. No conversion factor used.
18. Plat is oriented to state plane north.
19. There is an existing structure to remain.
20. Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

We, the undersigned owner(s) of the Richard C. Dickson Subdivision, hereby dedicate the rights-of-way for public use, and/or reserve for public use the easements and other ground shown on this plat.

We the undersigned owner(s) understand this Minor Subdivision Plat and any Maintenance Bond and/or Irrevocable Letter-of-Credit shall expire and thus become void if the Minor Subdivision Plat is not recorded into the Fayette County Clerk of Superior Court records within 90 calendar days (/ /) of the date of approval by the Planning Commission.

Owner	Date	Owner	Date
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OTP=OPEN TOP PIPE
RBF=REBAR FOUND
RBS=REBAR SET
R/W=RIGHT OF WAY
L.L.=LAND LOT
MFFE=MINIMUM FINISHED FLOOR ELEVATION
D.E.=DRAINAGE EASEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE

N/F
Kevin F. Norred
D.B. 1160 Pg. 431
P.B. 11 Pg. 165
Zoned: A-R



Dixon Circle

Total Area
516,706 Sq. Ft.
11.862 Acres
Zoned: A-R
Proposed: R-45

Tract 1
9,371 Sq. Ft.
1.822 Acres
1.124 Acres
Contiguous


Tract 2
306,923 Sq. Ft.
7.046 Acres
3.653 Acres
Contiguous

Tract 3
21,636 Sq. Ft.
2.792 Acres
1.495 Acres
Contiguous

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	78.57'	60.00'	N25° 40' 12"W	73.07'
C2	122.52'	60.00'	S58° 18' 58"W	102.32'
C3	9.11'	25.00'	N10° 15' 30"E	9.06'
C4	27.01'	25.00'	N51° 39' 08"E	25.72'

Line Table		
Line #	Direction	Length
L1	S04° 46' 04"E	17.09'
L2	S81° 13' 00"W	73.60'
L3	N01° 04' 00"E	15.80'
L4	S62° 13' 00"W	55.88'
L5	S62° 13' 00"W	24.12'
L6	S82° 36' 14"W	47.11'

GRAPHIC SCALE 1" = 80'

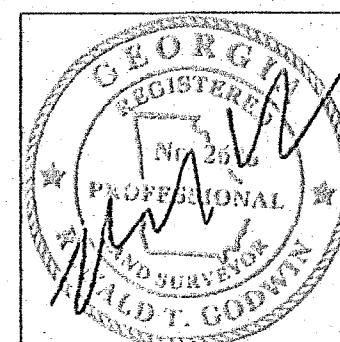


A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 100, 200, and 400, representing feet.

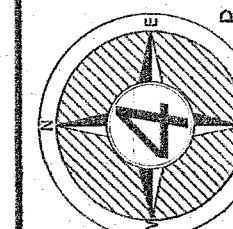
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information. This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.

I hereby certify that this plat is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the state of Georgia and that all monuments shown hereon actually exist or are marked "Future" and their location, size, type, and material are correctly shown.

BY: GA RLS Ronald T. Godwin 2696 11/30/17
Registered Land SURVEYOR No. Date



FOUR CORNERS SURVEYING



DESCRIPTION:

33

REVISION

Richard C. Dickson
254 Dixon Circle

and Lot 73 & 88 of the 5th District Fayette County, Georgia
NUMBER: 17-121 Concent

P.O. BOX 131710, SA 50250 770-560-5910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET

DATE: 11/30/2017	DRAWN BY: JCB	SCALE: 1" = 80'
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SHEET

1
OF

ON