

BOARD MEMBERS

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

STAFF

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

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

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

1. Consideration of the Minutes of the meeting held on May 3, 2018.
2. Consideration of the Minutes of the meeting held on May 17, 2018.

NEW BUSINESS

3. Consideration of a Minor Subdivision Plat of Brooks Farms. The property will consist of six residential lots zoned A-R, is located in Land Lot 67 of the 4th District and front(s) on Bankstown Road and Price Road.
4. Consideration of a Final Plat for Dixon Circle. The property will consist of two residential lots zoned A-R and R-45, is located in Land Lot(s) 73 & 88 of the 5th District and front(s) on Dixon Road.

PUBLIC HEARING

5. Consideration of Petition No. 1274-18, Mary Frances Black Trustee Frances O. Black Trust, Owner, and Ron Godwin, Agent, request to rezone 3.398 acres from A-R to R-45 to develop a Residential Subdivision consisting of three lots. This property is located in Land Lot 70 of the 7th District, and fronts on Sumner Road & SR 54.
6. Consideration of Petition No. 1275-18, Richard C. Bailey, Owner, and Randy Boyd, Agent, request to rezone 17.858 acres from R-20 to A-R to develop a Residential Subdivision consisting of A-R four lots. This property is located in Land Lot 129 of the 4th District, and fronts on Highway 85 Connector.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 1, 2018
Subject: Minor Subdivision Plat to be considered on June 7, 2018 *CRB*

FINAL PLAT

Minor Subdivision Plat of Brooks Farm

OWNER/APPLICANT

Jalen Properties, LLC. & Green Forest
Construction, LLC.

Recommend **APPROVAL** for the Minor Subdivision Plat.

MINOR SUBDIVISION PLAT OF BROOKS FARMS

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION 1/1

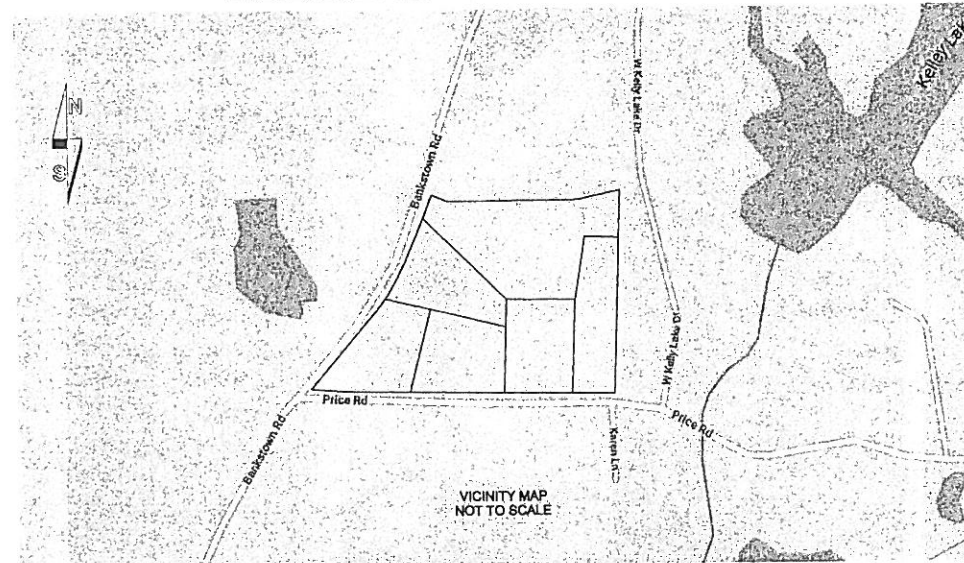
DATE _____ SIGNED _____
SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 5/31/2018 SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE _____ SIGNED _____
FIRE MARSHAL



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620
DATE 5/29/18

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNER/REPRESENTATIVE OF BROOKS FARMS SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

OWNER _____ DATE _____

SOILS CLASSIFICATION DELINEATION

I, ERIC HAMILTON, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

DATE _____
SIGNATURE OF SOIL CLASSIFIER
ERIC HAMILTON
REGISTRATION NO. 224
APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE SUITE 327
NEWNAN, GA 30265 (678)-262-4020

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PB=PLAT BOOK
(##)=HOUSE NUMBER
UP=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK

GENERAL NOTES

- OWNERS:
LOTS 1-4,6 - JALEN PROPERTIES, LLC.
1125 COMMERCE DRIVE SUITE 300
PEACHTREE CITY, GA 30269
770-460-9925

LOT 5 - GREEN FOREST CONSTRUCTION, LLC.
7770 NEWNAN RD. SUITE D
BROOKS, GA 30205
770-460-9925
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 35.978 ACRES

6 LOTS- ZONED A-R

MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA 5 ACRES

LOT WIDTH 250 FT

FLOOR AREA 1,200 SQ FT

FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET

REAR YARD SETBACK: 75 FT

SIDE YARD SETBACK: 50 FT
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
- THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0165E, DATED SEPTEMBER 26, 2006 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN TWO ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE NO STATE WATERS ON THIS PROPERTY.
- THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY.



Prepared For

GREEN FOREST CONSTRUCTION, LLC.

Property Location

Land Lot 67 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. 18-069

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 05/16/18

F.W.P.D.: 03/30/18

Revisions Date
COUNTY COMMENTS 05/29/18

PAGE 1 OF 3

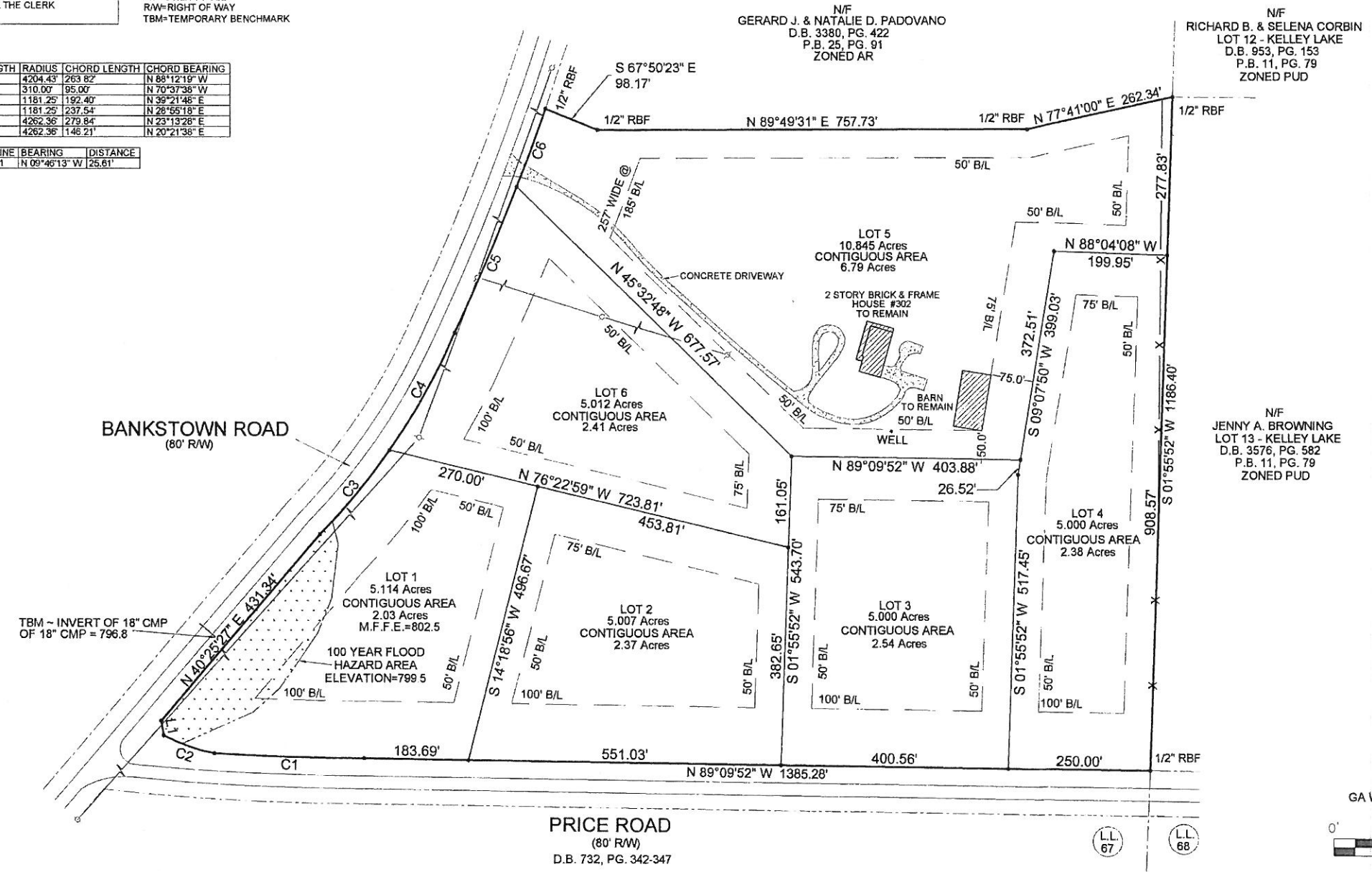
MINOR SUBDIVISION PLAT
OF
BROOKS FARMS

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
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PG=PAGE
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(##)=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	263.86'	4204.43'	263.82'	N 88°12'19" W
C2	95.36'	310.00'	95.00'	N 70°37'38" W
C3	192.61'	1181.25'	192.40'	N 39°21'48" E
C4	237.94'	1181.25'	237.54'	N 28°55'18" E
C5	279.89'	4262.36'	279.84'	N 23°13'28" E
C6	146.22'	4262.36'	146.21'	N 20°21'38" E

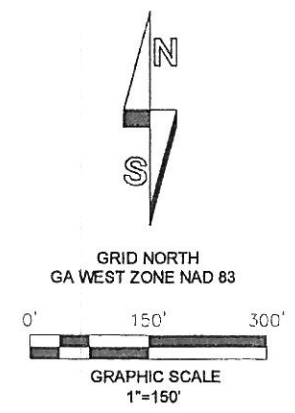
LINE	BEARING	DISTANCE
L1	N 09°46'13" W	125.61'



CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 42,167 FEET AND AN ANGULAR ERROR
OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN
ADJUSTED USING THE COMPASS RULE
METHOD

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE
OBTAINED USING A LIECA 403 TCR TOTAL
STATION



Prepared For:

GREEN FOREST CONSTRUCTION, LLC.

Property Location

Land Lot 67 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC
surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

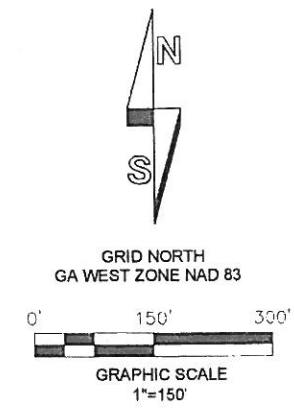
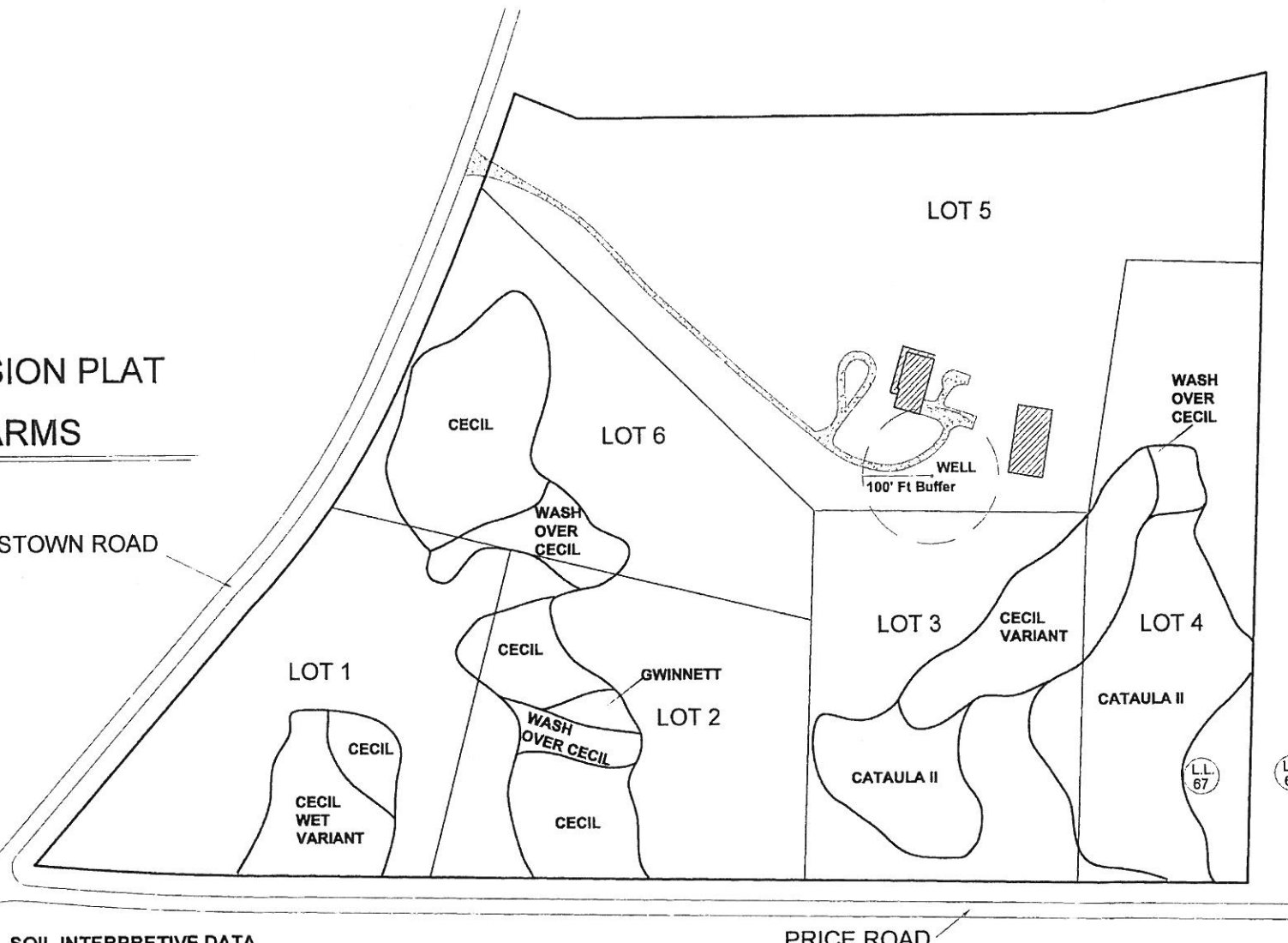
Job No. 18-069	
Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 05/16/18	
F.W.P.D.: 03/30/18	
Revisions	Date
COUNTY COMMENTS	05/29/18

PAGE 2 OF 3

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

MINOR SUBDIVISION PLAT
OF
BROOKS FARMS

BANKSTOWN ROAD



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (in/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cataula II	>72	30 (PWT)	2-8	12-18	----	0.10	C1
Cecil	>72	>72	2-10	30-48	60	----	A1
Cecil Variant	>72	>72	2-10	48-60	60	----	A5
Cecil Wet Variant	>72	54-60	2-6	18-30	75	----	P1
Gwinnett	>72	>72	6-10	24-36	60	----	N3
Wash over Cecil	>72	>72	2-10	30-48	65	----	A2

PRICE ROAD

SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area if it is used for absorption field.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 54 and 60 inches. Installations deeper than 30 inches may require a treatment system producing Class 1 effluent.



Prepared For:

GREEN FOREST CONSTRUCTION, LLC.

Property Location

Land Lot 67 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC
surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. 18-069
Drawn By: R.D.G. Reviewed By: R.M.B.
Issue Date: 05/16/18
F.W.P.D.: 03/30/18
Revisions Date
COUNTY COMMENTS 05/29/18

PAGE 3 OF 3

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 1, 2018
Subject: Final Plat to be considered on June 7, 2018 *CWB*

FINAL PLAT

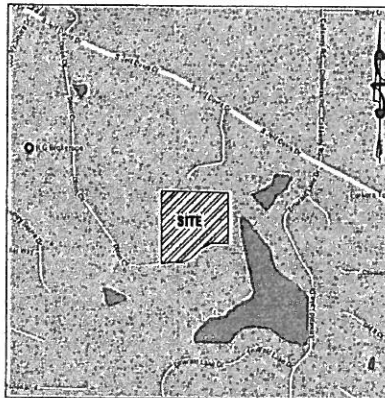
Final Plat of Dixon Circle

OWNER/APPLICANT

Richard C. Dickson

Recommend **APPROVAL** for the Final Plat.

Final plat for
Dixon Circle
Land Lot 73 & 88 of the 5th District
Fayette County, Georgia
April 11, 2018



VICINITY MAP
(NOT TO SCALE)

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

- OWNER/DEVELOPER:
Richard C. Dickson
165 Carrington Lane
Brooks, GA 30205
(770)289-7244 cell
- SURVEYOR:
Four Corners Surveying, L.L.C.
P. O. Box 15
Tyronne, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- 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 100,000+
- SITE DEVELOPMENT DATA:
Location: Land Lot 73 & 88 of the 5th District, Fayette County, Georgia
Site Data = 2 Lots
Total area of project = 11.862 Acres 516,706 Sq. Ft.
- Tax Parcel ID: 0519 042
- Tract 1 Rezoned to R-45 as per Petition #1270-17 Approved 02/22/2018.
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS
For A-R Zoning district
Minimum floor area of house = 1,200 SF
Minimum lot size = 5 ACRES
Minimum lot width at building line = 250'
Front yard = 100' Arterial/Collector, 75' Local
Side yard = 50'
Rear yard = 75'
Maximum height of structure = 35'
For R-45 Zoning district
Minimum floor area of house = 1,800 SF
Minimum lot size = 1.5 ACRES
Minimum lot width at building line = 125'
Front yard = 60' Arterial/Collector, 40' Local
Side yard = 20'
Rear yard = 40'
Maximum height of structure = 35'
- 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.
- Capped 3/8" re-bar to be set at all lot corners unless otherwise noted.
- 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.
- There are state waters on a portion of this property.
- There are wetlands on this property as per Fayette County GIS. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- There are no groundwater recharge areas on the property.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded
- 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.
- Sewer service provided by Individual septic systems on each lot.
- Lots water service to be provided by individual wells on each lot.
- All distances shown are horizontal ground distance. No conversion factor used.
- Plat is oriented to state plane north.
- There is an existing structure to remain.
- Each residential building lot has a minimum contiguous area of 0.6 Acres that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
- No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.
- There are no existing easements associated with the property, that was found by this office.
- Right of Way 30' from centerline of Road was dedicated to Fayette County via quit claim deed to be recorded in the office of the clerk of superior court of Fayette County.
- Lot(s) (Lot No.) either contain or are adjacent to a Special Flood Hazard Area identified in the Fayette County 2013 Limited Detail Flood Study. As required by Art. IV of the Development Regulations a minimum finished floor elevation is established for the lowest floor elevation including a basement by this study.

OWNER'S CERTIFICATE

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 _____

LEVEL III SOIL SURVEY

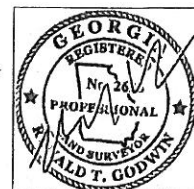
I, Larry F. McEver do hereby certify that the Level III Soil Survey information provided on this plat was performed by Resource Engineers, Inc. in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional _____ Date _____
Professional Engineer
Registration No. 021170
8305 Spence Road
Fairburn, GA 30213
(770) 969-8923

SURVEYOR'S CERTIFICATE:

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 04/11/18
Registered Land Surveyor No. Date



Approved by Fayette County Environmental Health Department

Date _____ Environmental Health Specialist

Approved by Fayette County Stormwater Management Department

Date _____ Environmental Management Director

Approved by Fayette County Engineer

Date _____ County Engineer

Approved by Fayette County Planning Commission

Date _____ Secretary

Approved by Fayette County Zoning Administrator

Date _____ Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.

Date _____ Fire Marshal

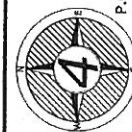
LEGEND:

OTP= OPEN TOP PIPE
RBF= REBAR FOUND
RBS= REBAR SET
R/W= RIGHT OF WAY
LL= LAND LOT
MFFE= MINIMUM FINISHED FLOOR ELEVATION
A.E.= ACCESS EASEMENT
D.E.= DRAINAGE EASEMENT
S/W= SIDEWALK
U.E.= UTILITY EASEMENT
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X= GAS VALVE
W= WATER METER
UT= UTILITY POLE
DI= DROP INLET
FH= FIRE HYDRANT
WV= WATER VALVE
LP= LIGHT POLE
F= FENCE
DM= DRAINAGE MANHOLE

DISCLAIMER:

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.

FOUR CORNERS
SURVEYING™



P.O. BOX 15 Tyronne, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET

DESCRIPTION:

DATE:

REVISION

Richard C. Dickson
254 Dixon Circle

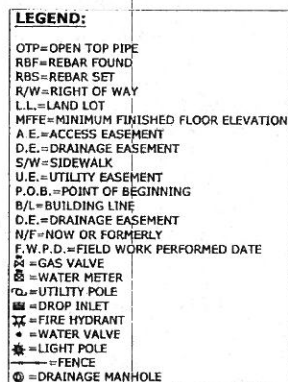
Land Lot 73 & 88 of the 5th District Fayette County, Georgia
JOB NUMBER: 17-121 FP
DATE: 04/11/2018 DRAWN BY: JCB SCALE: 1" = 80'

SHEET

1
OF

TWO

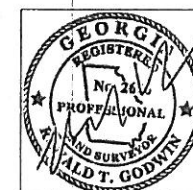
This Box reserved for the Clerk of the Superior Courts



DISCLAIMER:

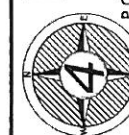
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Line Table		
Line #	Direction	Length
L1	S04° 46' 04"E	17.09
L2	S62° 13' 00"W	80.00
L3	S81° 13' 00"W	73.60
L4	N01° 04' 00"E	15.80
L5	S82° 36' 14"W	26.67
L6	S00° 26' 40"E	15.92
L7	S82° 36' 14"W	151.11
L8	S00° 26' 40"E	15.92



GRAPHIC SCALE 1" = 80'

**FOUR CORNERS
SURVEYINGTM**



DESCRIPTION:

DATE: _____

REVISION

Richard C. Dixon
254 Dixon Circle

Land Lot 73 & 88 of the 5th District Fayette County, Georgia

JOB NUMBER: 17-121 FP

SHEET

2
OF

TWO

REQUESTED ACTION: A-R to R-45

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Sumner Road & SR 54

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 70

OWNER: Mary Frances Black Trustee Frances O. Black Trust

AGENT: Ron Godwin

PLANNING COMMISSION PUBLIC HEARING: June 7, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING: June 28, 2018

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivision consisting of three (3) lots on 3.398 acres.

STAFF RECOMMENDATION
APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 3.398 acre tract fronting on Sumner Road and SR 54 in Land Lot 70 of the 7th District. Sumner Road is classified as a County Local road and SR 54 is classified as a Major Thoroughfare on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 3.398 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-40, A-R and O-I. 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 (across Sumner Road)	1.00 1.09 1.235	R-40 R-40 R-40	Residential Residential Residential	Low Density Residential (1 Unit/ 1 to 2 acres) and SR 54 Overlay District
South (across SR 54)	1.00	R-40	Longboat Subdivision	Low Density Residential (1 Unit/ 1 to 2 acres) and SR 54 Overlay District
East	1.30	O/I	Office	Low Density Residential (1 Unit/ 1 to 2 acres) and SR 54 Overlay District
West	5.009 (remainder of parent tract)	A-R	Residential	Low Density Residential (1 Unit/ 1 to 2 acres) and SR 54 Overlay District

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/ 1 Acre) and SR 54 Overlay District. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to R-45 for the purpose of developing a Residential Subdivision consisting of three (3) lots on 3.398 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.

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

Water Available

Public Works/Engineering

Per Sec. 104-55. - Driveway and encroachment control (6) access shall be from Sumner Road. No other comments.

Environmental Management

At time of land development and/or before approval of a final plat, the EMD will require a stormwater management plan that determines what adverse impacts, if any, on the downstream properties and further require best management practices to alleviate impacts if impacts are determined present. This may impact the subdivision of lots.

Environmental Health Department

No objections

Fire

Approved

Georgia Department of Transportation

Since this proposed subdivision of property is located on a state route, GDOT will need to approve the subdivision, we will inform the property owner that since these will be residential lots all access should be gained off of Sumner Road and not SR 54.

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) and SR 54 Overlay District. 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.
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.**

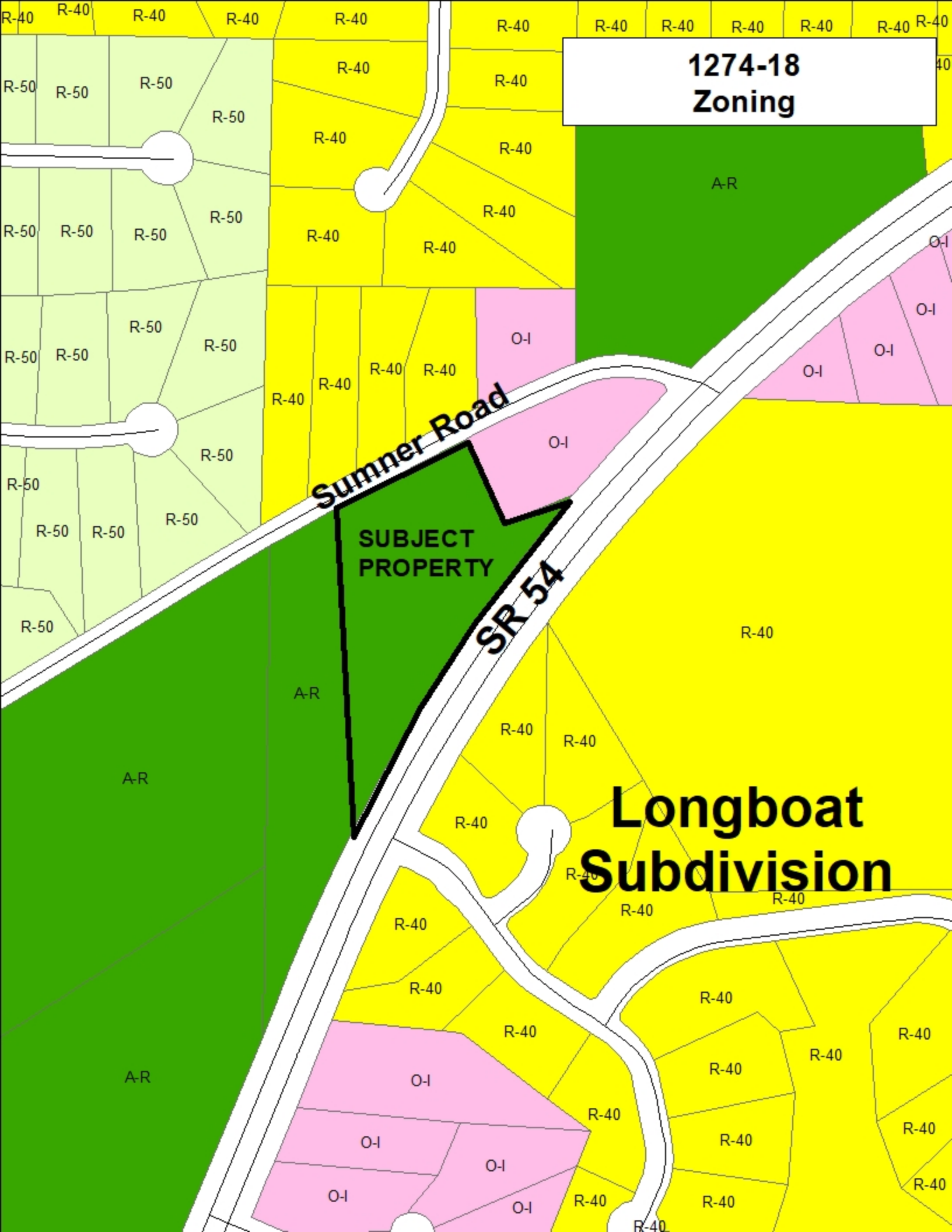
**1274-18
Zoning**

Sumner Road

**SUBJECT
PROPERTY**

SR 54

**Longboat
Subdivision**



1274-18
Land Use Plan

Sumner Road

**SUBJECT
PROPERTY**

SR 54

**LOW DENSITY
RESIDENTIAL**

**Longboat
Subdivision**

**1274-18
Aerials**

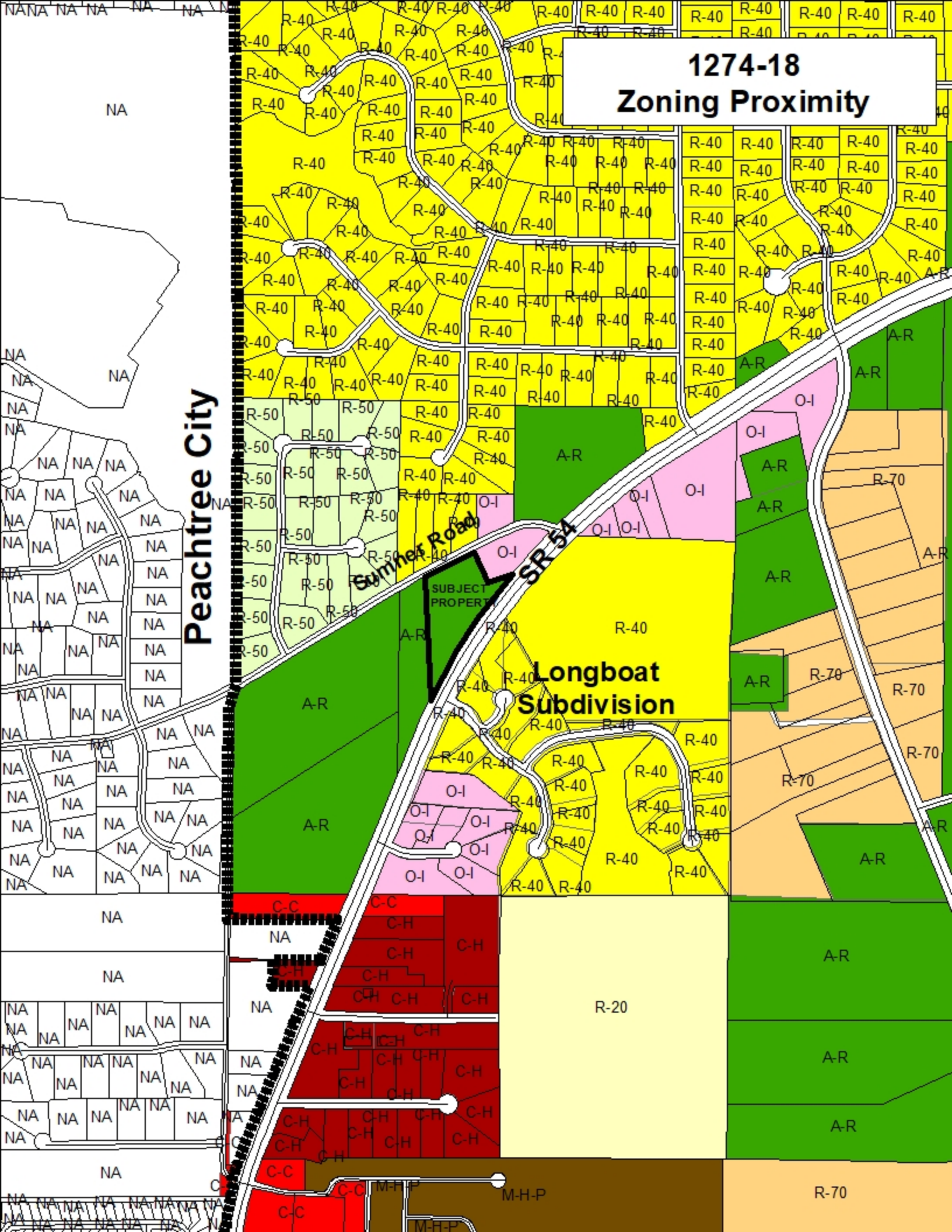
Sumner Road

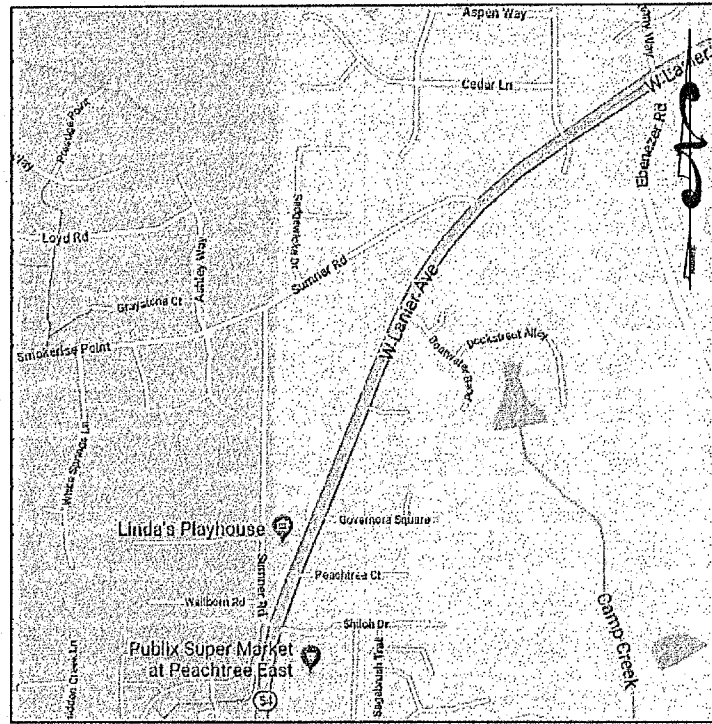
**SUBJECT
PROPERTY**

SR 54

**Longboat
Subdivision**







VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

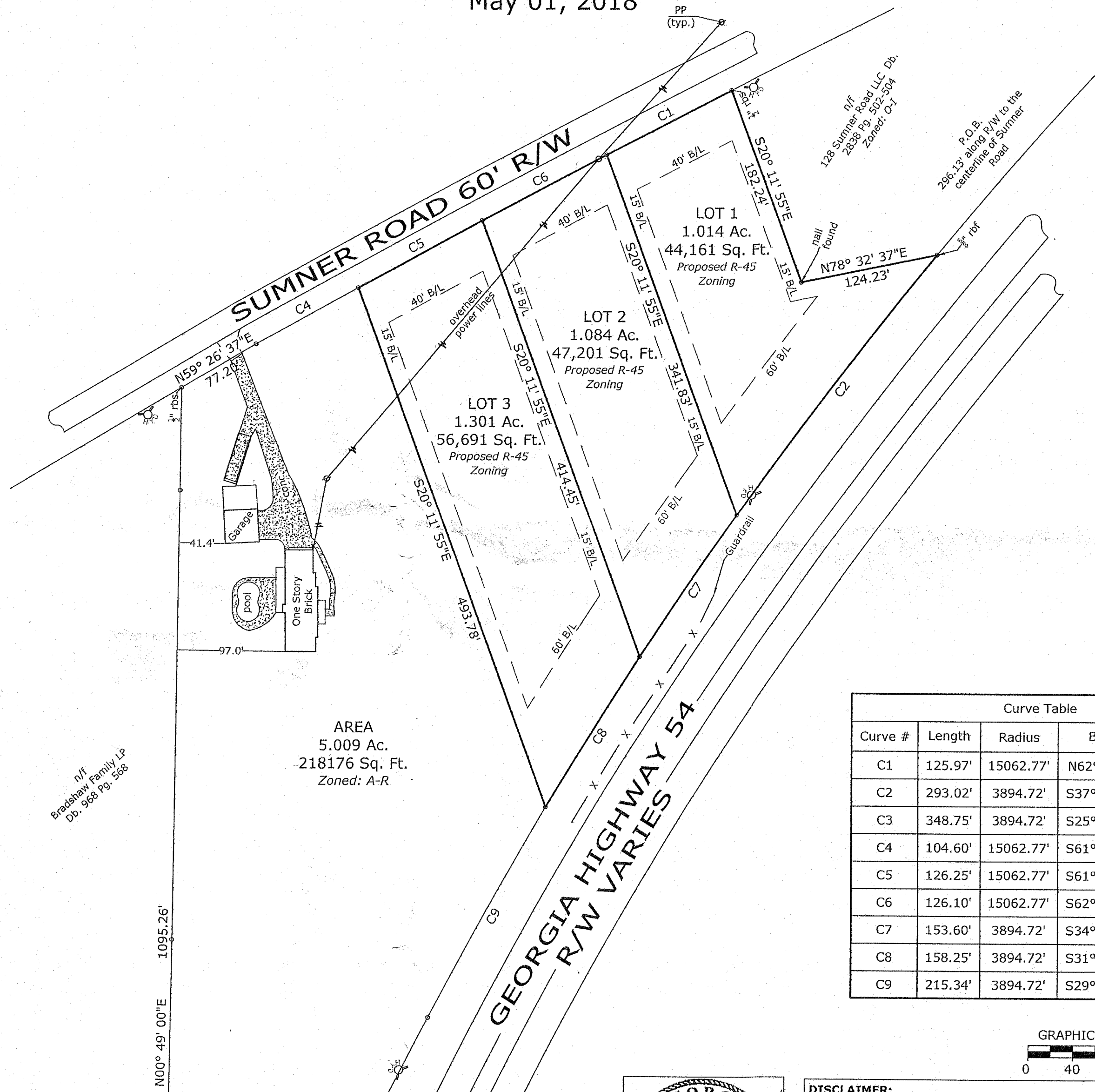
- OWNER/DEVELOPER:
Frances OBlack Trust
380 Gulf of Mexico Drive
Unit 515 B
Longboat, FL 34228
(941)366-8070 cell
- SURVEYOR:
Four Corners Surveying, L.L.C.
P. O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- CLOSURE DATA:
Field Closure=1' IN 10,000+
Angle Point Error= < 20"
Equipment Used=Topcon 3005W,
Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method=Compass Rule
Plat Closure=1' IN 100,000+
- SITE DEVELOPMENT DATA:
Location: Land Lot 70 of the 7th District, Fayette County, Georgia
Existing Zoning: A-R
Proposed Zoning: R-45
Site Data = 3 Lots
Total area of project = 3.399 Acres 148,053 Sq. Ft.
- Tax Parcel ID: 0719 021
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
For R-45 Zoning district
Minimum floor area of house = 1,800 SF
Minimum lot size = 1 Acre
Front yard = 60' Arterial/Collector, 40' Local
Side yard = 20'
Rear yard = 40'
Maximum height of structure = 35'
- 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.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- 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.
- There appears to be no state waters on this property.
- There are no wetlands on this property as per Fayette County GIS.
- There are no groundwater recharge areas on the property.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
- 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.
- Sewer service provided by individual septic systems on each lot.
- Lots water service to be provided Fayette County on each lot.
- All distances shown are horizontal ground distance. No conversion factor used.
- Plat is oriented to state plane north.
- There is an existing structure to remain.
- 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.

LEGEND:

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

Rezoning Plat for
**Black Mary Frances Trustee
& Frances O Black Trust**

Land Lot 70 of the 7th District
Fayette County, Georgia
May 01, 2018



n/f
Bradshaw Family LP
Db. 988 Pg. 558

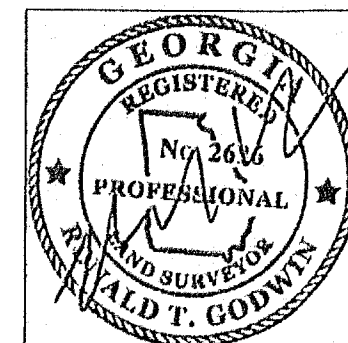
SURVEYOR'S CERTIFICATE:

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
Registered Land SURVEYOR No.

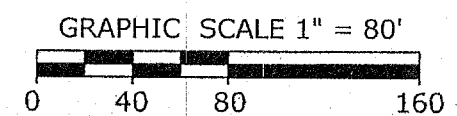
05/01/18
Date



DISCLAIMER:

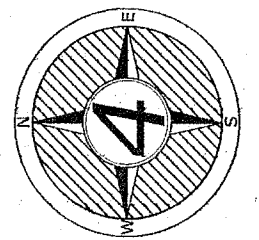
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground 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.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	125.97'	15062.77'	N62° 42' 10"E	125.97'
C2	293.02'	3894.72'	S37° 33' 38"W	292.95'
C3	348.75'	3894.72'	S25° 32' 58"W	348.63'
C4	104.60'	15062.77'	S61° 18' 16"W	104.60'
C5	126.25'	15062.77'	S61° 44' 36"W	126.25'
C6	126.10'	15062.77'	S62° 13' 24"W	126.10'
C7	153.60'	3894.72'	S34° 16' 32"W	153.59'
C8	158.25'	3894.72'	S31° 58' 54"W	158.24'
C9	215.34'	3894.72'	S29° 14' 01"W	215.31'



**FOUR CORNERS
SURVEYING™**

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET



Plat/Deed	Book	Page
P	183	
D.B.	4191	559-560

Black Mary Frances Trustee
& Frances O Black Trust
205 SUMNER ROAD
Land Lot 70 of the 7th Land District
Fayette County, Georgia

Black Mary Frances Trustee
& Frances O Black Trust

Job #: 18-057
Drawn By: RTG
Reviewed By: RTG
Date: 05/01/18
F.W.P.D.: 02/25/18
Scale: 1" = 80'
Sheet: 1 of 1

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

PROPERTY OWNERS: RICHARD C. BAILEY
MAILING ADDRESS: 6525 WILLOW BRIDGE DRIVE, FAIRHOPE, AL 36532
PHONE: 251-422-0872 E-MAIL: rbailley@happyolive4.com
AGENT FOR OWNERS: RANDY M. BOYD
MAILING ADDRESS: P.O. BOX 64, ZEBULON, GA 30295
PHONE: 404-275-1677 E-MAIL: boyd2227@gmail.com
PROPERTY LOCATION: LAND LOT 129 LAND DISTRICT 4th PARCEL _____
LAND LOT _____ LAND DISTRICT _____ PARCEL _____
TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 17.858 ACRES
EXISTING ZONING DISTRICT: R-20 PROPOSED ZONING DISTRICT: AR
ZONING OF SURROUNDING PROPERTIES: R-20 (WEST), AR (EAST), AR (SOUTH)
PRESENT USE OF SUBJECT PROPERTY: AGRICULTURAL R-20 (SOUTHWEST)
PROPOSED USE OF SUBJECT PROPERTY: AGRICULTURAL
LAND USE PLAN DESIGNATION: _____
NAME AND TYPE OF ACCESS ROAD: HWY. 85 CONNECTOR
LOCATION OF NEAREST WATER LINE: Along Hwy. 85 Connector

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1275-18

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: C.B. Date: 5/01/2018

DATE OF PLANNING COMMISSION HEARING: June 7, 2018

DATE OF COUNTY COMMISSIONERS HEARING: June 28, 2018

Received from R.D. GASKINS & Associates, LLC a check in the amount of \$ 370⁰⁰ for
application filing fee, and \$ 350⁰⁰ for deposit on frame for public hearing sign(s). 20⁰⁰
Date Paid: 5/1/2018 Receipt Number: 6252216-application
6252230-sign

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 C. BAILEY

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0424 - 024

(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) 129 of the 4th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of _____ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) ☒ (We) hereby delegate authority to RANDY M. BOYD 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.

Signature of Property Owner 1

6525 WILLOW BRIDGE DRIVE
Address FARHOPE, AL. 36532

Signature of Notary Public

4-25-18 Date
My commission expires Sept 12, 2018

Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

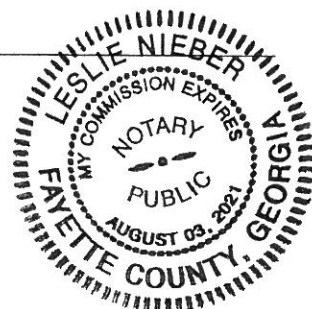
Signature of Authorized Agent

P.O. Box 64, ZEBULON,
Address GA. 30295

Date

Signature of Notary Public

5/1/18 Date



NAME: RICHARD C. BAILEY PETITION NUMBER: _____
ADDRESS: 6525 WILLOW BRIDGE DRIVE, FAIRHOPE, AL. 36532

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

RICHARD C. BAILEY affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) B-20 Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ _____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to AR.

This property includes: (check one of the following)

☒ See attached legal description on recorded deed for subject property or

☐ Legal description for subject property is as follows:

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

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF April, 2018.

Krista Pate
NOTARY PUBLIC

My commission Sept 12, 2021

☒ [Signature]
APPLICANT'S SIGNATURE

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, RICHARD C. BAILEY, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, _____ feet of right-of-way along _____ 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 25 day of April, 2018.

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC

My commission expires Sept. 12, 2021

REQUESTED ACTION: R-20 to A-R

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Highway 85 Connector

DISTRICT/LAND LOT(S): 4th District, Land Lot(s) 129

OWNER: Richard C. Bailey

AGENT: Randy Boyd

PLANNING COMMISSION PUBLIC HEARING: June 7, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING: June 28, 2018

APPLICANT'S INTENT

Applicant proposes to rezone 17.858 acres from R-20 to A-R for the purpose of creating A-R lots.

STAFF RECOMMENDATION

APPROVAL

1.

1275-18

INVESTIGATION

A. PROPERTY SITE

The subject property is a 17.858 acre tract in Land Lot 129 of the 4th District which is a portion of a larger 63 acre tract fronting on Highway 85 Connector. Highway 85 Connector is classified as a Minor Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned R-20.

History: Rezoning petition 298-75 (A-R to R-20) for 206.5 acres was approved by the Board of Commissioners on July 12, 1975. The subject property is part of the 206.5 acres.

B. SURROUNDING ZONING AND USES

The general situation is a 17.858 acres tract that is zoned R-20. In the vicinity of the subject property is land which is zoned R-20 and A-R. 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, east & south	63.0 (parent tract)	A-R	Agricultural-residential	Agricultural Residential (1 Unit/5 Acres)
West	6.3	R-20	Undeveloped	Agricultural Residential (1 Unit/5 Acres)

C. COMPREHENSIVE PLAN

The subject property lies within an areas designated for Agricultural Residential (1 Unit/5 Acres) and Environmentally Sensitive Areas (floodplain). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone 17.858 acres from R-20 to A-R, which is a portion of a larger 63 acre tract fronting on Highway 85 Connector, for the purpose of creating A-R lots.

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.

E. DEPARTMENTAL COMMENTS

Water System

Water Available

Public Works/Engineering

No Public Works/Engineering comments

Environmental Management

If the lots were subdivided after May 1987 then Watershed Protection Ordinance applies. There is a 100 ft watershed protection buffer plus a 50 ft watershed protection setback off the base flood elevation of Whitewater Creek. The watershed protection buffer and setback off the unnamed tributary of Whitewater Creek are 100 ft and 50 ft respectively from the setback.

Environmental Health Department

Petition No.: 1275-18 No objections to proposed rezoning of 17.858 from R- 20 to A-R. Development of potential residential lot appears to be challenging due extent of 100yr flood plain and location of stream, as well as limited access to GA Hwy 85 Connector.

Fire

Approved

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone 17.858 acres from R-20 to A-R for the purpose of creating A-R lots. 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 Agricultural Residential (1 Unit/5 Acres) and Environmentally Sensitive Areas (floodplain). 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.
4. Existing conditions and the area's continuing development as an agricultural-residential district support this petition.

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

Prepared For:
RICHARD C. BAILEY

F.W.P.D.: 09/28/17

Date: 04/30/18

Scale: 1" = 200'

Job No: OMIE BAILEY

County: FAYETTE, GA

Land Lot: 129

District: 4TH

CONCEPT PLAN

**S.A. GASKINS
& ASSOCIATES, LLC.**

SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS

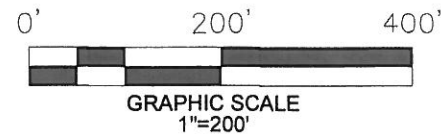
P.O. BOX 303 Brooks, Ga. 30205

rdgaskins79@gmail.com

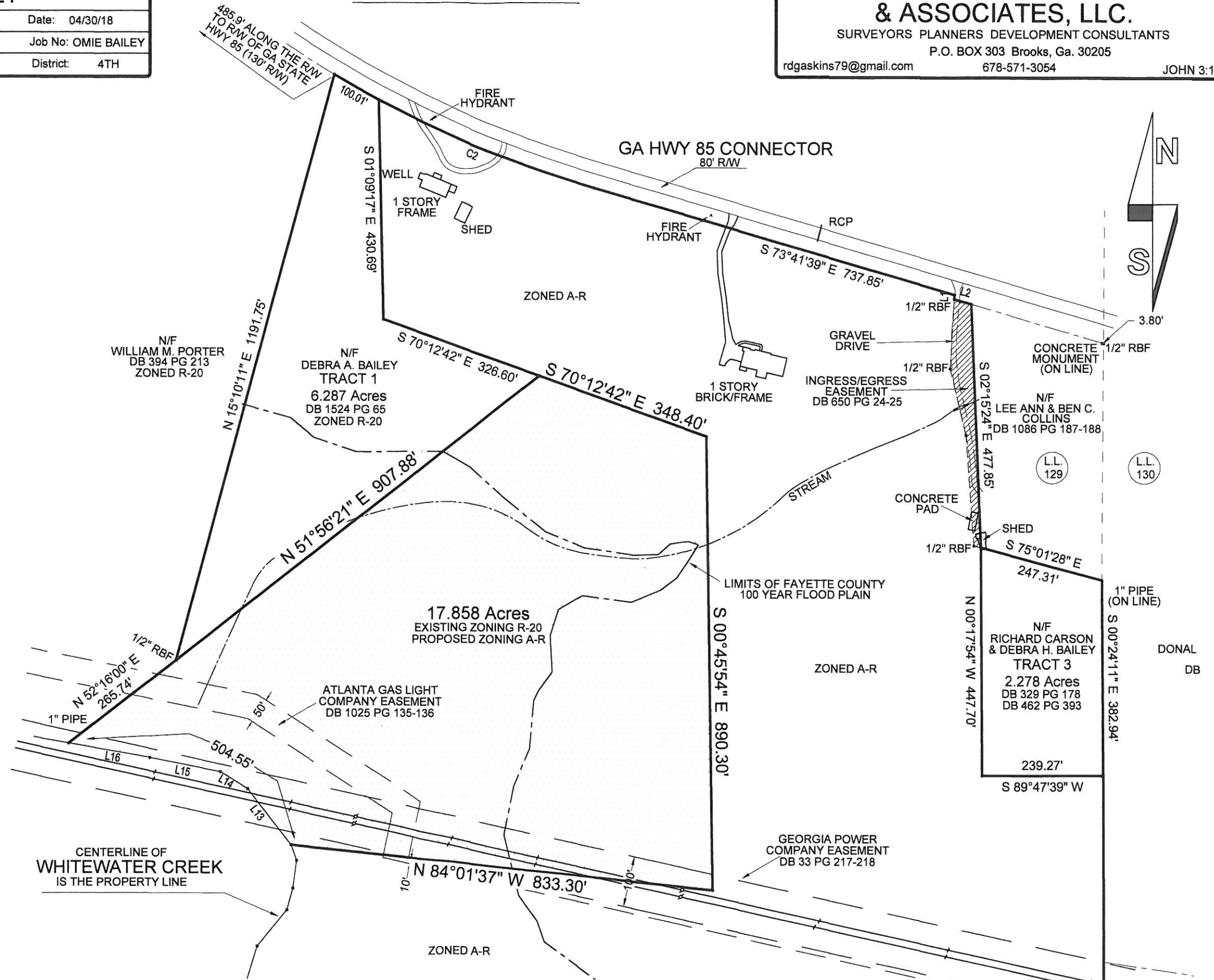
678-571-3054

JOHN 3:16

LINE	BEARING	DISTANCE
L1	S 03°24'25" W	8.33'
L2	S 73°38'25" E	35.03'
L3	N 23°45'02" W	155.84'
L4	N 10°32'03" W	130.70'
L5	N 23°15'15" E	113.42'
L6	N 03°45'04" E	86.55'
L7	N 15°26'58" E	91.83'
L8	N 16°57'12" E	106.27'
L9	N 39°14'58" E	91.66'
L10	N 15°41'09" E	43.84'
L11	N 07°32'28" E	55.24'
L12	N 19°16'57" W	32.16'
L13	N 37°36'20" W	138.99'
L14	N 58°16'21" W	63.13'
L15	N 78°43'26" W	140.99'
L16	N 79°55'57" W	161.44'



LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER



Randy M. Boyd
P.O. Box 64
Zebulon, Ga. 30295

May 11, 2017

VIA EMAIL DELIVERY

Pete Frisina, Director
Fayette County Planning and Zoning Department
140 Stonewall Avenue, West
Suite 202
Fayetteville, Ga. 30214

**RE: Rezoning Petition No. 1275-18
Tax Parcel No. 0424 024**

Dear Mr. Frisina,

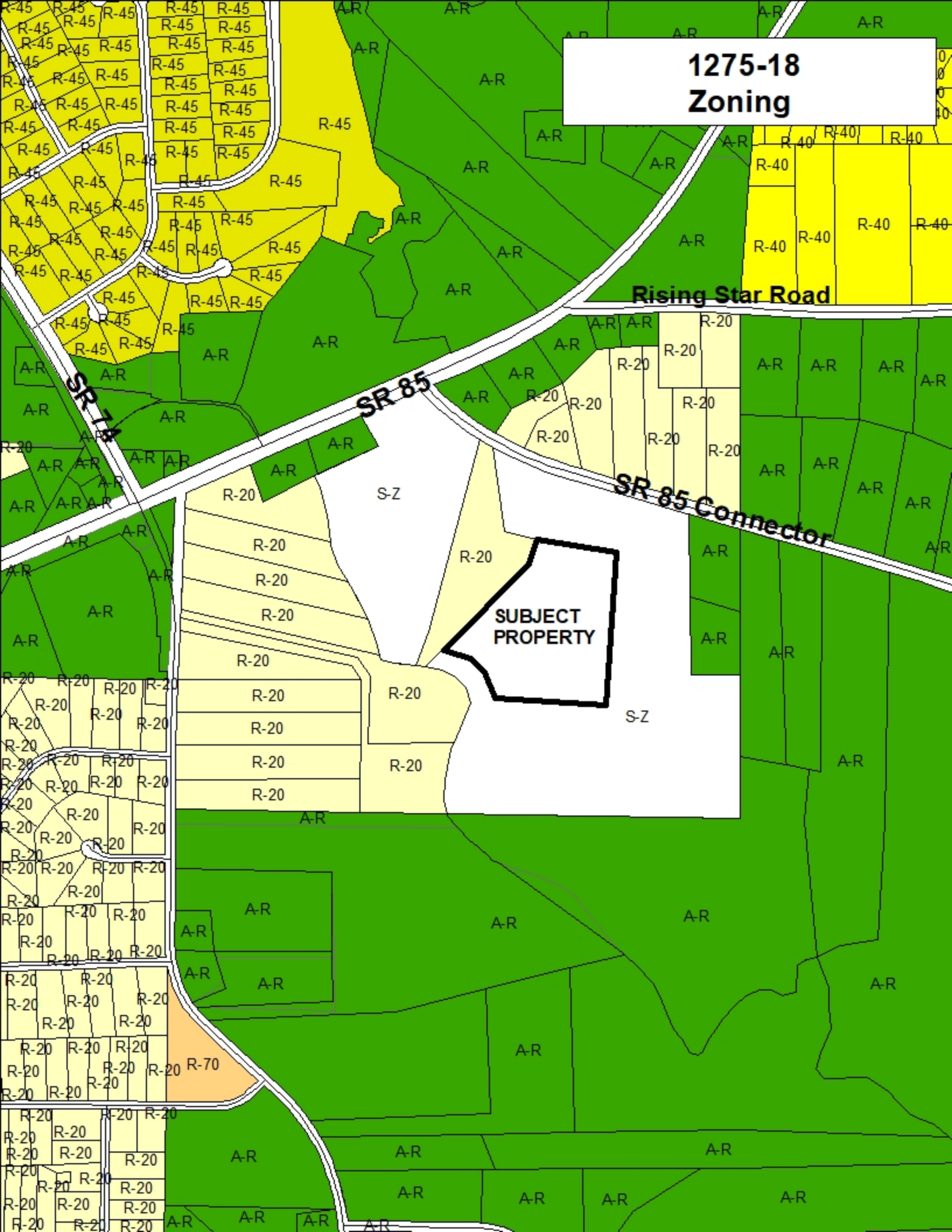
It is the intention of my client to rezone 17.858 acres located on the south side of Georgia Hwy. 85 Connector from R-20 to AR in order to develop a 4 lot subdivision. The rezoning is necessary due to a split zoning of the property. A portion of the property was rezoned to R-20 on July, 1975. Sewerage will be provided by an onsite sewerage disposal system on each lot. Water service will be provided by the Fayette County Water Department line located on the south side of Georgia Hwy. 85 Connector.

Respectfully submitted,

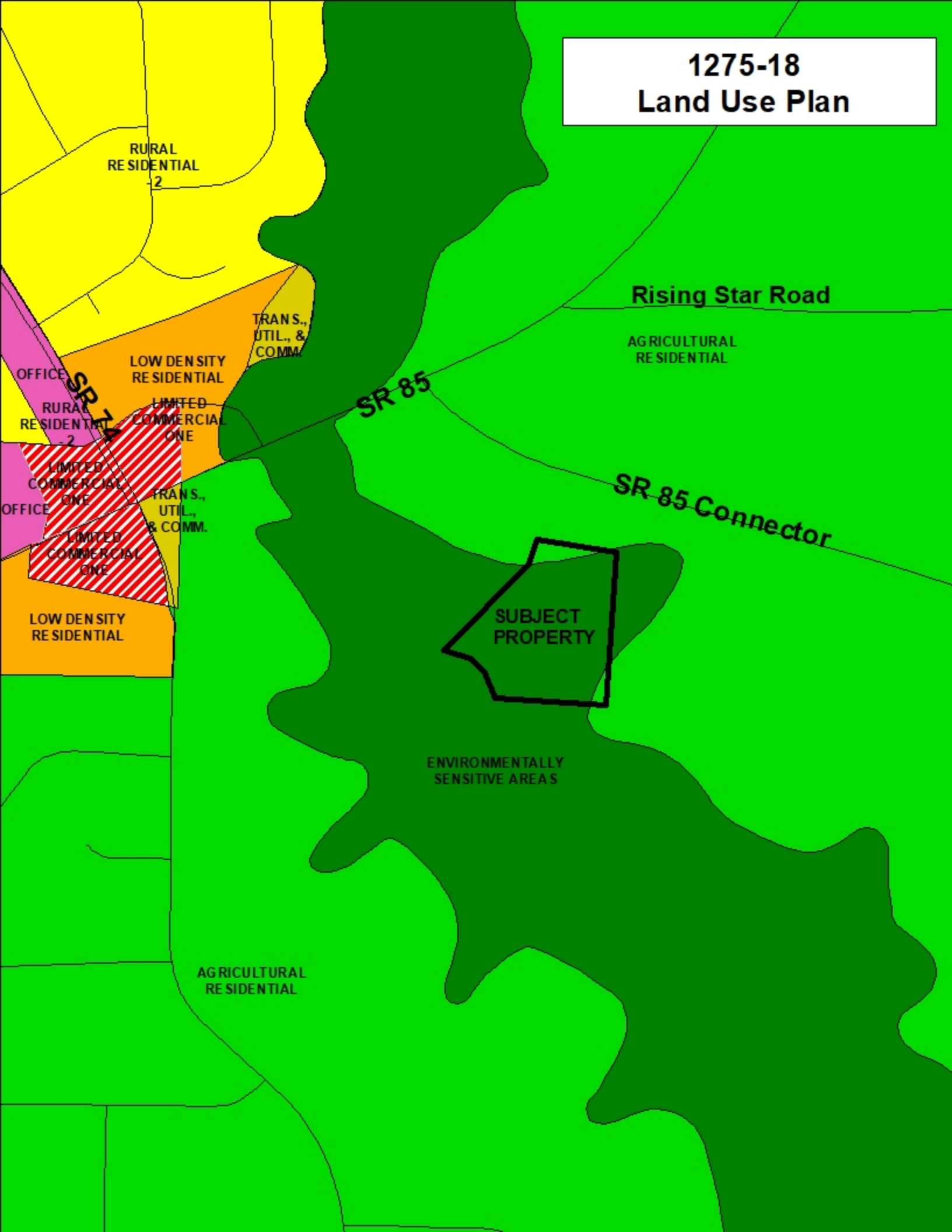
Randy M. Boyd

Randy M. Boyd

1275-18 Zoning



**1275-18
Land Use Plan**



**1275-18
Aerials**



Rising Star Road

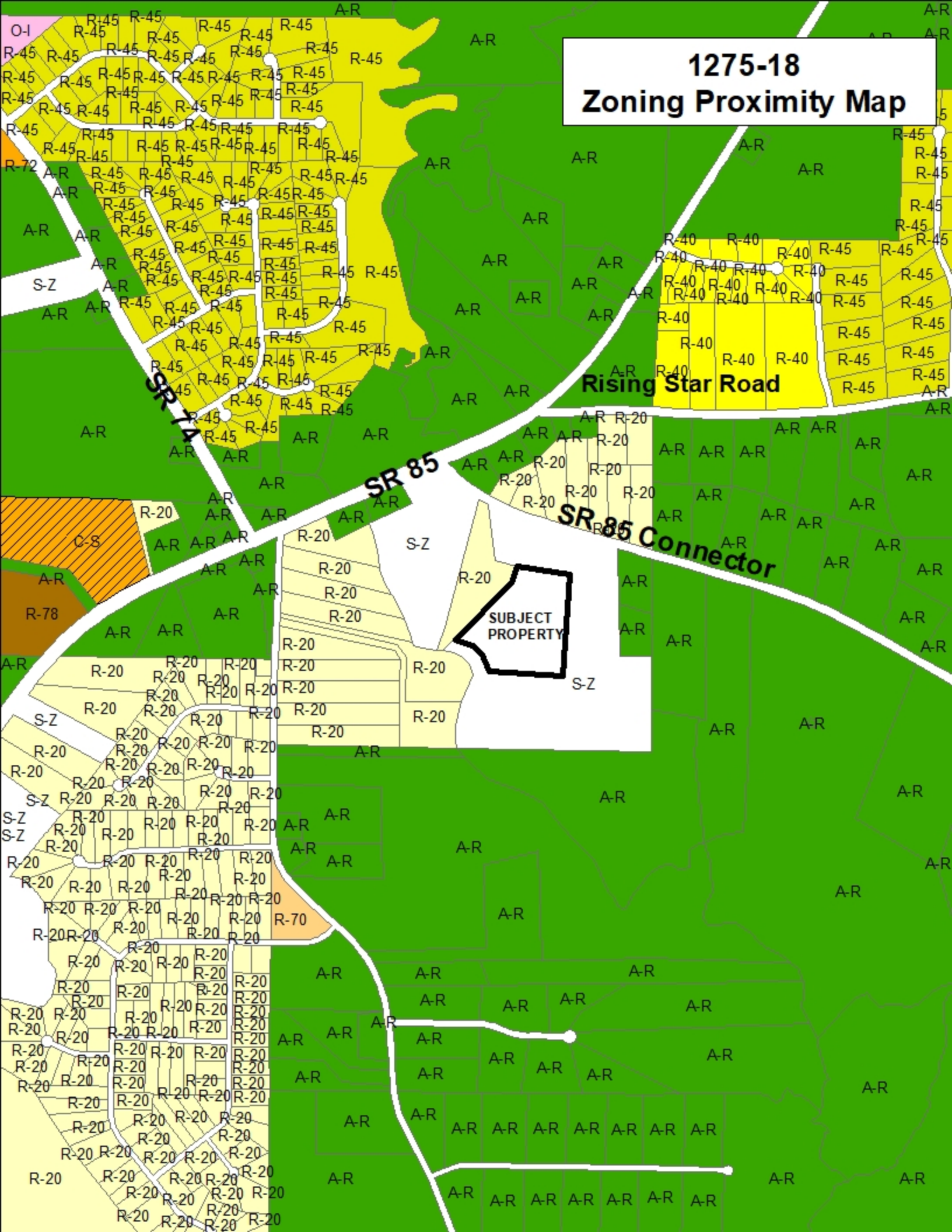
SR 74

SR 85

SR 85 Connector

SUBJECT
PROPERTY

1275-18 Zoning Proximity Map



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

PROPERTY OWNERS: RICHARD C. BAILEY
MAILING ADDRESS: 6525 WILLOW BRIDGE DRIVE, FAIRHOPE, AL 36532
PHONE: 251-422-0872 E-MAIL: rbailley@happyolive4.com
AGENT FOR OWNERS: RANDY M. BOYD
MAILING ADDRESS: P.O. BOX 64, ZEBULON, GA 30295
PHONE: 404-275-1677 E-MAIL: boyd2227@gmail.com
PROPERTY LOCATION: LAND LOT 129 LAND DISTRICT 4th PARCEL _____
LAND LOT _____ LAND DISTRICT _____ PARCEL _____
TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 17.858 ACRES
EXISTING ZONING DISTRICT: R-20 PROPOSED ZONING DISTRICT: AR
ZONING OF SURROUNDING PROPERTIES: R-20 (WEST), AR (EAST), AR (SOUTH)
PRESENT USE OF SUBJECT PROPERTY: AGRICULTURAL R-20 (SOUTHWEST)
PROPOSED USE OF SUBJECT PROPERTY: AGRICULTURAL
LAND USE PLAN DESIGNATION: _____
NAME AND TYPE OF ACCESS ROAD: HWY. 85 CONNECTOR
LOCATION OF NEAREST WATER LINE: Along Hwy. 85 Connector

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1275-18

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: C.B. Date: 5/01/2018

DATE OF PLANNING COMMISSION HEARING: June 7, 2018

DATE OF COUNTY COMMISSIONERS HEARING: June 28, 2018

Received from R.D. GASKINS & Associates, LLC a check in the amount of \$ 370⁰⁰ for
application filing fee, and \$ 350⁰⁰ for deposit on frame for public hearing sign(s). 20⁰⁰
Date Paid: 5/1/2018 Receipt Number: 6252216-application
6252230-sign

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 C. BAILEY

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0424 - 024

(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) 129 of the 4th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of _____ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) ☒ (We) hereby delegate authority to RANDY M. BOYD 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.

Signature of Property Owner 1

6525 WILLOW BRIDGE DRIVE
Address FARHOPE, AL. 36532

Signature of Notary Public

4-25-18 Date
My commission expires Sept 12, 2018

Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

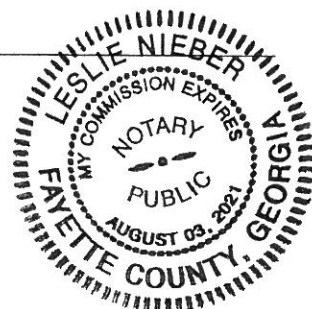
Signature of Authorized Agent

P.O. Box 64, ZEBULON,
Address GA. 30295

Date

Signature of Notary Public

5/1/18 Date



NAME: RICHARD C. BAILEY PETITION NUMBER: _____
ADDRESS: 6525 WILLOW BRIDGE DRIVE, FAIRHOPE, AL. 36532

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

RICHARD C. BAILEY affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) B-20 Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ _____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to AR.

This property includes: (check one of the following)

☒ See attached legal description on recorded deed for subject property or

☐ Legal description for subject property is as follows:

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

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF April, 2018.

Krista Petr
NOTARY PUBLIC

My commission Sept 12, 2021

☒ R C Bailey
APPLICANT'S SIGNATURE

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, RICHARD C. BAILEY, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, _____ feet of right-of-way along _____ 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 25 day of April, 2018.

[Signature]
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC

My commission expires Sept. 12, 2021