



BOARD MEMBERS

John H. Culbreth, Sr., Chairman
Danny England, Vice-Chairman
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 1, 2020
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 Planning Commission meeting held on September 17, 2020.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Traveler's Trail. The property will consist of one (1) lot zoned R-85, is located in Land Lot 247 of the 5th District and fronts on Goza Road.
3. Consideration of a Minor Final Plat of Cooper's Corner. The property will consist of one (1) lot zoned A-R, is located in Land Lot 246 of the 4th District and fronts on Hill's Bridge Road.

PUBLIC HEARING

4. Consideration of Petition No. 1295-20, Estate of Daniel & Lillie Ard, Owner, and, Rodwrightcorp, Agent, request to rezone 10.8 acres from A-R to R-80 to develop three (3) single-family residential lots. This property is located in Land Lot 228 of the 4th District and fronts on SR 85 South and Lisbon Road
5. Consideration of Petition No. 1296-20, Estate of Ruby Thomas Parrott, Owner, and, Alice Reeves, Agent, request to rezone 4.579 acres from A-R to O-I to develop office uses. The subject property is located in Land Lot 57 of the 7th District and fronts on Flat Creek Trail.
6. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-142. – O-I, Office-Institutional district concerning the SR 54 West Special Development District

OLD BUSINESS

7. Discussion of O-I and the SR 54 Special Development District.

This Public Hearing will be live-streamed at:

<https://livestream.com/accounts/4819394?query=fayette%20county&cat=account>.

The call-in number of 770-305-5277 is provided for those who would like to make public comment during this Public Hearing.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: September 23, 2020
Subject: Minor Final Plat to be considered on October 1, 2020

MINOR FINAL PLAT

Traveler's Trail

OWNER/APPLICANT 

Trent Foster (Allegiance Development Group LLC)

Recommend **APPROVAL** for the Final Plat.

Minor Final Plat of Travelers Trail

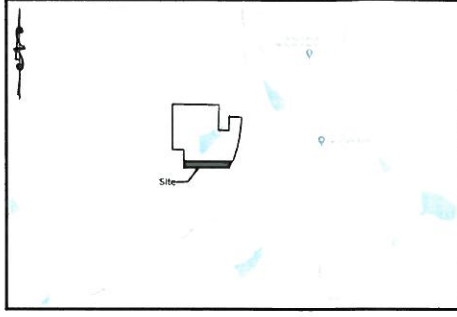
(Parent Tract Recorded in Plat Book 33 Pages 46)
Land Lot 247 of the 4th District
Fayette County, Georgia

- Legend**
- TP=Open Top Pipe
 - ▣RBF=Rebar Found
 - ▣RBS=Rebar Set
 - ▣R/W=Right of Way
 - ▣IPF=Iron Pin Found
 - ▣P.O.B.=Point of Beginning
 - ▣B/L=Building Line
 - ▣D.E.=Drainage Easement
 - ▣N/F=Now or Formerly
 - ▣F.W.P.D.=Field Work Performed Date
 - ▣=Gas Valve
 - ▣=Water Meter
 - ▣=Utility Pole
 - ▣=Drop Inlet
 - ▣=Fire Hydrant
 - ▣=Light Pole
 - X—Fence
 - ⊙=Drainage Manhole
 - OHE—Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

1. **OWNER/DEVELOPER:**
Trent Foster
Allegiance Development Group, LLC
P.O. Box 3852
Peachtree City, GA 30269
Phone (678)633-9928
2. **SURVEYOR:**
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, 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 100,000+
4. **SITE DEVELOPMENT DATA:**
Location: Land Lot 247 of the 4th District, Fayette County, Georgia
Site Data = 1 Lot
Total area of project = 3.005 Acres 130,885 Sq. Ft.
5. Tax Parcel ID: South part of #044702001
6. **MINIMUM DIMENSIONAL ZONING REQUIREMENTS:**
Rezoning Petition Number: 1291-20 A-R to R-85 (07/23/2020)
R-85 Zoning district
Minimum lot width at front setback line = 175'
Minimum floor area of house = 3,000 Sq. Ft.
Minimum lot size = (3 Acres) 130,680 Sq. Ft.
Front yard = 100' (Arterial) - 75' (Collector) - 50' (Local)
Side yard = 25'
Rear yard = 50'
Maximum height of structure = 35'
7. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
8. Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
9. In my opinion this property appears not to lie within a 100 year flood plain according to Fayette County's MNGWPD 2013 Limited Detail Study. (F.I.R.M. #13113C0118E Dated 09/26/2008)
10. There are no groundwater recharge areas on the property.
11. There are no state waters on this property.
12. There are no wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. 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.
13. There were no recorded easements found associated with the property. This survey as 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.
14. Sewer service is provided by individual septic systems on each lot.
15. Lot water service is provided by Fayette County Water System.
16. All distances shown are horizontal ground distance. no conversion factor used.
17. There are no existing structures, buildings, or improvements on the property.
18. 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.
19. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
20. 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.
21. Topographic data shown on plat was taken graphically from Fayette County GIS site.
22. Each residential building lot has a minimum contiguous area of 0.3 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.



Vicinity Map
(Not to Scale)

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

Date _____ Fire Marshal

LEVEL III SOIL SURVEY

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

Soil Classifier Professional _____ Georgia DHR Soil Classifier,
Professional Engineer
Registration No. _____
Registration Number/License Numbers _____
Applied Environmental Sciences
90F Glenda Trace #327
Newnan, Georgia 30265
(678) 262-4020

Owner's Acknowledgment:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent _____ Date _____
Owner/Agent _____ Date _____

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



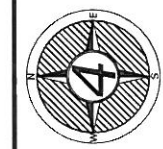
BY: Ronald T. Godwin 2696 08/17/2020
GA R.L.S. License NO. Date

Site Distance Certification:

I hereby certify that the AASHTO minimum required sight distance of 390 feet for 35 miles per hour is provided for the lot shown on Goza Road. Some locations may require the clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY: Ronald T. Godwin 2696 08/17/2020
GA R.L.S. License NO. Date

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



Page:	31-32
Plat/Deed Book P.B.:	26

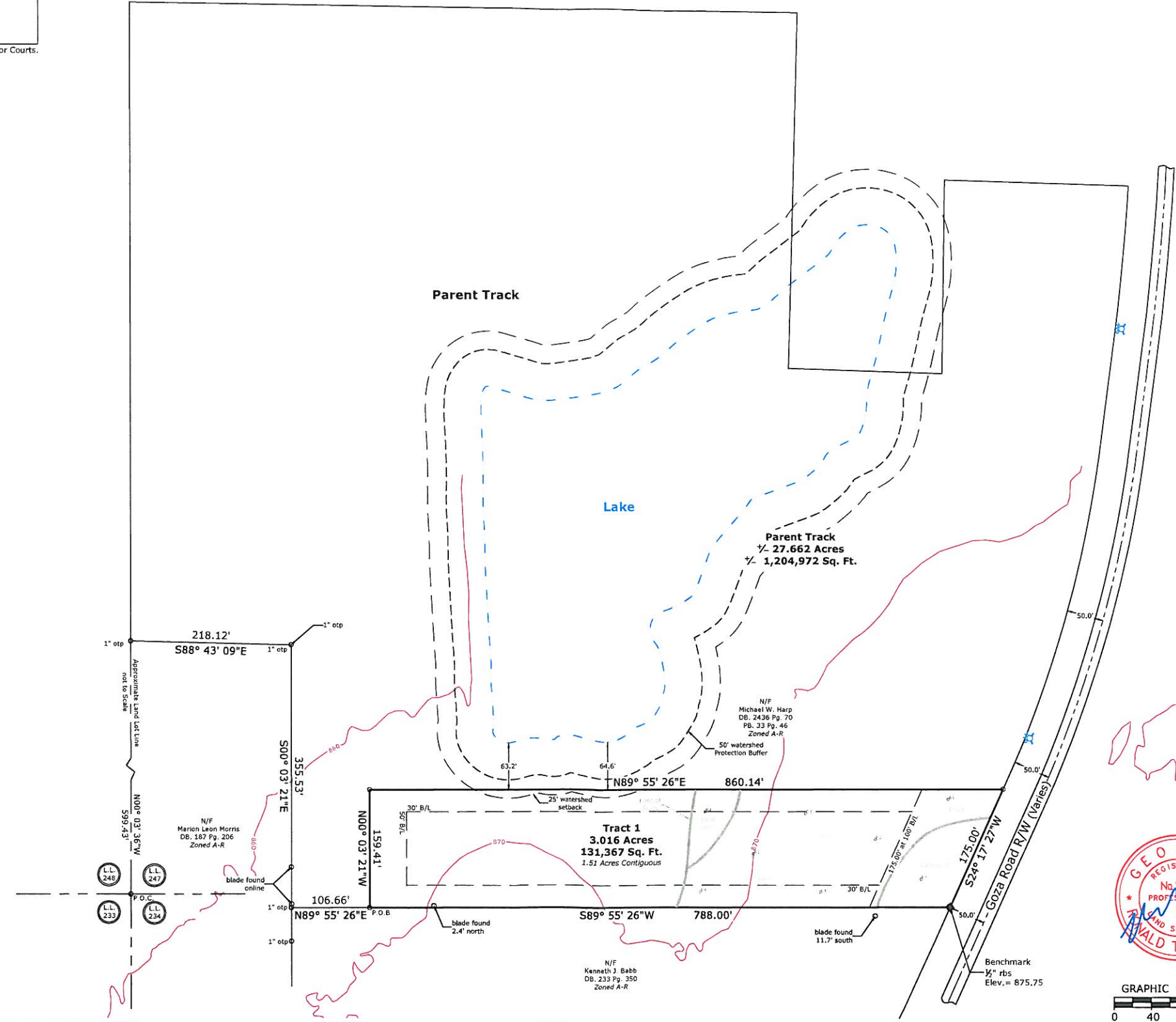
Travelers Trail
South of 159 Goza Road
Land Lot 247 of the 4th Land District
Fayette County, Georgia

Allegiance Development Group, LLC

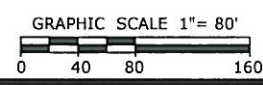
Prepared For: _____
Job #: 20-072
Drawn By: JCB
Reviewed By: RTG
Date: 08/17/2020
F.W.P.D.: 05/14/20
Scale: 1" = 80'
Sheet: 1 of 2

Minor Final Plat of
Travelers Trail
 (Parent Tract Recorded in Plat Book 33 Pages 46)
 Land Lot 247 of the 4th District
 Fayette County, Georgia

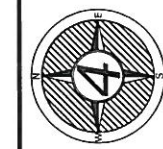
This Box reserved for the Clerk of the Superior Courts.



- Legend**
- OTP=Open Top Pipe
 - ▣ RBF=Rebar Found
 - ▣ RBS=Rebar Set
 - ▣ R/W=Right of Way
 - ▣ IPF=Iron Pin Found
 - ▣ P.O.B.=Point of Beginning
 - ▣ B/L=Building Line
 - ▣ D.E.=Drainage Easement
 - ▣ N/F=Now or Formerly
 - ▣ F.W.P.D.=Field Work Performed Date
 - ▣ =Gas Valve
 - ▣ =Water Meter
 - ▣ =Utility Pole
 - ▣ =Drop Inlet
 - ▣ =Fire Hydrant
 - ▣ =Light Pole
 - ▣ =Fence
 - ▣ =Drainage Manhole
 - ▣ =OHE=Over Head Electric Line



Grid North



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

Plat/Deed Book	P.B. 26
Page:	31-32

Travelers Trail
 South of 159 Goza Road
 Land Lot 247 of the 4th Land District
 Fayette County, Georgia

Allegiance Development Group, LLC

Prepared For:
 Job #: 20-072
 Drawn By: JCB
 Reviewed By: RTG
 Date: 08/17/2020
 F.W.P.D.: 05/14/20
 Scale: 1" = 80'
 Sheet: 2 of 2

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: September 23, 2020
Subject: Minor Final Plat to be considered on October 1, 2020

MINOR FINAL PLAT

Cooper's Corner

OWNER/APPLICANT *CNB*

Michael W. & Tammie L. Harp

Recommend **APPROVAL** for the Final Plat.

Minor Final Plat of Cooper's Corner

(Originally Recorded in Plat Book 8 Pages 102)
(Minor Subdivision Plat Book 48 Page 164)
Land Lot 246 of the 4th District
Fayette County, Georgia

- Legend**
- OTP=Open Top Pipe
 - RBF=Rebar Found
 - RBS=Rebar Set
 - R/W=Right of Way
 - IPF=Iron Pin Found
 - P.O.B.=Point of Beginning
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W.P.D.=Field Work Performed Date
 - ⊗=Gas Valve
 - ⊕=Water Meter
 - ⊙=Utility Pole
 - ⊖=Drop Inlet
 - ⊗=Fire Hydrant
 - ⊕=Light Pole
 - X—=Fence
 - ⊙=Drainage Manhole
 - OHE—=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.

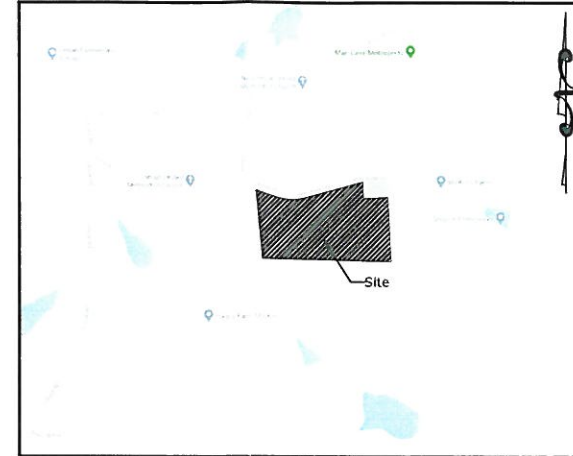
GENERAL NOTES:

1. **OWNER/DEVELOPER:**
Michael W. & Tammie L. Harp
1692 Highway 92 South
Fayetteville, GA 30215
Contact: Mickey Harp (770)584-9790
2. **SURVEYOR**
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, 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 100,000+
4. **SITE DEVELOPMENT DATA:**
Location: Land Lot 246 of the 4th District, Fayette County, Georgia
Site Data = 1 Lot
Total area of project = 5.012 Acres 218,343 Sq. Ft.
5. Tax Parcel ID: 0446 006
6. **MINIMUM DIMENSIONAL ZONING REQUIREMENTS:**
For A-R Zoning district
Minimum lot width at front setback line = 250'
Minimum floor area of house = 1,200 Sq. Ft.
Minimum lot size = (5 Acres) 217,800 Sq. Ft.
Front yard = 75' (Local) - 100' (Collector)
Side yard = 50'
Rear yard = 75'
Maximum height of structure = 35'
7. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia
8. Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
9. In my opinion this property appears not to lie within a 100 year flood plain according to Fayette County's MNGWPD 2013 Limited Detail Study and F.I.R.M. #13113C0118E & #13113C0119E Dated 09/26/2008
10. There are no groundwater recharge areas on the property.
11. There are no state waters on this property.
12. There are no wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. 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.
13. This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
14. There were no recorded easements found associated with the property. This survey as 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 is provided by individual septic systems on each lot.
16. Lots water service is provided by individual wells.
17. All distances shown are horizontal ground distance, no conversion factor used.
18. All existing structures, buildings, or improvements on the property, to remain.
19. 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.
20. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
21. 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.
22. The purpose of this Minor Final Plat is to create a 5 acre tract around the existing home.
23. Each residential building lot has a minimum contiguous area of 0.6 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
24. Fayette County requires a right-of-way dedication of 30 feet from centerline of Hills Bridge Road.
25. Parent Tract is not intended to be platted as separate building lot. Parent Tract may be combined with adjacent property to the south. If, and when, Parent Tract is intended as a building lot it must be platted per the Fayette County Subdivision Regulations, as applicable, prior to the issuance of building permits.

Site Distance Certification:

I hereby certify that the AASHTO minimum required sight distance of 390 feet for 35 miles per hour is provided for the lot shown on Goza Road. Some locations may require the clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY:  2696 08/17/2020
GA R.L.S. Ronald T. Godwin License NO. Date



Vicinity Map
(NOT TO SCALE)

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

Date _____ Fire Marshal

Owner's Acknowledgment:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent _____ Date _____

Owner/Agent _____ Date _____

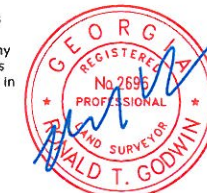
The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

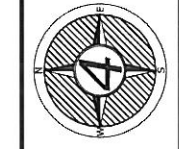
Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BY:  2696 08/18/2020
GA R.L.S. Ronald T. Godwin License NO. Date



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



Plat/Deed Book	Page
DB 3452	359
PB 8	102
PB 48	164
DB 5037	530-532

209 Hills Bridge Road
Land Lot 246 of the 4th Land District
Fayette County, Georgia

Michael W. Harp
& Tammie L. Harp

Prepared For:
Job #: 20-032
Drawn By: JCB
Reviewed By: RTG
Date: 08/18/2020
F.W.P.D.: 02/26/20
Scale: 1" = 100'
Sheet: 1 of 2

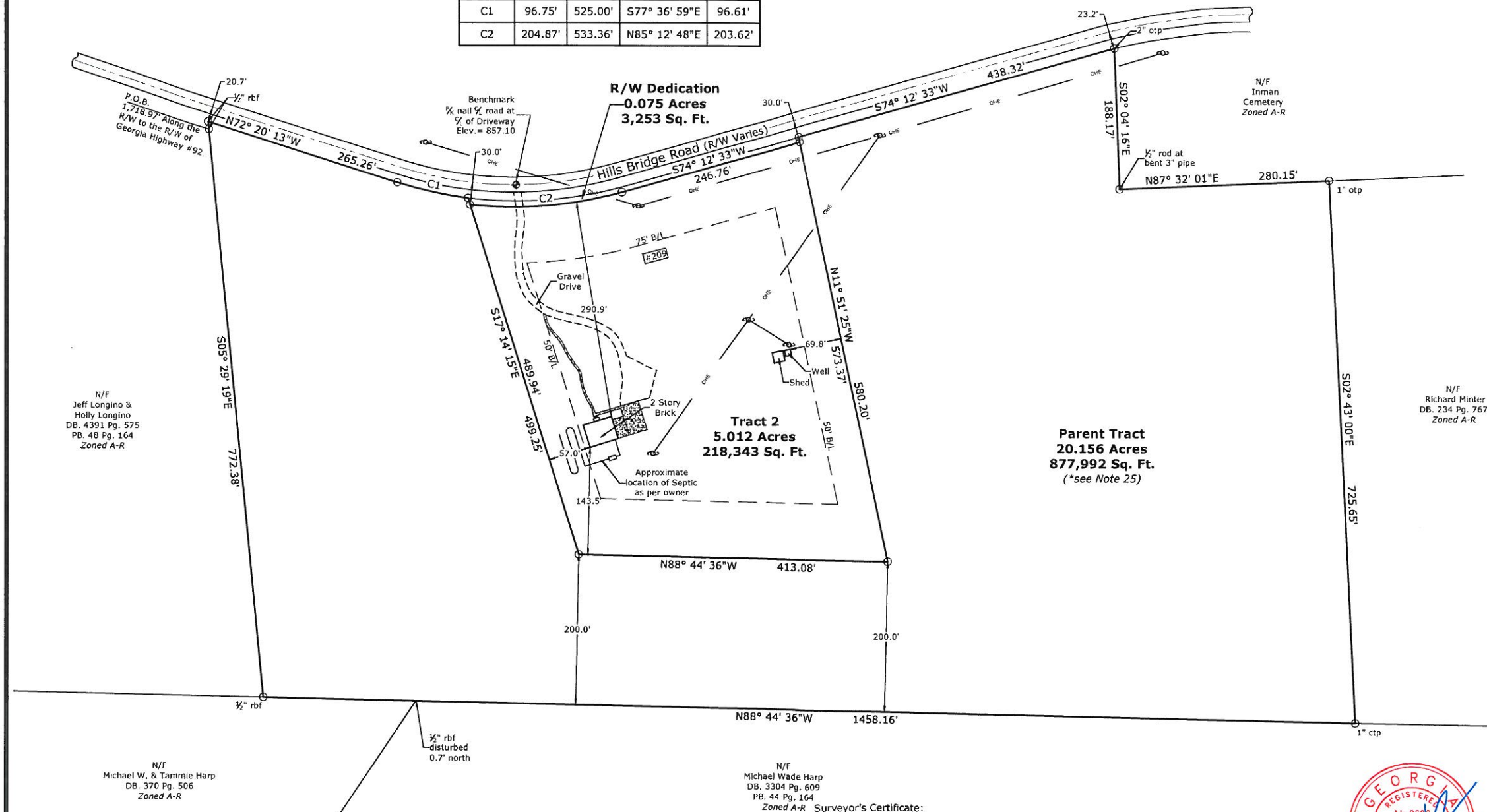
Minor Final Plat of Cooper's Corner

(Originally Recorded in Plat Book 8 Pages 102)
(Minor Subdivision Plat Book 48 Page 164)
Land Lot 246 of the 4th District
Fayette County, Georgia

- Legend**
- OTP=Open Top Pipe
 - RBF=Rebar Found
 - RBS=Rebar Set
 - R/W=Right of Way
 - IPF=Iron Pin Found
 - P.O.B.=Point of Beginning
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W.P.D.=Field Work Performed Date
 - ⊕=Gas Valve
 - ⊕=Water Meter
 - ⊕=Utility Pole
 - ⊕=Drop Inlet
 - ⊕=Fire Hydrant
 - ⊕=Light Pole
 - X—=Fence
 - ⊕=Drainage Manhole
 - OHE—=Over Head Electric Line

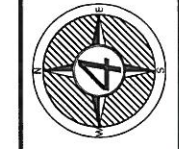
This Box reserved for the Clerk of the Superior Courts.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	96.75'	525.00'	S77° 36' 59"E	96.61'
C2	204.87'	533.36'	N85° 12' 48"E	203.62'



Grid North

FOUR CORNERS SURVEYING™
FOUR_CORNERS@BELLSOUTH.NET
P.O. BOX 15 TYPONE, GA 30290 770-560-3910 & 770-823-9377



Page:	359
Plat/Deed Book:	DB. 3452
	PB. 8
	PB. 48
	DB. 5037
	530-532

209 Hills Bridge Road
Land Lot 246 of the 4th Land District
Fayette County, Georgia

Michael W. Harp
& Tammie L. Harp

N/F
Jeff Longino &
Holly Longino
DB. 4391 Pg. 575
PB. 48 Pg. 164
Zoned A-R

N/F
Michael W. & Tammie Harp
DB. 370 Pg. 506
Zoned A-R

Benchmark
1/4 nail 1/2 road at
1/4 of Driveway
Elev. = 857.10

**R/W Dedication
0.075 Acres
3,253 Sq. Ft.**

**Tract 2
5.012 Acres
218,343 Sq. Ft.**

**Parent Tract
20.156 Acres
877,992 Sq. Ft.**
(*see Note 25)

N/F
Richard Minter
DB. 234 Pg. 767
Zoned A-R

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By:
GA R.L.S. Ronald T. Godwin License NO. 2696 Date 08/18/2020



GRAPHIC SCALE 1" = 100'
0 50 100 200

Prepared For:
Job #: 20-032MFP
Drawn By: JCB
Reviewed By: RTG
Date: 08/18/2020
F.W.P.D.: 02/26/20
Scale: 1" = 100'
Sheet: 2 of 2

REQUESTED ACTION: A-R to R-80

PROPOSED USE: Single-Family Residential

EXISTING USE: Single-Family Residential

LOCATION: SR 85 South and Lisbon Road

DISTRICT/LAND LOT(S): 4th District, Land Lot 228

OWNER: Estate of Daniel & Lillie Ard

AGENT: Rodwrightcorp

PLANNING COMMISSION PUBLIC HEARING: October 1, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: October 22, 2020

APPLICANT'S INTENT

Request to rezone 10.8 acres from A-R to R-80 to develop three (3) single-family residential lots.

STAFF RECOMMENDATION

APPROVAL with ONE CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 10.8 acre tract fronting on SR 85 South and Lisbon Road in Land Lot 228 of the 4th District. SR 85 South is classified as a Major Arterial and Lisbon Road is classified as a County 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 a 10.8 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-40. 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	5.2	A-R	Church	Rural Residential - 3 (1 Unit/3 Acres)
South	15.1	A-R	Undeveloped	Rural Residential - 3 (1 Unit/3 Acres)
	1.0	A-R	Single-Family Residence	
East	3.3	A-R	Single-Family Residence	Rural Residential - 3 (1 Unit/3 Acres)
	1.0	A-R	Single-Family Residence	
	8.6	A-R	Single-Family Residence	
West (across SR 85 South)	6.3	A-R	Undeveloped	Rural Residential - 3 (1 Unit/3 Acres)
	1.7	R-40	Single-Family Residence	
	1.0	A-R	Single-Family Residence	

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential -3 (1 Unit/3 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to R-80 for the purpose of developing three (3) single-family residential lots. Tax records indicate that the existing single-family residence is 1,954 square feet. The R-80 zoning district requires a minimum floor area of 2,500 square feet. The applicant has applied for a variance regarding minimum floor area that will be heard on October 26, 2020.

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.

Access

The Concept Plan submitted indicates one (1) access from SR 85 South and one (1) access from Lisbon Rd. GDOT has indicated that Lots 2 and 3 fronting SR 85 South must share a curb cut and Engineering/Public Works agrees with GDOT (see comments below).

E. DEPARTMENTAL COMMENTS

Water System

Fayette County Water System has reviewed the above referenced petition and has no comment at this time.

Engineering/Public Works

Fayette County Engineering supports GDOT's requirement for shared use of the existing drive on SR 85 for lots 2 and 3, and for the proposed access off Lisbon Road for lot 1.

A right-of-way dedication is required on Lisbon to provide 30 feet of right-of-way as measured from the existing centerline of Lisbon Road.

The location of the proposed drive on Lisbon shall meet intersection sight-distance requirements, as is required for all new driveways.

All portions of the existing driveway on proposed Lot 1 should be removed and the area stabilized with permanent vegetation. This is to help ensure the existing driveway doesn't become a shared drive for all three lots.

Environmental Management

EMD has no comments on this re-zoning.

Environmental Health Department

No objection to proposed rezoning of 10.8 acre lot into 3 lots.

Fire

Approved

Georgia Department of Transportation

This subdivision of property is approved as long as there is a joint use access for proposed lots 2 and 3 accessing state route 85, the center line of this access should be located on the center of the new property line.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-80 for the purpose of developing three Single-Family Residential 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 Rural Residential -3 (1 Unit/3 Acres). 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 with ONE CONDITION.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved **R-80 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. That all portions of the existing driveway on proposed Lot 1, which previously connected to SR 85 South, be removed, the area planted with permanent vegetation and the new driveway connection to Lisbon Road be constructed prior to any building permits being issued on any of the three lots. This condition will be verified by the Engineering/Public Works Department prior to issuance of any building permits.

**1295-20
Zoning**

R-40

CS

Lisbon
Baptist
Church

SR 85 South

Lisbon Road

**SUBJECT
PROPERTY**

A-R

A-R

A-R

R-80

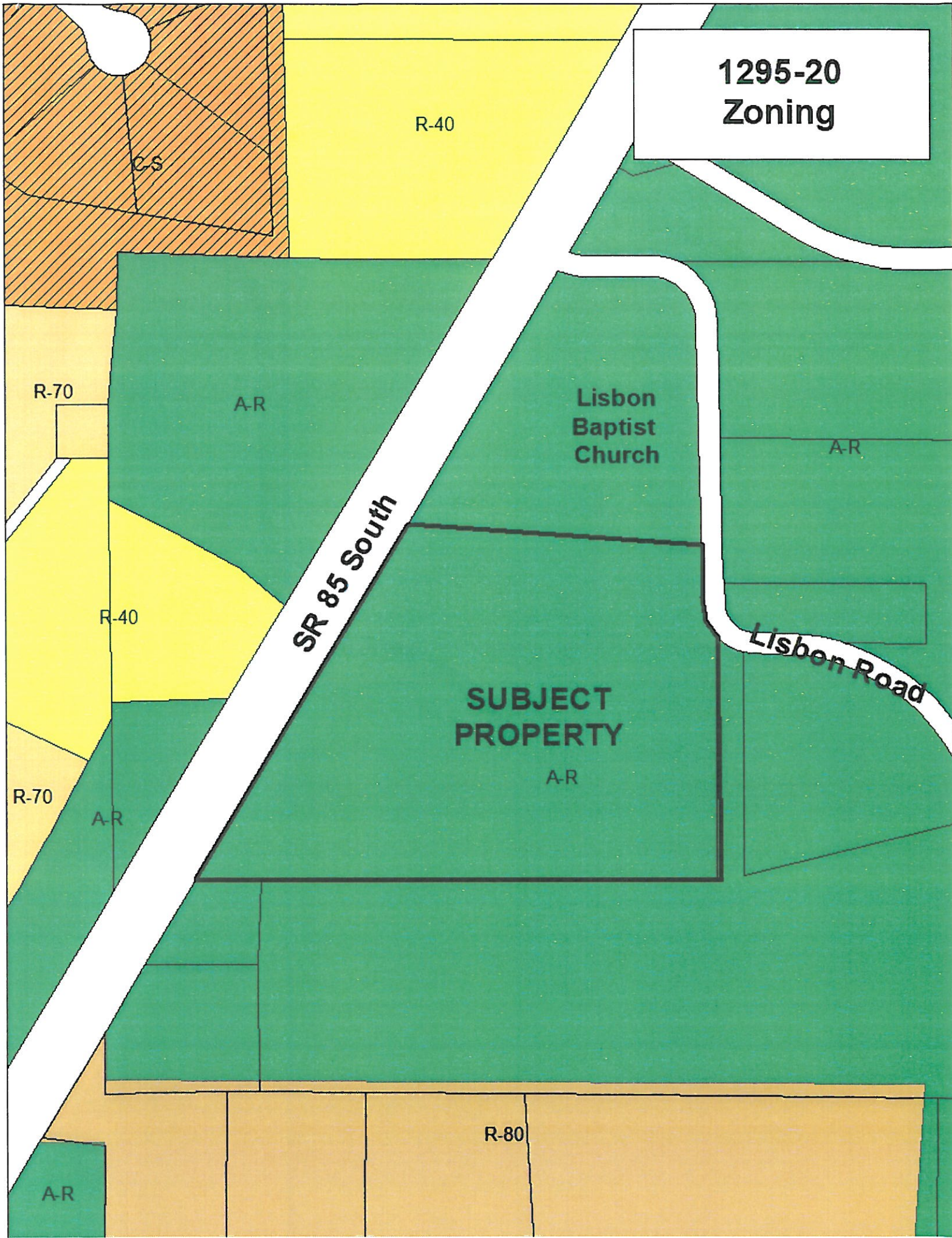
R-70

R-40

R-70

A-R

A-R



**1295-20
Land Use Plan**

RURAL
RESIDENTIAL
-2

Lisbon
Baptist
Church

SR 85 South

**SUBJECT
PROPERTY**

RURAL
RESIDENTIAL
-3

Lisbon Road
PUBLIC ROAD
FACILITIES/INSTITUTION

**1295-20
Land Use Plan**

**Lisbon
Baptist
Church**

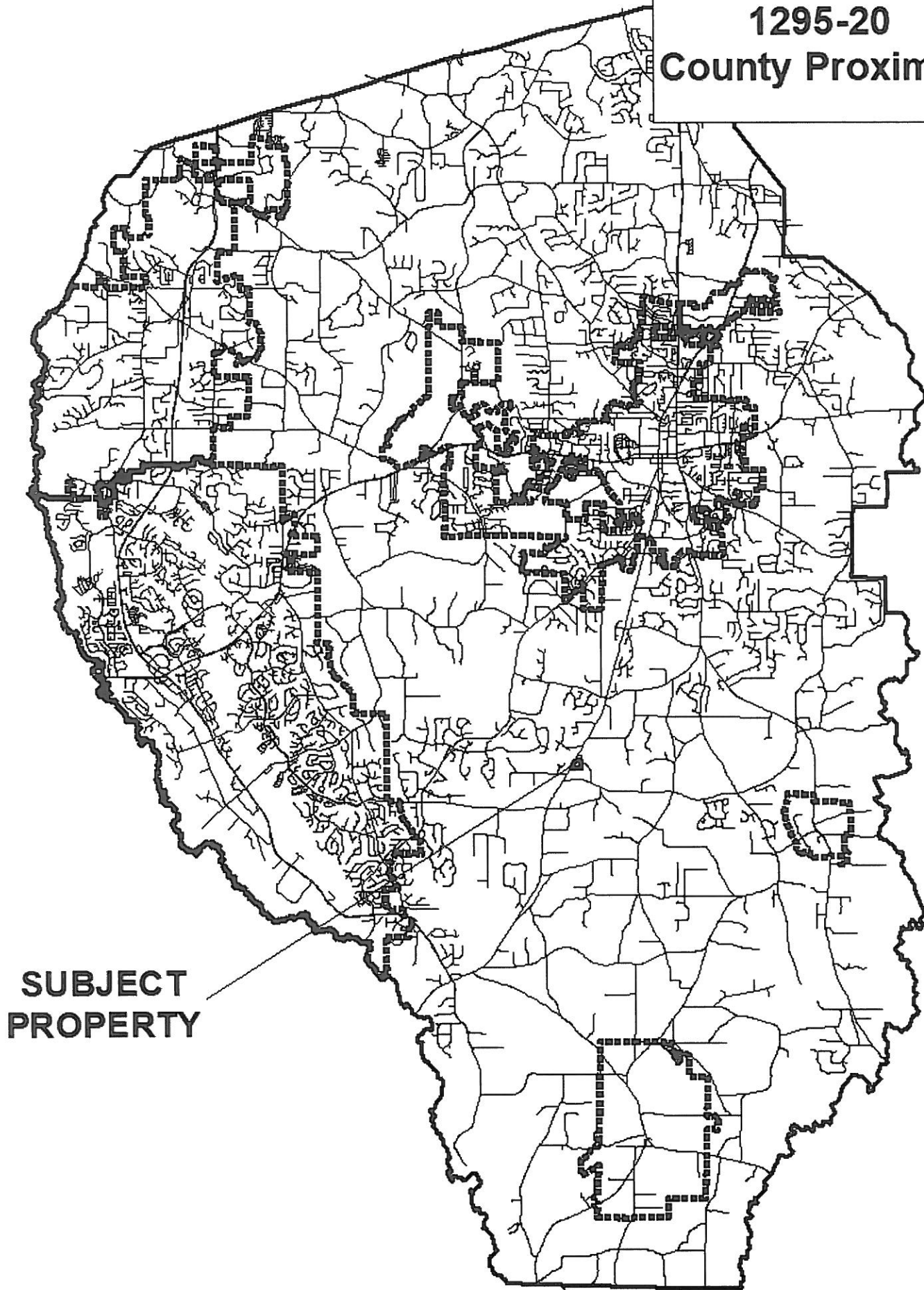
SR 85 South

**SUBJECT
PROPERTY**

Lisbon Road



**1295-20
County Proximity**



**SUBJECT
PROPERTY**

REQUESTED ACTION: A-R to O-I

PROPOSED USE: Office

EXISTING USE: Residential

LOCATION: Flat Creek Trail

DISTRICT/LAND LOT(S): 7th District, Land Lot 57

OWNER: Tony Venson Parrott as Administrator of Estate of Ruby Thomas Parrott

AGENT: Alice Reeves

PLANNING COMMISSION PUBLIC HEARING: October 1, 2020

BOARD OF COMMISSIONERS PUBLIC HEARING: October 22, 2020

APPLICANT'S INTENT

Request to rezone 4.579 acres from A-R to O-I for office uses.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 4.579 acre tract fronting on Flat Creek Trail in Land Lot 57 of the 7th District. Flat Creek Trail is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is a 4.579 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned 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	3.0	A-R	Single-Family Residence	Rural Residential - 2 (1 Unit/2 Acres) & Flat Creek Trail Overlay District
South	16.7	A-R	Church	Rural Residential - 2 (1 Unit/2 Acres) & Flat Creek Trail Overlay District
East	14.5	A-R	Single-Family Residence	Rural Residential - 2 (1 Unit/2 Acres) & Flat Creek Trail Overlay District
West (across Flat Creek Trail)	19.0	A-R	Church	Rural Residential - 2 (1 Unit/2 Acres) & Flat Creek Trail Overlay District
	8.5	A-R	Single-Family Residence	
	2.0	A-R	Single-Family Residence	

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential - 2 (1 Unit/2 Acres) and Flat Creek Trail Overlay District. This request conforms to the Fayette County Comprehensive Plan in terms of the Flat Creek Trail Overlay District which states:

Maintain the underlying land use designation of Rural Residential - 2 (1 unit/2 acres) with the consideration of O-I zoning for lots fronting Flat Creek Trail within the Flat Creek Trail Overlay District for conversion of existing homes and construction of new office buildings.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to O-I for the purpose of developing Office uses. The subject property will be subject to the O-I zoning district regulations and the Flat Creek Trail Overlay Zone.

Site Plan and Platting

Should this petition be approved, the owner/developer must submit a non-residential Site Plan as required by the Development Regulations. The Letter of Intent indicates that the subject property may be subdivided at some point. Should this request be approved, the owner/developer is hereby notified that before the subject property can be subdivided, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Access

There is a potential for two access points on Flat Creek Trail if the subject property is subdivided.

E. DEPARTMENTAL COMMENTS

Public Works/Engineering

Existing right-of-way per the survey meets the required 80-ft along Flat Creek Trail.

Impacts to traffic cannot be assessed without a concept of the O-I use. There are no known capacity concerns along Flat Creek Trail between SR 54 and Tyrone Road. Fayette County has recently authorized intersection improvements at Flat Creek Trail and Tyrone Road.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0083E dated Sept 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed There are **NO** state waters located on the subject property.

Groundwater The property **IS** within a groundwater recharge area.

Stormwater 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 surfaces.

Environmental Health Department

No objection to proposed rezoning.

Fire

Approved

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to O-I for the purpose of developing Office uses. 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 Rural Residential - 2 (1 Unit/2 Acres) and Flat Creek Trail Overlay District. This request conforms to the Fayette County Comprehensive Plan in terms of the Flat Creek Trail Overlay District which states:

Maintain the underlying land use designation of Rural Residential - 2 (1 unit/2 acres) with the consideration of O-I zoning for lots fronting Flat Creek Trail within the Flat Creek Trail Overlay District for conversion of existing homes and construction of new office buildings.
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 development with a mix of institutional and single-family residential uses support this petition.

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

**1296-20
Zoning**

C-H

R-70

**Fire
Station**

A-R

Flat Creek Trail

**SUBJECT
PROPERTY**

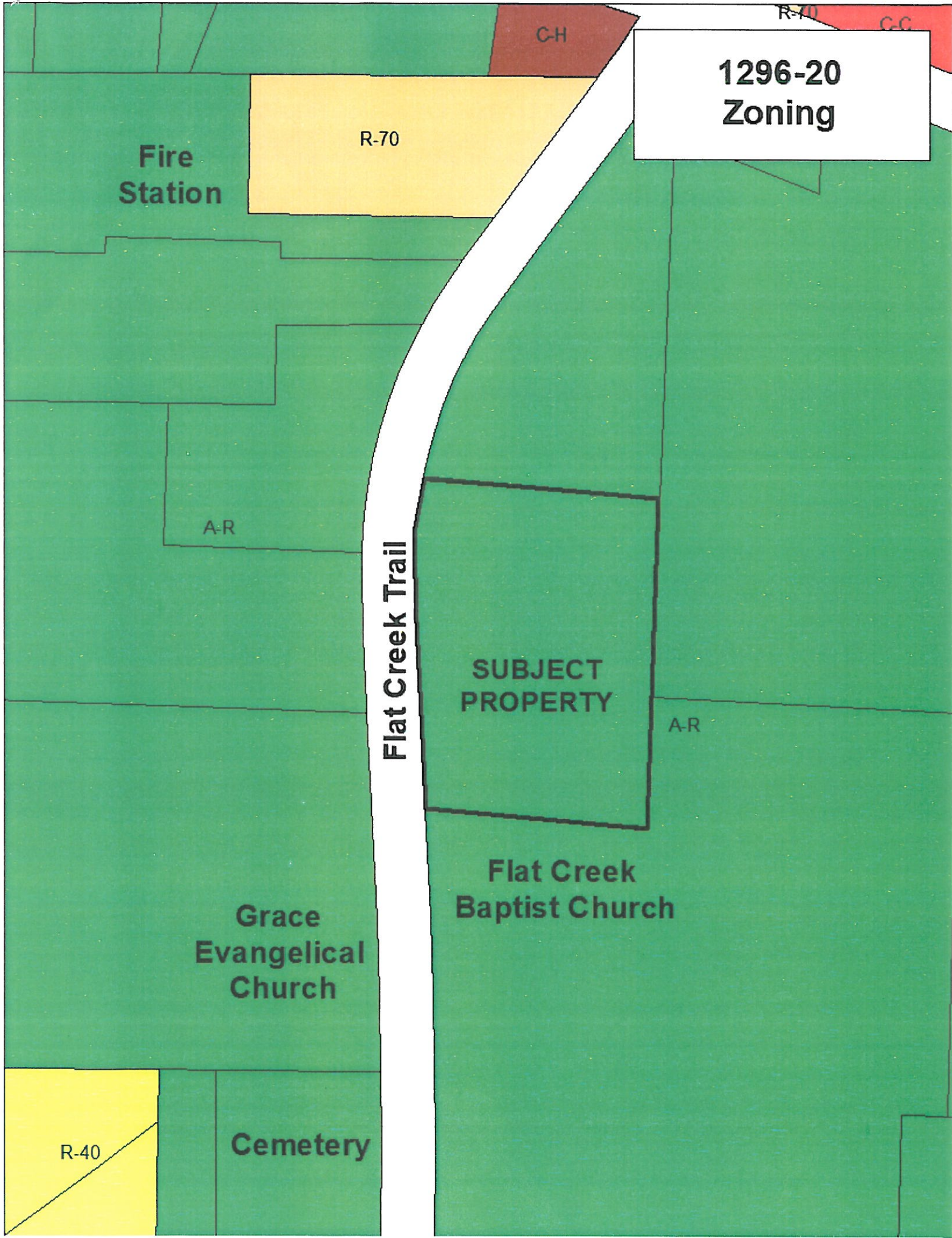
A-R

**Flat Creek
Baptist Church**

**Grace
Evangelical
Church**

R-40

Cemetery



RURAL

**1296-20
Land Use Plan**

**PUBLIC
FACILITIES/INSTITUTION**

**Flat Creek Trail
Overlay District
and Overlay Zone**

Flat Creek Trail

**RURAL
RESIDENTIAL
- 2**

**SUBJECT
PROPERTY**

**1296-20
Aerials**

**Fire
Station**

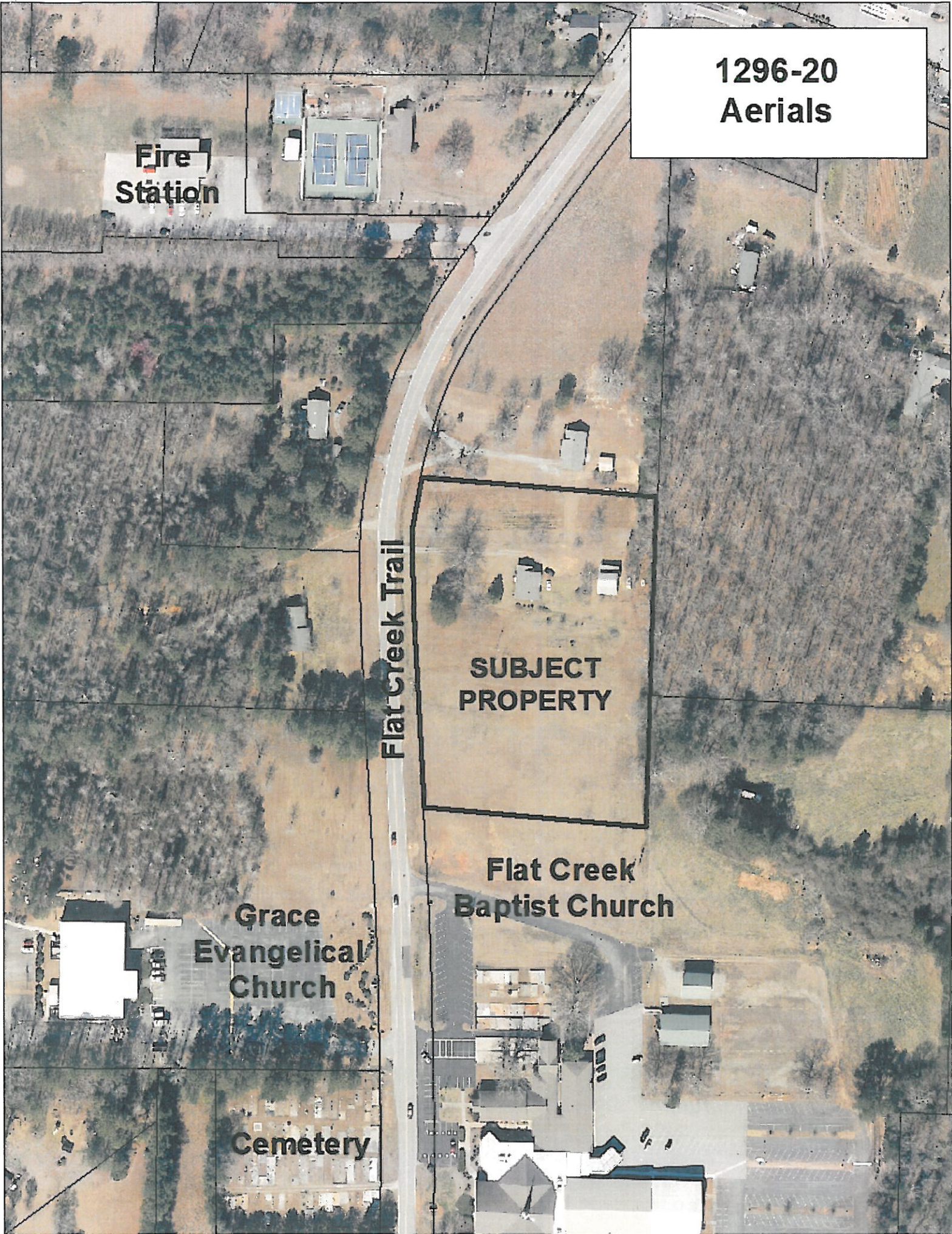
Flat Creek Trail

**SUBJECT
PROPERTY**

**Flat Creek
Baptist Church**

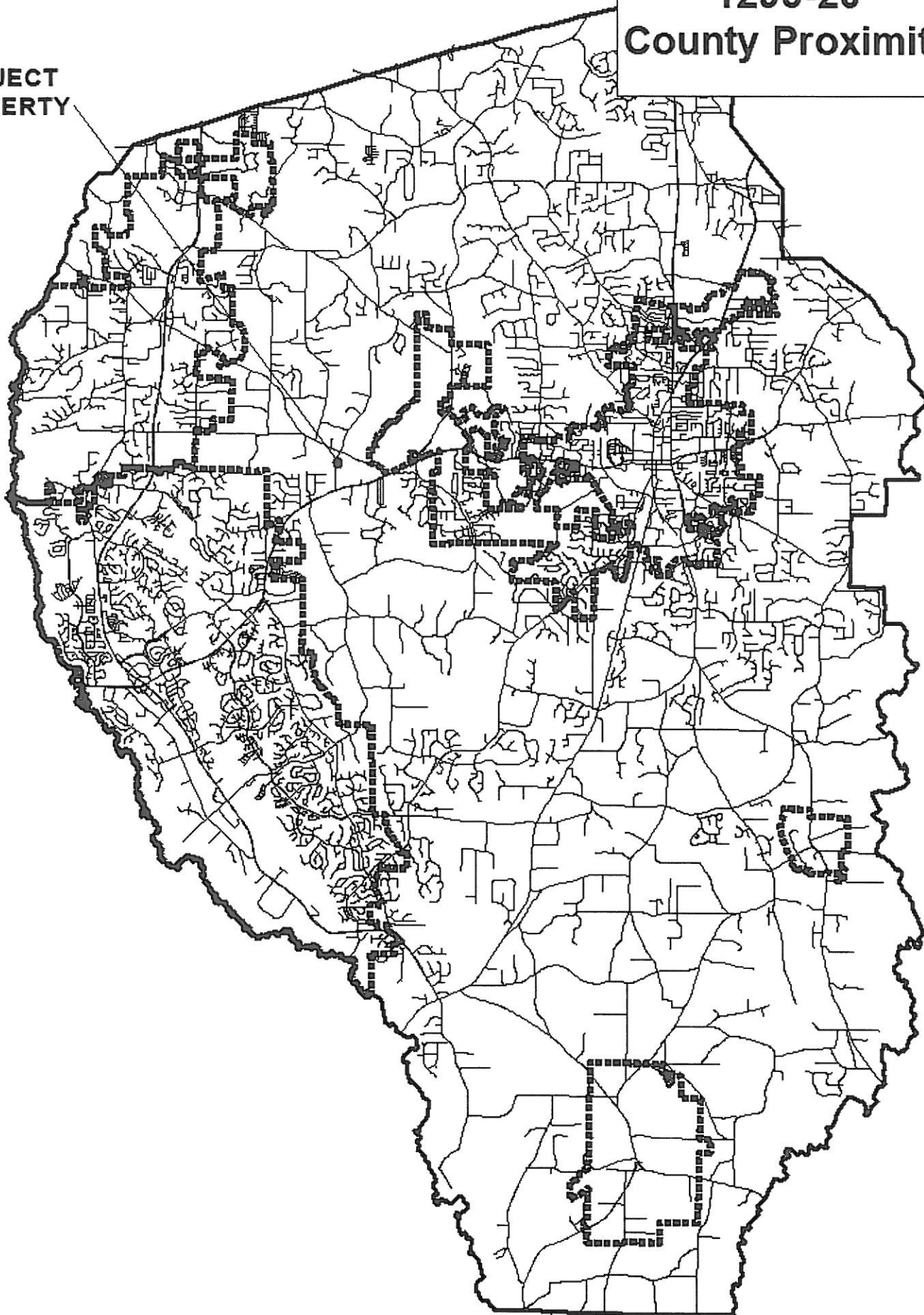
**Grace
Evangelical
Church**

Cemetery



**1296-20
County Proximity**

**SUBJECT
PROPERTY**



(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 (5) acres or greater.
- (2) On parcels zoned O-I with a minimum of five (5) 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
 - i Internal access self-storage facility

(i) No direct exterior access to individual storage units shall be allowed, all individual storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet

(ii) 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 also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.

(iii) Office, business and building contractor space with **associated** inside storage shall constitute a minimum of ~~20~~ **10** percent of the total building footprint area proposed for the ~~site~~ **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.**

(iv) No outside storage of materials or equipment shall be allowed.

(v) 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 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.

SR 54 Special Development District:

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 (5) acres or greater.

SR 54 Overlay District – Comprehensive Plan – Land Use Element:

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 or future residential property. This can be accomplished by requiring enhanced landscaping, buffers and berms to protect these residential areas as conditions of rezoning.

Nonresidential Recommendations: The nonresidential intent of the SR 54 West Overlay District is to allow office and low intensity business uses. Outside of the commercial designation at Tyrone Road consideration for the Office-Institutional Zoning District may be given. 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 situations.

SR 54 West Overlay Zone:

Sec. 110-173. - Transportation corridor overlay zone.

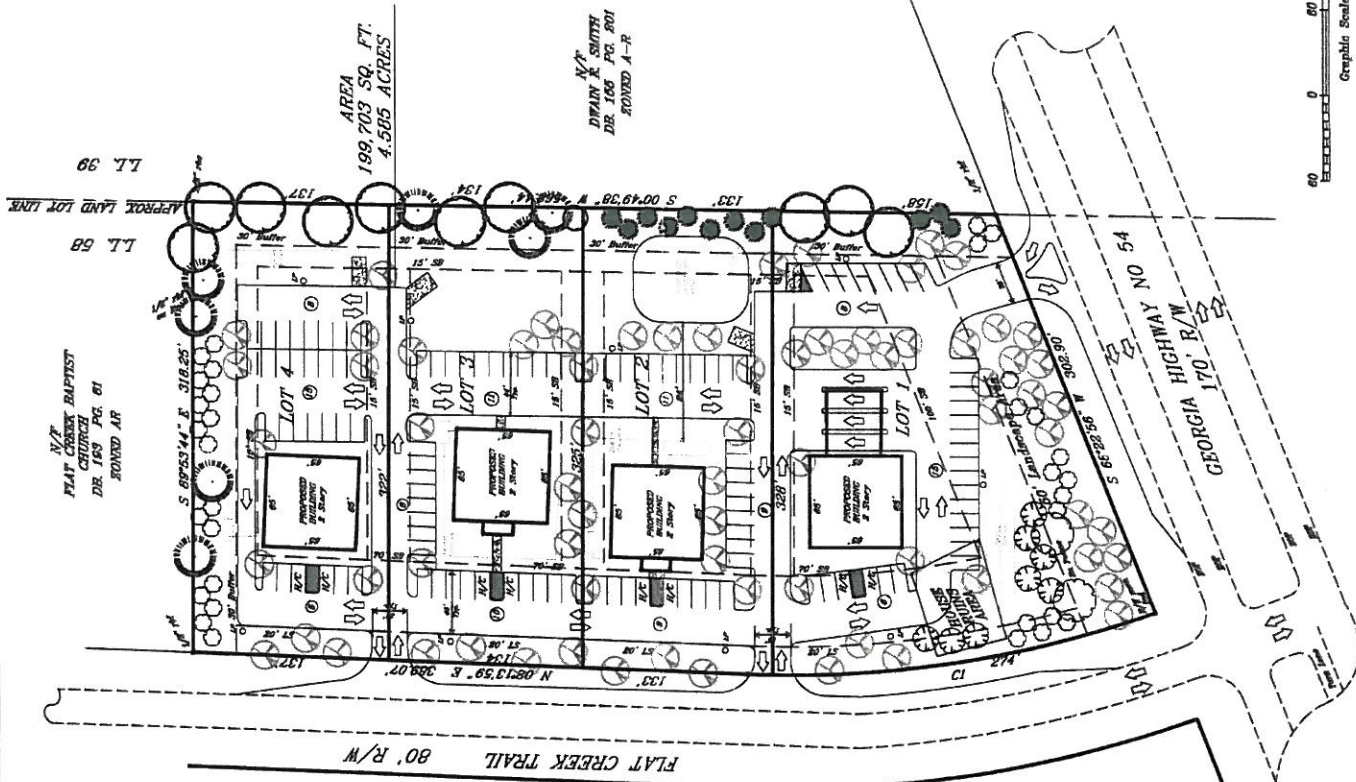
For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

(2) SR 54 West Overlay Zone. All property and/or development which have road frontage and/or access on SR 54 West with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations which apply. The intent of the overlay is to set standards specifically to Hwy 54 from Fayetteville to Peachtree City.

Scenario 1 – A parcel fronts on SR 54 West. A portion of the parcel, of which the portion does not front on SR 54 but fronts on another road, is rezoned to O-I leaving the remainder of the parcel which fronts SR 54 zoned residential. Prior to development the property will need to be subdivided by a Final Plat based on the two zoning districts. Question: Does the portion zoned O-I get the benefit of the expanded uses in O-I per the SR 54 Special Development District and SR 54 Overlay District and do the regulations of the SR 54 West Overlay Zone apply?

Scenario 2 – The entire parcel which fronts on SR 54 West is rezoned to O-I. A portion of the parcel, of which the portion does not front on SR 54 but fronts on another road, is later subdivided. Question: Does the portion zoned O-I get the benefit of the expanded uses in O-I per the SR 54 Special Development District and SR 54 Overlay District and do the regulations of the SR 54 West Overlay Zone apply?

Example - Approved Rezoning 1078-01 – located at the corner of SR 54 and Flat Creek Trail – rezone 4.585 acres from A-R to O-I to develop an office park consisting of four lots – one lot will front on SR 54 and Flat Creek Trail and three lots will only front on Flat Creek Trail. To date, only two lots fronting Flat Creek Trail have been developed for office use the remaining two lots are undeveloped. The developed lots got the benefit of the SR 54 Overlay District as they have office use and are also bound by the regulations of the SR 54 West Overlay Zone. The SR 54 West Special Development District did not exist at this time.



N/T
FLAT CREEK BAPTIST
CHURCH
DR. 169 PG. 61
BONDED AIR

N/T
DIPALY K. SMITH
DR. 166 PG. 801
BONDED A-R

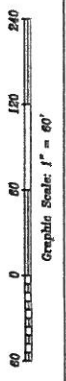
FLAT CREEK TRAIL 80' R/W

GEORGIA HIGHWAY NO 54
170' R/W

FAYETTE COUNTY
BUREAU FIRE PREVENTION
APPROVED

REZONING CONCEPT PLAN
HIGHWAY 54
FAYETTE COUNTY
GEORGIA

RECEIVED
MAR 28 2001
ZONING DEPT.



- 1. 1.584 Acres - 4.5035 Acres
- 2. 21 Parcel Zoning - A/R
- 3. Proposed Zoning - C-50, S-4 West County Zone
- 4. Proposed Use - Office Park & Bank
- 5. Proposed uses will comply with architectural standards, signage and landscaping for the County Zone as required.
- 6. Francis A. Lord - Owner
- 7. c/o Rebecca Cook
- 8. 166 Maple Rd. Milledgeville, Ga. 30651
- 9. Phone 706-405-7077
- 10. Becky Morris - Agent for Re-Zoning
- 11. P&C/Map. 54
- 12. Sharpsburg, Ga. 30277
- 13. Phone - 770-231-1055
- 14. Fax-770-254-9990
- 15. Lot 1- 1.5 Acres w/ B460-1 (Retail Bldg)
- 16. Lot 2- 1.1 Acres w/ B460-4 (Office Bldg)
- 17. Lot 3- 1.1 Acres w/ B460-4 (Office Bldg)
- 18. Lot 4- 1.1 Acres w/ B460-4 (Office Bldg)
- 19. All Bldgs. are 2 story & under 55' high.
- 20. Parking requirements calculated:
- 21. B460-4 / 300 = 20 spaces
- 22. Total Spaces per Bldg = 20 (typically 20)
- 23. (Children helping to be on 10' decorative
- 24. pads & under 400 units.
- 25. Existing house to be removed.
- 26. Minimum impervious area allowed is 50 %, proposed impervious 40 % to 50 %.

Legend

CLUMP	STATUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	197.10'	391.84'	391.09'	S 09°29'30" E

1. 1.584 Acres - 4.5035 Acres
 2. 21 Parcel Zoning - A/R
 3. Proposed Zoning - C-50, S-4 West County Zone
 4. Proposed Use - Office Park & Bank
 5. Proposed uses will comply with architectural standards, signage and landscaping for the County Zone as required.
 6. Francis A. Lord - Owner
 7. c/o Rebecca Cook
 8. 166 Maple Rd. Milledgeville, Ga. 30651
 9. Phone 706-405-7077
 10. Becky Morris - Agent for Re-Zoning
 11. P&C/Map. 54
 12. Sharpsburg, Ga. 30277
 13. Phone - 770-231-1055
 14. Fax-770-254-9990
 15. Lot 1- 1.5 Acres w/ B460-1 (Retail Bldg)
 16. Lot 2- 1.1 Acres w/ B460-4 (Office Bldg)
 17. Lot 3- 1.1 Acres w/ B460-4 (Office Bldg)
 18. Lot 4- 1.1 Acres w/ B460-4 (Office Bldg)
 19. All Bldgs. are 2 story & under 55' high.
 20. Parking requirements calculated:
 21. B460-4 / 300 = 20 spaces
 22. Total Spaces per Bldg = 20 (typically 20)
 23. (Children helping to be on 10' decorative
 24. pads & under 400 units.
 25. Existing house to be removed.
 26. Minimum impervious area allowed is 50 %, proposed impervious 40 % to 50 %.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS NOT SUBJECT TO ANY OTHER REGULATIONS.
 DATED MARCH 16, 2001