

**BOARD MEMBERS**

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

**STAFF**

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

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**July 1, 2021**  
**7:00 pm**

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

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1. Consideration of the Minutes of the meeting held on June 3, 2021.

**NEW BUSINESS**

2. Consideration of the Major Final Plat of the Enclave at Stonecast Preserve. The property will consist of 36 lots zoned R-50 and is located in Land Lot 104 of the 7<sup>th</sup> District and front(s) on Dogwood Trail.

**PUBLIC HEARING**

3. Consideration of Petition No. 1311-21 A, Freedom Land Holdings, LLC, Owners, and Moore Bass Consulting, Agent, request to rezone 9.88 acres from A-R to C-S to develop a conservation subdivision. This property is located Land Lots 223 of the 4th District and fronts on Bernhard Road.
4. Consideration of Petition No. 1311-21 B, Freedom Land Holdings, LLC, Owners, and Moore Bass Consulting, Agent, request to rezone 1.00 acre from A-R to C-S to develop a conservation subdivision. This property is located Land Lots 223 of the 4th District.
5. Consideration of Petition No. 1311-21 C, Freedom Land Holdings, LLC, Owners, and Moore Bass Consulting, Agent, request to rezone 50.29 acre from A-R to C-S to develop a conservation subdivision. This property is located Land Lots 223 of the 4th District and fronts on Carrolls Way.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: June 25, 2021  
Subject: Major Final Plat to be considered on July 1, 2021

**MAJOR FINAL PLAT**

Major Final Plat of The Enclave at Stonecrest Preserve

**OWNER/APPLICANT**

Trent Foster /Allegiance Development  
Group, LLC

Recommend **APPROVAL w/conditions** for the Major Final Plat signed July 1, 2021.

The Final Plat will not be signed by the Planning Commission Secretary until the following conditions are met and approved by the Department of Environmental Management:

1. Permanent stabilization of the right-of-way and stormwater maintenance facilities.
2. Correct minor punch list items required by EMD, already provided to and agreed to by the applicant.
3. EMD Acceptance of an executed letter of credit

Legend

OTP=Open Top Pipe  
RBF=Rebar Found  
RBS=Rebar Set  
R/W=Right of Way  
IPF=Iron Pin Found  
CTP=Crimp Top Pipe  
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  
CA=Contiguous Area  
☒=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.

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 Acknowledgmet:

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

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of The Enclave at Stoncrest Preserve Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on this plat.

Owner/Mortgagee Date

Owner/Mortgagee Date

All property contained within the right-of-way of all new streets and all existing streets adjacent to the subdivision as indicated hereon, are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County upon recordation of said Final Plat with the Fayette County Clerk of Superior Court.

Sight Distance Certification:

I hereby certify that the AASHTO minimum required sight distance of 500 feet for 45 miles per hour is provided on Dogwood Trail. Some locations may require future clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY: 2696 05/03/2021  
GA R.L.S. Ronald T. Godwin License NO. Date

Major Final Plat of  
The Enclave at  
Stoncrest Preserve  
(Preliminary Plat approved 2/21/2019)  
Land Lot 104 of the 7th District  
Fayette County, Georgia



Vicinity Map  
(NOT TO SCALE)

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

Georgia DHR Soil Classifier,

Stormwater Management Inspection & Maintenance

The property conveyed herein is subject to the restrictive covenants of The Enclave at Stoncrest Preserve Homeowners Association and an Inspection and Maintenance Agreement for Stormwater Management Controls recorded in Deed Book, Page. Failure to satisfy the inspection and maintenance requirements of the above-referenced agreement may result in enforcement action by the county, including but not limited to, judgment liens against the property owners and/or Homeowners Association. The inspection and maintenance agreement is recorded with the Clerk of Courts. A cop of the agreement is available at the Fayette County Environmental Management Department.

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 05/03/2021  
GA R.L.S. Ronald T. Godwin License NO. Date



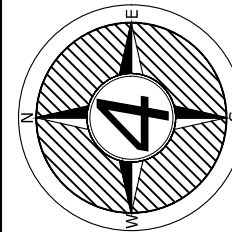
GENERAL NOTES:

- OWNER/DEVELOPER:  
Trent Foster  
Allegiance Development Group, LLC  
P.O. Box 3852  
Peachtree City, GA 30269  
(678)633-9928  
trentfoster@allegiandedevgroup.com
- 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+
- ENGINEER:  
Hovey & Associates Inc.  
Engineering Consultants  
130 Howard Lane Suite B  
Fayetteville, GA 30214  
(770)460-2200  
dghovey@bellsouth.net
- SITE DEVELOPMENT DATA:  
Location: Land Lot 104 of the 7th District, Fayette County, Georgia  
Total area of project = 48.943 Acres (2,131,948 Sq. Ft.)  
Site Data = 36 Lots  
Area in Lot = 37.655 Acres (1,640,256 Sq. Ft.)  
Area in Right-of-Way = 4.032 Acres (175,616 Sq. Ft.) (Road length = 2816.82')  
Area in Stormwater/Open Area = 7.256 Acres (316,076 Sq. Ft.)
- Tax Parcel ID: 0729 009
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:  
Rezoning Petition Number: 1278-18 A-R to R-50 (09/27/2018)  
Conditions: That a 20 foot buffer shall be established along the southern boundary of the stormwater detention facility adjacent to Peachtree City to screen it from existing residential lots in Peachtree City. Said buffer should be undisturbed to preserve existing vegetation and where existing vegetation is disturbed or is insufficient to create a screen, said buffer shall be planted per Article V Nonresidential Development Landscape requirements  
For R-50 Zoning district  
Minimum lot width at front setback line = 150' Arterial & Collector - 125' Minor  
Minimum floor area of house = 2,100 Sq. Ft.  
Minimum lot size = 1 Acre (43,560 Sq. Ft.)  
Front yard = 50' (Local) - 75' (Collector) - 100' (Arterial)  
Side yard = 20'  
Rear yard = 30'  
Maximum height of structure = 35'
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion this property appears not to lie within a 100 year flood plain according to 2013 Fayette County Flood Study. (F.I.R.M. #13113C0079E Dated 09/26/2008)
- There are groundwater recharge areas on the property.
- There are state waters on this property.
- There are 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. (Classification - PUBHh Freshwater Pond)
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
- There were no recorded easements found associated with the property. This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Sewer service is provided by individual septic systems on each lot.
- Lots water service is provided by Fayette County Water System.
- All distances shown are horizontal ground distance. No conversion factor used.
- There are no existing structures, buildings, or improvements on the property.
- 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 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- 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.
- 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.
- 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.
- Benchmark top 1/2" rbf located at north west corner of subdivision.
- All Common Areas with Basins have Ingress/Egress and Maintenance Easement for future maintenance requirements.
- Installation of Mailbox Cluster & Sidewalk shall meet USPS & ADA Standards.
- Owner shall notify Fayette County EMD prior to installation and follow County details. If the location changes the owners must submit a revised location and as-built upon completion.

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 D.B.	Page:
4006	396-399

376 Dogwood Trail

Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Allegiance  
Development Group

Prepared For:

Job #:  
18-169FP  
Drawn By: JCB  
Reviewed By: RTG  
Date: 01/20/2021  
F.W.P.D.: 01/14/21  
Scale: 1" = 80'  
Sheet: 1 of 9



Major Final Plat of  
**The Enclave at  
Stonecrest Preserve**  
(Preliminary Plat approved 5/5/2020)  
Land Lot 104 of the 7th District  
Fayette County, Georgia



N/F  
Smith Living Trust  
Franklin J. & Ruth A. Smith Trustees  
D.B. 3346 Pg. 540  
P.B. 4 Pg. 135  
(Zoned R-50)

N/F  
Claudine B. Morris &  
Christine B. Thornton  
(Zoned A-R)

- Legend**
- OTP=Open Top Pipe
  - RBF=Rebar Found
  - RBS=Rebar Set
  - R/W=Right of Way
  - IPF=Iron Pin Found
  - CTP=Crimp Top Pipe
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  - B/L=Building Line
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  - N/F=Now or Formerly
  - F.W.P.D.=Field Work Performed Date
  - CA=Contiguous Area
  - ⊗=Gas Valve
  - ⊕=Water Meter
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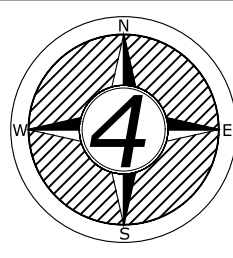


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Scale: 1" = 80'  
Sheet: 2 of 9

Prepared For:  
**Allegiance  
Development Group**

**376 Dogwood Trail**  
Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed Book	Page:
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Major Final Plat of  
**The Enclave at  
Stonecrest Preserve**  
Land Lot 104 of the 7th District  
Fayette County, Georgia



Approximate location  
of Groundwater  
Recharge Area  
(Taken Graphically)

30' Proposed  
Future Multi-Use  
Path Easement  
(See note #22)

30' Drainage  
& Maintenance  
Easement

20' Drainage  
& Maintenance  
Easement from  
top of pond

20' Drainage  
& Maintenance  
Easement from  
top of pond

Common Area (HOA)  
0.836 Acres  
36,400 Sq. Ft.  
(Not a Building Lot)  
See note #20

Common Area (HOA)  
0.753 Acres  
32,800 Sq. Ft.  
(Not a Building Lot)  
See note #20

N/F  
Smith Living Trust  
Franklin J. & Ruth A. Smith Trustees  
D.B. 3346 Pg. 540  
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GRAPHIC SCALE 1"= 80'  
0 40 80 160

Job #:  
18-169FP  
Drawn By: JCB  
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Date: 01/20/2021  
F.W.P.D.: 01/14/21  
Scale: 1" = 80'  
Sheet: 3 of 9

Prepared For:

**Allegiance  
Development Group**

376 Dogwood Trail

Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed Book D.B. 4006	Page: 396-399



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(Zoned R-50)

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32,800 Sq. Ft.  
(Not a Building Lot)  
See note #20

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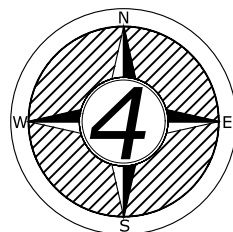
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GRAPHIC SCALE 1"= 80'  
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Allegiance  
Development Group

376 Dogwood Trail  
Land Lot 104 of the 7th Land District  
Fayette County, Georgia

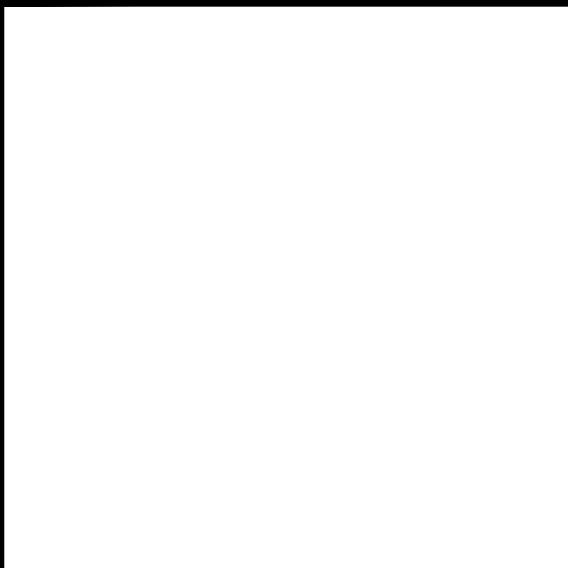
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This Box reserved for the Clerk of the Superior Courts.

Major Final Plat of  
**The Enclave at  
Stonecrest Preserve**  
Land Lot 104 of the 7th District  
Fayette County, Georgia



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	4.24'	230.00'	N01° 34' 29"E	4.24'
C2	121.78'	230.00'	N17° 16' 18"E	120.36'
C3	214.87'	170.00'	S03° 46' 11"E	200.85'
C4	141.55'	280.00'	N25° 29' 48"W	140.05'
C5	58.94'	280.00'	N04° 59' 01"W	58.83'
C6	140.25'	530.00'	N08° 37' 39"E	139.84'
C7	147.03'	295.00'	S01° 15' 59"W	145.51'
C8	63.59'	730.00'	N10° 30' 58"W	63.57'
C9	157.52'	730.00'	N01° 50' 21"W	157.21'
C10	154.30'	730.00'	N10° 23' 51"E	154.01'
C11	104.32'	730.00'	N20° 32' 48"E	104.23'
C12	56.53'	170.00'	S14° 55' 40"W	56.27'
C13	14.22'	15.00'	S21° 45' 20"E	13.69'
C14	48.23'	60.00'	N25° 53' 10"W	46.94'
C15	61.25'	60.00'	N26° 23' 08"E	58.63'
C16	86.75'	60.00'	S82° 56' 58"E	79.39'
C17	56.95'	60.00'	S14° 20' 17"E	54.84'
C18	46.58'	60.00'	S35° 05' 44"W	45.42'
C19	13.71'	15.00'	N31° 09' 01"E	13.24'
C20	78.24'	230.00'	S14° 42' 33"W	77.86'
C21	124.17'	670.00'	N19° 19' 52"E	123.99'
C22	163.79'	670.00'	N07° 01' 06"E	163.39'
C23	152.32'	670.00'	N06° 29' 54"W	151.99'
C24	60.76'	355.00'	S08° 06' 28"E	60.69'
C25	116.17'	355.00'	S06° 10' 12"W	115.65'

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C26	124.71'	470.00'	N08° 38' 53"E	124.35'
C27	49.38'	220.00'	N05° 22' 59"W	49.27'
C28	108.15'	220.00'	N25° 53' 46"W	107.07'
C29	257.08'	230.00'	S07° 57' 33"E	243.90'
C30	33.63'	230.00'	S28° 15' 03"W	33.60'
C31	93.15'	170.00'	N16° 44' 36"E	91.99'
C32	109.58'	200.00'	S16° 44' 36"W	108.22'
C33	252.79'	200.00'	S03° 46' 11"E	236.30'
C34	179.01'	250.00'	S19° 27' 59"E	175.21'
C35	132.48'	500.00'	S08° 38' 15"W	132.10'
C36	161.98'	325.00'	S01° 15' 59"W	160.31'
C37	460.00'	700.00'	S05° 48' 52"W	451.77'
C38	70.75'	200.00'	S14° 19' 10"W	70.39'

Line Table		
Line #	Direction	Length
L1	N45° 40' 07"E	49.81'
L2	N01° 02' 48"E	125.00'
L3	N01° 02' 48"E	150.76'
L4	N32° 26' 24"E	17.24'
L5	N32° 26' 24"E	147.03'
L6	N32° 26' 24"E	65.19'
L7	N39° 58' 46"W	25.80'
L8	N39° 58' 46"W	77.14'
L9	N01° 02' 48"E	74.50'
L10	N01° 02' 48"E	133.00'
L11	N01° 02' 48"E	133.00'
L12	N01° 02' 48"E	9.96'
L13	S15° 32' 40"W	39.64'
L14	S15° 32' 40"W	10.75'
L15	N13° 00' 41"W	21.74'
L16	N13° 00' 41"W	140.25'
L17	N13° 00' 41"W	85.33'
L18	N24° 27' 14"E	39.97'
L19	N24° 27' 14"E	15.16'
L20	S24° 27' 15"W	34.43'
L21	S24° 27' 16"W	20.90'
L22	S13° 00' 41"E	15.28'
L23	S13° 00' 41"E	142.26'

Line Table		
Line #	Direction	Length
L24	S13° 00' 41"E	89.77'
L25	S15° 32' 40"W	34.94'
L26	S15° 32' 40"W	15.81'
L27	S01° 02' 48"W	132.50'
L28	S01° 02' 48"W	132.50'
L29	S01° 02' 48"W	84.04'
L30	S39° 58' 46"E	77.62'
L31	S39° 58' 46"E	25.32'
L32	S32° 26' 24"W	192.05'
L33	S32° 26' 24"W	37.41'
L34	S01° 02' 48"W	17.81'
L35	S01° 02' 48"W	125.50'
L36	S01° 02' 48"W	125.50'
L37	S01° 02' 48"W	12.01'
L38	S44° 19' 53"E	49.18'
L39	S86° 36' 25"E	175.22'
L40	S39° 15' 23"E	50.14'
L41	S66° 07' 28"W	47.01'
L42	N88° 52' 38"W	50.03'
L43	S89° 19' 53"E	14.14'
L44	N01° 02' 48"E	5.00'
L45	N45° 40' 07"E	56.89'
L46	S89° 19' 53"E	9.17'

Storm As-Built Spreadsheet					
STORM STRUCTURE NUMBER AND ID	STORM STRUCTURE TOP ELEV.	ELEVATION INVERT IN	ELEVATION INVERT OUT	LENGTH OF PIPE (FEET)	PIPE SIZE AND PIPE TYPE
A1 - Head Wall			930.03		
				33'	18" BCMP
A2 - Catch Basin	935.50	930.90	930.80		
				30'	18" RCP
A3 - Catch Basin	934.91		931.31		
B1 - Head Wall			912.00		
				80'	24" RCP
B2 - Head Wall		914.36			
C1 - Head Wall			909.66		
				26'	18" BCMP
C2 - Catch Basin	919.89		910.49		
				31'	18" RCP
C3 - Catch Basin	920.06		913.36		
D1 - Head Wall			915.14		
				91'	24" BCMP
D2 - Catch Basin	927.96		916.51		
				30'	18" RCP
D3 - Catch Basin	928.05	921.05	920.95		
				218'	18" BCMP
D4 - Catch Basin	940.40		935.35		
E1 - Head Wall			915.98		
				200'	24" BCMP
E2 - Junction Box	929.40	918.20	918.10		
				75'	18" BCMP
E3 - Catch Basin	930.26	922.11	922.01		
				30'	18" RCP
E4 - Catch Basin	930.11	922.46	922.36		
				20'	18" BCMP
E5 - Catch Basin	930.18		922.88		
F1 - Head Wall			906.05		
				215'	18" BCMP
F2 - Catch Basin	922.15		909.60		

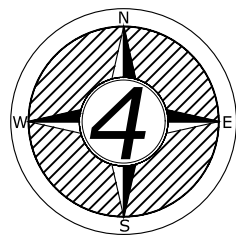
Storm Basin As-Built Spreadsheet					
STORM STRUCTURE NUMBER AND ID	STORM STRUCTURE TOP ELEV.	ELEVATION INVERT IN	ELEVATION INVERT OUT	LENGTH OF PIPE (FEET)	PIPE SIZE AND PIPE TYPE
DETENTION BASIN #2					
#2 Outlet Control Structure	912.98		907.92		
				50'	36" BCMP
#2 Head Wall			907.57		
DETENTION BASIN #3					
#3 Outlet Control Structure	917.88		911.78		
				30'	18" BCMP
#3 Head Wall			911.49		
DETENTION BASIN #4					
#4 Outlet Control Structure	906.65		903.40		
				30'	24" BCMP
#4 Head Wall			901.77		
DETENTION BASIN #5					
#5 Outlet Control Structure	914.58		906.08		
				40'	30" BCMP
#5 Head Wall			905.71		

Job #:  
18-169FP  
Drawn By: JCB  
Reviewed By: RTG  
Date: 01/20/2021  
F.W.P.D.: 01/14/21  
Scale: 1" = 80'  
Sheet: 5 of 9

Prepared For:  
**Allegiance  
Development Group**

**376 Dogwood Trail**  
Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed Book	Page:
D.B. 4006	396-399

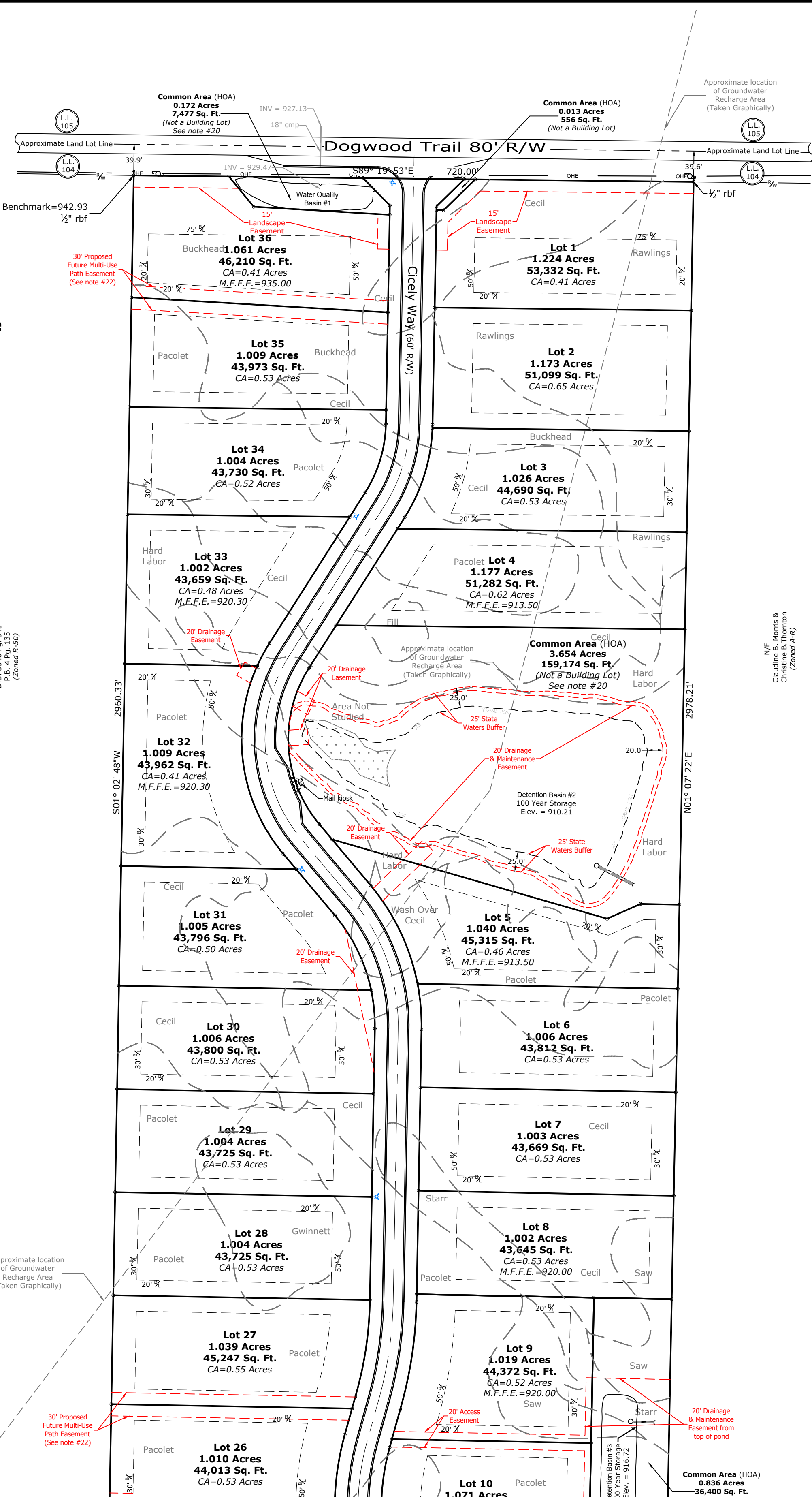


**FOUR CORNERS  
SURVEYING™**  
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FOUR\_CORNERS@BELLSOUTH.NET



Major Final Plat of  
**The Enclave at  
Stonecrest Preserve**  
Land Lot 104 of the 7th District  
Fayette County, Georgia

**Soils Plat**



**Legend**

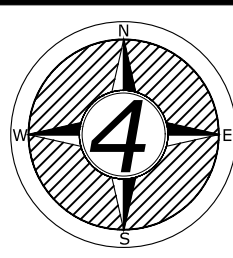
OTP=Open Top Pipe  
RBF=Rebar Found  
RBS=Rebar Set  
R/W=Right of Way  
IPF=Iron Pin Found  
CTP=Crimp Top Pipe  
P.O.B.=Point of Beginning  
B/L=Building Line  
D.E.=Drainage Easement  
N/F=Now or Formerly  
F.W.P.D.=Field Work Performed Date  
CA=Contiguous Area  
G=Gas Valve  
W=Water Meter  
U=Utility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

Job #: 18-169FP  
Drawn By: JCB  
Reviewed By: RTG  
Date: 01/20/2021  
F.W.P.D.: 01/14/21  
Scale: 1" = 100'  
Sheet: 6 of 9

Prepared For:  
**Allegiance  
Development Group**

**376 Dogwood Trail**  
Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed Book  
D.B. 4006 396-399  
Page:



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FOUR\_CORNERS@BELLSOUTH.NET

Major Final Plat of  
**The Enclave at  
Stonecrest Preserve**  
Land Lot 104 of the 7th District  
Fayette County, Georgia

**Soils Plat**



Approximate location  
of Groundwater  
Recharge Area  
(Taken Graphically)

30' Proposed  
Future Multi-Use  
Path Easement  
See note #22

20' Drainage  
& Maintenance  
Easement from  
top of pond

**Common Area (HOA)**  
**0.836 Acres**  
**36,400 Sq. Ft.**  
(Not a Building Lot)  
See note #20

**Common Area (HOA)**  
**0.753 Acres**  
**32,800 Sq. Ft.**  
(Not a Building Lot)  
See note #20

N/E  
Claudine B. Morris &  
Christine B. Thornton  
(Zoned A-R)

N/E  
Smith Living Trust  
Franklin J. & Ruth A. Smith Trustees  
D.B. 3346 Pg. 540  
11/26/2013  
(Zoned R-50)

**Legend**

OTP=Open Top Pipe  
RBF=Rebar Found  
RBS=Rebar Set  
R/W=Right of Way  
IPF=Iron Pin Found  
CTP=Crimp Top Pipe  
P.O.B.=Point of Beginning  
B/L=Building Line  
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D=Drop Inlet  
F=Fire Hydrant  
L=Light Pole  
X=Fence  
O=Drainage Manhole  
OHE=Over Head Electric Line

GRAPHIC SCALE 1"= 100'

0 50 100 200

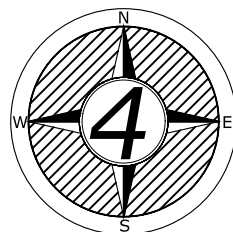
**Allegiance  
Development Group**

**376 Dogwood Trail**

Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed  
Book  
D.B. 4006

Page:  
396-399



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This Box reserved for the Clerk of the Superior Courts.

Waterline As-Built of  
**The Enclave at  
Stoncrest Preserve**  
(Preliminary Plat approved 5/5/2020)  
Land Lot 104 of the 7th District  
Fayette County, Georgia

Fayette County  
WaterSystem

**APPROVED**

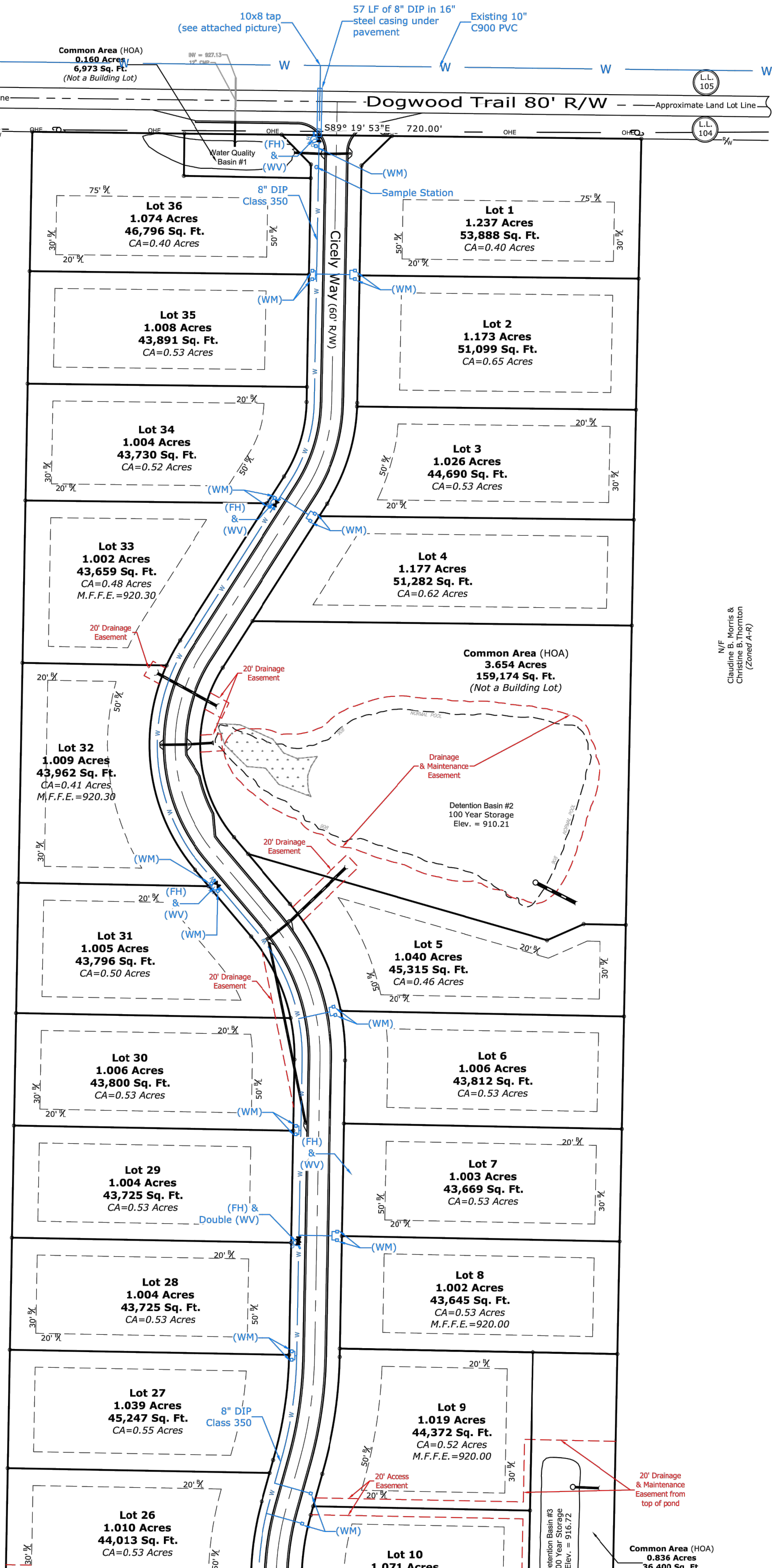


N/F  
Smith Living Trust  
Franklin J. & Ruth A. Smith Trustees  
D.B. 3346 Pg. 540  
P.B. 4 Pg. 135  
(Zoned A-K)

N/F  
Claudine B. Morris &  
Christine Hamilton  
(Zoned A-K)

**Legend**

OTP=Open Top Pipe  
RBF=Rebar Found  
RBS=Rebar Set  
R/W=Right of Way  
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P.O.B.=Point of Beginning  
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F.W.P.D.=Field Work Performed Date  
CA=Contiguous Area  
GV=Gas Valve  
WM=Water Meter  
UP=Utility Pole  
WV=Water Valve  
FH=Fire Hydrant  
LP=Light Pole  
X=Fence  
DM=Drainage Manhole  
OHE=Over Head Electric Line



GRAPHIC SCALE 1"= 100'  
0 50 100 200

Job #:  
18-169FP  
Drawn By: JCB  
Reviewed By: RTG  
Date: 01/20/2021  
F.W.P.D.: 01/14/21  
Scale: 1" = 100'  
Sheet: 8 of 9

Prepared For:

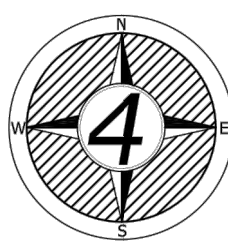
**Allegiance  
Development Group**

**Waterline As-Built**

Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed  
Book  
D.B. 4006

Page:  
396-399



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# Waterline As-Built of The Enclave at Stoncrest Preserve

(Preliminary Plat approved 5/5/2020)  
Land Lot 104 of the 7th District  
Fayette County, Georgia



N/F  
Smith Living Trust  
Franklin J. & Ruth A. Smith Trustees  
D.B. 34066  
P.B. 4, Pg. 135  
(Zoned A-R)

N/F  
Claudine B. Morris &  
Charles E. Hampton  
(Zoned A-R)

## Legend

OTP=Open Top Pipe  
RBF=Rebar Found  
RBS=Rebar Set  
R/W=Right of Way  
IPF=Iron Pin Found  
CTP=Crimp Top Pipe  
P.O.B.=Point of Beginning  
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=Water Meter  
=Utility Pole  
=Water Valve  
=Fire Hydrant  
=Light Pole  
X=Fence  
=Drainage Manhole  
OHE=Over Head Electric Line

Fayette County  
Peachtree City

L.L. 104  
L.L. 103

Lot 128

Lot 129

at 137

Lot 138

141

L.L. 104  
L.L. 103

Approximate  
Land Lot Line

759.88' Along Land Lot  
Line to the Southeast  
corner of Land Lot 104.

GRAPHIC SCALE 1"= 100'  
0 50 100 200

Job #:  
18-169FP  
Drawn By: JCB  
Reviewed By: RTG  
Date: 01/20/2021  
F.W.P.D.: 01/14/21  
Scale: 1" = 100'  
Sheet: 9 of 9

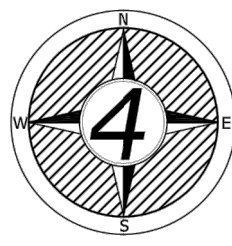
Prepared For:

Allegiance  
Development Group

Waterline As-Built

Land Lot 104 of the 7th Land District  
Fayette County, Georgia

Plat/Deed Book D.B. 4006	Page: 396-399



## FOUR CORNERS SURVEYING™

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**REQUESTED ACTION:** A-R to C-S

**PROPOSED USE:** Residential

**EXISTING USE:** Undeveloped

**LOCATION:** Bernhard Road & Carrolls Way

**DISTRICT/LAND LOT(S):** 4th District, Land Lot(s) 223

**OWNER:** Freedom Land Holdings, LLC

**AGENT:** Moore Bass Consulting

**PLANNING COMMISSION PUBLIC HEARING:** July 1, 2021

**BOARD OF COMMISSIONERS PUBLIC HEARING:** July 22, 2021

---

**APPLICANT'S INTENT**

Applicant proposes to rezone 61.15 acres from A-R to C-S to develop a Conservation Subdivision with 14 residential lots.

**STAFF RECOMMENDATION**

**APPROVAL WITH ONE (1) CONDITION**

## INVESTIGATION

### A. PROPERTY SITE

The subject property is a 61.15 acre tract fronting on Bernhard Road and Carrolls Way in Land Lot 223 of the 4th District. The subject property consists of three tracts, a 9.88 acre tract, 1.00 acre tract and 50.29 acre tract. Bernhard Road is classified as an Arterial road and Carrolls Way is classified as an Internal 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 61.15 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-40 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	7.2	A-R	Single-family Residential	Rural Residential (1 Unit / 3 Acres)
	1.6	A-R	Single-family Residential	
	1.6	A-R	Single-family Residential	
	1.0	A-R	Single-family Residential	
	3.0	R-40	Single-family Residential	
	3.1	R-40	Single-family Residential	
	3.2	R-40	Single-family Residential	
	3.31	R-40	Undeveloped	
	3.5	R-40	Single-family Residential	
North (across Bernhard Road)	5.2	A-R	Single-family Residential	Rural Residential (1 Unit / 3 Acres)
	5.06	A-R	Single-family Residential	
	8.43	A-R	Single-family Residential	
South	72.46	A-R	Undeveloped	Environmentally Sensitive Areas & Agricultural Residential (1 Unit / 5 Acres)
	9.93	A-R	Single-family Residential	
East	29.75	R-40	Undeveloped	Rural Residential (1 Unit / 3 Acres)
West	5.67	R-40	Single-family Residential	Rural Residential (1 Unit / 3 Acres)
	5.65	R-40	Single-family Residential	
West (across Carrolls Way)	2.0	R-40	Single-family Residential	Rural Residential (1 Unit / 3 Acres)
	2.0	R-40	Single-family Residential	

### C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential (1 Unit / 3 Acres) and Environmentally Sensitive Areas (Floodplain). The majority of the subject property is in the Rural Residential (1 Unit / 3 Acres) land use area (see Land Use Plan map). This request conforms to the Fayette County Comprehensive Plan.



## **D. ZONING/REGULATORY REVIEW**

The applicant seeks to rezone from A-R to C-S for the purpose of developing a Conservation Subdivision with 14 lots. The dimensional requirements of the C-S zoning district are as follows:

<b>Zoning Setbacks</b>	<b>Minimum Lot Size</b>	<b>Minimum House Size</b>	<b>Lot Width at Building Line</b>
F - 100' Arterial F - 75' Collector F - 50' Minor S - 20' R - 30'	1.5 acres (Within an area designated Rural Residential—3)	2,100 sq ft	150' - Arterial 150' - Collector 125' - Minor

### **Yield Plan**

Staff reviewed and approved a yield plan which shows 14 lots on 61.15 acres and found it to comply with the regulations of the R-80 zoning district as required by the C-S zoning district. The minimum lot size required for R-80 is three (3) acres.

### **Development Plan**

A Development Plan is required for the C-S zoning district. The Development Plan, as approved, establishes the basic layout and uses planned for the development. The Preliminary Plat and Final Plat will establish the detailed layout of the subdivision. The Development Plan indicates 14 total lots. The developed area is approximately 26.73 acres (43.7 percent) and the conservation area is approximately 34.42 acres (56.3 percent) which meets the requirements of the C-S zoning district.

### **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) road access on Bernhard Road and one (1) driveway access on Carrolls Way.

## **E. DEPARTMENTAL COMMENTS**

### **Water System**

Currently there is no water availability at the location; however, due to 6 or more proposed lots and the property lying within 2,500 feet of closest water line a mandatory connection to the public water system will be required per Subdivision Regulations Sec. 104-598. The waterline extension would be from the 20-inch DIP water line along Hwy 85 and would be at the cost of the developer.

## **Public Works/ Environmental Management**

### **Recommended Conditions of Rezoning:**

1. That no lot shall have direct driveway access onto Bernhard Road. (This condition will be enforced by the Engineering/Public Works Department.)

### **County Road Frontage Right of Way Dedication**

Bernhard Road is a **minor arterial**. For Final Plat approval Fayette County will require a ROW dedication along the Bernhard Road frontage to provide **50 feet of ROW** as measured from the existing road centerline.

### **Traffic Data**

According to the GDOT on-line traffic data, the annual average daily traffic for the Bernhard Road is **4,700 vehicles per day**. The project with **14 lots** would add **131 trips per day**. This would increase the existing traffic on Ebenezer Road by **2.7%**

### **Site Distance**

Site distance has been shown and certified to meet the distance required by Fayette County EMD.

### **Floodplain Management**

The property **DOES** contain floodplain per FEMA FIRM panel 13113C0155E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

### **Wetlands**

The property **DOES** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

### **Watershed Protection**

There **ARE** state waters located on the subject property and **WILL BE** subject to the Fayette County Watershed Protection Ordinance.

### **Groundwater**

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

### **Post Construction Stormwater Management**

This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if developed with more than 5,000 square feet of impervious surfaces.

### **Tree Protection**

This development **WILL BE** subject to the Tree Protection ordinance if re-zoned and developed.

**Environmental Health Department**

The Dept. has no objections to proposed rezoning.

**Fire**

County water will need to be addressed on final plat



## **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to C-S 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 Rural Residential (1 Unit / 3 Acres) and Environmentally Sensitive Areas (Floodplain). The majority of the subject property is in the Rural Residential (1 Unit / 3 Acres) land use area (see Land Use Plan map). 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 (1) CONDITION.**

## **RECOMMENDED CONDITIONS**

If this petition is approved by the Board of Commissioners, it should be approved **C-S 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 no lot shall have direct driveway access onto Bernhard Road. *(This condition will be enforced by the Engineering/Public Works Department.)*

**SUBJECT  
PROPERTIES**

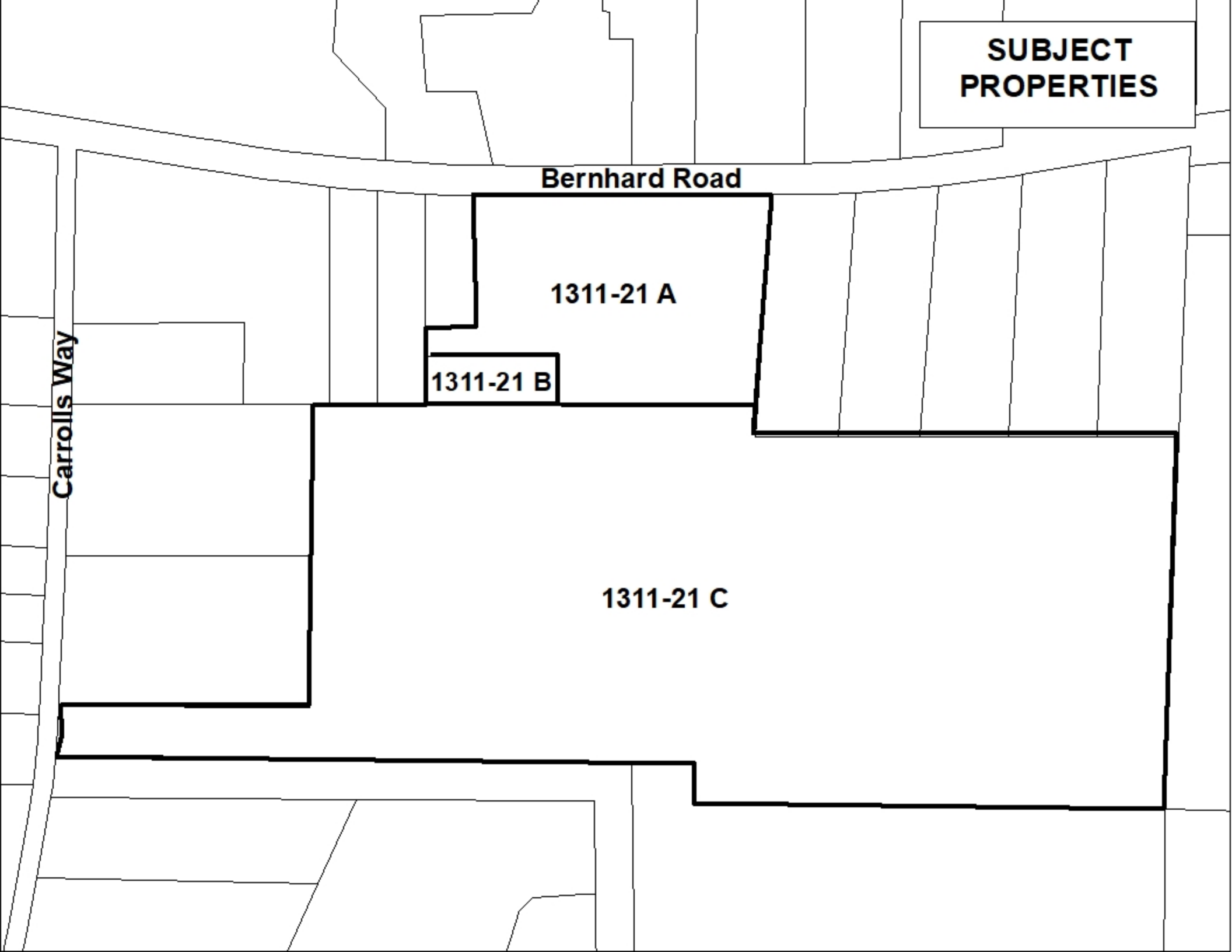
**Bernhard Road**

**1311-21 A**

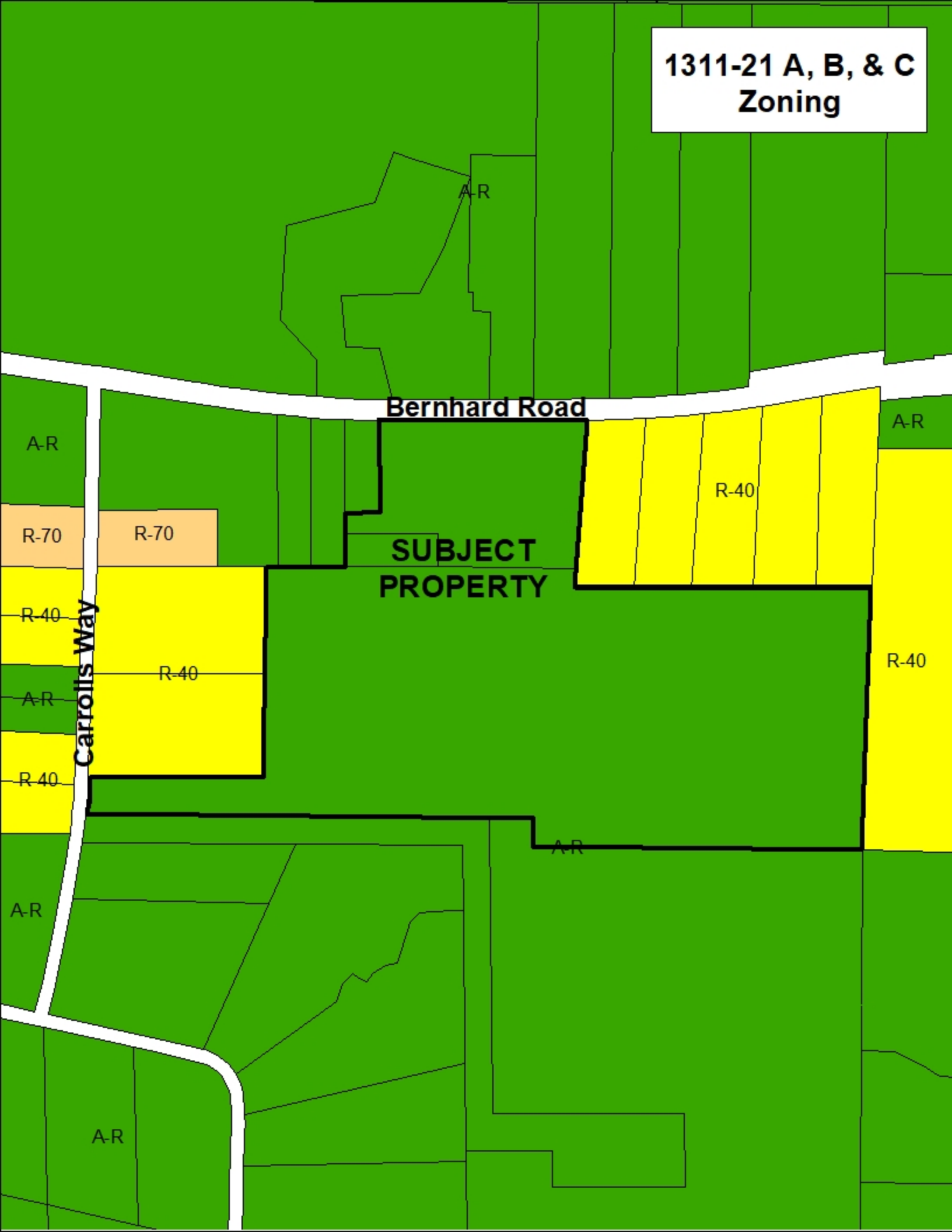
**1311-21 B**

**1311-21 C**

**Carrolls Way**



**1311-21 A, B, & C  
Zoning**



**1311-21 A, B, & C  
Land Use Plan**

**ENVIRONMENTALLY  
SENSITIVE AREAS**

**Bernhard Road**

**RURAL  
RESIDENTIAL  
- 3**

**SUBJECT  
PROPERTY**

**Carrolls Way**

**ENVIRONMENTALLY  
SENSITIVE AREAS**

**AGRICULTURAL  
RESIDENTIAL**

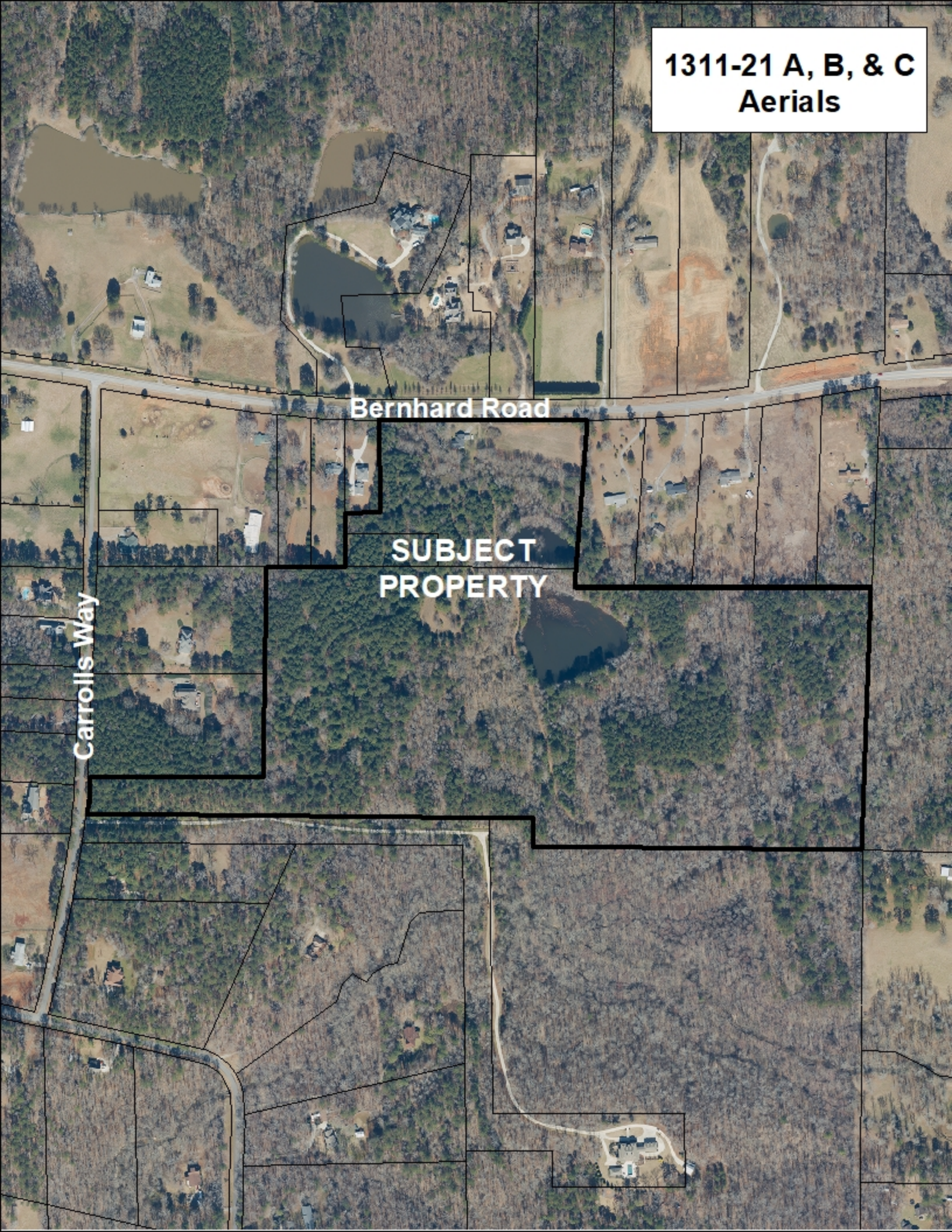


**1311-21 A, B, & C  
Aerials**

**Bernhard Road**

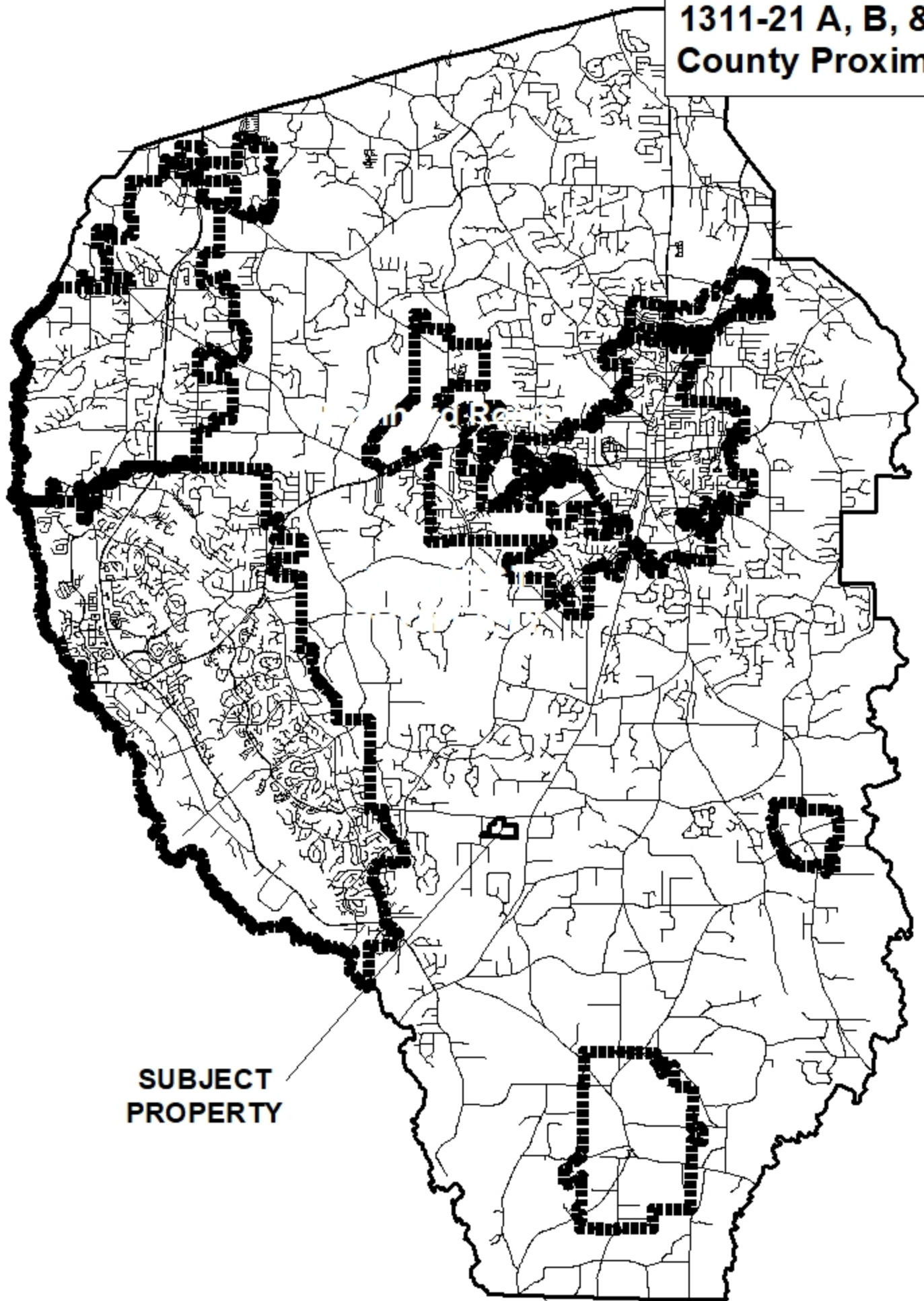
**SUBJECT  
PROPERTY**

**Carrolls Way**





**1311-21 A, B, & C  
County Proximity**



**SUBJECT  
PROPERTY**



D:\ATL SouthBernard Road\2431.0039-RZ-EXB-CS.dwg, Development PLAN, shanks, Jun 22, 2021, 12:11:10 pm

©Moore Bass Consulting

## SITE INFORMATION

- ENGINEER / SURVEYOR:  
MOORE BASS CONSULTING, INC.  
1350 KEYS FERRY CT.  
McDONOUGH, GA 30253  
(770) 914-9394
- DEVELOPER:  
FREEDOM LAND HOLDINGS, LLC  
140 VILLAGE CIRCLE  
SENOIA, GA 30276  
(404) 725-2237
- SUBDIVISION CONFIGURATION:  
SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC. DATED: 2/10/21  
LOCATION: FAYETTEVILLE, GA  
TAX ID #: 0438005, 0438044, & 0438087  
CURRENT ZONING: A-R  
CURRENT LAND USE DISTRICT: RURAL RESIDENTIAL - 3 (1UNIT/ 3 ACRES)  
DEVELOPMENT PLAN ZONING DISTRICT: C-S  
TOTAL SITE AREA: 61.15 ACRES  
TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS  
DATUM: NAVD 88  
TYPE OF STREETS: PUBLIC  
RW AREA: 1.68 AC  
RW WIDTH: 60'  
PAVEMENT LENGTH: 1.116 L.F.  
PAVEMENT WIDTH: 24'  
STREET MAINTENANCE: FAYETTE COUNTY
- CONCEPTUAL STORMWATER MANAGEMENT PLAN:  
A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT BASINS AND GRASS & MULCH  
B. AREAS TO BE CLEARED: STREETS, UTILITY OUTFALLS AND STORMWATER COMPONENTS  
C. INTERNAL DRAINAGE SYSTEM: CURB & GUTTER, STORM INLETS & PIPE SYSTEM

### NOTES:

- THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE AREA
- THIS SITE DOES CONTAIN WETLANDS, PER DELINEATION PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES
- SOIL INFORMATION TAKEN FROM USDA SOIL MAP
- STORMWATER WILL REQUIRE CURB AND GUTTER AND PROPOSED STORMWATER MANAGEMENT FACILITY. THE ONLY POST-DEVELOPED RUNOFF DRAINING TO THE EXISTING LAKES IS WHAT DRAINS THERE NATURALLY.
- EXISTING LAKE DAMS WILL BE ASSESSED DURING DESIGN TO DETERMINE IF REPAIRS ARE NEEDED FOR SAFETY.

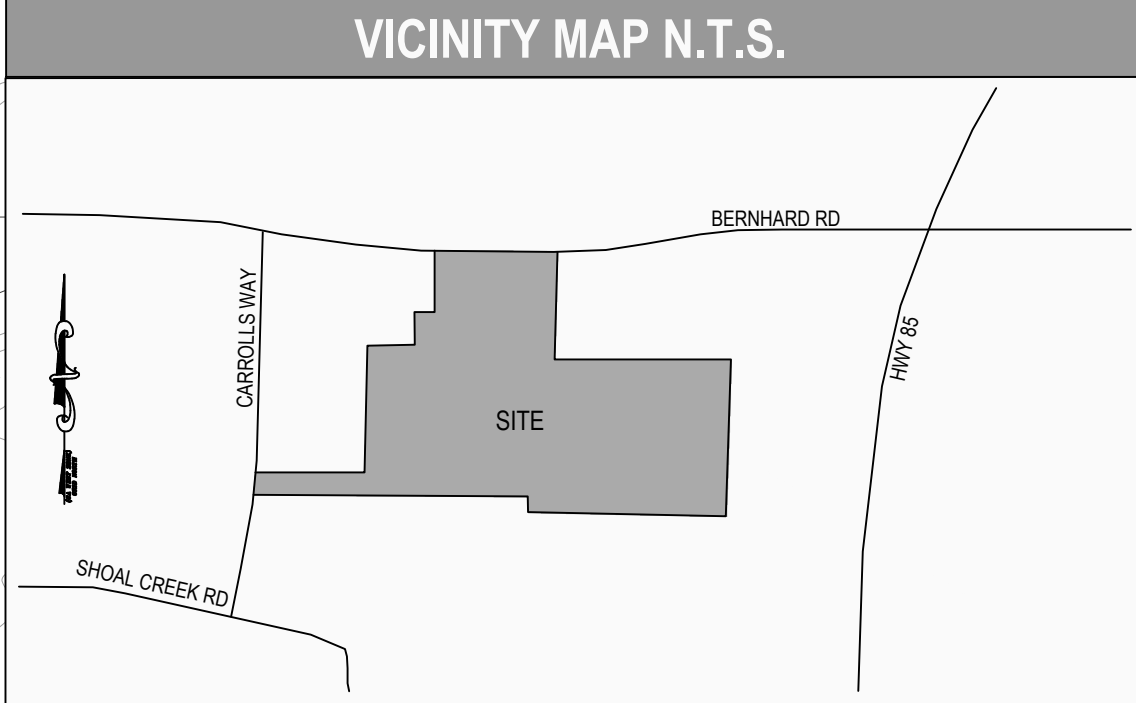
## DEVELOPMENT DATA

PROPOSED LOTS:	14 LOTS
TOTAL SITE AREA:	61.15 AC.
DEVELOPED AREA:	26.73 ACRES (43.7%)
OPEN SPACE REQUIRED:	24.46 ACRES (40.0%)
OPEN SPACE PROVIDED:	34.42 ACRES (56.3%)

### ZONING DISTRICT REQUIREMENTS: C-S

- MIN. LOT AREA: 1.5 AC. (65,340 SQ. FT.)
- MIN. LOT WIDTH: 150' (COLLECTOR)  
125' (MINOR)
- BUILDING SETBACKS: FRONT: 100' (COLLECTOR / ARTIERIAL) 50' (MINOR),  
REAR: 30'  
SIDE: 20'

## VICINITY MAP N.T.S.



## GRAPHIC SCALE



EXPERIENCED  
WITH SUCCESS  
1991 - 2021

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**Moore Bass  
Consulting, Inc.**

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

PROJECT NAME  
DEVELOPMENT PLAN FOR  
BERNHARD FARMS  
FAYETTE COUNTY, GEORGIA

CLIENT NAME  
FREEDOM LAND HOLDINGS, LLC  
140 VILLAGE CIRCLE  
SENOIA, GA 30276

REVISIONS

A2431.0039-RZ-EXB-CS

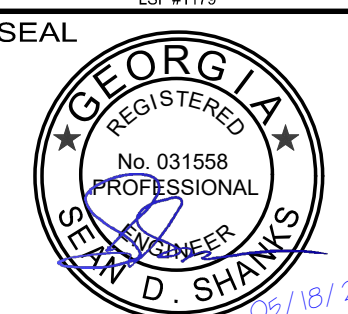
DATE 05-18-2021

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT  
McDONOUGH, GA 30253  
LSP #1179



LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE

PROPOSED  
DEVELOPMENT PLAN

SHEET

1.0



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

**PROPERTY OWNERS:** Freedom Land Holdings, LLC

**MAILING ADDRESS:** 140 Village Circle Senoia, GA 30276

**PHONE:** 404-725-2237 **E-MAIL:** james.nicholson@jefflindseycommunities.com

**AGENT FOR OWNERS:** Moore Bass Consulting, Inc.

**MAILING ADDRESS:** 1350 Keys Ferry Court

**PHONE:** 770-914-9394 **E-MAIL:** ppowers@moorebass.com

**PROPERTY LOCATION:** **LAND LOT** 223 **LAND DISTRICT** 4 **PARCEL** \_\_\_\_\_  
**LAND LOT** \_\_\_\_\_ **LAND DISTRICT** \_\_\_\_\_ **PARCEL** \_\_\_\_\_

**TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED:** 61.15 Acres

**EXISTING ZONING DISTRICT:** A-R **PROPOSED ZONING DISTRICT:** C-S

**ZONING OF SURROUNDING PROPERTIES:** R-40 & A-R

**PRESENT USE OF SUBJECT PROPERTY:** Single Family

**PROPOSED USE OF SUBJECT PROPERTY:** Single Family

**LAND USE PLAN DESIGNATION:** Rural Residential - 3

**NAME AND TYPE OF ACCESS ROAD:** Bernhard Road (Collector)

**LOCATION OF NEAREST WATER LINE:** Bernhard Road

**(THIS AREA TO BE COMPLETED BY STAFF):** **PETITION NUMBER:** \_\_\_\_\_

☐ Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

**DATE OF PLANNING COMMISSION HEARING:** \_\_\_\_\_

**DATE OF COUNTY COMMISSIONERS HEARING:** \_\_\_\_\_

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

**Date Paid:** \_\_\_\_\_ **Receipt Number:** \_\_\_\_\_

**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:**

Senior A. Price

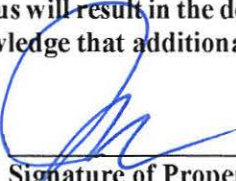
**Please Print Names**

**Property Tax Identification Number(s) of Subject Property:** 0438 087

(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) 223 of the 4th District, and (if applicable to more than one land district) Land Lot(s) 223 of the 4th 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 Jeff Lindsey Communities/Moore Bass Consulting 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.

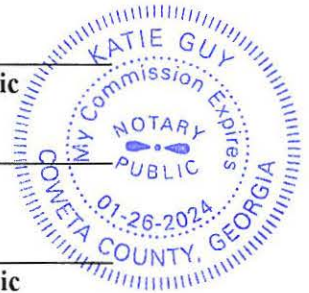
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees 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

140 Village Circle Senoia, GA  
Address

  
Signature of Notary Public

6/1/21  
Date



\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

**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:**

Bobby Lisbon Jr.

**Please Print Names**

**Property Tax Identification Number(s) of Subject Property:** 0438 044

(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) 223 of the 4th District, and (if applicable to more than one land district) Land Lot(s) 223 of the 4th 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).

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\_\_\_\_\_  
Signature of Property Owner 1

140 Village Circle Seneca GA  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Address

  
\_\_\_\_\_  
Signature of Notary Public

6/1/21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Notary Public

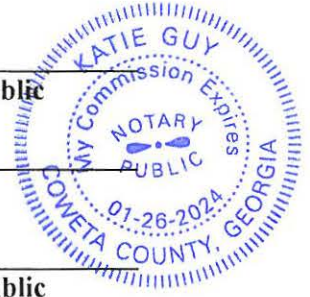
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date





**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:**

Clara P. Lamar

**Please Print Names**

**Property Tax Identification Number(s) of Subject Property:** 0438 005

(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) 223 of the 4th District, and (if applicable to more than one land district) Land Lot(s) 223 of the 4th 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).

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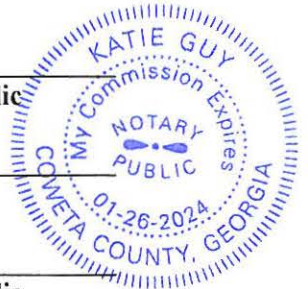
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees 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

140 Village Circle Senoia GA  
Address

  
Signature of Notary Public

6/1/21  
Date



\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date



**AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY**

I/We, Jeffrey Lindsey, 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.

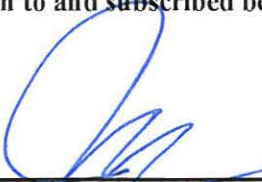
Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County  
Development Regulations require a minimum street width as specified below:

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 1 day of June, 2021.

  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

  
\_\_\_\_\_  
NOTARY PUBLIC



NAME: \_\_\_\_\_ PETITION NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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

\_\_\_\_\_ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R 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 \_\_\_\_\_.

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 1 DAY OF June, 2021

Katie Guy  
NOTARY PUBLIC



[Signature]  
APPLICANT'S SIGNATURE