

**BOARD MEMBERS**

John Kruzan, Chairman  
Danny England, Vice-Chairman  
John H. Culbreth, Sr  
Jim Oliver  
Boris Thomas

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 3, 2025  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on March 6, 2025
5. Plats

**PUBLIC HEARING**

6. Consideration of Petition 1362-24, Applicant proposes to rezone 16.1 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential) for the purposes of developing small farming activities. Property is located in Land Lots 18 of the 9<sup>th</sup> District and fronts Jewel Bluff Road.

# Meeting Minutes 03/06/2025

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 6<sup>th</sup>, 2025, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** John Kruzan, Chairman  
Danny England, Vice-Chairman  
John H. Culbreth Sr  
Jim Oliver  
Boris Thomas

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

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## **NEW BUSINESS**

1. Call to Order. *Chairman John Kruzan called the March 6, 2025, meeting to order at 7:05 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan noted that staff requested the agenda be amended to delete Item #5, Plats, since there are no plats for staff to present. John Culbreth, Sr. made a motion to approve the amended agenda. Jim Oliver seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on January 16, 2025. *Danny England made a motion to approve the minutes of the meeting held on January 16, 2025. Boris Thomas seconded the motion. The motion carried 5-0.*

## **PUBLIC HEARING**

5. **Consideration of Petition 1360-24**, Applicant proposes to rezone 55.8+/- acres from C-H (Highway Commercial) Conditional to M-1 (Light Industrial) for the purposes of constructing a commerce-industry complex. Property is located in Land Lots 233 of the 5<sup>th</sup> District and fronts on N. Highway 85, Corinth Road, County Lane Road, and Carter Road.

Deborah Bell introduced the petition and noted that the request for M-1 is not consistent with the County's Future Land Use Map and Comprehensive Plan. Therefore, staff recommends denial of the request to rezone to M-1.

IF the petition is approved, staff recommends the following CONDITIONS:

1. Corinth Road is an Arterial Road on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 50 feet of right-of-way as measured from the existing centerline of Corinth Road. The right-of-way dedication shall be completed within 180 days of rezoning. 2. Article XII. - Watershed Protection Ordinance shall apply to the tract(s) presented in the rezoning case.

Mr. Kruzan asked if anyone was present to speak in favor of the petition.

Steven Jones, Attorney, with the law firm of Taylor/English/Duma, introduced himself as the applicant's representative. He presented a series of slides to discuss details of the request. The first slide is a current zoning map of the subject property and the surrounding area. He noted that the property was rezoned to C-H in 1987, but it has not been developed. Mr. Jones thinks that this lack of development indicates that the property does not have a viable economic use under a commercial zoning district. Therefore, he is presenting an application for a zoning district which is more consistent with the zoning districts in the Highway 85 corridor, especially in this area.

Mr. Jones noted that the parcel is 55.8 acres in size. They are proposing for this site a single building that is almost 500,000 square feet that would be a manufacturing facility. They have been in talks with industries, the Development Authority and businesses, who indicate that there is no space for this type of business to locate in Fayette County. These businesses would like to locate in Fayette County and do not require direct access to the interstate. Mr. Jones pointed out that the area between Fayetteville and the Clayton County line is where industrial & manufacturing properties are already located. However, there are not many sites for large buildings, which can be occupied by one or multiple manufacturing companies.

He presented a conceptual site plan showing a single large building, with passenger parking on the south side, and truck circulation and parking on the north side; the proposal has a single entrance/exit on State Route 85. He acknowledged that the concept shows the apparent location of the stream but noted that all state and local buffer requirements will be met in the final site plan. He reviewed the basic requirements of the County's State Route Overlay, zoning buffer requirements, and the various residential and nonresidential properties around the property.

Mr. Jones discussed the County's Comprehensive Plan, which acknowledges that the SR 85 corridor is described as a nonresidential corridor. The Comp Plan anticipates a large amount of nonresidential development along this corridor. The subject property is a 55-acre tract that has sat fallow for 37 years since it was rezoned to commercial. He discussed the change to commercial market in the post-COVID era, transitioning to an e-commerce-based market. He contends that the site will not be developed as a commercial property and that the Comp Plan highlights that the 85 corridor anticipates that the corridor will be industrial. Even though the Future Land

Use Plan shows this area as commercial, when we dig into the text of the Comp Plan, it highlights that the corridor is a nonresidential corridor.

Mr. Jones reviewed recent development in the area. In mid-2020 there was a parcel that was rezoned to M-1; that application proposed an industrial complex. In the analysis of that application the staff report noted that nonresidential corridor in the Comp Plan and recommended approval of that petition. He then presented a copy of the site plan that accompanied the rezoning. He noted the proximity of his current subject property across the intersection to the M-1 property on the west side of SR 85.

Mr. Jones stated that in June of 2023, the BOC voted unanimously to approve the rezoning to M-1. *[Staff note: the rezoning of Parcel 0646 029 to M-1 was approved by the BOC on June 23, 2022.]* He also pointed out that the parcel on the opposite side of GA 85 was rezoned in 2022 for a truck parking facility, to C-H, which permits parking lots. *[Staff note: the rezoning of Parcel 0552 040 to C-H, with 9 conditions, was approved by the BOC on February 23, 2023.]* He said that even though this was rezoned to C-H, it was an acknowledgement that this is a nonresidential corridor ripe for industrial development. Mr. Jones discussed the site plan for the truck parking and the realignment of Corinth Road.

Mr. Jones then reviewed the various types of zoning and land uses in other arts of the 85 North corridor: Amusement Park; industrially zoned property south of the amusement park; auto repair facilities; self-storage facilities. The Comp Plan's notion that this is a nonresidential corridor with commercial and industrial type uses, as well as the industrial zoning of the Kenwood Industrial Park. In this corrido, the Comp Plan calls out three uses in the corridor: Commercial, Office and Industrial, there are only a few medical offices, a few small commercial developments, but no large-scale commercial development.

He stated that it takes us back to the request to extend the industrial type uses that are consistent with what the Comp Plan calls for in the area, what precedential rezonings have shown in the past 2 years, for uses that permit industry and light manufacturing. He reviewed a partial list of permitted uses in the M-1 zoning district. He states that this is something that, from an economic development standpoint, is needed in the County. He asks that the board fulfil what the Comp Plan calls for, what the precedential zonings calling for, and what we know the market is asking for. He asked to reserve the remainder of his time for any rebuttal and to answer questions.

Mr. Kruzan asked if there was anyone else who would like to speak in support of the petition. No one else had comments in support. Mr. Kruzan then asked if there was anyone to speak in opposition of the petition.

Christopher Dwayne Nash, 330 Country Lane Road, Fayetteville, GA 30214, is not exactly in disagreement with the project but has some questions. He asked what type of development it would be, because different types of developments cause more or



less noise. He has 2 acres in the woods because he wanted privacy. He thinks that, in addition to the vegetated buffer, the developer should build a sound barrier wall. If it is going to be manufacturing with increased occupational noise, he wants increased protection. If it is warehouse, with trucks coming in and out all night, there is not adequate separation between commercial and residential. We have lived here for 51 years and need to be protected.

David Cann, 125 Plantation Road. His property adjoins the subject property. We need some privacy and quiet from 24-hour warehouse. He thinks the 75-foot buffer is not much and would not help screen bright lights. Would like to know what kind of business would go there.

Juliana Terpstra, 110 Pine Tree Drive, Fayetteville. Not super opposed to the request but has the same concerns as her neighbors. Doesn't want the noise pollution. She also discussed the proposed improvements on Corinth Road, and concerns about the traffic flow at the 90\* turn in Corinth Road. She thinks no decisions should be made until they see what the traffic flow will be after the complete road project. She is also concerned about a cemetery in the area that might be damaged by the development. The cemetery was a slave cemetery associated with Kenwood Plantation, but she does not know the exact location.

Mr. Nash said he knew where the cemetery was, that it was located on the back of his parcel, and most of it had been on the property behind him [*to the east in Clayton County*] and was destroyed by the development of that subdivision [*Overlook at Camp Creek, Clayton County*].

Marlin Williams, 9274 Grady Drive – Overlook at Camp Creek. Has some questions that what is shown in the concept plan is not by anybody's residence. But we don't know what kind of development this is going to be. He is concerned if there will be an entrance on Corinth Road because traffic is a mess.

Ivory Jackson, 838 Chapman Street – Overlook at Camp Creek. He backs up to the woods and had his home built there because of the woods and the peace and quiet. When the construction was done to expand SR 54, it increased traffic into their neighborhood. He is concerned that the development will increase pollution into the subdivision pond that the HOA keeps stocked with fish. He is also concerned it will increase crime.

James Brand, 285 Plantation Road. He is concerned about the noise pollution and diesel smell and lighting from a development. He suggested that the truck parking be directed to the south side of the building, so only car parking is on the north side closest to the neighborhood.

Steven Jones came back to address the questions and concerns. He noted that the applicant is Brent Holdings, a developer that has been in the county for decades, since the 1980s. In terms of the residents concerns, he appreciates that the residents are not

opposed and acknowledge that it makes sense. The developer agrees to flip the design, so truck parking is on the south side of the building. The developer also offers to construct a berm to mitigate the sound concerns. He also heard concerns from the Clayton County residents. He noted those properties have an even larger gap, and that the required stream buffers will provide protection to the stream and lake. He noted that the County's ordinance should address concerns about lighting and noise. This is not a distribution warehouse, but a manufacturing facility. Distribution warehouses need close access to the interstate and would not consider this property. It is intended to be a manufacturing facility that does not need that type of access.

Mr. Kruzan brought the case back to the Planning Commission for discussion.

Planning Commissioner Danny England asked about the 2 rezoning cases that Mr. Jones mentioned. The BOC approved both 1319-22 and 1326-22. Mr. England asked what the Planning Commission recommended on both cases. He recalled that the PC voted to approve 1319-22 but voted to deny 1326-22. Mrs. Bell stated that she would look up this info. Mr. England acknowledged that this area of the county is a tricky area. The Kenwood Industrial Park only abuts a handful of homes, while the 55-acre subject parcel is adjacent to many more residential properties, so it has a much greater impact on residents. Also, he noted from the staff report, that the 1987 rezoning limited commercial uses to the first 300' of the development. If you look at the development pattern along 85, the commercial development tends to follow that pattern. The subject parcel extends much farther back than that and is inconsistent with the existing pattern of development. For the existing constituents, he agrees with their concerns. He also understands Mr. Jones explanation that no commercial development has taken place.

Planning Commissioner Boris Thomas noted that 1326-22 was approved with 9 conditions. He would like to know what the conditions were. He understands that county cannot regulate exactly what is developed, but that the conceptual plan shows over 400 to 450 parking spaces. He thinks this just kills the north end of Fayette County, on 314 and 279. He referred to the traffic around the construction of the QTS data center. He is concerned about the traffic impact.

Debbie Bell read the Planning Commission votes that Mr. England requested. For 1319-22, the PC voted 5-0 to recommend approval. For 1326-22, the vote was 3-1-0 to deny the request for rezoning. Mr. Haren was absent from that meeting.

Planning Commissioner John Culbreth noted that it is difficult when you have residential this close to industrial commercial zonings. One thing he believes that every county has a right to economic development initiatives. He asked Mr. Jones if they have had any meetings with any of the residents surrounding the property.

Mr. Jones said they had not, but they have heard their concerns tonight and have offered the changes mentioned in order to address those concerns. He said they would only have an access point on hwy. 85. The property doesn't feel right for any other

type of development. Mr. Culbreth asked what type of manufacturing they would have. Mr. Jones acknowledged that they don't know at this stage. Manufacturers look for already-built sites rather than raw land.

***Danny England made the motion to recommend DENIAL of Petition 1360-24. John Culbreth seconded the motion. The motion carried 4-1. Jim Oliver Opposed.***

6. **Consideration of Petition 1361-25**, Applicant proposes to rezone 10.03 acres from A-R (Agricultural-Residential) to R-72 (Single-Family Residential) for the purposes of developing residential lots. Property is located in Land Lot 10 of the 5<sup>th</sup> District and fronts on Corner John Street and Inman Road.

Debbie Bell introduced the petition and noted that the request for R-72 is consistent with the County's Future Land Use Map and Comprehensive Plan. Therefore, staff recommends CONDITIONAL APPROVAL of the request to rezone to R-72, subject to the following:

1. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 50-ft of right of way as measured from the existing centerline of Inman Road for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way dedication(s) shall be provided to the County within 90 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.

Mr. Kruzan asked if the petitioner was here.

Max Fuller said the lots will be about 2.5 acres. They have already submitted the RW dedication documents.

Mr. Kruzan asked if anyone else was present to speak in favor of the petition. There was no one else to speak in favor of the petition. Mr. Kruzan then asked if anyone was present to speak in opposition to the petition. There was no one present to speak in opposition.

Planning Commissioner Jim Oliver asked if Mr. Fuller had any problems with the conditions as recommended by staff. He replied that he did not.

Hearing none, he brought the petition back to the board.

***John Culbreth Sr. made the motion to recommend APPROVAL of Petition 1361-25. Danny England seconded the motion. The motion carried 5-0.***

**ADJOURNMENT:**

*Danny England moved to Adjourned the March 6, 2025, Planning Commission meeting. Jim Oliver seconded. The motion passed 5-0.*

*The meeting adjourned at 8:07 pm.*

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**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

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**JOHN KRUZAN, CHAIRMAN**

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**DEBORAH BELL  
DIRECTOR, PLANNING & ZONING**

**PETITION No. 1362-25**

**REQUESTED ACTION:** Rezone 16.1 acres from A-R to R-70

**PARCEL NUMBER:** 0901 087

**EXISTING ZONING:** R-70

**PROPOSED ZONING:** A-R

**EXISTING USE:** Undeveloped

**PROPOSED USE:** Agriculture- Residential

**LOCATION:** Jewel Bluff

**LOT SIZE:** 16.1 Acres

**DISTRICT/LAND LOT(S):** 9<sup>th</sup> District, Land Lot(s) 18

**OWNER(S):** Cedric Johnson and Sharai Johnson

**APPLICANT(S):** Cedric Johnson and Sharai Johnson

**AGENT(S):** N/A

**PLANNING COMMISSION PUBLIC HEARING:** April 3, 2025, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** April 22, 2025, at 5:00 PM

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**REQUEST**

The applicant is requesting to rezone the property from R-70 to A-R.

**STAFF ASSESSMENT & RECOMMENDATION**

The lot is a legal lot of record and meets or exceeds all the requirements of the A-R zoning district. The Future Land Use Map designates this area as Rural Residential-2, which has a 2-acre minimum parcel size. Since A-R is a less intense/lower density zoning, the request to rezone to the A-R zoning district is appropriate and is consistent with the Future Land Use Map and the Comprehensive Plan. Staff recommends **CONDITIONAL APPROVAL** of the request to rezone to A-R, subject to the following:

1. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 30-ft of right of way as measured from the existing centerline of Jewel Bluff for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way dedication(s) shall be provided to the County within 90 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.
2. The Watershed Protection Ordinance shall apply to this property upon rezoning.

## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject property is currently zoned R-70. It was rezoned from A-R to R-70 as part of a blanket rezoning initiated by the County in 1973. The property is currently undeveloped and is mostly wooded.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

The parcels surrounding the subject property are zoned R-70. The Future Land Use Map for this property and all the surrounding properties is Rural Residential-2, 1 Unit/2 Acres. See the attached Zoning Map and Future Land Use Map.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	25	R-70	Single Family Residential	Rural Residential-2 (1 unit /2 acres)
East (across Jewel Bluff)	18	R-70	Single Family Residential	Rural Residential-2 (1 unit /2 acres)
South	17	R-70	Single Family Residential	Rural Residential-2 (1 unit /2 acres)
West	12	R-70	Single Family Residential	Rural Residential-2 (1 unit /2 acres)

### **C. DEPARTMENTAL COMMENTS**

- ☐ **Water System** – No objections.
- ☐ **Public Works/Environmental Management**
  - Road Frontage Right of Way Dedication - Jewel Bluff is a County Local Road which requires a 60-foot right-of-way, 30 foot along existing frontage of this tract if rezoned.
  - Traffic Data - Jewel Bluff is a Fayette County maintained gravel road that connects SR 92 and Rivers Road. The road is 0.90 miles long and the county does not have any traffic data.
  - Sight Distance and access - Minimum sight distances will have to be satisfied for the proposed new driveway.
  - Floodplain Management - The property DOES NOT contain floodplain per FEMA FIRM panel 13113C0019E dated September 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 Protection - There ARE POSSIBLE state waters located on the subject property, and it WILL BE subject to the Fayette County Watershed Protection Ordinance.
- Groundwater - The property IS NOT within a groundwater recharge area.
- Post Construction Stormwater Management - Any development of the commercial aspect of Fayette County's Agriculture zoning 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.
- Landscaping and Tree Protection
- This development WILL NOT BE subject to the Landscaping and Tree Protection ordinances if re-zoned and developed.
- **Fire** – No comments.
- **Environmental Health** - This office has no objection to the proposed rezoning.
- **GDOT** – Not applicable, not on State Route.



## **ZONING DISTRICT STANDARDS**

### **Sec. 110-125. A-R, Agricultural-Residential District.**

(a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.

(b) *Permitted uses.* The following permitted uses shall be allowed in the A-R zoning district:

- (1) Single-family dwelling;
- (2) Residential accessory structures and uses (see article III of this chapter);
- (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
- (4) Plant nurseries and greenhouses (no sales of related garden supplies);
- (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof; and
- (6) One semi-trailer/box truck utilized as a farm outbuilding, provided the property is a minimum of five acres and the semi-trailer/box truck is only used to store agricultural items.

(c) *Conditional uses.* The following conditional uses shall be allowed in the A-R zoning district provided that all conditions specified in article VII of this chapter. Conditional uses, nonconformances, transportation corridor overlay zone, and commercial development standards are met:

- (1) Aircraft landing area;
- (2) Animal hospital, kennel or veterinary clinic;
- (3) A-R bed and breakfast inn;
- (4) A-R wedding/event facility;
- (5) Cemetery;
- (6) Church and/or other place of worship;
- (7) Colleges and university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
- (8) Commercial driving range and related accessories;
- (9) Child care facility;
- (10) Deer processing facility.
- (11) Developed residential recreational/amenity areas;

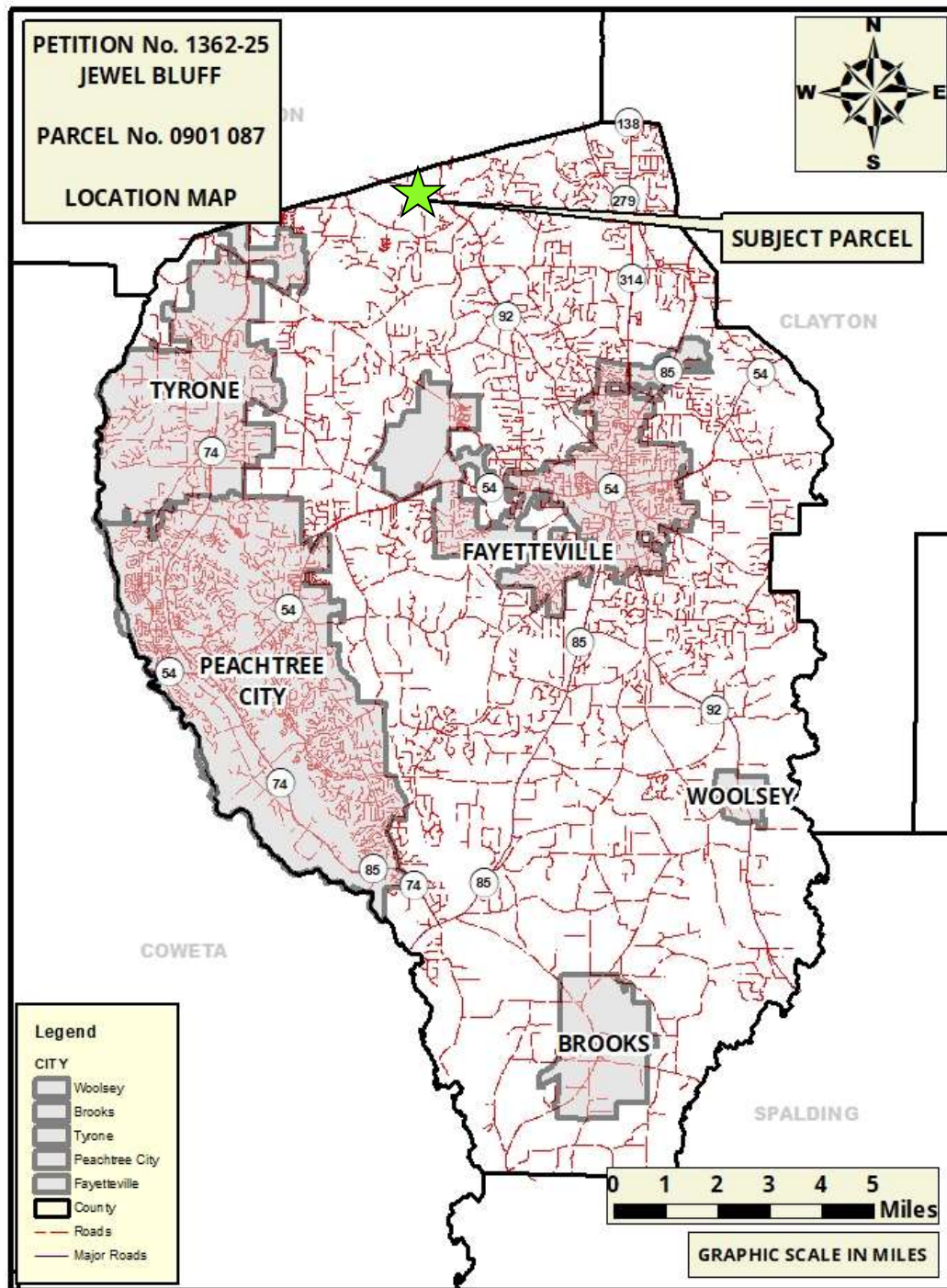
- (12) Farm outbuildings, including horse stables, auxiliary structures, and greenhouses (permanent or temporary);
- (13) Golf course (minimum 18-hole regulation) and related accessories;
- (14) Home occupation;
- (15) Horse show, rodeo, carnival, and/or community fair;
- (16) Hospital;
- (17) Kennel (see animal hospital, kennel, and/or veterinary clinic);
- (18) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
- (19) Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
- (20) Recreation centers and similar institutions owned by nonprofit organizations as so registered with the state secretary of state office;
- (21) Religious tent meeting; and
- (22) Shooting range, outdoor.

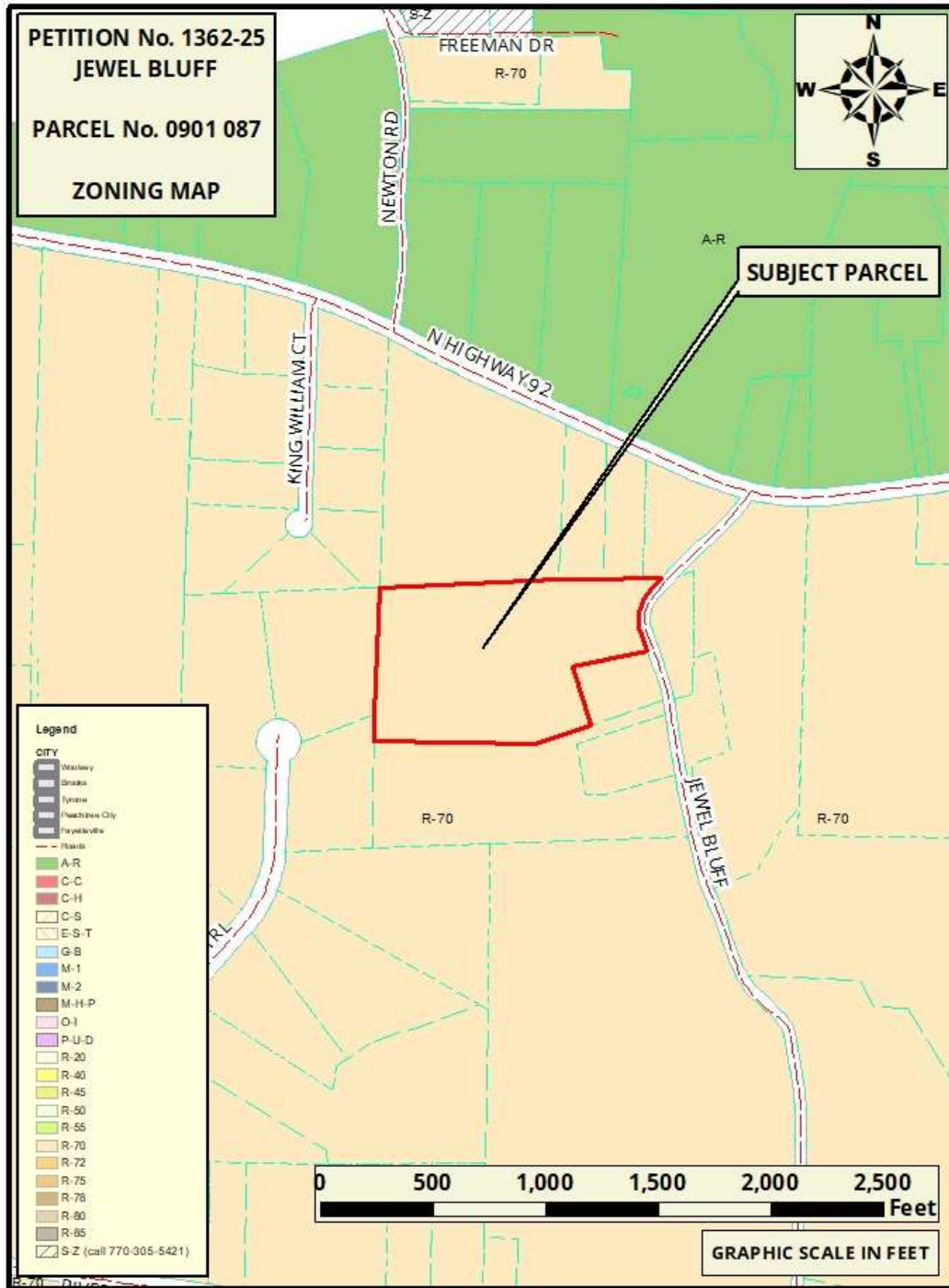
(d) *Dimensional requirements.* The minimum dimensional requirements in the A-R zoning district shall be as follows:

- (1) Lot area: 217,800 square feet (five acres).
- (2) Lot width: 250 feet.
- (3) Floor area: 1,200 square feet.
- (4) Front yard setback:
  - a. Major thoroughfare:
    - 1. Arterial: 100 feet.
    - 2. Collector: 100 feet.
  - b. Minor thoroughfare: 75 feet.
- (5) Rear yard setback: 75 feet.
- (6) Side yard setback: 50 feet.
- (7) Building height.
  - a. 35 feet as defined in article III of this chapter.
  - b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one foot for every two feet or part thereof of building height over 35 feet.

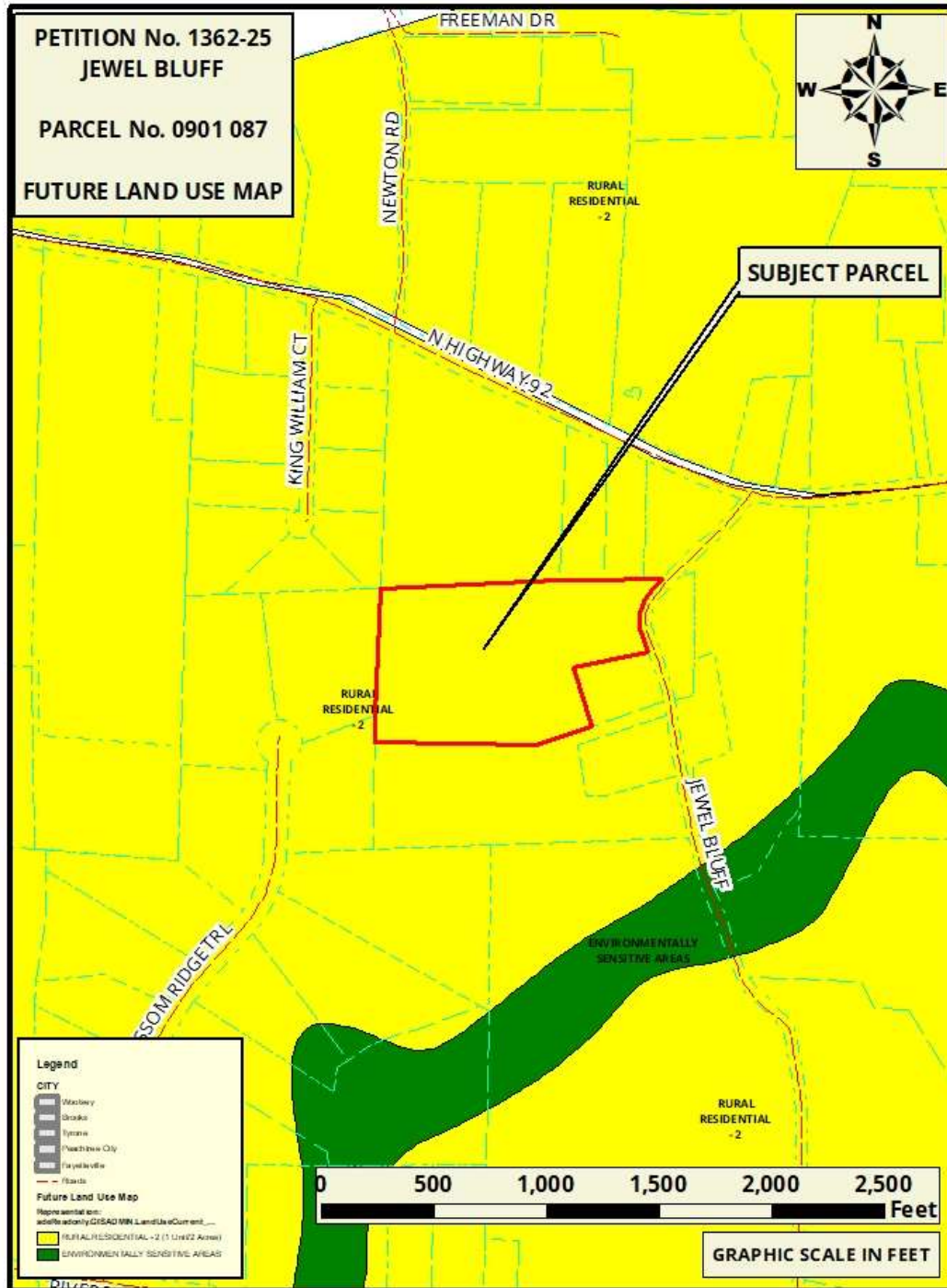
(e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan, as applicable, shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; residential accessory structures; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.

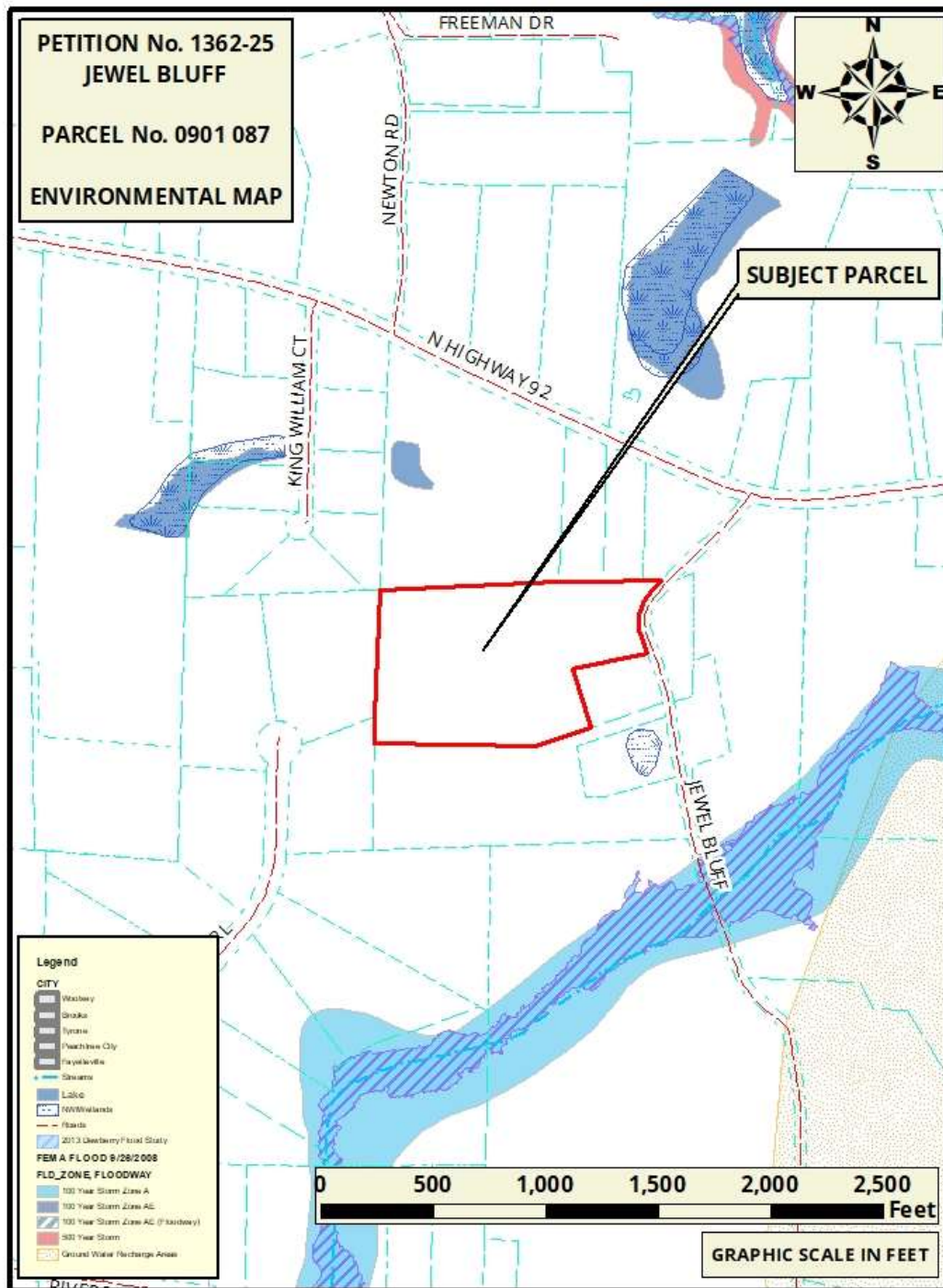
(Code 1992, § 20-6-1; Ord. of 7-28-2011; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2012-13, § 4, 12-13-2012; Ord. No. 2012-14, § 3, 12-13-2012; Ord. No. 2014-19, § 6,7, 12-11-2014; Ord. No. 2015-05, § 2, 3-26-2015; Ord. No. 2016-12, § 3, 7-28-2016; Ord. No. 2017-04, § 2, 3-23-2017; Ord. No. 2018-03, §§ 11, 12, 9-22-2018)







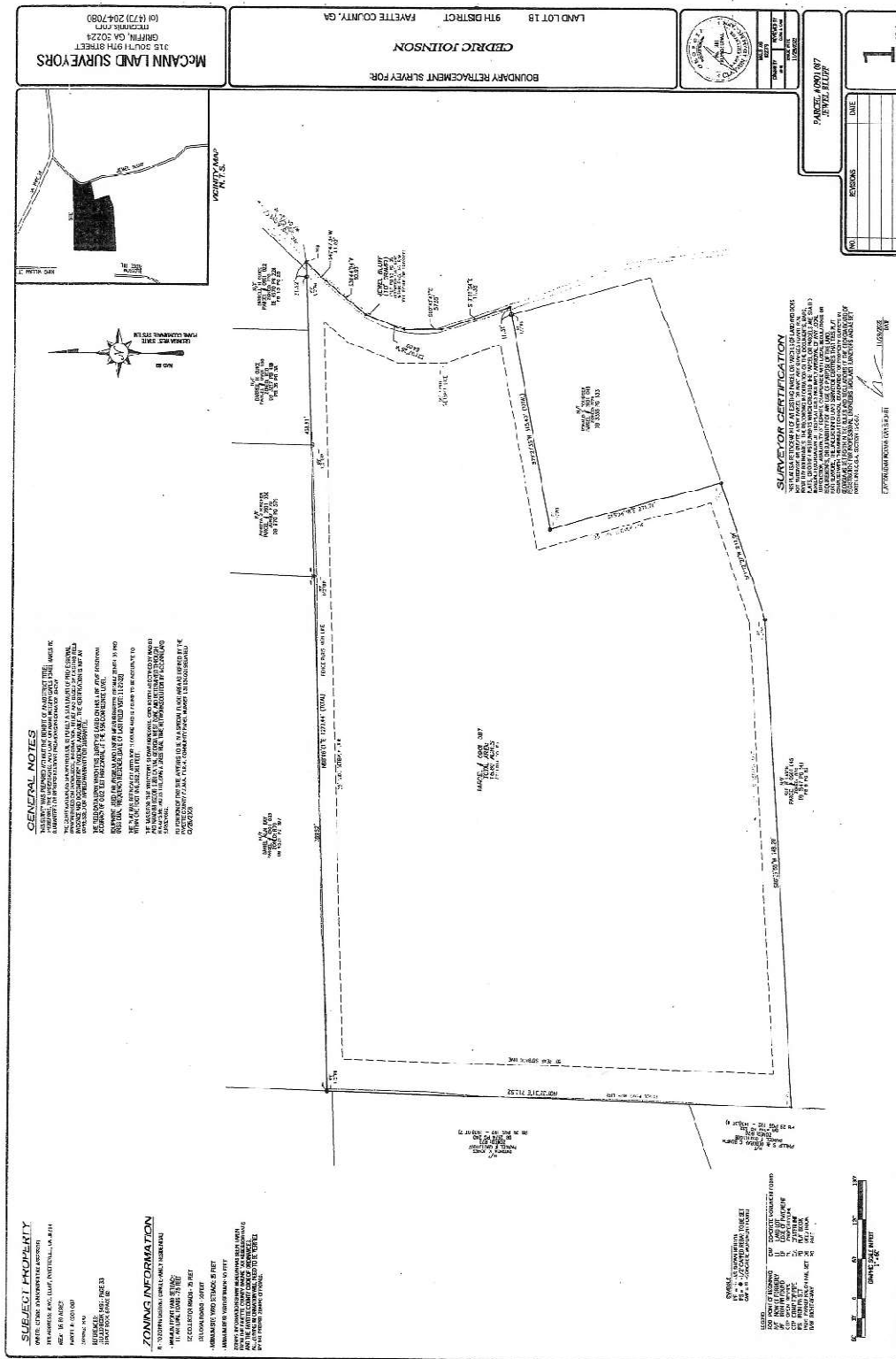












PETITION No (s): 1362-25  
STAFF USE ONLY

SAGES REFERENCE No.: \_\_\_\_\_

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Sharai Johnson  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State GA Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

Name Sharai Johnson / Cedric Johnson  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State GA Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**AGENT(S) (if applicable)**

Name N/A  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

Name Cedric Johnson  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State GA Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

[ ] Application Insufficient due to lack of:

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

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

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

DATE OF PLANNING COMMISSION HEARING: April 3, 2025

DATE OF COUNTY COMMISSIONERS HEARING: April 22, 2025

Received from Sharai Johnson a check in the amount of \$ 350.00 for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).

Date Paid: 02/04/2025 Receipt Number: 023067



PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0901087 Acreage: 16.1  
Land District(s): 9th Land Lot(s): 18  
Road Name/Frontage L.F.: Jewel Bluff Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: R-70 Proposed Zoning: AP  
Existing Land Use: none Proposed Land Use: Small farming activities  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_



**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:

Sharou Johnson, Cedric Johnson

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** \_\_\_\_\_

(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) 18 of the B9 District, and (if applicable to more than one land district) Land Lot(s) — of the — District, and said property consists of a total of 16.1 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to \_\_\_\_\_ 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.

(II) [Signature]  
Signature of Property Owner 1

[Redacted]  
Address

[Signature]  
Signature of Property Owner 2

[Redacted]  
Address

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

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Address

[Signature]  
Signature of Notary Public

02/04/2025  
Date

[Signature]  
Signature of Notary Public

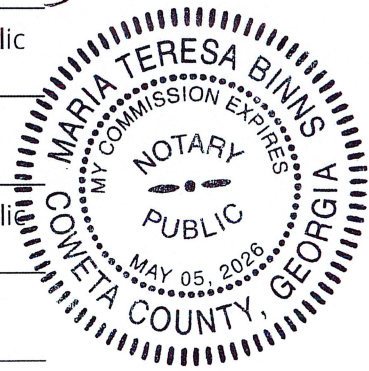
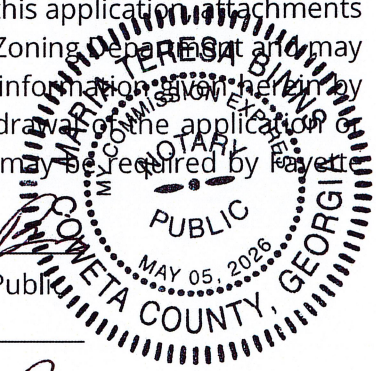
02/04/2025  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date





PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Sharai Johnson, Cedric Johnson

ADDRESS: [REDACTED]

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

Sharai & Cedric Johnson affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370 to cover all expenses of public hearing. He/She petitions the above named to change its classification to AR.

This property includes: (check one of the following)

- ☒ See attached legal description on recorded deed for subject property or  
☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 3rd, 2025 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 22nd, 2025 at 7:00 P.M.

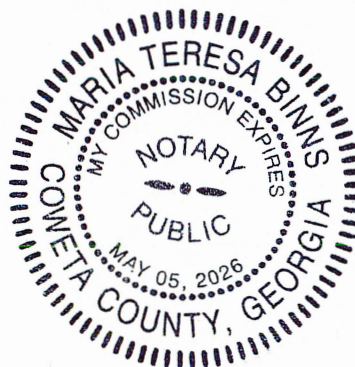
SWORN TO AND SUBSCRIBED BEFORE ME THIS 04 DAY OF February, 2025

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

May 05, 2026



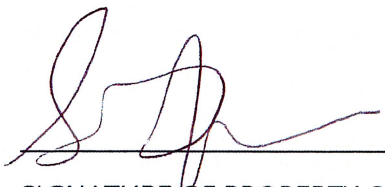
## AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Sharon & Cedric Johnson, 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.

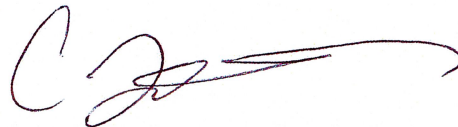
Based on the Future Thoroughfare Plan Map, streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

- 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)

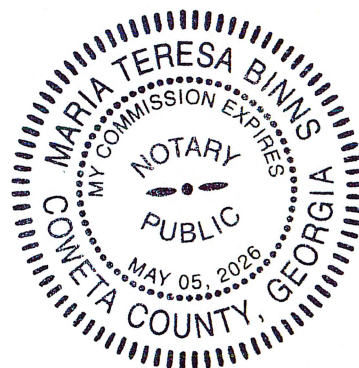
Sworn to and subscribed before me this 04 day of February, 2025.



SIGNATURE OF PROPERTY OWNER



SIGNATURE OF PROPERTY OWNER

  
NOTARY PUBLIC

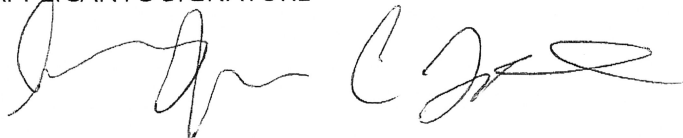
## DEVELOPMENTS OF REGIONAL IMPACT (DRI)

### Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: [www.dca.state.ga.us/DRI/](http://www.dca.state.ga.us/DRI/).
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
- [    ] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
- [    ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
APPLICANT'S SIGNATURE





### Developments of Regional Impact - Tiers and Development Thresholds

Type of Development	Metropolitan Regions	Non-metropolitan Regions
(1) Office	Greater than 400,000 gross square feet	Greater than 125,000 gross square feet
(2) Commercial	Greater than 300 000 gross square feet	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 500 000 gross square feet	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1, 600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 400 rooms	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	All new airports runways and runway extensions	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students or expansion by at least 25 percent of capacity	New school with a capacity of more than 750 students or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt &, Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels
(16) Water Supply, Intakes/Reservoirs	New Facilities	New Facilities
(17) Intermodal Terminals	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or spaces.	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
( 19 ) Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

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**DISCLOSURE STATEMENT**

(Please check one)

Campaign contributions:



No

\_\_\_ Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT

PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS

CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

## CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- ☒ Application form and all required attachments completed, signed, and notarized, as applicable.
- ☒ Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- ☒ Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- ☒ Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
- ☐ Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- ☒ A letter of intent for a non-residential rezoning request, including the proposed use(s).

Sharai & Cedric Johnson



Planning and Zoning Department  
Fayette County, GA

**Letter of Intent for Rezoning Request from Residential to Residential Agriculture**

Dear Fayette County Planning & Zoning,

We are writing to formally submit my request for the rezoning of my property located (Parcel ID: 0901 087 - Jewel Bluff) from Residential (R4) to Agriculture Residential (AR). The purpose of this rezoning request is to allow for small-scale, community-based farming activities that will benefit both our household and the surrounding community.

Our intent is to responsibly utilize my land for agricultural purposes, including the raising of poultry for eggs and meat. This initiative is not intended to be a commercial enterprise but rather a means to provide fresh, locally sourced food for my family and neighbors. The farming activities will be conducted in an environmentally sustainable manner, ensuring minimal impact on surrounding properties while fostering a sense of community and self-sufficiency.

We understand the importance of maintaining the integrity of the neighborhood and will comply with all local regulations regarding land use, animal welfare, and environmental considerations. Additionally, We are willing to work with local authorities to address any concerns that may arise regarding my rezoning request.

We appreciate your time and consideration of our application.

Two handwritten signatures in black ink. The top signature is more fluid and cursive, while the bottom signature is more stylized and blocky.

Sharai & Cedric Johnson

Doc ID: 011544080002 Type: WD  
 Recorded: 05/18/2022 at 09:25:00 AM  
 Fee Amt: \$235.00 Page 1 of 2  
 Transfer Tax: \$210.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5497 PG 33-34

Return Recorded Document to:  
 The Hawes Law Firm, LLC  
 425 Buford Highway  
 Suite 202  
 Suwanee, GA 30024

**LIMITED WARRANTY DEED**  
 (as Joint Tenants with Right of Survivorship)

**STATE OF GEORGIA,**

**COUNTY OF Gwinnett**  
**PARCEL ID# 0901 087**

File #: 22-0329

This Indenture made this 4 day of April 2022 between **Shamekia Wade**, of the County of Fayette, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Cedric Johnson and Sharai Johnson**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 18 of the 9th District of Fayette County, Georgia and being more particularly described as follows: Beginning at a point on the center line of Lee's Lake Road 631.19 feet northwesterly, as measured along the center line of said road, following the curvature thereof, from the intersection formed by the center line of said road with the south line of Land Lot 18; running thence south 70 degrees 20 minutes west 579.9 feet to a fence post; running thence south 86 degrees 0 minutes 40 seconds west 748.2 feet to an iron pin; running thence north 0 degrees 54 minutes 30 seconds east 713.54 feet to an iron pin; running thence north 87 degrees 31 minutes east 1,256.72 feet to the center line of Lee's Lake Road; running thence a southwesterly, southerly and southeasterly direction, along the center line of Lee's Lake Road and following the curvature therefore, 572.66 feet to the point of beginning, Less and Except title to the within described property which lies within the right-of-way or bounds of Lee's Lake Road. All the within described property is more particularly shown on plat of survey dated March 20, 1971, prepared by M.E. Hyde & Associates, Registered Land Surveyors, as recorded in Plat Book 6, page 82 of Fayette County Records. Less and Except: All that tract of parcel of land lying and being in Land Lot 18 of the 9th District of Fayette County, Georgia, containing 2.00 acres and being more particularly described as follows: Beginning at a point on the center line of Cedar Trail (12' gravel) a distance of 629.76 feet Northwesterly from the point formed by the center of line Cedar Trail with the South line of Land Lot 18; running thence south 69 degrees 58' 30" West a distance of 12.78 feet to a point; running thence South 69 degrees 58' 30" West a distance of 359.34 feet to a point; running thence North 17 degrees 12' 24" West a distance of 271.58 feet to a point; running thence North 77 degrees 49' 50" East a distance of 346.04 feet to a point; running thence North 77 degrees 49' 50" East a distance of 15.00 feet to a point on the center line of Cedar Trail; running thence South 20 degrees 50' 29" East along the center line of Cedar Trail a distance of 223.98 feet to the point on beginning. Less and except here from is that proportion of property lying with the right of way of Cedar Trail.

Also Known By Street and Number: **0 Jewel Bluff, Fayetteville, GA 30214**

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

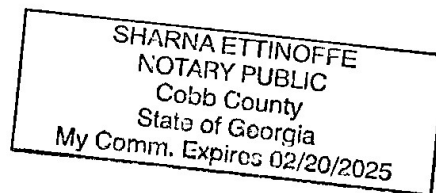
Signed, sealed and delivered in the presence of:

Witness

Shameka Wade

Sharna Ettinoffe (Seal)  
Notary Public

My commission expires:



**SUBJECT PROPERTY**

OWNER: CEDRIC JOHNSON  
SITE ADDRESS: 315 SOUTH 9TH STREET  
APPROX. 204-7080

MEAS: 14.80 ACRES  
PARCEL: 0001 087  
JANUARY 2024

**ZONING INFORMATION**

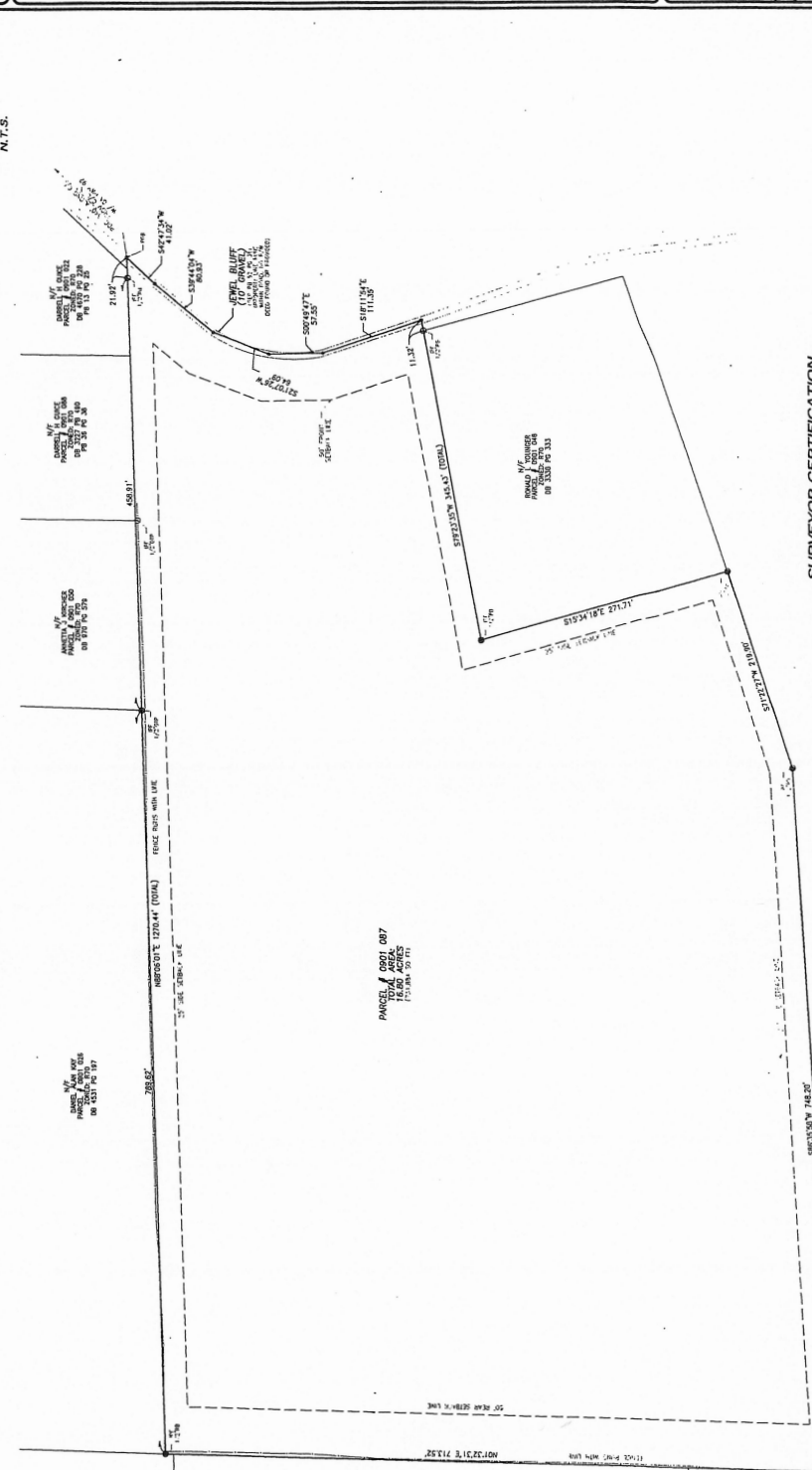
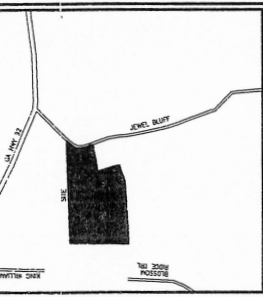
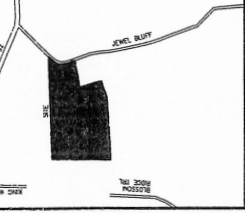
- R-70 ZONING DISTRICT (SINGLE-FAMILY RESIDENTIAL)
- MINIMUM FRONT YARD SETBACK: 25 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 25 FEET
- MINIMUM LOT AREA: 10,000 SQ. FT.
- MINIMUM LOT WIDTH: 30 FEET
- MINIMUM LOT DEPTH: 100 FEET
- MINIMUM LOT COVERAGE: 10%
- MINIMUM LOT AREA: 10,000 SQ. FT.
- MINIMUM LOT WIDTH: 30 FEET
- MINIMUM LOT DEPTH: 100 FEET
- MINIMUM LOT COVERAGE: 10%

THE INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE PUBLIC RECORDS OF THE COUNTY OF FAYETTE, ALABAMA, AND THE FAYETTE COUNTY CODE OF ORDINANCES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**GENERAL NOTES**

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF AN INTERESTED PARTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY.

**VICINITY MAP**



**SURVEYOR CERTIFICATION**

I, the undersigned, being a duly qualified and licensed surveyor in the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my field notes and as the same appears in the public records of the County of Fayette, Alabama.

CEDRIC JOHNSON  
14.80 ACRES  
JANUARY 2024



McCANN LAND SURVEYORS  
315 SOUTH 9TH STREET  
GRIFFIN, GA 30224  
(478) 204-7080

BOUNDARY RETRACEMENT SURVEY FOR:  
CEDRIC JOHNSON  
LAND LOT 18  
9TH DISTRICT  
FAYETTE COUNTY, GA



PARCEL # 0001 087  
JEWEL BLUFF  
DATE  
REVISIONS

**PETITION FOR REZONING  
CERTAIN PROPERTIES  
IN UNINCORPORATED AREAS  
OF FAYETTE COUNTY,  
GEORGIA**

PUBLIC HEARING to be held before the Fayette County Planning Commission on Thursday, April 3, 2025, at 7:00 P.M. and before the Fayette County Board of Commissioners on Tuesday, April 22, 2025, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.  
Petition No.: 1362-25  
Parcel No: 0901 087

Owner: Sharai and Cedric Johnson  
Zoning District: R-70

Area of Property: 16.80 acres  
Land Lot(s)/District: Land Lot 18 of the 9th District

Fronts on: Jewel Bluff

Proposed: Applicant proposes to rezone 16.80 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential) for the purposes of developing small farming activities.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 18 of the 9th District of Fayette County, Georgia and being more particularly described as follows: Beginning at a point on the center line of Lee's Lake Road 631.19 feet northwest, as measured along the center line of said road, following the curvature thereof, from the intersection formed by the center line of said road with the south line of Land Lot 18; running thence south 70 degrees 20 minutes west 579.9 feet to a fence post; running thence south 86 degrees 0 minutes 40 seconds west 748.2 feet to an iron pin; running thence north 0 degrees 54 minutes 30 seconds east 713.54 feet to an iron pin; running thence north 87 degrees 31 minutes east 1,256.72 feet to the center line of Lee's Lake Road; running thence a southwesterly, southerly and southeasterly direction, along the center line of Lee's Lake Road and following the curvature therefore, 572.66 feet to the point of beginning. Less and Except title to the within described property which lies within the right-of-way or bounds of Lee's Lake Road. All the within described property is more particularly shown on plat of survey dated March 20, 1971, prepared by M.E. Hyde & Associates, Registered Land Surveyors, as recorded in Plat Book 6, page 82 of Fayette County Records. Less and Except: All that tract of parcel of land lying and being in Land Lot 18 of the 9th District of Fayette

County, Georgia, containing 2.00 acres and being more particularly described as follows: Beginning at a point on the center line of Cedar Trail (12' gravel) a distance of 629.76 feet Northwest from the point formed by the center of line Cedar Trail with the South line of Land Lot 18; running thence south 69 degrees 58' 30" West a distance of 12.78 feet to a point; running thence South 69 degrees 58' 30" West a distance of 389.34 feet to a point; running thence North 17 degrees 12' 24" West a distance of 271.58 feet to a point; running thence North 77 degrees 49' 50" East a distance of 346.04 feet to a point; running thence North 77 degrees 49' 50" East a distance of 15.00 feet to a point on the center line of Cedar Trail; running thence South 20 degrees 50' 29" East along the center line of Cedar Trail a distance of 223.98 feet to the point on beginning. Less and except here from is that proportion of property lying with the right of way of Cedar Trail.

Also Known By Street and Number: **0 Jewel Bluff, Fayetteville, GA 30214**  
03/12