

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
June 5, 2025
7:00 pm

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on May 1, 2025
5. Plats
 - a. Final Plat of Arborvale – Phase Two
 - b. Minor Final Plat of Chappell Acres
 - c. Minor Final Plat of Rabai Acres
 - d. Minor Final Plat of Inman Estates
 - e. Minor Final Plat of Flat Creek Baptist Church
 - f. Minor Final Plat of Nolan Estates

PUBLIC HEARING

6. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article IV- District use requirements. - Sec. 110-146. – M-1 (Light Industrial District). Applicant requests to add Pet Crematory (animal remains only) as a conditional use.

NEW BUSINESS

Discussion of 2027 Update for Fayette County Future Comprehensive Plan 2017 - 2040.

Meeting Minutes 05/01/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on May 1st, 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 [absent]

NEW BUSINESS

1. Call to Order. *Chairman John Kruzan called the May 1, 2025, meeting to order at 7:02 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Danny England made a motion to approve the agenda. John Culbreth, Sr., seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on April 3, 2025. *John Culbreth, Sr., made a motion to approve the minutes of the meeting held on April 3, 2025. Danny England seconded the motion. The motion carried 5-0.*
5. Plats

a. Minor Subdivision Plat for Dogwood Farms (fronts on Dogwood Trail).

Ms. Debbie Bell presented the revised Minor Subdivision Plat for Dogwood Farms, located on Dogwood Trail. She stated this will create four parcels and has been reviewed and approved by staff.

Chairman John Kruzan asked if anyone had any questions, hearing none, he asked for a motion.

Jim Oliver made a motion to approve the Minor Subdivision Plat of Dogwood Farms. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

b. Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (North) fronts on Highway 92.

Ms. Bell confirmed that the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (North), a property on Highway 92, which will result in four lots, has been reviewed and approved by staff. She added applicant has provided appropriate supporting documents.

Chairman John Kruzan asked if anyone had any questions, hearing none, he asked for a motion.

John Culbreth Sr. made a motion to approve the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (North). Danny England seconded the motion. The motion passed 5-0.

c. Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (South) fronts on Highway 92.

Ms. Bell confirmed that the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (South), also fronts on Highway 92, which will result in three lots, has been reviewed and approved by staff.

Mr. Jim Oliver commented that it will be on the other side of the road.?

Ms. Bell replied, Yes.

Chairman John Kruzan asked if anyone had any questions, hearing none, he asked for a motion.

Danny England made a motion to approve the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (South). Jim Oliver seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. **Consideration of Petition 1363-25**, Applicant proposes to rezone 2.79 acres from R-40 (Single-Family Residential) to R-70 (Single-Family Residential). Property is located in Land Lots 77 of the 7th District and fronts Sandy Creek Road.

Ms. Bell explained that the applicants are requesting to rezone the property from R-40 to R-70 for the purpose of combining with their existing property. A portion of Parcel #0723 028 will be combined with Parcel # 0723017. The lot is a legal lot of record, and by selling this amount of acreage, the property will meet all the

requirements of the R-40 zoning district. Staff recommended conditional approval.

Chairman John Kruzan asked if the applicant was present.

Mr. Damon Free spoke in favor and stated that twenty years ago, they had acquired five acres from Mr. Diaz, and now they are purchasing 2.97 more acres for their single-family property.

Chairman John Kruzan asked if anyone else was in support of the petition, hearing none, he asked if anyone was in opposition. Hearing none, the Chairman brought the item back to the board for questions or to make a motion.

John Culbreth Sr. made the motion to recommend CONDITIONAL APPROVAL of Petition 1363-25. Danny England seconded the motion. The motion carried 5-0.

CONDITIONS:

- 1. Within 90 days of approval of the rezoning, the rezoned portion of Parcel # 0723 028 shall be combined into a single parcel with Parcel # 0723 017 with an approved recorded plat.***

John Culbreth Sr. moved to adjourn the May 1, 2025, Planning Commission meeting. Danny England seconded. The motion passed 5-0.

The meeting adjourned at 7:18 pm

ATTEST:

PLANNING COMMISSION
OF
FAYETTE COUNTY

JOHN KRUZAN, CHAIRMAN

DEBORAH BELL
DIRECTOR, PLANNING & ZONING

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 KENTUCKY, AT NO COST TO FAYETTE COUNTY (BUT ON RECD. OF THE OF SAID MAJOR FINAL PLAT WITHIN THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

14. (1015) ARE TO BE SPARED BY THE PLANT/CL COUNTY WATER SYSTEM FROM AN EXISTING WATER MAIN, TAPS AND SERVICES SHALL BE PROVIDED AT THE DEVELOPER/OWNERS/UTILITYS EXPENSE AND ALL AFFILIATE METER AND AVAILABILITY FEES SHALL ALSO BE APPLIED. WATER MAIN TAPS SHALL BE OBSERVED BY WATER SYSTEM PERSONNEL WITH A 40 HOUR LEAD TIME - (770-461-1146) (OPTION 5).

A. ADDRESS: 9008 EAST HIGHWAY 16 SENNIA, GEORGIA 30276
B. TELEPHONE NUMBER: 770/451-0420
C. PROPERTY OWNER: GRONCE HOTEL, LLC

3. THE FOLLOWING PROPERTY IS BEING OFFERED FOR SALE BY THE COUNTY OF SAN JOAQUIN:
- | 1. LOCATION OF PROPERTY, BOUNDARY CORNER REPRESENTED BY, W/L, SITUATED, DATED, JULY 12, 2017 | 2. AREA OF PROPERTY |
|--|--------------------------|
| A. CORNER OF STATE HIGHWAY 99 AND 10TH STREET, SAN JOAQUIN, CA 95131 | 12.00 ACRES |
| B. CORNER OF STATE HIGHWAY 99 AND 11TH STREET, SAN JOAQUIN, CA 95131 | 12.00 ACRES |
| C. CORNER OF STATE HIGHWAY 99 AND 12TH STREET, SAN JOAQUIN, CA 95131 | 12.00 ACRES |
| D. TOTAL TRACT, AREA OF 107.575 | 40.00 LOT 1, 12.00 ACRES |
| E. CROSS BOUNDARY | 40.00 LOT 2, 12.00 ACRES |
| F. TOTAL TRACT, AREA | 12.00 ACRES |
| G. LOTS BOUND BY HWY 99, HWY 101, HWY 102, HWY 103, HWY 104, HWY 105, HWY 106, HWY 107, HWY 108, HWY 109, HWY 110, HWY 111, HWY 112, HWY 113, HWY 114, HWY 115, HWY 116, HWY 117, HWY 118, HWY 119, HWY 120, HWY 121, HWY 122, HWY 123, HWY 124, HWY 125, HWY 126, HWY 127, HWY 128, HWY 129, HWY 130, HWY 131, HWY 132, HWY 133, HWY 134, HWY 135, HWY 136, HWY 137, HWY 138, HWY 139, HWY 140, HWY 141, HWY 142, HWY 143, HWY 144, HWY 145, HWY 146, HWY 147, HWY 148, HWY 149, HWY 150, HWY 151, HWY 152, HWY 153, HWY 154, HWY 155, HWY 156, HWY 157, HWY 158, HWY 159, HWY 160, HWY 161, HWY 162, HWY 163, HWY 164, HWY 165, HWY 166, HWY 167, HWY 168, HWY 169, HWY 170, HWY 171, HWY 172, HWY 173, HWY 174, HWY 175, HWY 176, HWY 177, HWY 178, HWY 179, HWY 180, HWY 181, HWY 182, HWY 183, HWY 184, HWY 185, HWY 186, HWY 187, HWY 188, HWY 189, HWY 190, HWY 191, HWY 192, HWY 193, HWY 194, HWY 195, HWY 196, HWY 197, HWY 198, HWY 199, HWY 200, HWY 201, HWY 202, HWY 203, HWY 204, HWY 205, HWY 206, HWY 207, HWY 208, HWY 209, HWY 210, HWY 211, HWY 212, HWY 213, HWY 214, HWY 215, HWY 216, HWY 217, HWY 218, HWY 219, HWY 220, HWY 221, HWY 222, HWY 223, HWY 224, HWY 225, HWY 226, HWY 227, HWY 228, HWY 229, HWY 230, HWY 231, HWY 232, HWY 233, HWY 234, HWY 235, HWY 236, HWY 237, HWY 238, HWY 239, HWY 240, HWY 241, HWY 242, HWY 243, HWY 244, HWY 245, HWY 246, HWY 247, HWY 248, HWY 249, HWY 250, HWY 251, HWY 252, HWY 253, HWY 254, HWY 255, HWY 256, HWY 257, HWY 258, HWY 259, HWY 260, HWY 261, HWY 262, HWY 263, HWY 264, HWY 265, HWY 266, HWY 267, HWY 268, HWY 269, HWY 270, HWY 271, HWY 272, HWY 273, HWY 274, HWY 275, HWY 276, HWY 277, HWY 278, HWY 279, HWY 280, HWY 281, HWY 282, HWY 283, HWY 284, HWY 285, HWY 286, HWY 287, HWY 288, HWY 289, HWY 290, HWY 291, HWY 292, HWY 293, HWY 294, HWY 295, HWY 296, HWY 297, HWY 298, HWY 299, HWY 300, HWY 301, HWY 302, HWY 303, HWY 304, HWY 305, HWY 306, HWY 307, HWY 308, HWY 309, HWY 310, HWY 311, HWY 312, HWY 313, HWY 314, HWY 315, HWY 316, HWY 317, HWY 318, HWY 319, HWY 320, HWY 321, HWY 322, HWY 323, HWY 324, HWY 325, HWY 326, HWY 327, HWY 328, HWY 329, HWY 330, HWY 331, HWY 332, HWY 333, HWY 334, HWY 335, HWY 336, HWY 337, HWY 338, HWY 339, HWY 340, HWY 341, HWY 342, HWY 343, HWY 344, HWY 345, HWY 346, HWY 347, HWY 348, HWY 349, HWY 350, HWY 351, HWY 352, HWY 353, HWY 354, HWY 355, HWY 356, HWY 357, HWY 358, HWY 359, HWY 360, HWY 361, HWY 362, HWY 363, HWY 364, HWY 365, HWY 366, HWY 367, HWY 368, HWY 369, HWY 370, HWY 371, HWY 372, HWY 373, HWY 374, HWY 375, HWY 376, HWY 377, HWY 378, HWY 379, HWY 380, HWY 381, HWY 382, HWY 383, HWY 384, HWY 385, HWY 386, HWY 387, HWY 388, HWY 389, HWY 390, HWY 391, HWY 392, HWY 393, HWY 394, HWY 395, HWY 396, HWY 397, HWY 398, HWY 399, HWY 400, HWY 401, HWY 402, HWY 403, HWY 404, HWY 405, HWY 406, HWY 407, HWY 408, HWY 409, HWY 410, HWY 411, HWY 412, HWY 413, HWY 414, HWY 415, HWY 416, HWY 417, HWY 418, HWY 419, HWY 420, HWY 421, HWY 422, HWY 423, HWY 424, HWY 425, HWY 426, HWY 427, HWY 428, HWY 429, HWY 430, HWY 431, HWY 432, HWY 433, HWY 434, HWY 435, HWY 436, HWY 437, HWY 438, HWY 439, HWY 440, HWY 441, HWY 442, HWY 443, HWY 444, HWY 445, HWY 446, HWY 447, HWY 448, HWY 449, HWY 450, HWY 451, HWY 452, HWY 453, HWY 454, HWY 455, HWY 456, HWY 457, HWY 458, HWY 459, HWY 460, HWY 461, HWY 462, HWY 463, HWY 464, HWY 465, HWY 466, HWY 467, HWY 468, HWY 469, HWY 470, HWY 471, HWY 472, HWY 473, HWY 474, HWY 475, HWY 476, HWY 477, HWY 478, HWY 479, HWY 480, HWY 481, HWY 482, HWY 483, HWY 484, HWY 485, HWY 486, HWY 487, HWY 488, HWY 489, HWY 490, HWY 491, HWY 492, HWY 493, HWY 494, HWY 495, HWY 496, HWY 497, HWY 498, HWY 499, HWY 500, HWY 501, HWY 502, HWY 503, HWY 504, HWY 505, HWY 506, HWY 507, HWY 508, HWY 509, HWY 510, HWY 511, HWY 512, HWY 513, HWY 514, HWY 515, HWY 516, HWY 517, HWY 518, HWY 519, HWY 520, HWY 521, HWY 522, HWY 523, HWY 524, HWY 525, HWY 526, HWY 527, HWY 528, HWY 529, HWY 530, HWY 531, HWY 532, HWY 533, HWY 534, HWY 535, HWY 536, HWY 537, HWY 538, HWY 539, HWY 540, HWY 541, HWY 542, HWY 543, HWY 544, HWY 545, HWY 546, HWY 547, HWY 548, HWY 549, HWY 550, HWY 551, HWY 552, HWY 553, HWY 554, HWY 555, HWY 556, HWY 557, HWY 558, HWY 559, HWY 560, HWY 561, HWY 562, HWY 563, HWY 564, HWY 565, HWY 566, HWY 567, HWY 568, HWY 569, HWY 570, HWY 571, HWY 572, HWY 573, HWY 574, HWY 575, HWY 576, HWY 577, HWY 578, HWY 579, HWY 580, HWY 581, HWY 582, HWY 583, HWY 584, HWY 585, HWY 586, HWY 587, HWY 588, HWY 589, HWY 590, HWY 591, HWY 592, HWY 593, HWY 594, HWY 595, HWY 596, HWY 597, HWY 598, HWY 599, HWY 600, HWY 601, HWY 602, HWY 603, HWY 604, HWY 605, HWY 606, HWY 607, HWY 608, HWY 609, HWY 610, HWY 611, HWY 612, HWY 613, HWY 614, HWY 615, HWY 616, HWY 617, HWY 618, HWY 619, HWY 620, HWY 621, HWY 622, HWY 623, HWY 624, HWY 625, HWY 626, HWY 627, HWY 628, HWY 629, HWY 630, HWY 631, HWY 632, | |

1. SOIL BOUNDARIES AND STATE WATER LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES

- [illegible]

RECEIVED BY THE EDITOR 14 JULY 1994; ACCEPTED FOR PUBLICATION 12 OCTOBER 1994.

- [illegible]

ARBORVALE - PHASE TWO

FORMERLY KNOWN AS "THE GRANGE"
LAND LOT 157 OF THE 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

[illegible]

| | |
|---------------------|--------|
| COVER SHEET | 1 OF 2 |
| FINAL PLAT OVERALL | 2 OF 2 |
| FINAL PLAT | 3 OF 2 |
| LEVEL 3 SOIL SURVEY | 4 OF 2 |

GRANGE FAYETTE, LLC
9008 EAST HIGHWAY 16
SENOIA, GEORGIA 30276
(770) 461-0478

DARRELL S. DELANEY
MOORE BASS CONSULTING, INC.
1360 KEYS FERRY COURT
McDONOUGH, GA 30253
(770) 914-9394
ddelaney@moorebass.com

MOORE BASS CONSULTING, INC.
1350 KEYE FERRY COURT,
MCDONOUGH, GEORGIA 30253
CONTACT: ROB DEBIEN, RLS
rdebien@moorebass.com
(770) 914-9394

DANIEL FIELDS
PHONE: (404) 539-2124

A PORTION OF THE PROPERTY AS SHOWN ON THIS PLAN DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NO. 17173-0105E, DATED 11-26-08 & 17173-01070E, DATED 11-26-08.

[illegible]

[Signature]

SIGNATURE OF SOIL CLASSIFIER

#728

DATE WHEN THIS SOIL CLASSIFIER REGISTRATION WAS

APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION OF THE COUNTY CLERK'S OFFICE
DATE 5/16/05
[Signature]
SIGNED _____
ENVIRONMENTAL PROTECTION DIVISION

[illegible]

DATE 4/14/95

OWNER Glenn W. Long

WETLAND CERTIFICATE

I, ERANDINO MILES OF APPLIED ENVIRONMENTAL SERVICES, INC. (AESI), DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PROJECT'S INITIAL SUBMISSION FOR DSDS AND HAVE DETERMINED THAT THE PROJECT'S INITIAL SUBMISSION IS ADEQUATE TO PROCEED WITH THE PROJECT. THE LAND IS OWNED BY THE ENGINEER.

W. E. Co.

SEPARATE OF THE LANDS BELONGING TO

COMPANY ADDRESS OF CATALA TRACT #277 NEWNAN, GEORGIA 30066

DATE 4/14/95

OWNER NAME Glenn W. Long

[illegible]

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERSONALLY SUPERVISED THE PROJECT AND DISCUSS THE NATURE OF THE WORK BEING PERFORMED.

THE NATURE OF THE WORK BEING PERFORMED IS: **DESIGN OF A 100' DIAMETER, 10' DEEP TANK FOR THE STORAGE OF LIQUID WASTE.**

IT IS MY OPINION THAT THE DESIGN AND CONSTRUCTION OF THE PROJECT CONFORMS TO THE REQUIREMENTS OF THE FLORIDA ENGINEERING BOARD.

REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

David S. O'Leary

DAVID S. O'LEARY, P.E.
ADDRESS: 11200 N.W. 11TH AVENUE, SUITE 200
ELECTRONIC MAIL: dooley@msaonline.com
FAX: 305-447-1111
MOBILE: 305-447-1111
WORK: 305-447-1111
RESIDENTIAL: 305-447-1111
FAYETTE COUNTY SURVEYORS, C

DATE: 11/2/01

IF IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT.

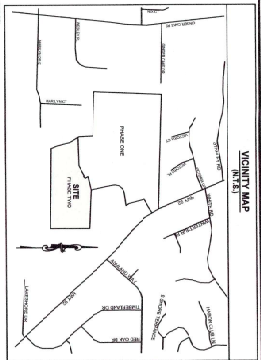
[illegible]

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

GRANGE FAYETTE, LLC
9003 EAST HIGHWAY 18
SENOIA, GEORGIA 30276

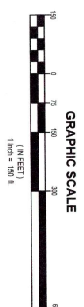
FINAL PLAT OF:
ARBORVALE - PHASE TWO
 FORMERLY KNOWN AS THE GRANGE-
 LAND LOT 157 OF THE 5TH DISTRICT
 FAYETTE COUNTY, GEORGIA



MOORE-BASS CONSULTING, INC.
 • Civil Engineering
 • Land Surveying
 • Landscape Architecture
 • Environmental Planning
 www.moorebass.com
 TALLAHASSEE • ATLANTA
 770.934.3354
 1350 EAST CORY COURT
 MCDONOUGH, GA 30053

PROJECT NAME: **ARBORVALE - PHASE TWO**
 FAYETTE COUNTY, GEORGIA

CLIENT NAME: **GRANGE FAYETTE, LLC**
 9003 EAST HIGHWAY 16
 SEMOIA, GEORGIA 30276



| ARBORVALE - PHASE TWO | | | | | | | | | |
|-----------------------|---------|----------|----------|----------|----------|----------|----------|----------|----------|
| NAME | SECTION | 2024.000 | 2024.000 | 2024.000 | 2024.000 | 2024.000 | 2024.000 | 2024.000 | 2024.000 |
| B-1 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-2 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-3 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-4 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-5 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-6 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-7 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-8 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-9 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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| B-11 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-12 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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| B-32 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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| B-46 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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| B-75 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-76 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-77 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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| B-81 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-82 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-83 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-84 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-85 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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| B-89 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| B-90 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
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MOORE-BASS CONSULTING, INC.
 1350 EAST CORY COURT
 MCDONOUGH, GA 30053
 770.934.3354

REVISIONS

1. REVISED PER COUNTY COMMENTS: 3-10-2025

2. REVISED PER COUNTY COMMENTS: 4-24-2025

PROJECT NAME
 ARBORVALE - PHASE TWO
 FAYETTE COUNTY, GEORGIA

CLIENT NAME
 GRANGE FAYETTE, LLC
 9003 EAST HIGHWAY 16
 SEMOIA, GEORGIA 30276

DATE
 1-15-2025

CONTRACT
 1-15-2025

COMPILED BY
 J. BASS

DESIGNED BY
 J. BASS

CHECKED BY
 J. BASS

APPROVED BY
 J. BASS

GRAPHIC SCALE

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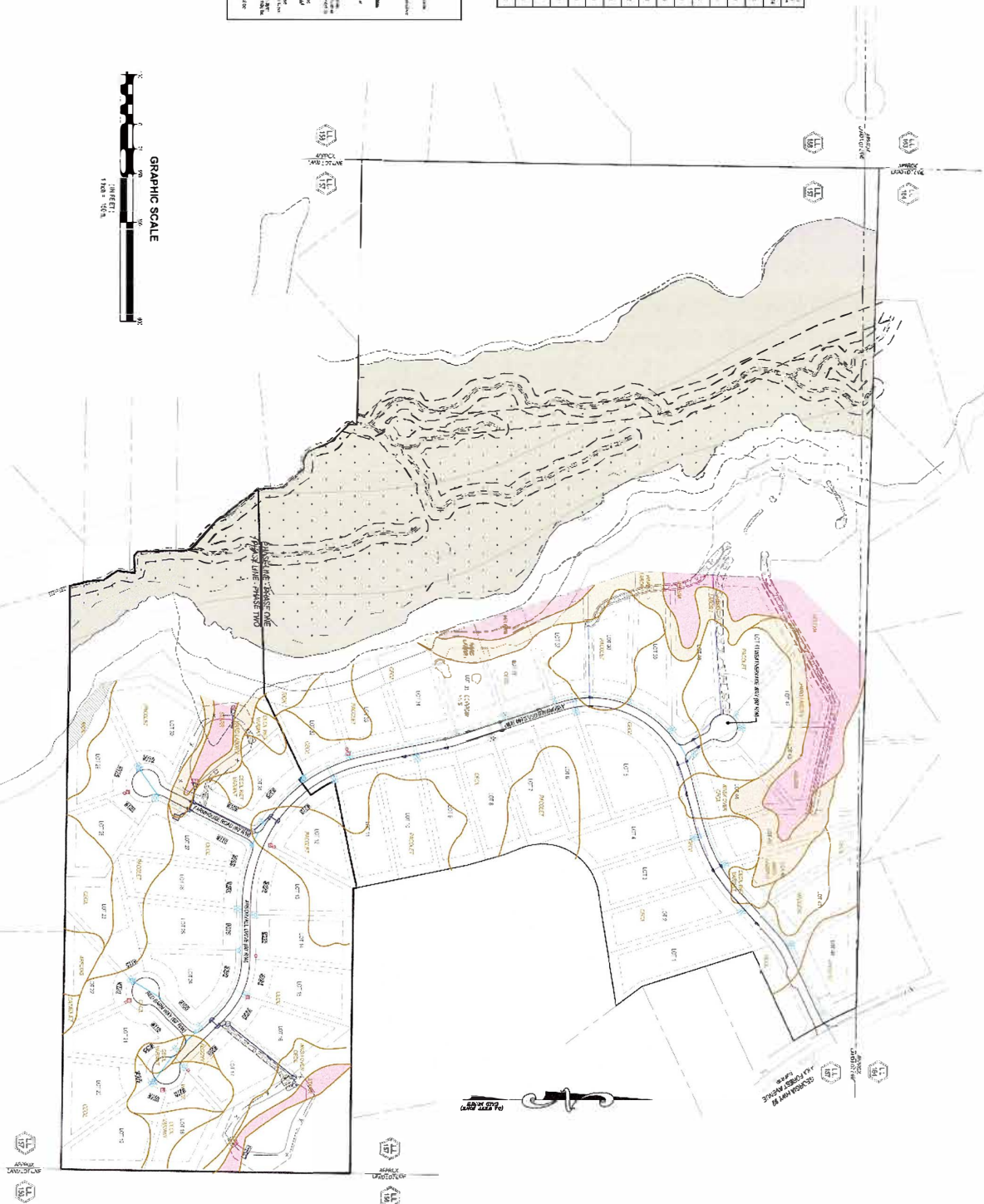
83.

FINAL PLAT OF: **ARBORVALE - PHASE TWO** FORMERLY KNOWN AS "THE GRANGE" LAND LOT 157 OF THE 5TH DISTRICT FAYETTE COUNTY, GEORGIA

CORRELATION TABLE

| 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 | 2002 | 2001 | 2000 | 1999 | 1998 | 1997 | 1996 | 1995 | 1994 | 1993 | 1992 | 1991 | 1990 | 1989 | 1988 | 1987 | 1986 | 1985 | 1984 | 1983 | 1982 | 1981 | 1980 | 1979 | 1978 | 1977 | 1976 | 1975 | 1974 | 1973 | 1972 | 1971 | 1970 | 1969 | 1968 | 1967 | 1966 | 1965 | 1964 | 1963 | 1962 | 1961 | 1960 | 1959 | 1958 | 1957 | 1956 | 1955 | 1954 | 1953 | 1952 | 1951 | 1950 | 1949 | 1948 | 1947 | 1946 | 1945 | 1944 | 1943 | 1942 | 1941 | 1940 | 1939 | 1938 | 1937 | 1936 | 1935 | 1934 | 1933 | 1932 | 1931 | 1930 | 1929 | 1928 | 1927 | 1926 | 1925 | 1924 | 1923 | 1922 | 1921 | 1920 | 1919 | 1918 | 1917 | 1916 | 1915 | 1914 | 1913 | 1912 | 1911 | 1910 | 1909 | 1908 | 1907 | 1906 | 1905 | 1904 | 1903 | 1902 | 1901 | 1900 | 1899 | 1898 | 1897 | 1896 | 1895 | 1894 | 1893 | 1892 | 1891 | 1890 | 1889 | 1888 | 1887 | 1886 | 1885 | 1884 | 1883 | 1882 | 1881 | 1880 | 1879 | 1878 | 1877 | 1876 | 1875 | 1874 | 1873 | 1872 | 1871 | 1870 | 1869 | 1868 | 1867 | 1866 | 1865 | 1864 | 1863 | 1862 | 1861 | 1860 | 1859 | 1858 | 1857 | 1856 | 1855 | 1854 | 1853 | 1852 | 1851 | 1850 | 1849 | 1848 | 1847 | 1846 | 1845 | 1844 | 1843 | 1842 | 1841 | 1840 | 1839 | 1838 | 1837 | 1836 | 1835 | 1834 | 1833 | 1832 | 1831 | 1830 | 1829 | 1828 | 1827 | 1826 | 1825 | 1824 | 1823 | 1822 | 1821 | 1820 | 1819 | 1818 | 1817 | 1816 | 1815 | 1814 | 1813 | 1812 | 1811 | 1810 | 1809 | 1808 | 1807 | 1806 | 1805 | 1804 | 1803 | 1802 | 1801 | 1800 | 1799 | 1798 | 1797 | 1796 | 1795 | 1794 | 1793 | 1792 | 1791 | 1790 | 1789 | 1788 | 1787 | 1786 | 1785 | 1784 | 1783 | 1782 | 1781 | 1780 | 1779 | 1778 | 1777 | 1776 | 1775 | 1774 | 1773 | 1772 | 1771 | 1770 | 1769 | 1768 | 1767 | 1766 | 1765 | 1764 | 1763 | 1762 | 1761 | 1760 | 1759 | 1758 | 1757 | 1756 | 1755 | 1754 | 1753 | 1752 | 1751 | 1750 | 1749 | 1748 | 1747 | 1746 | 1745 | 1744 | 1743 | 1742 | 1741 | 1740 | 1739 | 1738 | 1737 | 1736 | 1735 | 1734 | 1733 | 1732 | 1731 | 1730 | 1729 | 1728 | 1727 | 1726 | 1725 | 1724 | 1723 | 1722 | 1721 | 1720 | 1719 | 1718 | 1717 | 1716 | 1715 | 1714 | 1713 | 1712 | 1711 | 1710 | 1709 | 1708 | 1707 | 1706 | 1705 | 1704 | 1703 | 1702 | 1701 | 1700 | 1699 | 1698 | 1697 | 1696 | 1695 | 1694 | 1693 | 1692 | 1691 | 1690 | 1689 | 1688 | 1687 | 1686 | 1685 | 1684 | 1683 | 1682 | 1681 | 1680 | 1679 | 1678 | 1677 | 1676 | 1675 | 1674 | 1673 | 1672 | 1671 | 1670 | 1669 | 1668 | 1667 | 1666 | 1665 | 1664 | 1663 | 1662 | 1661 | 1660 | 1659 | 1658 | 1657 | 1656 | 1655 | 1654 | 1653 | 1652 | 1651 | 1650 | 1649 | 1648 | 1647 | 1646 | 1645 | 1644 | 1643 | 1642 | 1641 | 1640 | 1639 | 1638 | 1637 | 1636 | 1635 | 1634 | 1633 | 1632 | 1631 | 1630 | 1629 | 1628 | 1627 | 1626 | 1625 | 1624 | 1623 | 1622 | 1621 | 1620 | 1619 | 1618 | 1617 | 1616 | 1615 | 1614 | 1613 | 1612 | 1611 | 1610 | 1609 | 1608 | 1607 | 1606 | 1605 | 1604 | 1603 | 1602 | 1601 | 1600 | 1599 | 1598 | 1597 | 1596 | 1595 | 1594 | 1593 | 1592 | 1591 | 1590 | 1589 | 1588 | 1587 | 1586 | 1585 | 1584 | 1583 | 1582 | 1581 | 1580 | 1579 | 1578 | 1577 | 1576 | 1575 | 1574 | 1573 | 1572 | 1571 | 1570 | 1569 | 1568 | 1567 | 1566 | 1565 | 1564 | 1563 | 1562 | 1561 | 1560 | 1559 | 1558 | 1557 | 1556 | 1555 | 1554 | 1553 | 1552 | 1551 | 1550 | 1549 | 1548 | 1547 | 1546 | 1545 | 1544 | 1543 | 1542 | 1541 | 1540 | 1539 | 1538 | 1537 | 1536 | 1535 | 1534 | 1533 | 1532 | 1531 | 1530 | 1529 | 1528 | 1527 | 1526 | 1525 | 1524 | 1523 | 1522 | 1521 | 1520 | 1519 | 1518 | 1517 | 1516 | 1515 | 1514 | 1513 | 1512 | 1511 | 1510 | 1509 | 1508 | 1507 | 1506 | 1505 | 1504 | 1503 | 1502 | 1501 | 1500 | 1499 | 1498 | 1497 | 1496 | 1495 | 1494 | 1493 | 1492 | 1491 | 1490 | 1489 | 1488 | 1487 | 1486 | 1485 | 1484 | 1483 | 1482 | 1481 | 1480 | 1479 | 1478 | 1477 | 1476 | 1475 | 1474 | 1473 | 1472 | 1471 | 1470 | 1469 | 1468 | 1467 | 1466 | 1465 | 1464 | 1463 | 1462 | 1461 | 1460 | 1459 | 1458 | 1457 | 1456 | 1455 | 1454 | 1453 | 1452 | 1451 | 1450 | 1449 | 1448 | 1447 | 1446 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| 1159 | 1158 | 1157 | 1156 | 1155 | 1154 | 1153 | 1152 | 1151 | 1150 | 1149 | 1148 | 1147 | 1146 | 1145 | 1144 | 1143 | 1142 | 1141 | 1140 | 1139 | 1138 | 1137 | 1136 | 1135 | 1134 | 1133 | 1132 | 1131 | 1130 | 1129 | 1128 | 1127 | 1126 | 1125 | 1124 | 1123 | 1122 | 1121 | 1120 | 1119 | 1118 | 1117 | 1116 | 1115 | 1114 | 1113 | 1112 | 1111 | 1110 | 1109 | 1108 | 1107 | 1106 | 1105 | 1104 | 1103 | 1102 | 1101 | 1100 | 1099 | 1098 | 1097 | 1096 | 1095 | 1094 | 1093 | 1092 | 1091 | 1090 | 1089 | 1088 | 1087 | 1086 | 1085 | 1084 | 1083 | 1082 | 1081 | 1080 | 1079 | 1078 | 1077 | 1076 | 1075 | 1074 | 1073 | 1072 | 1071 | 1070 | 1069 | 1068 | 1067 | 1066 | 1065 | 1064 | 1063 | 1062 | 1061 | 1060 | 1059 | 1058 | 1057 | 1056 | 1055 | 1054 | 1053 | 1052 | 1051 | 1050 | 1049 | 1048 | 1047 | 1046 | 1045 | 1044 | 1043 | 1042 | 1041 | 1040 | 1039 | 1038 | 1037 | 1036 | 1035 | 1034 | 1033 | 1032 | 1031 | 1030 | 1029 | 1028 | 1027 | 1026 | 1025 | 1024 | 1023 | 1022 | 1021 | 1020 | 1019 | 1018 | 1017 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| 852 | 851 | 850 | 849 | 848 | 847 | 846 | 845 | 844 | 843 | 842 | 841 | 840 | 839 | 838 | 837 | 836 | 835 | 834 | 833 | 832 | 831 | 830 | 829 | 828 | 827 | 826 | 825 | 824 | 823 | 822 | 821 | 820 | 819 | 818 | 817 | 816 | 815 | 814 | 813 | 812 | 811 | 810 | 809 | 808 | 807 | 806 | 805 | 804 | 803 | 802 | 801 | 800 | 799 | 798 | 797 | 796 | 795 | 794 | 793 | 792 | 791 | 790 | 789 | 788 | 787 | 786 | 785 | 784 | 783 | 782 | 781 | 780 | 779 | 778 | 777 | 776 | 775 | 774 | 773 |
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NOTES

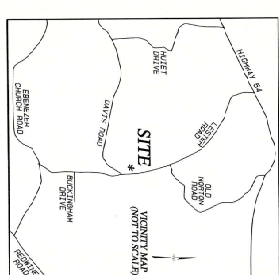
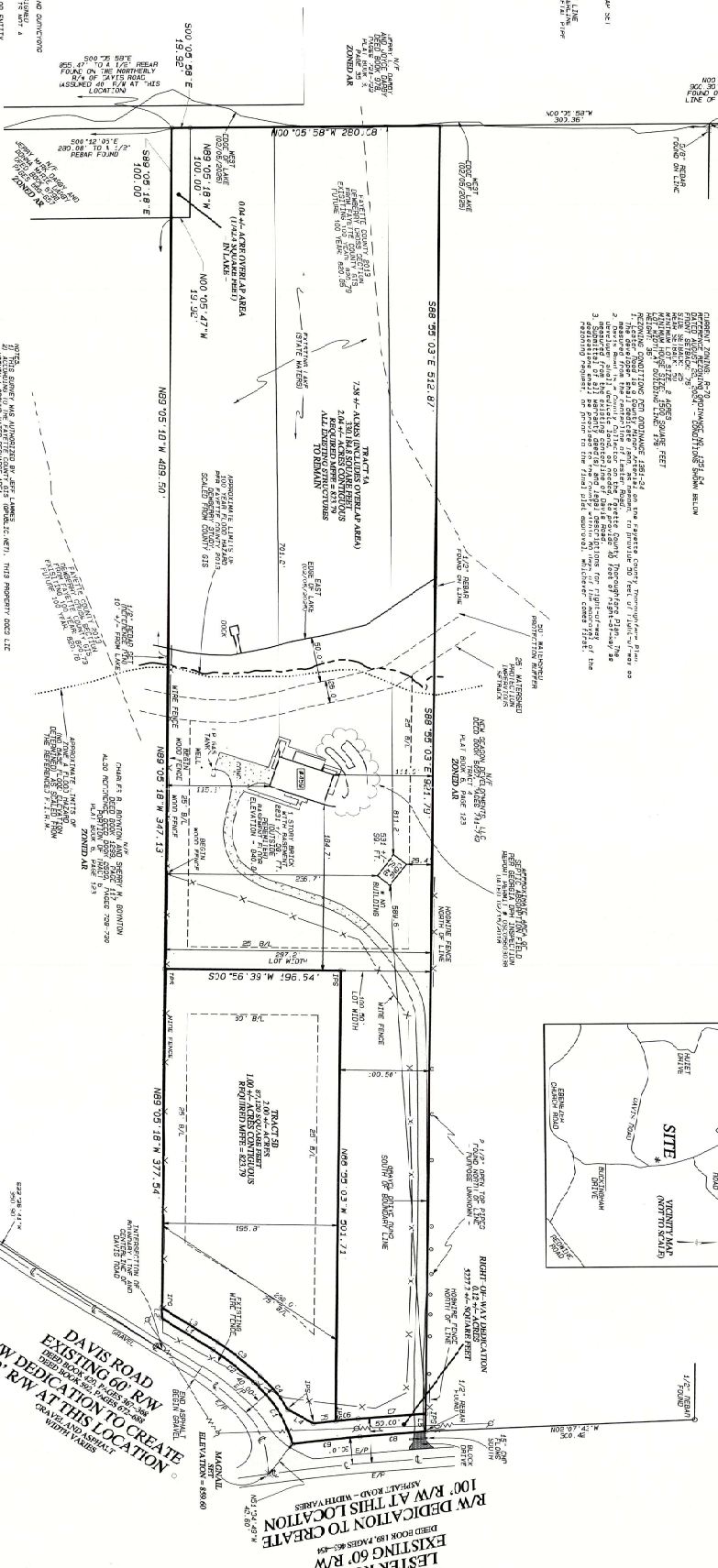
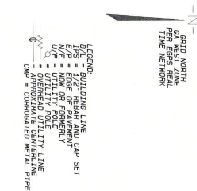
[illegible]

AREA SUMMARY

TRACT 5 IN PLAT BOOK 6, PAGE 125
 TOTAL NUMBER OF PLOTTED LOTS: 2

MINOR FINAL PLAT OF RABAI ACRES

LOCATED IN THE EAST 1/4 OF SECTION 36, T4N, R10E, S12E
 PREVIOUSLY RECORDED AS TRACT 5 IN PLAT BOOK 6, PAGE 125



| LOT | AREA (AC) | AREA (SQ. FT.) | AREA (SQ. YD.) |
|-----|-----------|----------------|----------------|
| 1 | 1.00 | 136,095.81 | 3,095.81 |
| 2 | 1.00 | 136,095.81 | 3,095.81 |
| 3 | 1.00 | 136,095.81 | 3,095.81 |
| 4 | 1.00 | 136,095.81 | 3,095.81 |
| 5 | 1.00 | 136,095.81 | 3,095.81 |
| 6 | 1.00 | 136,095.81 | 3,095.81 |
| 7 | 1.00 | 136,095.81 | 3,095.81 |
| 8 | 1.00 | 136,095.81 | 3,095.81 |
| 9 | 1.00 | 136,095.81 | 3,095.81 |
| 10 | 1.00 | 136,095.81 | 3,095.81 |
| 11 | 1.00 | 136,095.81 | 3,095.81 |
| 12 | 1.00 | 136,095.81 | 3,095.81 |
| 13 | 1.00 | 136,095.81 | 3,095.81 |
| 14 | 1.00 | 136,095.81 | 3,095.81 |
| 15 | 1.00 | 136,095.81 | 3,095.81 |
| 16 | 1.00 | 136,095.81 | 3,095.81 |
| 17 | 1.00 | 136,095.81 | 3,095.81 |
| 18 | 1.00 | 136,095.81 | 3,095.81 |
| 19 | 1.00 | 136,095.81 | 3,095.81 |
| 20 | 1.00 | 136,095.81 | 3,095.81 |

W.D. GRAY
 SURVEYOR
 AND ASSOCIATES, INC. 1/27/2017

LESTER SURVEYS - PLANNERS
 360 Overlook Blvd. Suite D
 Ft. Worth, TX 76104-4888
 PH: 770-488-7550 FAX: 770-488-4888

PREPARED FOR:
RABAI INVESTMENTS, LLC
 1401 LOT 65, 5TH DISTRICT
 FORT WORTH, TEXAS 76104

DATE: 06/06/2018
 BY: W.D. GRAY
 CHECKED: J. LANGE

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

APPROVED BY: J. LANGE
 DATE: 06/06/2018

[illegible]

Box reserved for the Clerk of the Superior Courts

| Line # | Direction | Length |
|--------|---------------|---------|
| L1 | N01° 36' 53"E | 174.89' |
| L2 | N01° 26' 33"E | 319.51' |
| L3 | N00° 24' 36"E | 87.52' |
| L4 | N01° 47' 09"W | 250.28' |

Legend

- OTF=Open Top Pipe
- NRB=Rubber Round
- RBS=Rebar Steel
- R=Right of Way
- TR=Truncated Top Slope
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- E=Edge of Pavement
- C=Centerline
- BL=Building Line
- G=Grass
- N/F=Now or Formerly
- W.F.P.D.=Field Work Performed Data
- G=Gas Valve
- W=Water Main
- U=Utility Pole
- W=Guy Wire
- D=Drop Inlet
- F=Fire Hydrant
- L=Light Pole
- F=Fence
- D=Drainage Manhole
- S=Sanitary Sewer Manhole
- CH=Overhead Power Electric Line
- B=Benchmark
- A=Calculated Corner
- C=Concrete Monument

2696

A red circular seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "REGISTERED PROFESSIONAL LAND SURVEYOR" at the bottom, separated by two stars. In the center, the text "No. 2695" is printed above the name "GERALD T. GOODWIN". A blue ink signature is written across the seal.

Graphic Scale 1"= 100'

Investigation
Science &
Engineering

Engineering

9 SULLIVAN ROAD, SUITE 200, NEWMAN, GEORGIA
99 678.552.2106 | 91 678.552.2107
COA NO. LSP000138 | EXP. 06/30/2026

100

TO: Planning Commission

FROM: Debbie Bell, Director

DATE: June 5, 2025

SUBJECT: Request to amend Zoning Ordinance, Sec. 110-146. – M-1, Light Industrial District. (b) Permitted uses or (c) Conditional uses.

The applicant, Olisa Rainey, requests to amend Sec. 110-146., to allow a Pet Crematory as a permitted or conditional use in the M-1, Light Industrial, zoning district.

The current ordinance for the M-1 Zoning District is as follows:

Sec. 110-146. - M-1, Light Industrial District.

(a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.

(b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:

- (1) Ambulance service, including non-emergency medical transport service;
- (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
- (3) Appliance sales and/or repair;
- (4) Architectural and/or design firms;
- (5) Armories, for meeting and training of military organizations;
- (6) Blueprinting and/or graphics service;
- (7) Bookbinding;
- (8) Building construction/contracting and related activities;
- (9) Building supply sales;
- (10) Bus passenger station;
- (11) Cabinet manufacturing, sales, repair, and/or installation;
- (12) Carwash and/or detailing facility;

- (13) Charter motor coach service;
- (14) Copy shop;
- (15) Dental laboratory;
- (16) Delivery and/or courier service;
- (17) Electronic sales and/or repair;
- (18) Emission testing facility (inside only);
- (19) Engineering firms;
- (20) Engraving;
- (21) Farmer's market;
- (22) Feed and/or fertilizer sales;
- (23) Firearm sales and/or gunsmith;
- (24) Flooring sales and/or installation;
- (25) Freezer locker service;
- (26) Freight express office;
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
 - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
 - b. Assembly of products from previously prepared materials;
 - c. Bottling and/or canning plant;
 - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
 - e. Construction of signs, including painted signs;
 - f. Cooperage;
 - g. Ice manufacturing;
 - h. Laundry, cleaning and/or dyeing plants;
 - i. Light sheet metal products such as ventilating ducts and eaves;
 - j. Manufacturing of food, cosmetic and pharmaceutical products, but

- not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
 - k. Machine/welding shop and related activities;
 - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
 - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
 - n. Tinsmith and/or roofing service;
 - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
 - (41) Magazine publication and/or distribution;
 - (42) Medical laboratory;
 - (43) Manufactured home and/or building assembly and/or sales;
 - (44) Newspaper publication and/or distribution;
 - (45) Office equipment service and repair;
 - (46) Parking garage/lot;
 - (47) Pest control;
 - (48) Petroleum bulk plant (storage);
 - (49) Photostating;
 - (50) Planing and/or saw mill;
 - (51) Plant nursery, growing crops/garden and related sales;
 - (52) Printing plant;
 - (53) Radio studio;
 - (54) Railroad freight station;
 - (55) Railroad passenger station;
 - (56) Rent-alls;
 - (57) Restaurants (drive-in/drive-through prohibited);
 - (58) Restaurant supply;
 - (59) Rodeo/rodeo facilities;
 - (60) Seed sales and/or storage;
 - (61) Security system service;
 - (62) Shell home display;
 - (63) Solar farm;
 - (64) Taxidermist;
 - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
 - (66) Television/movie studio/media productions;
 - (67) Tire sales;

- (68) Trade school;
- (69) Uniform services;
- (70) Utility trailer sales and/or rentals;
- (71) Warehousing and/or distribution;
- (72) Wholesaling;
- (73) Wrecker, towing, impoundment, and/or automotive recovery/transport;
and
- (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store
including rebuilding of parts, parking lot or garage, upholstery shop.

(c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

- (1) Aircraft landing area;
- (2) Amphitheatre;
- (3) Animal hospital, kennel (commercial or noncommercial), and/or
veterinary clinic;
- (4) Experimental labs;
- (5) Feed lot and/or commercial barn;
- (6) Home occupation;
- (7) Outdoor amusement facilities, rides, structures over 35 feet in height,
including, but not limited to, bungee and parachute jumping;
- (8) Recycling facility;
- (9) Self-storage facility (external and/or internal access);
- (10) Shooting range, indoor;
- (11) Shooting range, outdoor;
- (12) Single-family residence and residential accessory structures and uses
(see article III of this chapter);
- (13) Stadium, athletic; and
- (14) Wind farm.

(d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:

- (1) Lot area:
 - a. Where a central water distribution system is provided: 43,560
square feet (one acre).
 - b. Where central sanitary sewage and central water distribution
systems are provided: 21,780 square feet (one-half acre).
- (2) Lot width: 125 feet.
- (3) Front yard setback:
 - a. Major thoroughfare:

1. Arterial: 100 feet.
 2. Collector: 80 feet.
 - b. Minor thoroughfare: 65 feet.
 - (4) Rear yard setback: 25 feet.
 - (5) Side yard setback: 25 feet.
 - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
 - (7) Height limit: 50 feet.
 - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
 - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).
- (Code 1992, § 20-6-22; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2013-20, § 3, 11-14-2013; Ord. No. 2018-03, § 13, 9-22-2018; Ord. No. 2020-02, §§ 12, 13, 5-28-2020; Ord. No. 2021-05, § 2, 3-25-2021; Ord. No. 2021-09, § 5, 5-27-2021)

The current regulations governing cemeteries and crematoria are as follows:

k. *Cemetery, human or pet.* Allowed in A-R and C-H zoning districts. A human cemetery is also allowed in conjunction with a church or other place of worship.

1. *Human cemetery.*

- (i) The facility shall comply with all requirements of the state.
- (ii) Minimum lot area shall be ten acres.
- (iii) A crematorium or mausoleum/columbaria shall be allowed only in conjunction with a cemetery.
- (iv) A crematorium shall be set back 300 feet from all property lines.
- (v) Allowed uses and/or structures incidental to a cemetery shall include a funeral establishment building/office (where funeral services may be provided), maintenance/storage building, pavilion, chapel, restroom facility and statues/monuments.
- (v) Grave sites shall meet the setbacks and buffers applicable to the underlying zoning district. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in [sec. 110-169](#): cemetery, human or pet; child care facility; church and/or other place of worship; college and/or

university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.

(vi) Landscape areas shall be required and planted in accordance with [chapter 104](#).

(vii) Graves for pets shall meet the requirements of subsection (2)k.2(ii), (iii) and (iv) of this section.

2. Pet cemetery.

(i) Minimum lot area shall be five acres.

(ii) The remains of only one pet shall be buried in a single grave site and shall not be stacked one above another.

(iii) The remains shall be a minimum of three feet below the grade.

(iv) Cemetery plots shall be of sufficient size to provide for a minimum one foot undisturbed area between graves.

(v) The owner/operator shall maintain and post a copy of the cemetery rules and regulations and a current burial plot diagram at all times.

(vi) A pet cemetery shall be maintained in perpetuity via deed restrictions.


(vii) Grave sites shall meet the setbacks and buffers applicable to the underlying zoning district. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in [sec. 110-169](#): cemetery, human or pet; child care facility; church and/or other place of worship; college and/or university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.


(viii) Landscape areas shall be required and planted in accordance with [chapter 104](#).

**TEXT AMENDMENT APPLICATION
TO AMEND THE TEXT OF THE ZONING ORDINANCE OF FAYETTE COUNTY, GA**

APPLICANT INFORMATION

Name OLisa Rainey
 Address 180 County Line Ct.
 City Fayetteville State GA Zip 30215
 Phone 470-980-1919 Email info@peternalservices.com


 Signature of Applicant Date 4/8/25


 Signature of Notary Public Date 04/08/2025

ANTWANETTE WHITE
 NOTARY PUBLIC
 FAYETTE COUNTY
 STATE OF GEORGIA
 COMMISSION # W-00659938 EXP 06/27/2028

CURRENT TEXT PROVISION: (Please type and attach additional sheets if necessary) To amend
Article Article III, **Section(s)** Sec. 110-145 (M-1 Zoning District)

Crematory is not listed as a permitted or conditional use in the M-1 zoning district.

PROPOSED WORDING OF TEXT AMENDMENT: (Please type and attach additional sheets if necessary) To
amend Article Article III, **Section(s)** 110-145 (M-1 Zoning District)

Pet crematory (animal remains only), as a conditional use in the M-1 zoning district, provided that the
facility is fully enclosed, uses emission-reducing equipment such as afterburners, and complies with
applicable environmental and state regulations.

REASON FOR SEEKING AMENDMENT: (Please type and attach additional sheets if necessary)

There are no existing pet cremation providers in Fayette County, despite high demand for ethical pet aftercare.

A standalone pet crematory is distinct from a human facility and poses minimal traffic or environmental burden.

The proposed facility will meet all fire, health, and safety requirements, including afterburner and emissions compliance.

This business provides a compassionate service that many residents are currently forced to leave the county to obtain.

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

PETITION NUMBER: TA-0007-25

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: Maria Bin Date: 04/14/25

DATE OF PLANNING COMMISSION HEARING: June 5, 2025

DATE OF COUNTY COMMISSIONERS HEARING: June 26, 2025

Received from Olisa Rainey a ^{cc} check in the amount of \$ 250.⁰⁰ for application filing fee, and \$ 0.⁰⁰ for deposit on frame for public hearing sign(s).

Date Paid: 04/14/2025 Receipt Number: 023774

MISCPZ-04-2025-089191

Zoning Compatibility Comparison for Pet-Only Cremation Use

This document outlines the zoning compatibility of the proposed pet-only cremation facility with existing permitted and conditional uses within Fayette County's M-1 Light Industrial zoning. It is intended to support the application for a text amendment to allow for pet crematories as a permitted or conditional use within M-1 zoning districts.

Overview of Proposed Pet Cremation Use

The proposed use involves the respectful, licensed cremation of pet remains using contained, low-emission equipment within an enclosed facility. Operations will occur intermittently throughout the day (not continuously), and the facility will include refrigeration for temporary holding, a small client reception area, and designated space for ash return and memorial products. All operations will comply with applicable state and EPA guidelines.

Comparable Permitted Uses in M-1 Zoning

The following permitted uses are comparable in scope, impact, and environmental footprint to the proposed pet cremation facility:

- - Emission Testing Facility (inside only)
- - Machine/Welding Shops
- - Light Manufacturing (e.g., ceramics with electric/gas kilns)
- - Laundry, Cleaning and Dye Plants
- - Pest Control Facilities
- - Medical Laboratory and Dental Lab
- - Janitorial Services and Supply Facilities

Low-Impact Operational Characteristics

Like the examples above, the proposed facility would operate indoors, with very limited foot traffic and minimal noise, odor, or smoke. The cremation process is digitally controlled, utilizes afterburners to reduce emissions, and releases filtered air through a vertical stack similar to approved manufacturing or testing operations.

Environmental and Community Safeguards

- - Use of modern equipment with afterburners and certified clean stack emissions.
- - Facility designed with setback and buffer considerations for adjacent residential or A-R zones.
- - Operations limited to business hours with minimal traffic or sound outside the building.

Request

We respectfully request that the Fayette County Planning and Zoning Department consider the inclusion of pet cremation facilities as a permitted or conditional use under M-1 zoning, recognizing its operational similarity to other light industrial uses already approved.

Additional Supporting Points for Zoning Approval

Environmental Responsibility

Peternal is committed to operating as an environmentally responsible business. The cremation equipment selected (Firelake models) includes afterburner technology to drastically reduce smoke and odor, ensuring minimal impact on the surrounding environment.

Public Benefit

By offering a compassionate and professional aftercare option for pets, Peternal fills a critical need for grieving families. This service enhances the emotional well-being of residents and adds a valuable layer to Fayette County's available services.

Economic Impact

As a local, veteran- and woman-owned business, Peternal will contribute to the local economy by creating jobs, generating tax revenue, and supporting local vendors for supplies and materials. Our commitment to sourcing locally-made memorabilia and working with area artisans further strengthens this impact.

Noise, Odor, and Traffic Mitigation

Unlike industrial manufacturing operations, Peternal's cremation process will produce minimal noise and emissions. Client visits will be by appointment, greatly reducing traffic and disruption to the surrounding area.

Consistency with M-1 Intent

Peternal's business aligns with the intended use of M-1 districts for light industrial activities that pose limited impacts on residential and commercial areas. Our proposed operations are clean, quiet, and well-contained.

**NOTICE OF PUBLIC HEARING
FOR AN AMENDMENT OF THE
FAYETTE COUNTY CODE OF
ORDINANCES, CHAPTER 110.**

ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Planning Commission on June 5, 2025, at 7:00 P.M., and before the Fayette County Board of Commissioners on June 26, 2025, at 5:00 P.M., in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE IV. - DISTRICT USE REQUIREMENTS. - SEC. 110-146.

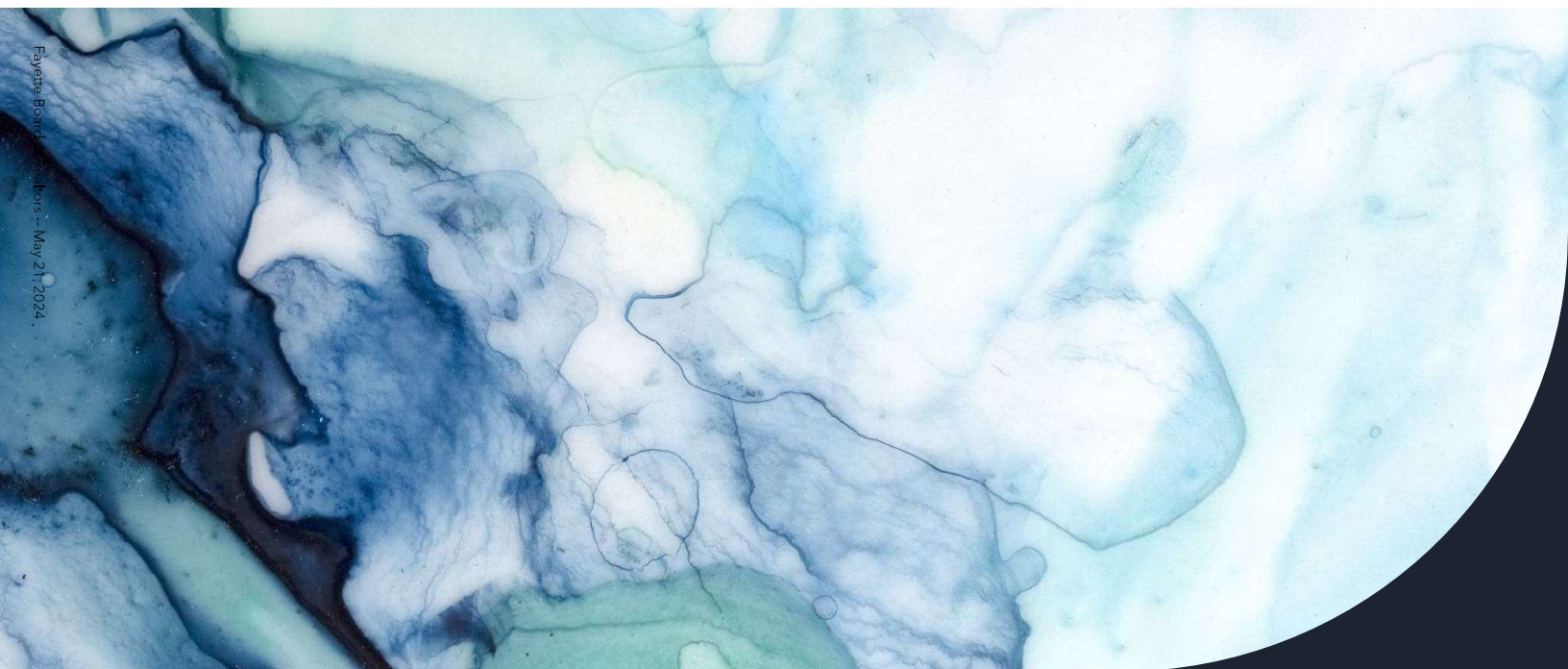
- M-1 (Light Industrial District).
Applicant request to add Pet Crematory (animal remains only) as a conditional use.

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.

This 8th day of May 2025.

Deborah Bell, Director
Planning and Zoning

05/14



Fayette Board of Commissioners - May 21, 2024

Fayette County Planning & Zoning

140 STONEWALL AVENUE W., SUITE 202, FAYETTEVILLE, GEORGIA 30214

FUTURE LAND USE

General Categories



Commercial



Office-
Institutional



Industrial



Residential



Agricultural-
Residential

Future Land Use Plan broadly defines the potential uses of an area.



ZONING

Specific Categories



2 types of
Commercial



Office-
Institutional



2 types of
Industrial



16 types of
Residential



Agricultural-
Residential

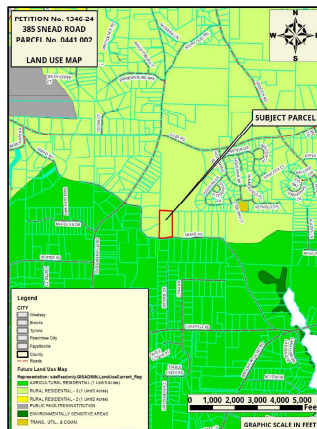
Why have zoning?

- Separate incompatible land uses & protect property owners from negative impacts and property values:
 - Example - A concrete plant next to a residential area - loud noises, heavy machinery & trucks, dust would be detrimental to the residential neighborhood.
 - Require buffers around higher-impact uses
 - Designate low-impact uses like offices as a transition between residential and commercial.
 - Improve the character & appearance of development - general benefit to the community.

FUTURE LAND USE MAP

POTENTIAL TO REZONE FOR
DIFFERENT USE

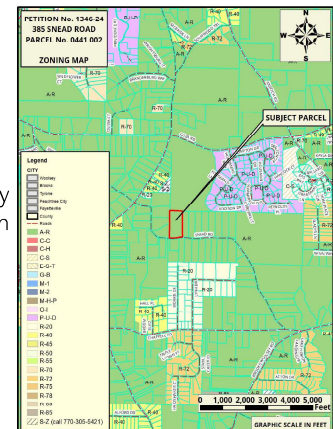
Rural Residential - 3 -
this LAND USE
supports 3-acre lots



ZONING

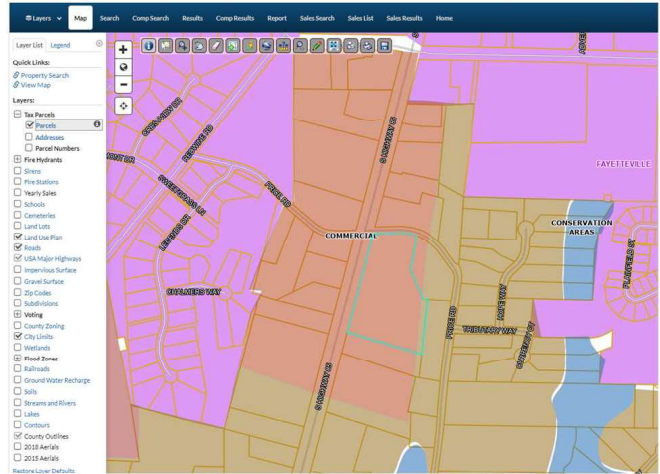
DEFINES THE SPECIFIC USES &
CRITERIA

R-85 and R- 80 are
ZONING districts that
require 3-acre lots. They
have different minimum
house sizes and
setbacks.



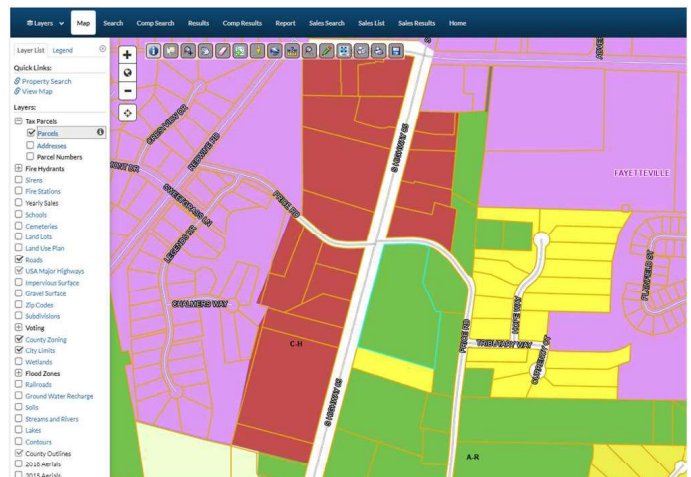
FUTURE LAND USE

- What is the zoning potential for this property?
- Commercial is shown in the Future Land Use Plan, so staff's recommendation will be for approval of a commercial zoning request.
- A buffer will be required adjacent to residential and ag-res.



ZONING

- Specific Zoning Districts for each Parcel
- C-H is Highway Commercial
- A- R is Agricultural-Residential
- Cities are shown in purple



Comprehensive Plan Updates

- State Law requires that we update the Comp Plan every 5 years
- Next update is 2027, but we need to begin planning now.
- Things to consider:
 - **Changes in development & economic patterns**
 - Proliferation of Data Centers
 - Trilith - continues to grow
 - USSF Soccer Center - an unanticipated development in the heart of the County
 - COVID-19 - has affected many facets of work, commerce and social networking
 - **How do these events and developments affect community growth patterns and what do we need to do to accommodate them?**
 - Consider an OVERLAY for Veterans Parkway?
 - Consider changes to the Future Land Use Plan? How would that impact our vision for Fayette County?