

**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  
October 2, 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 September 4, 2025
5. Plats
  - a. Minor Final Plat of Goodman Acres

**PUBLIC HEARING**

6. Consideration of Petition 1367-25 Applicants are requesting to rezone 4.19 acres from A-R Agricultural-Residential (Single-Family) to O-I, Office-Institutional District, for the purposes of future office development. Property is located in Land Lot 58 of the 7th District and fronts Highway 54 West.

# Meeting Minutes 09/04/2025

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 4<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 August 7, 2025, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan offered the invocation and led the audience in the Pledge of Allegiance. Board Member John H. Culbreth, Sr., and Deborah Bell, Zoning Administrator, were absent.*
3. Approval of Agenda. *Danny England made a motion to approve the agenda. Jim Oliver seconded the motion. The motion carried 4-0.*
4. Consideration of the Minutes of the meeting held on August 7, 2025. *Jim Oliver made a motion to approve the minutes of the meeting held on August 7, 2025. Danny England seconded the motion. The motion carried 4-0.*
5. Plats

Ms. Deborah Sims confirmed the plat was reviewed and approved by staff.

- a. Minor Plat of Anthony Park. *Jim Oliver made a motion to approve the Minor Plat for Anthony Park. Danny England seconded the motion. The motion passed 4-0.*



**PUBLIC HEARING**

**6. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. – Sec. 110-242. – Powers and Duties.**

Ms. Sims stated the proposed text amendment to Section 110-242, concerning the Powers and Duties of the zoning board of appeals, aims to revise criteria for granting variances. Specifically, it addresses variances for unimproved nonconforming lots and provides clarifications for variances applicable to improved illegal lots. A key modification introduced by the ordinance enacted last December involves a reduction in the minimum acreage requirement for properties with a well, lowering it from one and a half acres to one acre. This change means that a property owner with an acre of land may now be eligible for variance, irrespective of whether their property has a well.

Commissioner Jim Oliver asked, “Is this to clean up all those nonconforming lots.?”

Ms. Sims responded that it is cleaning those up, and the Board of Commissioners stated we needed it to find a way not to penalize so many people.

Commissioner Jim Oliver asked, but what if still a nonconforming lot below an acre?

Ms. Sims responded that if it’s below an acre, you will not be able to; only if you have more than an acre but less than an acre and a half, you can still apply to build on your lot and get a variance, whether you put a well or run county water.

Commissioner Jim Oliver commented that this will fix some 70% of the problems the county has.

Ms. Sims explained that if you bring it into alignment with Environmental Management requirements, you must have at least one acre, and if you have bad soil, you will not be allowed.

Chairman John Kruzan asked if the board did not have any more questions to entertain a motion.

***Jim Oliver made the motion to recommend APPROVAL of Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. – Sec. 110-242. – Powers and Duties. Danny England seconded the motion. The motion carried 4-0.***

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*Jim Oliver moved to adjourn the September 4, 2025, Planning Commission meeting.  
Danny England seconded. The motion passed 4-0.*

*The meeting adjourned at 7:07 pm*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

\_\_\_\_\_  
**JOHN KRUZAN, CHAIRMAN**

\_\_\_\_\_  
**DEBORAH BELL  
DIRECTOR, PLANNING & ZONING**

# Minor Final Plat of Goodman Acres

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

## FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 9/13/25

SIGNED [Signature]  
ENVIRONMENTAL HEALTH  
DESIGNER

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 9/12/25

SIGNED [Signature]  
ENVIRONMENTAL MANAGEMENT  
DESIGNER

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 9/12/25

SIGNED P. Malin  
COUNTY ENGINEER DESIGNEE

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE

SIGNED  
SECRETARY/DESIGNEE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 9/12/25

SIGNED [Signature]  
ZONING ADMINISTRATOR/DESIGNEE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE 9/12/25

SIGNED [Signature]  
FIRE MARSHAL/DESIGNEE

## OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF GOODMAN ACRES  
SUBDIVISION, HEREBY OFFER TO DEDICATE, DEED AND/OR  
RESERVE FOR THE COMMON USE OF ALL EXISTING STREETS  
AND ALLEYS SHOWN ON THIS PLAT. ALL PROPERTY CONTAINED  
WITHIN THE REQUIRED RIGHT-OF-WAY OF ALL EXISTING STREETS  
ADJACENT TO THE SUBDIVISION AS INDICATED HEREON SHALL BE  
CONVEYED TO THE STATE OF GEORGIA, UPON THE POLITICAL  
SUBDIVISION OF THE STATE OF GEORGIA, UPON  
RECOMMENDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY  
CLERK OF SUPERIOR COURT.

OWNER [Signature]

DATE 9-15-25

OWNER [Signature]

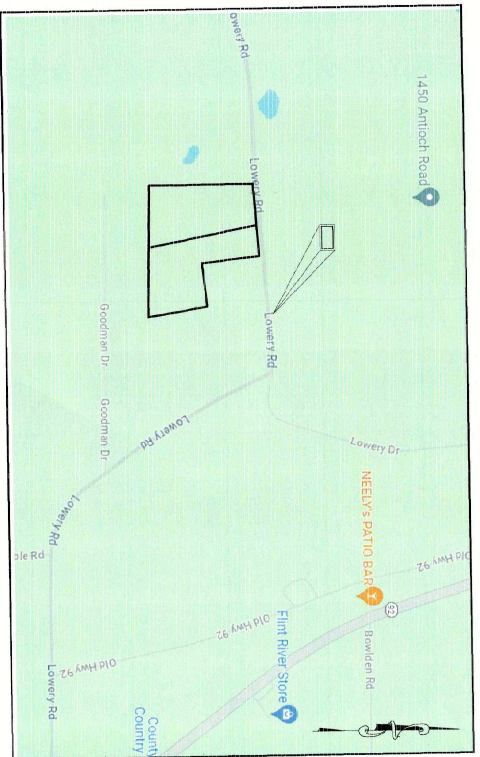
DATE 9-13-25

OWNER [Signature]

DATE 9-15-25

OWNER [Signature]

DATE 9-15-25



## SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-4-67, THE REGISTERED LAND  
SURVEYOR HEREBY CERTIFIES THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND ALL  
MUNICIPAL/COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING  
AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING  
THAT APPROVAL IS NOT REQUIRED.

## FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY  
SUPERVISION. THE PLAT SHOWS THE LOCATION, SIZE, TYPE, AND MATERIAL ARE  
CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA  
PLAT ACT (O.C.G.A. SECTION 15-4-67).

BY: [Signature]  
DATE 04 / 30 / 2025  
BY: SIMMONS & GASKINS, S. GEORGIA REGISTERED LAND SURVEYOR NO.1620

## SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|-------------|
| 1         | COVER       |
| 2         | FINAL PLAT  |

## GENERAL NOTES

- OWNER TRACT 1.18  
HELEN C. GOODMAN  
282 LOWERY ROAD  
FAYETTEVILLE, GA 30215  
goodmanconstruction@gmail.com
- SURVEYOR  
S. A. GASKINS & ASSOCIATES, LLC.  
P.O. BOX 921  
BROOKS, GA 30205  
770-468-0402  
sagaskins@gaskinsllc.net
- TOTAL NUMBER OF LOTS: 2  
TOTAL AREA: 10.00 ACRES  
ZONED: A-45  
DIMENSIONAL REQUIREMENTS: A-45 ZONING DISTRICT  
LOT WIDTH: 21,700 S.F. 5.0 ACRES  
MAJOR THOROUGHFARE  
COLLECTOR: 250 FEET  
MINOR THOROUGHFARE: 250 FEET  
FLOOR AREA: 1,200 SQ. FT.  
MINOR THOROUGHFARE  
ARTERIAL: 100 FEET  
COLLECTOR: 100 FEET  
MINOR THOROUGHFARE: 75 FEET  
REAR YARD SETBACK: 75 FT  
SIDE YARD SETBACK: 50 FT  
ON 100'00" LOT NO. A-45-24 WAS APPROVED  
REDUCING THE FRONT SETBACK FROM 100' TO 95' 6"
- SEWER TO BE A PRIVATE SEPTIC SYSTEM.
- WATER TO BE PROVIDED BY PRIVATE WELL.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP,  
MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE  
EASEMENT OR OVERALL DRAINAGE PLAN ON THE LACK OF  
ONE INDICATED ON THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS,  
RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT  
SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE NO GROUNDWATER RECHARGE AREAS ON  
SUBJECT PROPERTIES.
- 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT  
CORNERS UNLESS NOTED OTHERWISE.
- BY GRAPHIC PLOTTING ONLY, THIS LOT IS LOCATED ON  
COMMUNITY PANEL NO. 1311201068 WHICH BEARS AN  
EFFECTIVE DATE OF SEPTEMBER 24, 2008 AND NO  
OTHER FLOOD HAZARD INFORMATION IS SHOWN WITHIN  
A 100 YEAR FLOOD HAZARD AREA.
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON  
THIS PROPERTY.
- THERE ARE NO STATE WATERS ON THIS SITE.
- THE EXISTING STRUCTURES OR FEATURES ON THIS  
PROPERTY ARE TO REMAIN EXCEPT WHERE NOTED  
OTHERWISE.
- PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES  
NOT CONTAIN JURISDICTIONAL WETLANDS. ANY  
JURISDICTIONAL WETLANDS OR FEATURES OF ENGINEERS  
OR AGRICULTURAL USES ARE NOT SHOWN ON THIS PLAT.  
PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY  
LAW FOR DISTURBANCE TO THESE JURISDICTIONAL  
WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- EXISTING BUILDING E-LOT HAS A MINIMUM CONTIGUOUS OF 16  
FEET. THIS PLAT IS FREE AND CLEAR OF ZONING VIOLATIONS  
AND SETBACKS. JURISDICTIONAL WETLANDS, AND EASEMENTS  
AND RESTRICTIONS, WETLAND PROTECTION BUFFERS AND  
REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS  
PER ZONING DISTRICT.
- There were no easements found associated with  
this property.

S. A. GASKINS &  
ASSOCIATES, LLC

surveys/planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
sagaskins@gaskinsllc.net

Property Location  
Land Lot 118 of The 4th Land District  
Fayette County, Georgia

HELEN C. GOODMAN

Prepared For:



Job No. SA22-044MSP

Drawn By: [Signature]  
Issue Date: 05/17/24

F.W.P.D.: 052322

Revisions: [Signature]  
County Comments: 05/17/25



Grid North  
West Zone  
NAD 00



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR SURVEY. ALL INFORMATION REGARDING RECORDS, EASEMENTS, ENCUMBRANCES AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

**CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37.11 FEET AND AN ANGULAR ERROR OF 00° 00' 00" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMBINED RULE METHOD.

CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 37,111 FEET AND AN ANGULAR ERROR  
OF 00' 00' 01" PER ANGLE POINT AND HAS BEEN  
ADJUSTED USING THE COMPAVE RULE  
METHOD.

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

HELEN C. GOODMAN

### Property Location

**S.A. GASKINS &  
ASSOCIATES, LLC**  
surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
770-460-9342  
sagaskins@bellsouth.net

sagaskins@bellsouth.net

**PETITION NO: 1367-25**

**REQUESTED ACTION:** Rezone from A-R to O-I, Office Institutional District

**PARCEL NUMBER:** 0713 003

**PROPOSED USE:** Office-Institutional Use

**EXISTING USE:** Vacant land, formerly single-family residential

**LOCATION:** 1746 Hwy 54 W

**DISTRICT/LAND LOT(S):** 7<sup>th</sup> District, Land Lot 58

**ACREAGE:** 4.19 acres

**OWNER(S):** Rekha Mehta and Madhu Patel

**AGENT:** Scott Bodkin

**PLANNING COMMISSION PUBLIC HEARING:** October 2, 2025

**BOARD OF COMMISSIONERS PUBLIC HEARING:** October 23, 2025

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**APPLICANT'S INTENT**

Applicant proposes to rezone 4.19 acres from A-R (Agricultural-Residential) to O-I (Office-Institutional) for the purposes of future office development.

**STAFF RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan, Office-Institutional Use is designated for this area, so the request for O-I zoning is appropriate. Based on the Investigation and Staff Analysis, Planning & Zoning Staff recommends **APPROVAL** of the request for a zoning of O-I, Office-Institutional District.

## **INVESTIGATION**

- A. GENERAL PROPERTY INFORMATION:** The property is a legal lot of record based on the ordinance criteria. This property is located in the SR 54 West Overlay Zone, Sec. 110-173(2).
- B. REZONING HISTORY:** There is no record of a prior rezoning.
- C. CURRENT DEVELOPMENT HISTORY:** The property is currently vacant land.
- B. SURROUNDING ZONING AND USES:** The subject property is bounded by the following adjacent zoning districts and uses:

| Direction            | Acreage        | Zoning       | Use                                  | Comprehensive Plan                                  |
|----------------------|----------------|--------------|--------------------------------------|---|
| North (across SR 54) | 10.00+;<br>8.0 | R-40;<br>A-R | Single-Family Residential;<br>Church | Low Density Residential (1 Unit /1 acre) and Office |
| East                 | 84             | A-R          | Single Family Residential            | Low Density Residential (1 Unit /1 acre) and Office |
| South                | 10.00+         | R-70         | Single Family Residential            | Low Density Residential (1 Unit /1 acre) and Office |
| West                 | 2.4            | O-I          | Undeveloped                          | Low Density Residential (1 Unit /1 acre) and Office |

## **C. COMPREHENSIVE PLAN**

**Future Land Use Plan:** The subject property lies within an area designated for Low Density Residential and, by virtue of its location on the SR 54 West Corridor, it is also eligible for Office-Institutional uses. The Land Use Element of the Fayette County Comprehensive Plan specifies that the SR 54 West Overlay District may be considered for Office-Institutional and Residential Zoning Districts:

**Nonresidential Recommendations:** *The nonresidential intent of the SR 54 West Overlay District is to allow office and low intensity business uses. Outside of the commercial designation at Tyrone Road consideration for the Office-Institutional Zoning District may be given. It is recommended that a Special Development District be created for SR 54 West to allow and regulate expanded uses in the Office-Institutional zoning district only on SR 54 West. Conditions should be placed on property at the time of rezoning to address unique situations.*

This request **DOES CONFORM** to the Fayette County Comprehensive Plan.

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

**Access & Right-of Way:** The property has existing access on SR 54 W; access will be under the jurisdiction of Georgia Department of Transportation (GDOT).

**Site Plan:** The applicant submitted a survey and a concept plan for the property.

## E. DEPARTMENTAL COMMENTS

- ☐ **Water System** – No objections to the rezoning.
- ☐ **Public Works**
  - **Road Frontage Right of Way Dedication** – The parcel is limited to only GDOT access on SR 54 East.
  - **Traffic Data** -- The parcel fronts SR 54 which has an Annual Average Daily Volume of approximately 25,300 VPD as estimated by GDOT in February 2024 at a location 0.1 miles west of the site near the Ebenezer Road redlight. The use of the site as O-I should not have a significant increase in traffic volume on SR 54 or any local side streets.
  - **Sight Distance and access** -- GDOT will provide access/permits to SR 54 and sight distance requirements.
  - **GDOT Comments** – Planning and zoning has not received comments from Stanford Taylor at GDOT as of this report.
- ☐ **Environmental Management**
  - **Floodplain Management** -- The site **DOES NOT** contain floodplain per FEMA FIRM panel 13113CO083EE dated September 26, 2008. The parcel **DOES NOT** contain additional floodplain delineated in the Fayette County 2013 Dewberry Limited 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 NO** state waters located on the subject property per Fayette County GIS.
  - **Groundwater** -- The property **IS NOT** within a groundwater recharge area.
  - **Post Construction Stormwater Management** -- This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance.
  - **Tree Protection and Landscaping**  
This parcel **WILL BE** subject to the tree protection and Landscaping ordinances.
- ☐ **Environmental Health Department** – This office has no objection to the rezoning.
- ☐ **Fire** – No objections to the requested rezoning.
- ☐ **GDOT** – The developer shall obtain their access to the property from State Route 54. A permit from GDOT is required.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Office-Institutional Uses. This request does conform to the Fayette County Comprehensive Plan in terms of the use.
2. The area around the subject property is an area that already has various office and residential zoning and uses. There are some residential uses to the south and east, but staff does not anticipate that an office use within this area will have an adverse impact on the adjacent parcels.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on streets, utilities, or schools.
4. The proposal is consistent in character and use with the surrounding uses as Office-Institutional.



## **ZONING DISTRICT STANDARDS**

### **Sec. 110-142. O-I, Office-Institutional District.**

(a) *Description of district.* This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.

(b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:

- (1) Office;
- (2) Art gallery;
- (3) Bank and/or financial institution;
- (4) Banquet hall/event facility;
- (5) College and/or university, including classrooms and/or administration only;
- (6) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;
- (7) Health club and/or fitness center;
- (8) Hotel;
- (9) Insurance carrier, agent, and/or broker;
- (10) Laboratory, medical, and/or dental;
- (11) Legal services;
- (12) Massage therapy (see chapter 8);
- (13) Medical/dental office (human treatment);
- (14) Military recruiting office;
- (15) Museum;
- (16) Performing arts theater;
- (17) Private school, including classrooms and/or administration only;
- (18) Professional services, including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; consulting services; engineering firms; internet and web hosting firms; payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services; and
- (19) Real estate agent and/or broker.

(c) *Permitted principal uses and structures for office parks with at least 100,000 square feet of floor area.* In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten percent of the total floor area, are located in a building in which office uses comprise at least 50 percent of the floor area and have no exterior advertising display:

- (1) Beauty shop and/or barbershop;
- (2) Blueprinting;
- (3) Cafeteria;
- (4) Commercial art and/or drafting service;
- (5) Day care facility;
- (6) Delivery and/or messenger service;
- (7) Drug store;

- (8) Florist;
- (9) Gift shop;
- (10) Photocopying and/or reproduction;
- (11) Restaurant (limited to five percent of total floor area of office park and included in overall ten percent limitation);
- (12) Stenographic and/or typing service;
- (13) Teleconferencing center; and
- (14) Travel agency and/or ticket office.

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

- (1) Adult day care facility;
- (2) Animal hospital and/or veterinary clinic (with no animal boarding or outdoor runs);
- (3) Care home, convalescent center, and/or nursing home;
- (4) Church and/or other place of worship;
- (5) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium;
- (6) Child care facility;
- (7) Home occupation;
- (8) Hospital;
- (9) Non-emergency medical transport service;
- (10) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
- (11) Religious tent meeting; and
- (12) Single-family residence and residential accessory structures and/or uses (see article III of this chapter).
- (13) Drug abuse treatment facility.

(e) *Auxiliary conditional uses for an office building with a minimum of 10,000 square feet of floor area.* The following auxiliary permitted uses shall be allowed within the area with a land use designation of office as indicated on the county future land use plan map defined as that area north of SR 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the county community hospital district (hospital district). Such uses will support and shall be compatible with the county community hospital, the medical industry, and the development of the office and institutional uses planned for this area.

- (1) *Uses.* The following auxiliary conditional uses shall be allowed in the O-I zoning district:
  - a. Durable medical and rehabilitation equipment sales/rental (i.e., wheelchairs, crutches, etc.);
  - b. Pharmaceutical sales (for the purpose of filling prescriptions only);
  - c. Counter service restaurants, including but not limited to: a bakery, cafe, coffee shop, or deli. No drive-through, drive-in, or freestanding facilities shall be allowed;
  - d. Optical care center to include prescription eyeglass/contact lens sales;
  - e. Gift shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e., get well cards, etc.); and
  - f. Floral sales.

(2) *Auxiliary conditional use limitations.*

a. These auxiliary conditional uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of 20 percent of the total floor area of the building and shall occupy space on the first floor of the building.

b. Multiple uses may be permitted concurrently, but may not exceed the 20 percent limitation.

(3) *Architectural requirements.*

a. Architecture shall conform to the existing hospital/medical office development. The architectural standards of the transportation corridor overlay zone shall not apply.

b. Elevation drawings shall be submitted as part of site plan approval.

(f) *Dimensional requirements.* The minimum dimensional requirements in the O-I 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 (0.50 acre).

(2) Lot width: 125 feet.

(3) Outside storage shall not be permitted.

(4) Setbacks, yards adjoining rights-of-way:

a. Major thoroughfare:

1. Arterial: 75 feet.

2. Collector: 70 feet.

b. Minor thoroughfare: 55 feet.

(5) Setbacks, yards not adjoining rights-of-way:

a. Side yard: 15 feet.

b. Rear yard: 15 feet.

(6) Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 30 feet adjacent to such lot line shall be provided in addition to the required setback, and the setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.

(7) Height limit:

a. 40 feet as defined in article I of this chapter.

b. When a structure reaches a minimum height of four floors (including basements), it shall be sprinkled.

(8) Use of existing structure. When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

(g) *SR 74 North-East Side Special Development District.*

(1) The following will apply to the area identified in the county Comprehensive Plan, SR 74 North Overlay District on the east side of SR 74 North and designated as special development district and office on the county future land use plan map. The purpose of this special development district is to promote planned office development along the frontage of SR 74

North to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor. The goals of the SR 74 North Overlay District are:

- a. To maintain the efficient traffic flow of SR 74 North as the county's main connection to Interstate 85;
- b. To enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into the county; and
- c. To protect existing and future residential areas in the SR 74 North corridor.

(2) The assemblage of parcels will be necessary in some areas to meet the intent of the special development district. The minimum requirements for acreage and road frontage will necessitate large tracts of land to achieve a reduction in individual curb cuts, consistency and coordination in architectural scheme, and capacity to develop a required service road where applicable.

a. In a planned office development consisting of a minimum of ten acres and 600 feet of road frontage on SR 74 North, a maximum of 20 percent of the floor area of each individual building may consist of businesses providing support services for the larger development. Permitted support service uses include:

1. Restaurants (no drive-through, drive-in, or freestanding facilities shall be allowed);
2. Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; electrolysis and/or hair removal; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;
3. Convenience store (no gasoline sales);
4. Blueprinting, graphic, and/or copying service;
5. Office and/or computer sales and/or service; and
6. Cellular phone/communication device sales and/or service.

*(h) State Route 54 West Special Development District.*

(1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five acres or greater.

(2) On parcels zoned O-I with a minimum of five acres the following expanded business uses are allowed:

- a. Businesses that supply services, equipment and/or resources to the film industry;
- b. Call center;
- c. Cellular phone/communication device sales and/or service;
- d. Computer technology service, sales and/or repair;
- e. Medical equipment sales, rental and/or repair;
- f. Restaurant (no drive-through or drive-in);
- g. Television/radio broadcasting studio, movie/music/media productions or telecommunications;
- h. Server farm/data center; and
- i. Internal access self-storage facility.
  1. No direct exterior access to individual storage units shall be allowed; all individual storage unit access shall be internal and the maximum size of an individual storage unit shall be 600 square feet.

2. Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the internal access self-storage facility shall require a canopy. Vehicle loading/unloading bays may also be internal to the structure or between two structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.

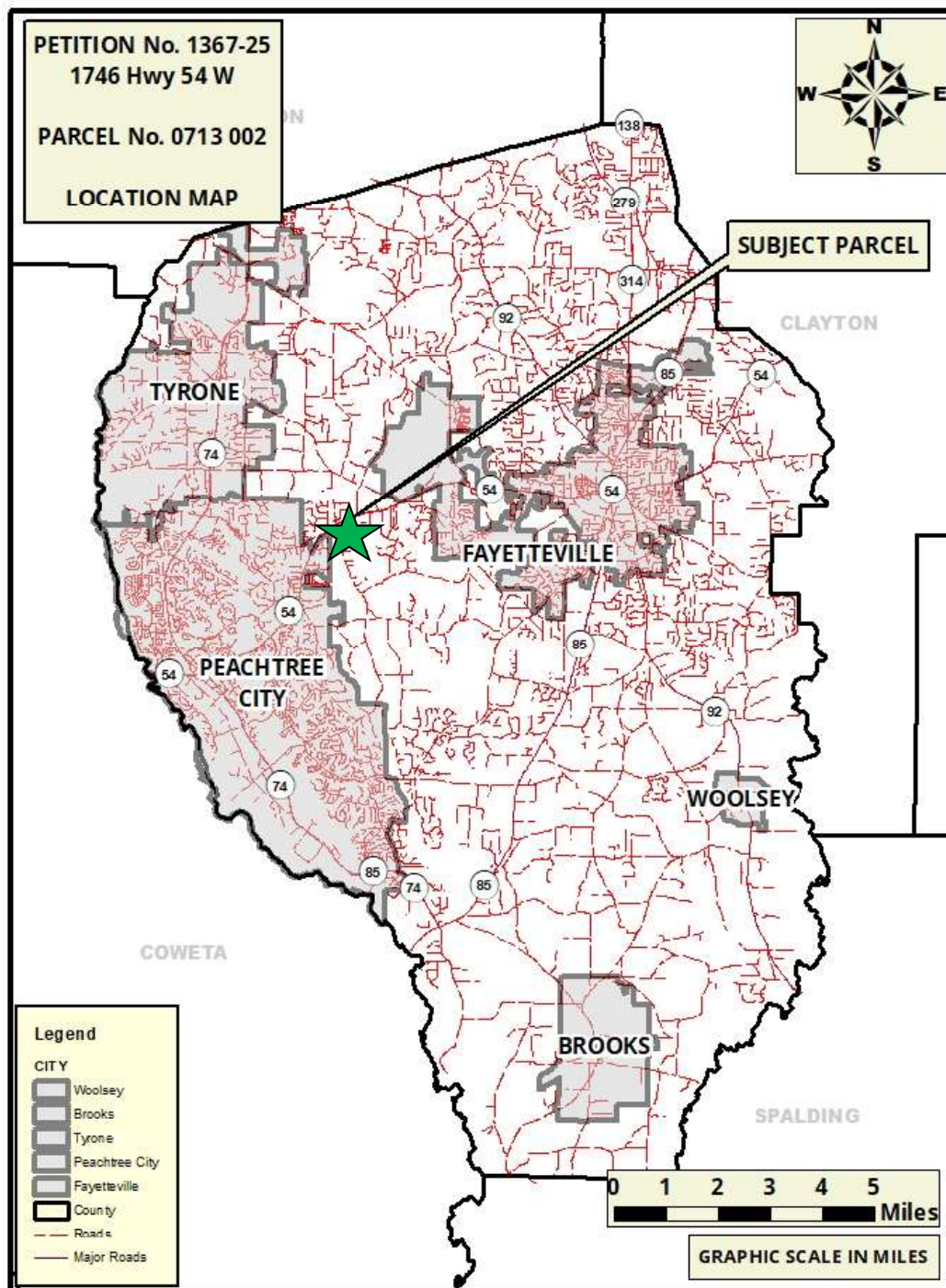
3. Office, business and building contractor space with associated inside storage shall constitute a minimum of ten percent of the total building footprint area proposed for the internal access self-storage structure(s) excluding the footprint of a separate vehicle, recreational vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility. The office, business and building contractor space may be located within the footprint of the internal access self-storage structure or an equivalent amount of office, business and building contractor space may be located outside of the footprint in an attached portion of the structure.

4. No outside storage of materials or equipment shall be allowed.

5. A vehicle, recreational vehicle, boat, and/or trailer storage structure shall be fully enclosed and be to the rear of the principal internal access self-storage facility structure. This use shall only be allowed in conjunction with an internal access self-storage facility. Said structure shall only be used for vehicle, recreational vehicle, boat and/or trailer storage and individual vehicle, recreational vehicle, boat and/or trailer storage units may be externally accessed.

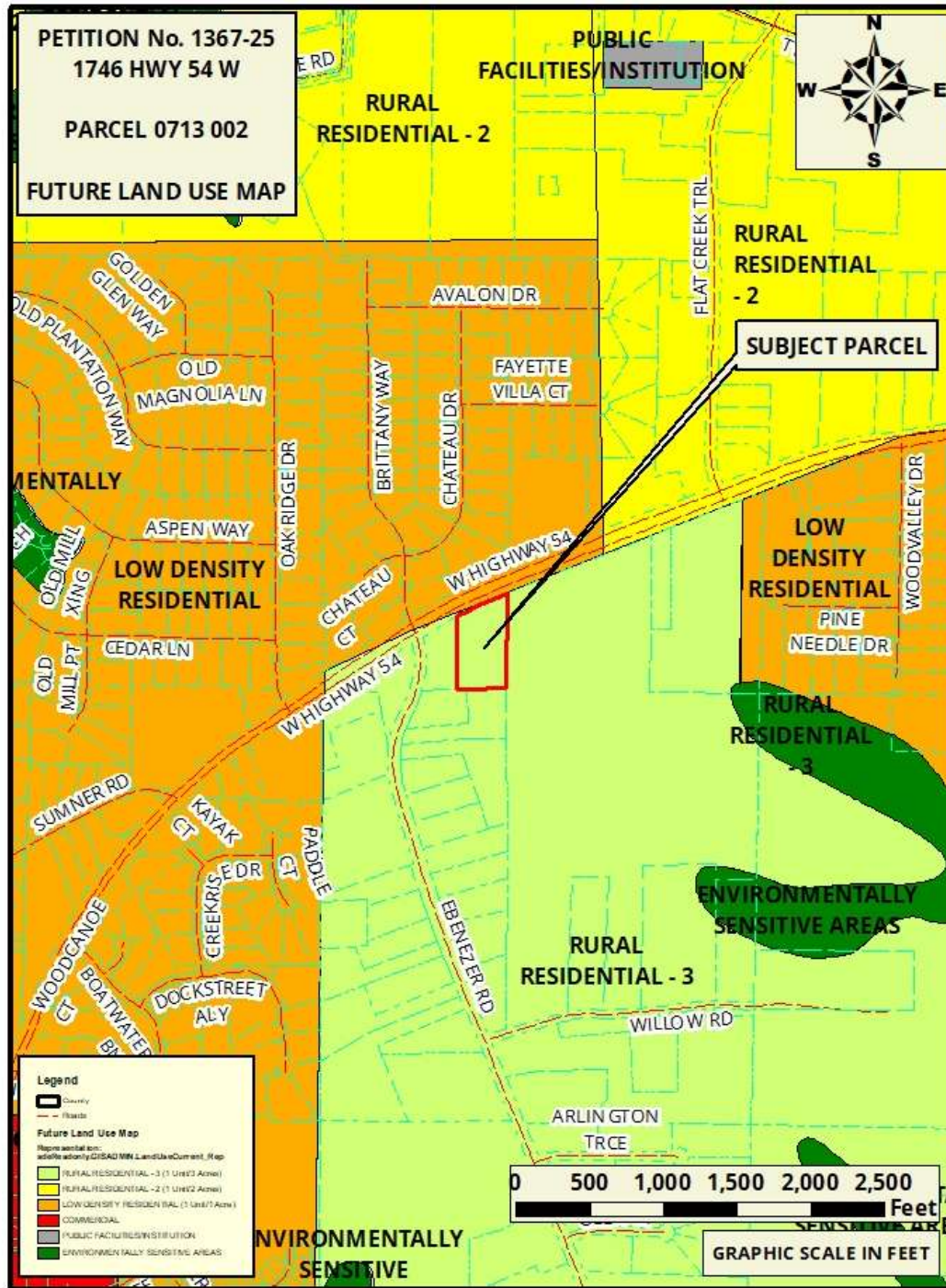
(3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.

(4) Mixed residential/office use. Based on the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.

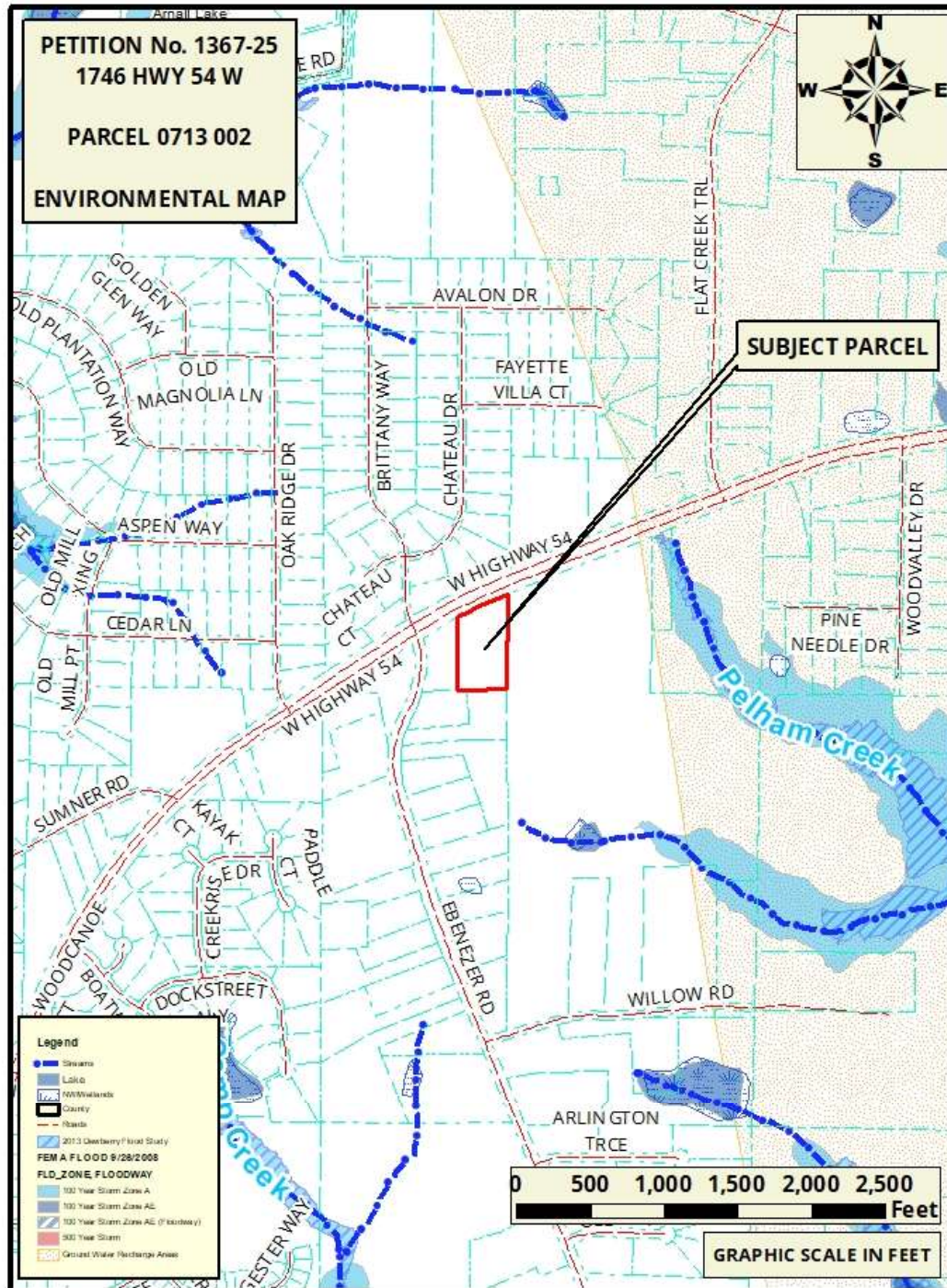




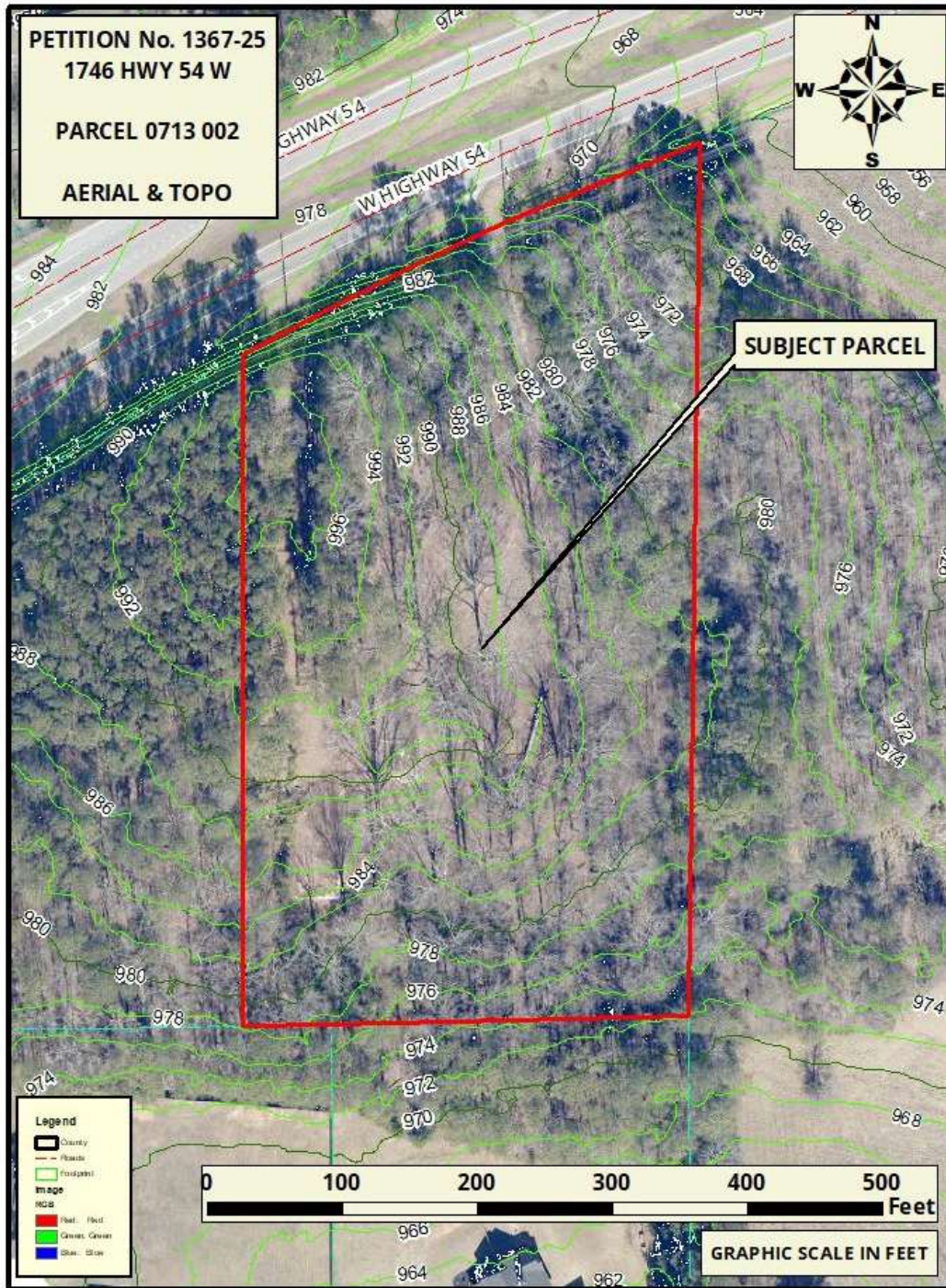


















PETITION No (s): 1367-25  
STAFF USE ONLY

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

**APPLICANT INFORMATION**

Name Alison Tringale  
Address [REDACTED]  
City [REDACTED]  
State [REDACTED] Zip [REDACTED]  
Email [REDACTED]  
Phone [REDACTED]

**PROPERTY OWNER INFORMATION**

Name Rekha Mehta / Madhu Patel  
Address [REDACTED]  
City [REDACTED]  
State GA Zip [REDACTED]  
Email [REDACTED]  
Phone \_\_\_\_\_

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

Name Scott Bodkin  
Address 315 Castlewood Road  
City Tyrone  
State GA Zip 30290  
Email scott@wsbsurveying.com  
Phone 770-312-5500

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ 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: Maria Binns Date: 08/11/2025

DATE OF PLANNING COMMISSION HEARING: OCTOBER 2, 2025

DATE OF COUNTY COMMISSIONERS HEARING: OCTOBER 23, 2025

Received from Alison Tringale a check in the amount of \$ 250.00 for  
application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).  
Date Paid: 08/11/25 Receipt Number: 024869

PETITION No.: 136725 Fees Due: 250.00 Sign Deposit Due: 20.00  
STAFF USE ONLY

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

Parcel # (Tax ID): 0713 002 Acreage: 4.19 acres  
Land District(s): 7 Land Lot(s): 58  
Road Name/Frontage L.F.: GA Hwy. 54/ 351.5 L.F. Road Classification: Arterial  
Existing Use: Vacant Proposed Use: Wellness Center  
Structure(s): 1 Type: Metal Size in SF: 20,000  
Existing Zoning: A-R Proposed Zoning: O-I  
Existing Land Use: Rural Residential Proposed Land Use: OFFICE/INSTITUTIONAL  
Water Availability: yes Distance to Water Line: 9 ft Distance to Hydrant: 5 ft

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:  
Rekha Mehta and Madhu Patel

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0713 002

(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) 58 of the 7th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 4.19 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Scott Bodkin 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) Rekha Mehta  
Signature of Property Owner 1

Address \_\_\_\_\_

[Signature]  
Signature of Notary Public

**ANAND A MEHTA**  
NOTARY PUBLIC  
Henry County  
State of Georgia  
My Comm. Expires Sept. 3, 2027

Date 8-22-2025

Madhu Patel  
Signature of Property Owner 2

Address \_\_\_\_\_

[Signature]  
Signature of Notary Public

**ANAND A MEHTA**  
NOTARY PUBLIC  
Henry County  
State of Georgia  
My Comm. Expires Sept. 3, 2027

Date 8-22-2025

Signature of Property Owner 3

Signature of Notary Public

Address \_\_\_\_\_

Date \_\_\_\_\_

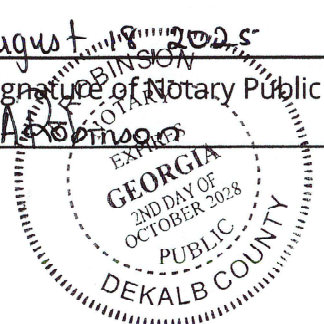
W. Scott Bodkin  
Signature of Authorized Agent

315 CASTLEWOOD RD

Address TYRONE, GA 30290

[Signature]  
Signature of Notary Public

Date \_\_\_\_\_



PETITION No.: 1367-25

OWNER'S AFFIDAVIT

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

NAME: Rekha Mehta and Madhu Patel

ADDRESS: 1746 Hwy. 54

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

Rekha Mehta and Madhu Patel 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 \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to O-I zoning.

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 October 2, 2025 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of October 23, 2025 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22<sup>nd</sup> DAY OF AUGUST, 2025

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

**ANAND A MEHTA**  
NOTARY PUBLIC  
Henry County  
State of Georgia  
My Comm. Expires Sept. 3, 2027



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

I/We, Rekha Mehta and Madhu Patel, 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 Highway 54 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)

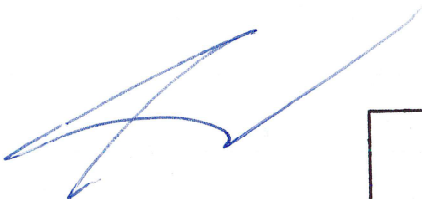
Sworn to and subscribed before me this 22<sup>nd</sup> day of AUGUST, 2025.



SIGNATURE OF PROPERTY OWNER



SIGNATURE OF PROPERTY OWNER



NOTARY PUBLIC

**ANAND A MEHTA**  
NOTARY PUBLIC  
Henry County  
State of Georgia  
My Comm. Expires Sept. 3, 2027

## 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 4<sup>th</sup> day of August, 2025.

\_\_\_\_\_  
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.
  - N/A 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.
  - N/A 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.
  - N/A 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).

W. S. Bodkin Surveying, LLC  
315 Castlewood Rd.  
Tyrone, Georgia 30290  
770-312-5500 office  
[scott@wsbsurveying.com](mailto:scott@wsbsurveying.com)

August 8, 2025

Ms. Deborah Bell, Director  
Fayette County Planning & Zoning  
140 Stonewall Avenue, West, Suite 202  
Fayetteville, GA 30214  
770-305-5421  
Email: [zoning@fayettecountyga.gov](mailto:zoning@fayettecountyga.gov)



**S. BODKIN  
SURVEYING, L.L.C.**

Re: Letter of Intent, 4.194 Acres, 1746 Hwy 54, Fayetteville, Georgia 30215

Ms. Bell,

We are requesting consideration for the non-residential rezoning of 4.194 acres at 1746 Hwy 54, Fayetteville, Georgia 30215.

We are proposing that this property be used as a 100'x200' Wellness and Recovery Center with the necessary parking.

This will be a one-of-a-kind Wellness center that focusses on neuro muscular development, hypertrophy and full body recovery.

This facility will be fully accessible to the public, while being membership based.

Thank you for your consideration,

A handwritten signature in blue ink that reads 'W. Scott Bodkin'.

---

*W. Scott Bodkin, P.L.S., P.E.  
President*

**1746 HIGHWAY 54**

*Tax Parcel ID# 0713 002*

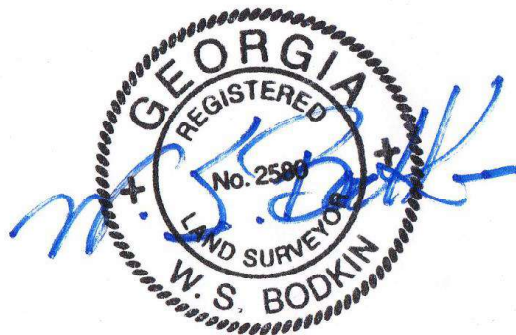
**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 58, of the 7th District, Fayette County, Georgia, being more particularly described as follows:

**Commencing** at a broken concrete monument found at the northeast miter of the intersection formed by the Easterly right-of-way line of Ebenezer (100' R/W ) and the Southerly right-of-way line of Georgia Highway 54 (R/W varies), Thence along said Southerly right-of-way line of Georgia Highway 54, proceed along a curve to the right having a radius of 3184.06 feet and an arc length of 268.46 feet, being subtended by a chord of North 60 degrees 20 minutes 24 seconds East for a distance of 268.38 feet to a 1/2" rebar found on the Southerly right-of-way line of Georgia Highway 54, said iron pin being the **POINT OF BEGINNING**;

**Thence**, along said Southerly right-of-way line and a curve to the right having a radius of 3184.04 feet and an arc length of 314.19 feet, being subtended by a chord of North 65 degrees 49 minutes 32 seconds East for a distance of 314.07 feet to an iron pin set with cap;  
Thence leaving said Southerly right-of-way line, proceed South 01 degrees 32 minutes 11 seconds West for a distance of 646.44 feet to a 1-1/4" open top pipe found with a 1/2" open top pipe inside;  
Thence, proceed South 89 degrees 32 minutes 26 seconds West for a distance of 312.35 feet to a 1-1/4" open top pipe found ;  
Thence, proceed North 00 degrees 57 minutes 26 seconds East for a distance of 506.41 feet to a 1/2" rebar found on the Southerly right-of-way line of Georgia Highway 54, said point being the **POINT OF BEGINNING** ;

Together with and subject to covenants, easements and restrictions of record.

Said tract contains **4.194 ACRES or 182,685 SQ.FT.**, more or less.



**1746 HIGHWAY 54**

*Tax Parcel ID# 0713 002*

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 188, of the 7th District, Henry County, Georgia, being more particularly described as follows:

**Commencing** at a broken concrete monument found at the northeast miter of the intersection formed by the Easterly right-of-way line of Ebenezer (100' R/W ) and the Southerly right-of-way line of Georgia Highway 54 (R/W varies), Thence along said Southerly right-of-way line of Georgia Highway 54, proceed along a curve to the right having a radius of 3184.06 feet and an arc length of 268.46 feet, being subtended by a chord of North 60 degrees 20 minutes 24 seconds East for a distance of 268.38 feet to a 1/2" rebar found on the Southerly right-of-way line of Georgia Highway 54, said iron pin being the **POINT OF BEGINNING**;

**Thence**, along said Southerly right-of-way line and a curve to the right having a radius of 3184.04 feet and an arc length of 314.19 feet, being subtended by a chord of North 65 degrees 49 minutes 32 seconds East for a distance of 314.07 feet to an iron pin set with cap;  
Thence leaving said Southerly right-of-way line, proceed South 01 degrees 32 minutes 11 seconds West for a distance of 646.44 feet to a 1-1/4" open top pipe found with a 1/2" open top pipe inside;  
Thence, proceed South 89 degrees 32 minutes 26 seconds West for a distance of 312.35 feet to a 1-1/4" open top pipe found ;  
Thence, proceed North 00 degrees 57 minutes 26 seconds East for a distance of 506.41 feet to a 1/2" rebar found on the Southerly right-of-way line of Georgia Highway 54, said point being the **POINT OF BEGINNING** ;

Together with and subject to covenants, easements and restrictions of record.

Said tract contains **4.194 ACRES or 182,685 SQ.FT.**, more or less.



2

Return Recorded Document to:  
JOHN P JOINER, Attorney-at-law  
217 N Hill Street, Suite 1  
Griffin, GA 30223  
File #: 2928

Doc ID: 007488620001 Type: GLR  
Filed: 05/11/2007 at 10:00:00 AM  
Fee Amt: \$545.00 Page 1 of 1  
Transfer Tax: \$535.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 3228 PG 638

## WARRANTY DEED

STATE OF GEORGIA, COUNTY OF SPALDING

THIS INDENTURE, Made the 1st day of MAY, 2007, between PATRICIA ANNE VICKERS, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and REKHA MEHTA and MADHU PATEL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 receipt 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 Grantee,

All that tract or parcel of land lying and being in Land Lot 58 of the 7<sup>th</sup> District of Fayette County, Georgia and by Plat of C. E. Lee, dated October 17, 1969, and recorded in Plat Book 5 at page 123, records of Fayette County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin located North, 89 ½ degrees East, as measured along the South line of Land Lot 58 aforesaid, 604 feet from the Southwest corner of said Land Lot 58; running thence North, 44 degrees West, 328.6 feet to an iron pin on the southeasterly side of the right-of-way for Georgia Highway 54; thence the northeasterly, as measured along the southeasterly side of the right-of-way for Georgia Highway 54, a distance of 1,013 feet to an iron pin; thence South, 1 degree and 6 minutes West, 736 feet to an iron pin on the South line of Land Lot 58 aforesaid; thence South, 89 ½ degrees West, as measured along the South line of said Land Lot 58, a distance of 644 feet back to the iron pin at the POINT OF BEGINNING; said tract containing 8.7 acres, more or less.

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 behoof of the said Grantee forever in FEE SIMPLE.


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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Susan Fitzgerald*  
Unofficial Witness

*Patricia Anne Vickers* (Seal)  
PATRICIA ANNE VICKERS

*[Signature]*  
Notary Public  
State of Georgia, County of .....  
My commission expires: .....  


THE STATE IS RESPONSIBLE FOR ALLOCATING RESOURCES OR PARCELS OF LAND AND NOT BUILDING OR CREATING A NEW PARCEL OR HAVE ANY CHANGES TO LAND AND REAL PROPERTY BOUNDARIES. THE RECORDS DEPARTMENT OF THE LAND AND REAL PROPERTY DIVISION OF THE RECORDS DEPARTMENT OF THE DOCUMENTS MANAGES PLATS, OR OTHER INSTRUMENTS WHICH COVERED THE ENTIRE PARCEL OF LAND. THE RECORDS DEPARTMENT OF THE DOCUMENTS DOES NOT HAVE A RECORD OF ANY INSTRUMENTS THAT COVERED ONLY A PORTION OF A PARCEL OF LAND. A RECORD OF ANY INSTRUMENTS THAT COVERED ONLY A PORTION OF A PARCEL OF LAND IS A RECORD OF ANY INSTRUMENTS THAT COVERED ONLY A PORTION OF A PARCEL OF LAND.

8/4/2025  
DATE

| CURVE TABLE |          |            |               |
|-------------|----------|------------|---------------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD BEARING |
| C1          | 3164.04' | 314.19'    | 314.07'       |
| C2          | 3164.05' | 268.46'    | 266.38'       |
|             |          |            | S 60°20'24" W |

IPS © = AS SHOWN HEREIN

● = 1/2" CAPPED REBAR TO BE SET

LEONARD

PL PROPERTY LINE  
RM RIGHT OF WAY  
BL BUILDING LINE  
LL LAND LOT  
LL LAND LOT LINE  
RF FROM PIN POINT  
RS FROM RUN SET  
RB REBAR  
CM CONCRETE  
OFT OPEN TOP FITE  
EOP EDGE OF PAVEMENT  
ENF NOW OR FORMERLY  
DB DEED BOOK  
PFB PLAY BOOK  
PG PAGE

THE  
OCCUPATIONAL MENTALITY

WATERMATE  
EPP EDGE OF PAVEMENT  
HOC POINT OF PAVEMENT  
FOD PART OF BEHAVING  
KES KICKED  
IP TAX PAPER  
SF SQUARE FEET  
TYPICAL

DEUTERONOMY 19:14  
"DO NOT MOVE YOUR NEIGHBOR'S BOUNDARY STONE. SET UP BY  
YOUR PREDECESSORS IN THE INHERITANCE YOU RECEIVE IN THIS  
LAND, THE LORD YOUR GOD, GUARDS YOU TO POSSESS."

DEUTERONOMY 27:17  
CURSED BE HE WHO REMOVES HIS NEIGHBORS' LANDMARK,  
AND ALL THE PEOPLE SAY, 'AHEU!'  
JOB 24:2  
THEY ARE THOSE WHO MOVE BOUNDARY STONES,  
THEY PASTURE FLOCKS THEY HAVE STOLEN.

JOB 24:2  
"THERE ARE THOSE WHO MOVE BOUNDARY STONES,  
THEY PASTURE FLOCKS THEY HAVE STOLEN."

1. THE REPLY WAS PREPARED BY THE BUREAU OF THE REPORT WAS  
AM. SEVERAL ADDITIONAL COMMENTS, COMMENTS, OR COMMENTS  
SHOWN HERE.
2. REFERENCE: NEED BOOK 3028 PAGE 884 PLAT BOOK 4, PAGE 123
3. EQUIPMENT USED FOR MOUNTAIN & LINEAR MEASUREMENTS: CHAMPION 200T  
GROSS RECEIVERS, BASE & SENDER
4. NO WAS MOUNTAIN LOCATED WITHIN 500' OF SITE.
5. DATE OF LAST FIELD NO. 7632025

THE REPLY REPORT, THE REPLY REPORT, AND THE REPLY REPORT

7. THE BASIS FOR THE DATUM FOR THIS SITE WAS ESTABLISHED USING  
AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

8. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 92,120 FEET.

9. NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA, ZONE A, AS DEFINED BY THE FAYETTE COUNTY UNINCORPORATED F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 1311303083E, DATED SEPTEMBER 26, 2008.

10. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES MAY VARY

FROM LOCATIONS SHOWN HEREON, ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES.

11. RIGHT OF WAY SHOWN HEREON TAKEN FROM:  
DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA RIGHT OF WAY PLANS  
FOR HWY 54, FR-164-11(3), P.L. NO. 321245, DATED DECEMBER 16, 1966.  
LAST REVISED 04-18-84, SHEET NO. 16

- MINIMUM LOT AREA: 5 ACRES.
- MINIMUM LOT WIDTH AT BUILDING LINE: 250 FEET
- MINIMUM FRONT YARD SETBACK: 40 FEET (ADDITIONAL)

- MINIMUM FRONT YARD SETBACK: 100 FEET (APPLICABLE)
- MINIMUM SIDE YARD SETBACK: 50 FEET
- MINIMUM REAR YARD SETBACK: 75 FEET (LOCAL)

- MINIMUM MAIN TRUSS SPACING: 7.0 FEET
- MAXIMUM HEIGHT OF STRUCTURES: 35 FEET
- MINIMUM SQ. FOOTAGE OF PRINCIPAL STRUCTURE: 1,200 SF

S.

(SEE BASIS NOTE)

**PURPOSE NOTE**

THE PURPOSE OF THIS SURVEY IS A BOUNDARY RETRACEMENT FOR A PIECE OF PROPERTY THAT PREVIOUSLY WAS NOT ACCURATELY DEFINED LEGALLY FOR OUR CLIENT PURCHASING THE PROPERTY.

THIS SURVEY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT WHICH IS TITLED HEREON, NOR SHALL IT BE USED BY ANY ENTITY OTHER THAN THOSE LISTED WITHIN THE TITLE DIRECTLY OR INDIRECTLY WITHOUT THE WRITTEN CONSENT AND COMPENSATION

OF THIS SURVEYOR,  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY  
IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR

SUBSEQUENT OWNERS,  
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE  
IN CONTRASTING INK OF SURVEYOR.

1000

BOUN

| NO. | REVISIONS | DATE |
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1 OF 1

## BOUNDARY SURVEY

|            |  |    |
|------------|--|----|
| DRAWN BY   |  | RE |
| MMWR       |  |    |
| ISSUE DATE |  |    |

PLAT OF SURVEY FOR

HEALTHSPAN PROPERTIES FAYETTE, LLC

1746 HIGHWAY 54  
FAYETTEVILLE, GA 30215

|             |              |                         |
|-------------|--------------|-------------------------|
| LAND LOT 58 | 7TH DISTRICT | FAYETTE COUNTY, GEORGIA |
|-------------|--------------|-------------------------|

**315 CASTLEWOOD ROAD  
TYRONE, GA 30290  
770-312-5500**

W. S. BODKIN SURVEYING, L.L.C.

Wednesday, September 10, 2025

Continued from page B4

Fayette County News B5

PETITION FOR REZONING  
CERTAIN PROPERTIES IN  
UNINCORPORATED AREAS OF  
FAYETTE COUNTY, GEORGIA  
PUBLIC HEARING to be held be-  
fore the Fayette County Planning  
Commission on Thursday, October  
2, 2025, at 7:00 P.M. and before  
the Fayette County Board of Com-  
missioners on Thursday, October  
23, 2025, at 5:00 P.M. in the Fay-  
ette County Administrative Com-  
plex, 140 Stonewall Avenue West,  
Public Meeting Room, First Floor,  
Fayetteville, Georgia.  
Petition No.: 1367-25  
Parcel No: 0713 002  
Owner(s): Rekha Mehta and Mad-  
hu Patel  
Applicant: Alison Tringale  
Agent: Scott Bodkin  
Zoning District: A-R  
Area of Property: 4.194 acres  
Land Lot(s)/District: Land Lot 58  
of the 7th District  
Fronts on: Highway 54 West  
Proposed: Applicant proposes the  
following: To rezone 4.194 acres  
from A-R Agricultural-Residential

(Single-Family) to O-I, Office-In-  
stitutional District.

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 58, of the 7th District, Fay-  
ette County, Georgia, being more  
particularly described as follows:  
Commencing at a broken concrete  
monument found at the northeast  
miter of the intersection formed  
by the Easterly right-of-way line  
of Ebenezer (100' R/W ) and the  
Southerly right-of-way line of  
Georgia Highway 54 (R/W varies),  
Thence along said Southerly right-  
of-way line of Georgia Highway 54,  
proceed along a curve to the right  
having a radius of 3184.06 feet and  
an arc length of 268.46 feet, being  
subtended by a chord of North 60  
degrees 20 minutes 24 seconds  
East for a distance of 268.38 feet  
to a 1/2" rebar found on the South-  
erly right-of-way line of Georgia  
Highway 54, said iron pin being the  
POINT OF BEGINNING;

Thence, along said Southerly right-  
of-way line and a curve to the right  
having a radius of 3184.04 feet and  
an arc length of 314.19 feet, being  
subtended by a chord of North 65  
degrees 49 minutes 32 seconds  
East for a distance of 314.07 feet  
to an iron pin set with cap; Thence  
leaving said Southerly right-of-way  
line, proceed South 01 degrees  
32 minutes 11 seconds West for a  
distance of 646.44 feet to a 1-1/4"  
open top pipe found with a 1/2"  
open top pipe inside; Thence, pro-  
ceed South 89 degrees 32 minutes  
26 seconds West for a distance of  
312.35 feet to a 1-1/4" open top  
pipe found; Thence, proceed North  
00 degrees 57 minutes 26 seconds  
East for a distance of 506.41 feet to  
a 1/2" rebar found on the Southerly  
right-of-way line of Georgia High-  
way 54, said point being the POINT  
OF BEGINNING ; Together with  
and subject to covenants, ease-  
ments and restrictions of record.  
Said tract contains 4.194 ACRES or  
182,685 SQ.FT., more or less  
09/10