COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	(Citizen) Todd Brooks
Meeting Date:	Wednesday, June 6, 2012	Type of Request:	New Business

Wording for the Agenda:

Mr. Todd Brooks wishes to discuss the possibility that the Board of Commissioners would consider amending the County's Land Use Plan near Highways 138, 279 and 314 near the Clayton and Fayette County line.

Background/History/Details:

Mr. Brooks' family has owned 85 acres near the county line for a century. The family has a potential buyer for the property who wishes to construct a television studio on a portion of the site but the County's Land Use Plan does not recommend the most suitable zoning for such a use. Mr. Brooks hopes that the proposed use would not be as intense as the residential neighborhood he had planned to build there before the real estate market and financial crisis developed and that consideration can be given to changing the Land Use Plan so that a rezoning application can be filed in the future.

What action are you seeking from the Board of Commissioners?

While no action is being requested, staff would need direction on whether or not to proceed with preparing amendments to the Land Use Plan. If changes to the Land Use Plan are recommended, the issue would appear on a future Thursday evening meeting of the Board for consideration and a vote.

If this item requires funding, please describe:

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	No

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

May, 14th, 2012

Dear Commissioners,

I am requesting to be put on the Board of Commissioners workshop held on June 6, 2012 to discuss amending the Fayette County Comprehensive Plan, Future Land Use Plan Map in the area of SR 138 between SR 314 and SR 279.

My name is Todd Brooks and my dad is Mike Travis, son of Cecil Travis, and we own 85 acres in North Fayette County that borders Fulton and Clayton Counties. The acreage touches both SR 138 and 314. The land has been in our family for 100 years and at one point, my dad and I were going to develop the land into a residential neighborhood until the financial crisis of 2008. I have my own commercial real estate firm, Brooks Real Estate Development, and when the housing market collapsed, we halted everything immediately. Luckily for us, we had not started building the infrastructure, so the land is untouched and raw, just as it was when my grandfather and father lived on it for so many years. We have been trying to sell the land undeveloped ever since 2008.

The reason for my letter is that we have been approached by a gentleman who also lives in Fayette County, who wants to buy our land. The gentleman that wants to buy our property wants to work/ live on the 85 acres. However, the caveat is that before we go under contract, we need to have the zoning on 12 of our acres that fronts SR 138, rezoned to Commercial. The Future Land Use Plan shows a small strip of Office along SR 138 with Residential behind the Office on our parcel. The gentleman is in the TV business and he wants to build a TV studio on the 12 acres that touches SR 138 and live on the remaining 73 acres that would back up to this 12 acres and stretches over to SR 314. The Catholic School at SR 138 and SR 279 is adjacent to our property. A change to a Commercial land use on this parcel would be our request.

There is already commercial zoning on the corners of SR 314 and 138 and SR 279 and 138. The area between SR 279 to SR 314 on SR 138 consists of four large undeveloped parcels, one of which is our 12 acre property.

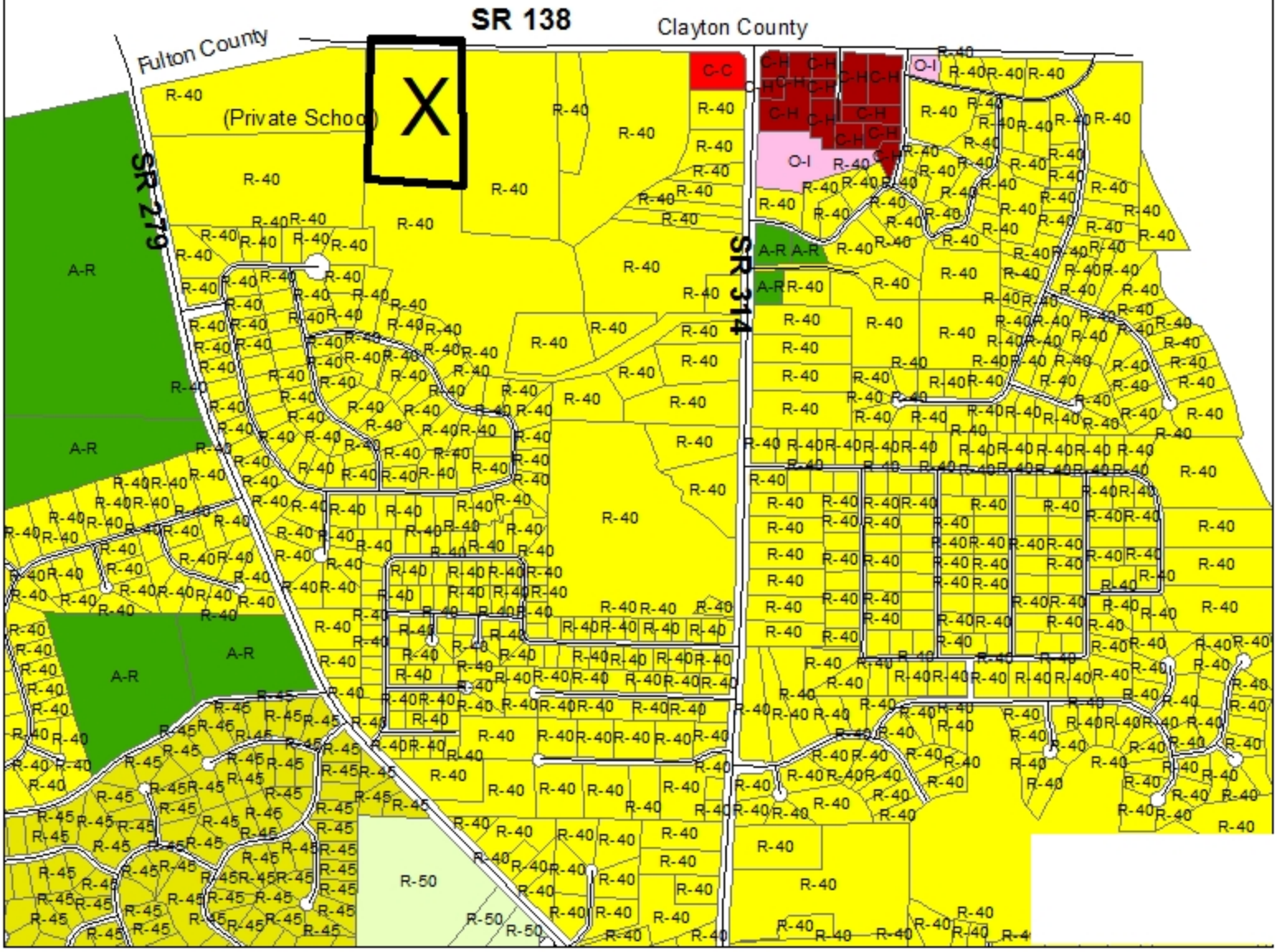
We would greatly appreciate your consideration of this request and we look forward to answering any questions you may have at the workshop.

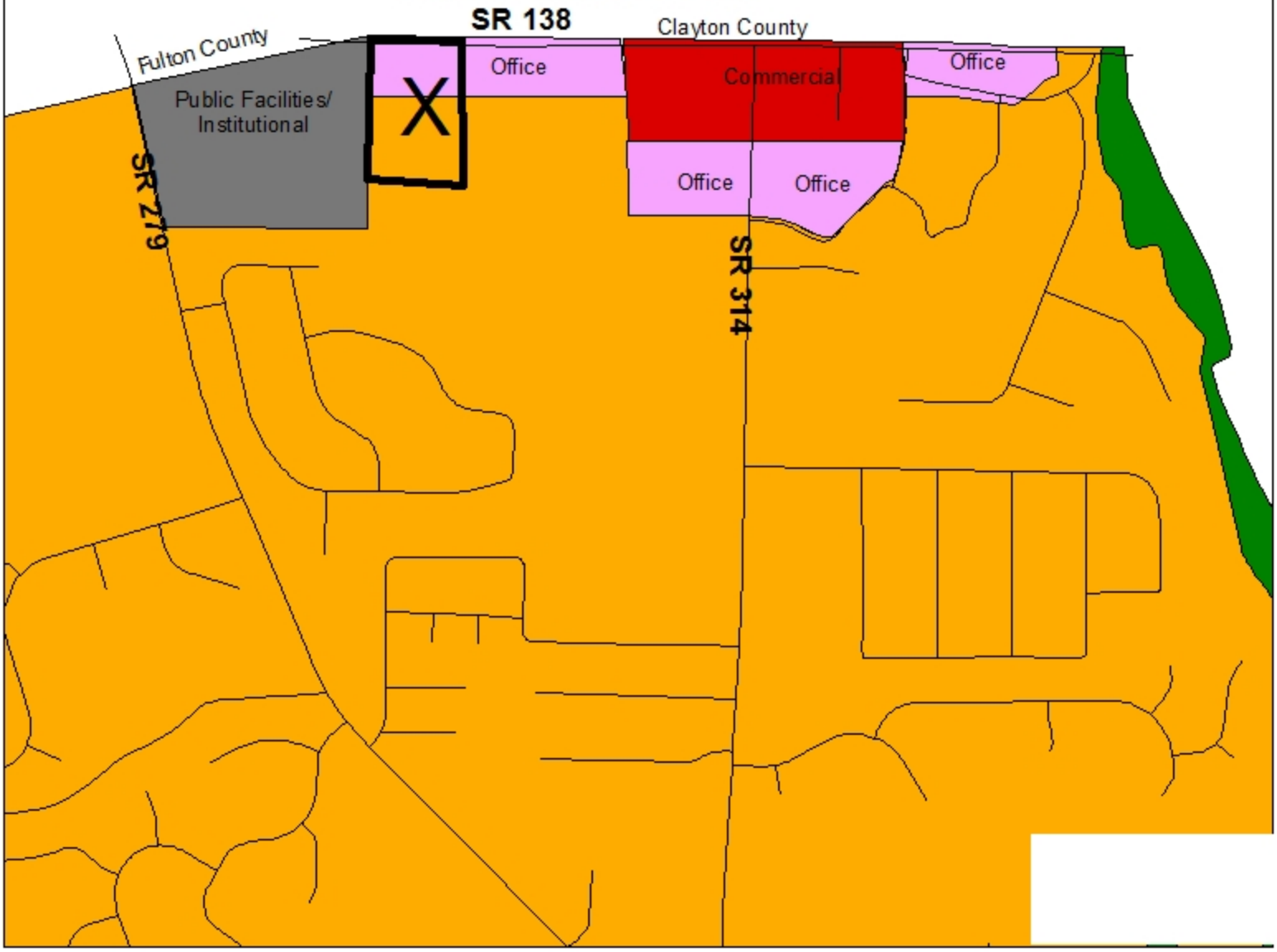
Sincerely,

E. Todd Brooks

Todd Brooks

Zoning


SR 138
Clayton County
Fulton County
(Private School)
X
SR 279
SR 314
A-R
R-40
R-45
R-50
C-C
C-H
O-I

Aerial
SR 138
Clayton County
Henry County
(Private School)
X
SR 279
SR 314

Future Land Use Plan