Public Hearing #9

COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, January 23, 2014	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. 1233-13, Tony Harris, Owner, request to rezone 4.05 acres from A-R Agriculture-Residential to R-40 Single-Family Residential to develop two (2) residential lots, with said property being located in Land Lots 227 and 254 of the 5th District and fronting on Kenwood Road and South Kite Lake Road, with two recommended conditions.

Background/History/Details:

Staff recommends approval of Petition 1233-13 to rezone 4.05 acres from A-R: Agriculture-Residential to R-40: Single-Family Residential, with two recommended conditions.

The Planning Commission voted 4-0 for approval of Petition 1233-12, with two recommended conditions. Those conditions are:

1) The owner / developer shall provide, at no cost to Fayette County, a quit-claim deed for 50 feet as measured from the centerline of Kenwood Road and South Kite Road prior to the approval of the Minor Subdivision Plat and said dedication area shall be shown on the Minor Subdivision Plan.

2) That the applicant brings the existing single-family dwelling into compliance with the R-40 zoning district prior to the submittal of the Minor Subdivision Plat. This can be achieved either by adding square footage to the existing single-family dwelling to bring it into compliance or through a variance, approved by the Zoning Board of Appeals, to reduce the square footage requirement. If the variance is denied, square footage shall be added to the residential structure prior to the submittal of the Minor Subdivision Plat.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. 1233-13, Tony Harris, Owner, request to rezone 4.05 acres from A-R Agriculture-Residential to R-40 Single-Family Residential to develop two (2) residential lots, with said property being located in Land Lots 227 and 254 of the 5th District and fronting on Kenwood Road and South Kite Lake Road, with two recommended conditions.

If this item requires funding, please describe:

Not Applicable.

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?	Yes

**** 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	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

PLANNING COMMISSION REZONING REPORT

PETITION NO.: 1233-13

APPLICANT: Tony Harris
751 Kenwood Road
Fayetteville, GA
30214

STAFF RECOMMENDATION: Approval with two (2) Conditions

PLANNING COMMISSION HEARING: December 5, 2013

PLANNING COMMISSION RECOMMENDATION: Approval with two (2) Conditions

BOARD OF COMMISSIONERS HEARING: January 23, 2014

COMMISSION DECISION: _____

REQUEST: Request to rezone 4.05 from A-R to R-40 to develop a Single-Family Residential Subdivision.

PARCEL SIZE: 4.05

EXISTING USE: Single-Family Residential

PROPOSED USE: Single-Family Residential Subdivision

LOCATION: Land Lot 227 & 254 of the 5th District and fronts on Kenwood Road and South Kite Lake Road

ZONING OF SURROUNDING PROPERTY: A-R

LAND USE PATTERN: Low Density Residential (1 Unit/1 to 2 Acres)

MOTION AND VOTE OF PLANNING COMMISSION:

Doug Powell made a motion to approve the petition with two (2) conditions. Bill Beckwith seconded the motion. The motion passed 4-0. Jim Graw was absent.

REASON(S) FOR RECOMMENDATION:

In compliance with the Fayette County Comprehensive Plan.
Compatible with the surrounding area.

PLANNING COMMISSION RECOMMENDATION

DATE: December 5, 2013

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1233-13, the application of Tony Harris to rezone 4.05 from A-R to R-40, be:

✓ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

AL GILBERT, CHAIRMAN

JIM GRAW, VICE-CHAIRMAN

BILL BECKWITH

DOUG POWELL

TIM THOMS

Remarks:

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION

NO. 1233-13

WHEREAS, Tony Harris, Owner, and , Agent, having come before the Fayette County Planning Commission on December 5, 2013, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

WHEREAS, said request being as follows: Request to rezone 4.05 from A-R to R-40, in the area of Kenwood Road and South Kite Lake Road, Land Lot 227 & 254 of the 5th District, for the purpose of developing a Single-Family Residential Subdivision; and

WHEREAS, the Fayette County Planning Commission having duly convened, and considered said request;

BE IT RESOLVED that the decision of the Fayette County Planning Commission, that said request be

This decision is based on the following reasons:

In compliance with the Fayette County Comprehensive Plan.
Compatible with the surrounding area.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

AL GILBERT
CHAIRMAN

DENNIS S. DUTTON
PC SECRETARY

To: Fayette County Board of Commissioners

From: Dennis S. Dutton, Fayette County Planning & Zoning

Date: January 10, 2014

Subject: Board of Commissioners Public Hearing, January 23, 2014

The attached report is submitted for you consideration and contains the Staff's Recommendation and the Planning Commission's Recommendation on the rezoning application scheduled for public hearing on January 23, 2014.

PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1233-13	**Kenwood Road & Kite Lake Road/ A-R to R-40/ To develop two single-family dwelling lots on 4.05 acres**	**APPROVE R-40 WITH TWO (2) RECOMMENDED CONDITIONS**	**APPROVE R-40 WITH TWO (2) RECOMMENDED CONDITIONS**

REQUESTED ACTION: A-R to R-40

PROPOSED USE: Single-Family Residential Subdivision

EXISTING USE: Single-Family Residential

LOCATION: Kenwood Road and South Kite Lake Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 227 & 254

OWNER/APPLICANT: Tony Harris

PLANNING COMMISSION PUBLIC HEARING: December 5, 2013

BOARD OF COMMISSIONERS PUBLIC HEARING: January 23, 2014

APPLICANT'S INTENT

Applicant proposes to develop a Single-Family Residential Subdivision consisting of Two (2) lots on 4.05 acres.

STAFF RECOMMENDATION

APPROVAL WITH TWO (2) CONDITIONS

INVESTIGATION

A. PROPERTY SITE

The subject property is a 4.05 tract fronting on Kenwood Road and South Kite Lake Road in Land Lot(s) 227 & 254 of the 5th District. Kenwood Road is classified as a Minor Thoroughfare on the Fayette County Thoroughfare Plan and South Kite Lake Road is as a Collector road on the Fayette County Thoroughfare Plan. The subject property contains a single-family dwelling and is a nonconforming lot.

B. SURROUNDING ZONING AND USES

The general situation is a nonconforming (legal) 4.05 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-50. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	7.69	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 to 2 Areas)
	1.79	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 to 2 Areas)
South (across Kenwood Road)	3.9	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 to 2 Areas)
	2.4	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 to 2 Areas)
East (across South Kite Lake Road)	8.6	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 to 2 Areas)
West	2.29	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 to 2 Areas)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-40 for the purpose of developing a Single-Family Residential Subdivision.

Setbacks and Buffers

Zoning District	Zoning Setbacks	Minimum Lot Size	Minimum House Size	Lot Width at Building Line	Buffer
R-40	F - 60' Arterial F - 60' Collector F - 40' Local S - 15' R - 30'	1 Acre* 1.5 Acres **	1,500 sq ft	150' Arterial 150' Collector 125' Minor	N/A

* A minimum lot size of one (1) acre where a central water distribution system is provided.

** One-half (.50) acre where a central sanitary sewage and central water distribution systems are provided.

Fayette County tax records indicate that the existing single-family dwelling is 1,247 square feet in size. The R-40 zoning district requires a floor area of 1,500 square feet. Floor Area is defined in the zoning ordinance as follows:

> *Floor Area, Principal Structure.* The area of a dwelling exclusive of unheated space shall be measured from the face of the exterior walls. Unheated space shall include, but not be limited to: attic, basement, garage, carport, patios, and open porches.

Section 7-2 of the Zoning Ordinance states:

> A property that is improved with an existing residential structure, which would become nonconforming in terms of the minimum square footage requirements within the zoning district for which a rezoning is being sought, may be considered for rezoning. Any actions necessary to achieve compliance will be handled through conditions of rezoning approval.

Staff is recommending a condition that the applicant bring the existing single-family dwelling into compliance with the R-40 zoning district prior to the submittal of the Minor Subdivision Plat. This can be achieved either by adding additional floor area to the existing single-family dwelling to bring it into compliance or through a variance, approved by the Zoning Board of Appeals, to reduce the minimum floor area requirement. If the variance is denied, additional floor area shall be added to the existing single-family dwelling prior to the submission of the Minor Subdivision Plat.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Right-of-Way Requirements

As per the Fayette County Subdivision Regulations, Section 8-505(g) Additional Right-of-Way and the Fayette County Development Regulations, Section 8-50.3. Right-of-Way Donation and Acquisition should a proposed subdivision or development of property that adjoins the existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification as indicated on the Fayette County Thoroughfare Plan of the adjoining street. Kenwood Road is a Minor Arterial and requires 100 feet of total right-of-way (50 feet from centerline) and South Kite Lake Road is a Collector and requires 80 feet of total right-of-way (40 feet from centerline).

Access

The Concept Plan submitted indicates possible access both from Kenwood Road and South Kite Lake Road.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, Minor Subdivision Plat, and/or Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

Parcels served by Fayette County Water System.

Public Works/Engineering

- Kenwood Road is Arterial (Kenwood Road – 80' ROW existing). Applicant to provide quit claim deed for 50 feet as measured from centerline of Kenwood Road.

- South Kite Lake Road is Collector (South Kite Lake Road – 60' ROW existing). Applicant to provide quit claim deed for 40 feet as measured from centerline of South Kite Lake Road. Driveway for Lot 2 shall be off South Kite Lake Road since it is lower classification.

Environmental Management

Rezoning 1233-13 – located in a ground water recharge area. Not an issue since being rezoned for residential.

Environmental Health Department

No comment on subject applications.

Fire

The Bureau of Fire Prevention will neither approve nor deny requests that fall outside the scope of ISO requirements.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-40 for the purpose of developing Single-Family Residential Subdivision. Per Section 11-11 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.

4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH TWO (2) CONDITIONS.**

RECOMMENDED CONDITIONS

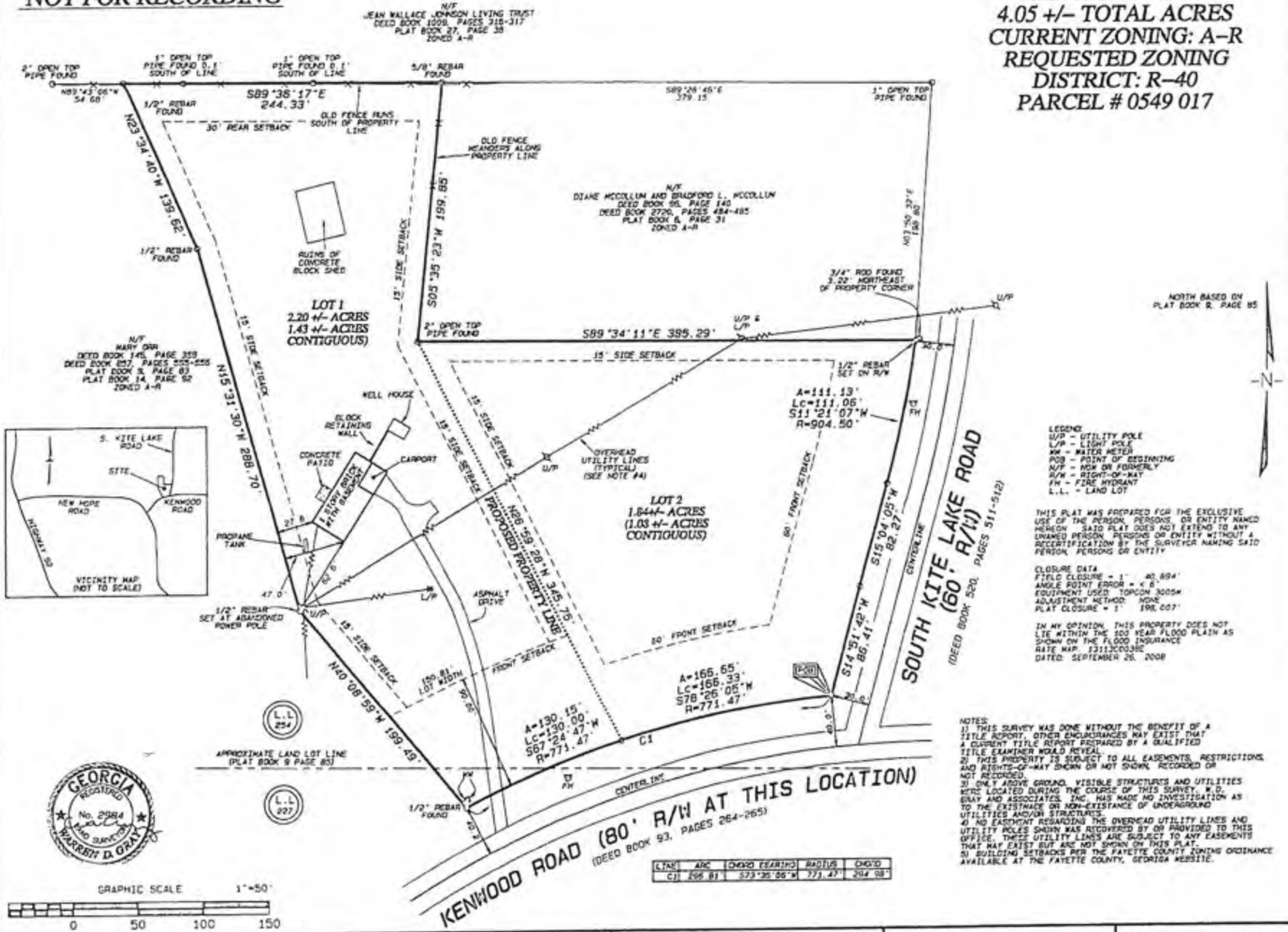
If this petition is approved by the Board of Commissioners, it should be approved R-40 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50 feet as measured from the centerline of Kenwood Road and South Kite Lake Road prior to the approval of the Minor Subdivision Plat and said dedication area shall be shown on the Minor Subdivision Plat. *(This condition is to ensure the provision of adequate right-of-way for future road improvements.)*

2. That the applicant brings the existing single-family dwelling into compliance with the R-40 zoning district prior to the submittal of the Minor Subdivision Plat. This can be achieved either by adding square footage to the existing single-family dwelling to bring it into compliance or through a variance, approved by the Zoning Board of Appeals, to reduce the square footage requirement. If the variance is denied, square footage shall be added to the residential structure prior to the submittal of the Minor Subdivision Plat. *(This requirement is required for compliance with the Zoning Ordinance, Article XII.)*

NOT FOR RECORDING

REZONING PLAT
4.05 +/- TOTAL ACRES
CURRENT ZONING: A-R
REQUESTED ZONING
DISTRICT: R-40
PARCEL # 0549 017



LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	296.81'	S73°35'06"W	771.47'	294.98'

W.D. Gray and Associates, Inc.

land surveyors - planners

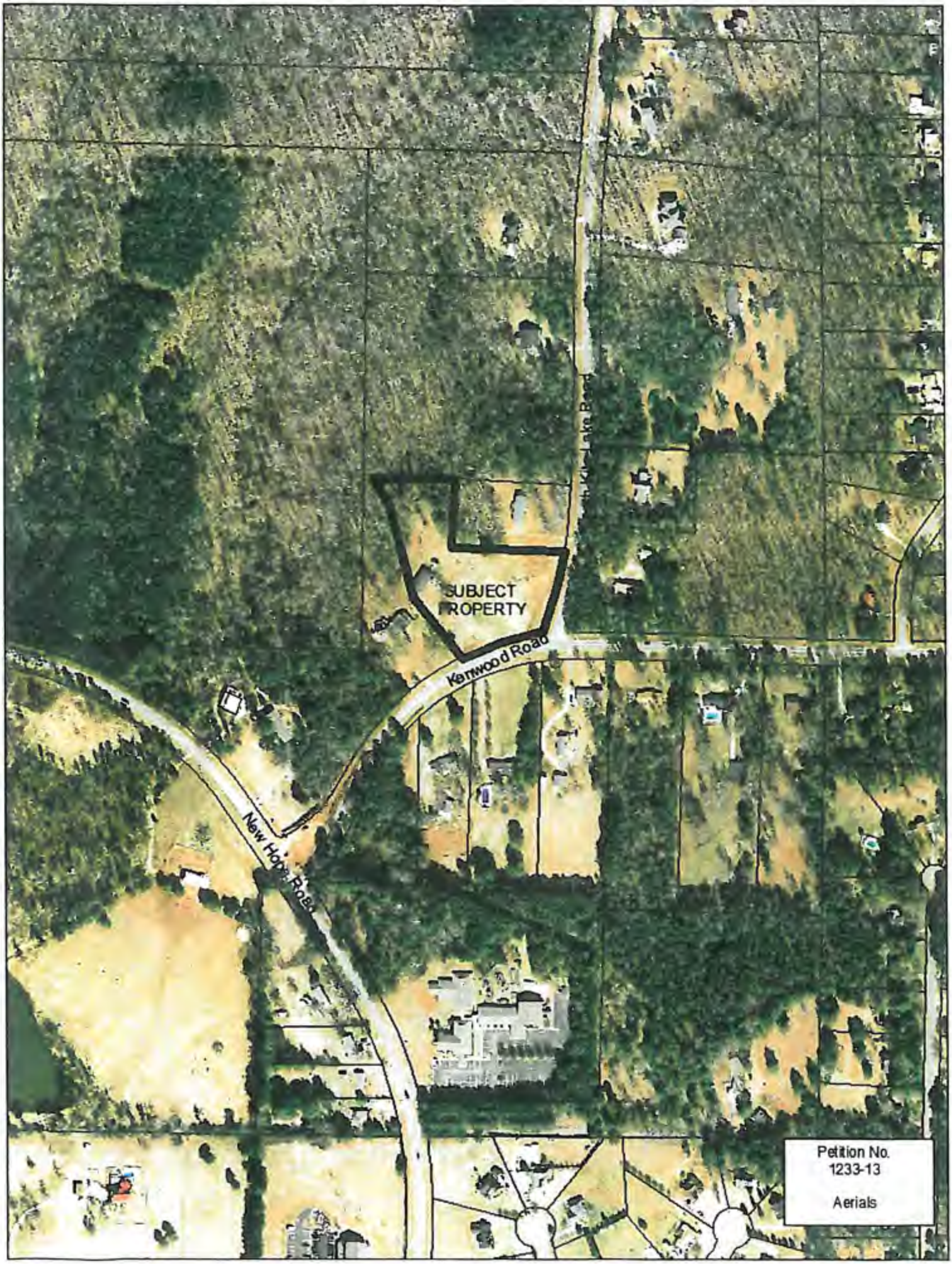
160 Greencastle Road Suite B
Tyrone, GA 30290

(770) 486-7552 Fax (770) 486-0496

Prepared For:

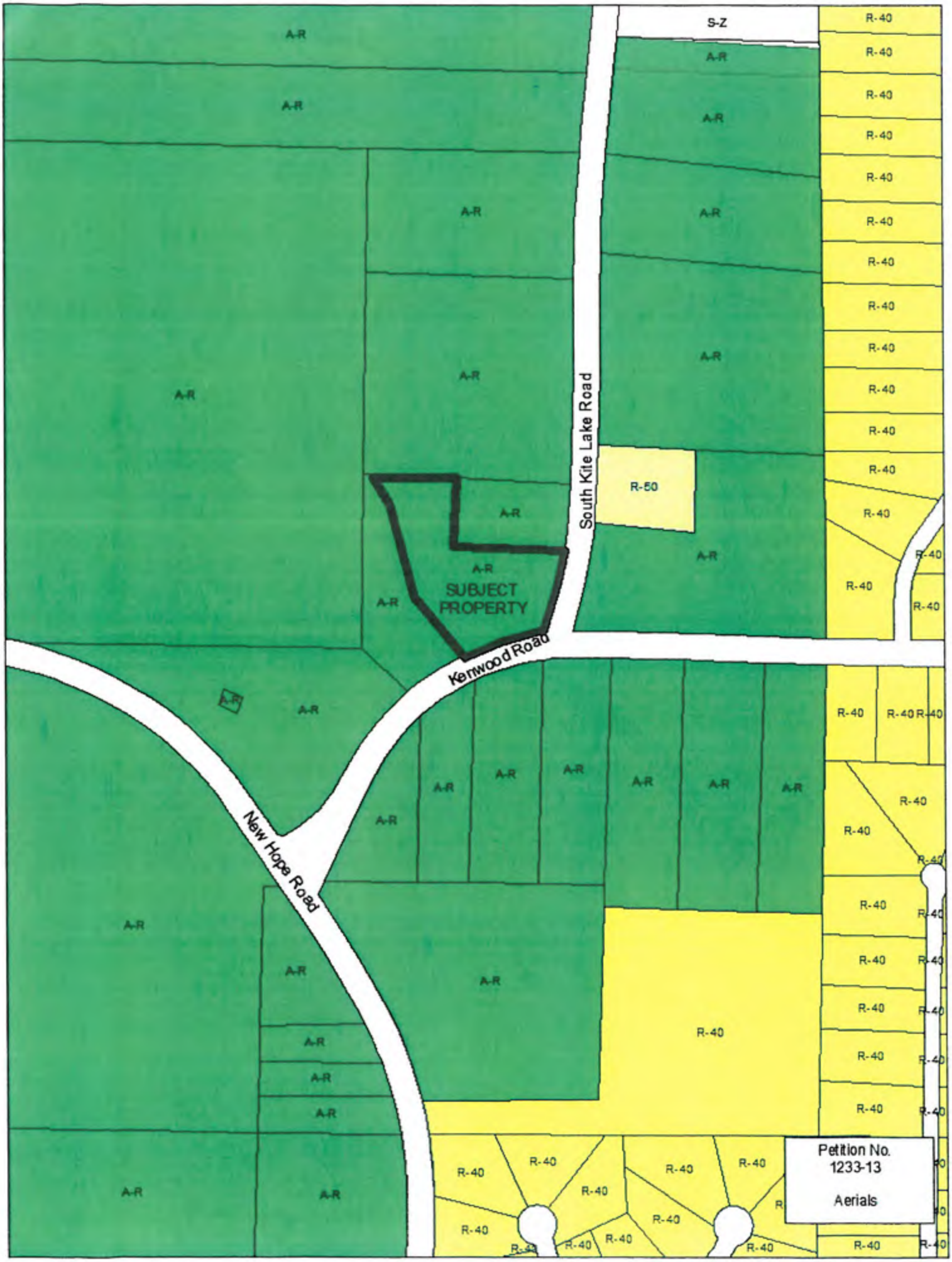
TONY HARRIS

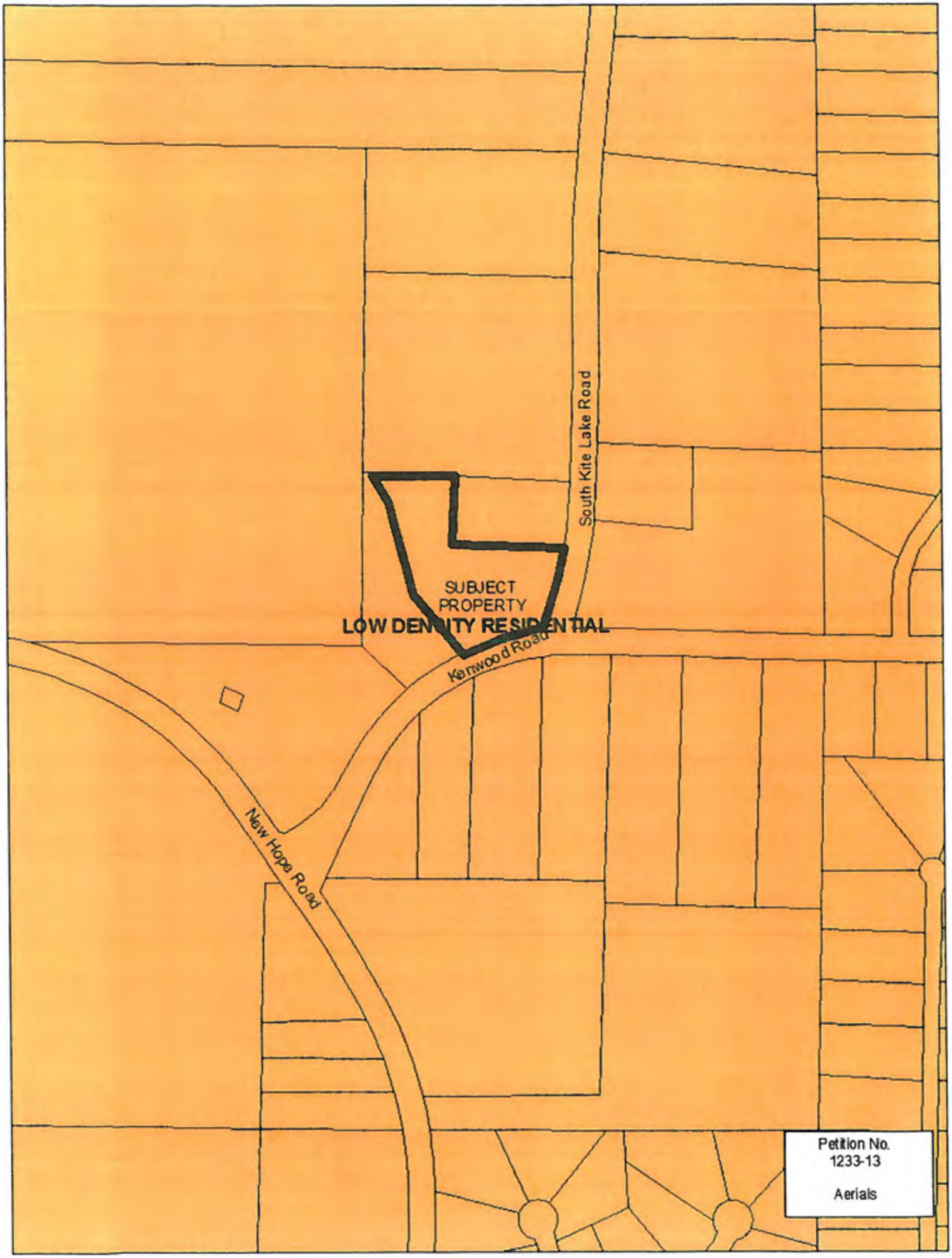
LAND LOT: 227 & 254	DATE OF SURVEY: 06/06/2011
DISTRICT: 5TH	DATE OF DRAWING: 06/08/2011
FAYETTE COUNTY, GA	10/29/2013 REV. (REZONING PLAT ONLY)
SCALE: 1" = 50'	JOB NO: 1106002



Petition No.
1233-13

Aerials


S-Z
A-R
R-40
R-50
South Kile Lake Road
Kenwood Road
New Hope Road
SUBJECT PROPERTY
Petition No. 1233-13
Aerials


South Kite Lake Road
SUBJECT
PROPERTY
LOW DENSITY RESIDENTIAL
Kenwood Road
New Hope Road
Petition No.
1233-13
Aerials

nonconforming structure would still require some variances but the situation has been made more difficult because the lot was illegally subdivided.

Doug Powell said if there were no home on the lot and you took the original A-R lot and subdivided it properly we wouldn't be having these problems and it is because where the house is located and if the lot was properly subdivided the resulting new homes would meet the setbacks.

Tim Thoms said he wanted to repeat that even if the rezoning is approved there is no guarantee the variances will be approved and he would make the motion to recommend approval of the rezoning petition with the three (3) recommended conditions as agreed to by the petitioner.

Bill Beckwith seconded the motion. The motion passed 3-1 with Doug Powell voting in opposition to the motion. Jim Graw was absent.
Chairman Gilbert said rezoning the property is the best avenue to improve the property and house as you are limited in what you can do with a nonconforming structure.

Mrs. Mullins said the house was in shambles until we started making improvements and she can't imagine not being able to improve the house.

3. Consideration of Petition No. 1233-13, Tony Harris, Owner, request to rezone property from A-R Agriculture-Residential to R-40 Single-Family Residential to develop two (2) residential lots. This property consists of 4.05 acres located in Land Lots 227 and 254 of the 5th District and fronts on Kenwood Road and South Kite Lake Road.

Tony Harris said he wants to rezone the property to build another house and he lives in the existing house and plans to add addition square footage by finishing the basement. He said he plans to live in the new house with his family and his mother-in-law will live in the existing house.

Chairman Gilbert asked if anyone else would like to speak in favor of the petition. Hearing none he asked if anyone would like to speak in opposition to the petition. Hearing none Chairman Gilbert said he is bringing it back to the board for discussion.

Tim Thoms said the recommended conditions are as follows:

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50 feet as measured from the centerline of Kenwood Road and South Kite Lake Road prior to the approval of the Minor Subdivision Plat and said dedication area shall be shown on the Minor Subdivision Plat. *(This condition is to ensure the provision of adequate right-of-way for future road improvements.)*

2. That the applicant brings the existing single-family dwelling into compliance with the R-40 zoning district prior to the submittal of the Minor Subdivision Plat. This can be achieved either by adding square footage to the existing single-family dwelling to bring it into compliance or through a variance, approved by the Zoning Board of Appeals, to reduce the square footage requirement. If the variance is denied, square footage shall be added to the residential structure prior to the submittal of the Minor Subdivision Plat. *(This requirement is required for compliance with the Zoning Ordinance, Article VI.)*

Bill Beckwith asked Pete Frisina for clarification that the required on right-of-way on South Kite Lake Road should be 40 feet and not 50 feet.

Pete Frisina said that he was correct and the condition should be for 40 feet on South Kite Lake Road and not 50 feet.

Doug Powell asked Mr. Harris if he had started the process of adding the required square footage to the existing house by finishing the basement.

Mr. Harris said he had pulled the permit and then had an accident and is now getting back on his feet so he will finish the basement.

Pete Frisina said that Condition #2 should reference Article VI and not Article VII and Condition #1 should be for 40 feet on Kite Lake Road.

Bill Beckwith said if Mr. Harris finishes the basement he won't need a variance as Condition #2 states.

Pete Frisina said that is correct.

Doug Powell made a motion to approve the petition with the two (2) recommended conditions and he would not enumerate the changes to the Conditions that were just discussed. Bill Beckwith seconded the motion.

Tim Thoms said that there is not as much one acre zoning in the immediate area as the last petition but the request does meet the Land Use Plan.

Chairman Gilbert called the question and the motion passed 4-0. Jim Graw was absent.

****

Dennis Dutton said the Planning Commission would meet on the 19th to consider a Minor Subdivision Plat.

Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Bill beckwith said so moved.

Chairman Gilbert said the meeting was adjourned at 8:05 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

_____
Al GILBERT, CHAIRMAN

ATTEST:

_____

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

PROPERTY OWNERS: TONY HARRIS

MAILING ADDRESS: 751 Kenwood Rd Fayetteville, GA 30214

PHONE: [redacted] **FAX:**

AGENT FOR OWNERS: Self

MAILING ADDRESS:

PHONE: **FAX:**

E-MAIL:

PROPERTY LOCATION: **LAND LOT** 227 & 254 **LAND DISTRICT** 5 **PARCEL** 0549 017
LAND LOT **LAND DISTRICT** **PARCEL**

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 4.05 ACRES

EXISTING ZONING DISTRICT: A-R **PROPOSED ZONING DISTRICT:** R-40

ZONING OF SURROUNDING PROPERTIES: A-R

PRESENT USE OF SUBJECT PROPERTY: SINGLE FAMILY RESIDENTIAL

PROPOSED USE OF SUBJECT PROPERTY: SINGLE FAMILY RESIDENTIAL

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: KENWOOD ROAD - ARTERIAL & S. KITE LAKE ROAD - COLLECTOR

LOCATION OF NEAREST WATER LINE: ALONG ROAD FRONTAGE OF KENWOOD & S. KITE LAKE ROAD

(THIS AREA TO BE COMPLETED BY STAFF): **PETITION NUMBER:** 1233-13

[ ] **Application Insufficient due to lack of:**

by Staff: **Date:**

[✓] **Application and all required supporting documentation is Sufficient and Complete**

by Staff: **Date:** 10/31/13

DATE OF PLANNING COMMISSION HEARING: December 5, 2013

DATE OF COUNTY COMMISSIONERS HEARING: January 23, 2013

Received from Tony Harris **a check in the amount of $** 250.00 **for application filing fee, and $** 40.00 **for deposit on frame for public hearing sign(s).**

Date Paid: 10/31/2013 **Receipt Number:** 3989572 APPLIC.
3989573 SIGNS

NAME: Tony Harris PETITION NUMBER: _____

ADDRESS: _____

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

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

This property includes: (check one of the following)

[✓] See attached legal description on recorded Warranty 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 5th day of December, 20 13 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23rd day of January, 20 13 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF October, 2013

NOTARY PUBLIC

Tony Harris

APPLICANT'S SIGNATURE

QUANTAVREUS COTTON
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 26, 2016
CLAYTON COUNTY GEORGIA

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 Warranty Deed for the subject property:

Tony Harris
Please Print Names

Property Tax Identification Number(s) of Subject Property: 0549 017

(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) _____ of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to _____ 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.

Tony Harris **Signature of Property Owner 1**	**Signature of Notary Public**
Address	10-31-2013 **Date**
Signature of Property Owner 2	**Signature of Notary Public**
Address	**Date**
Signature of Property Owner 3	**Signature of Notary Public**
Address	**Date**
Signature of Authorized Agent	**Signature of Notary Public**
Address	**Date**

CLAYTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 26, 2016
QUANTAVREUS COTTON

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/~~we~~, Tony Harris, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, _____ feet of right-of-way along _____ as measured from the centerline of the road.

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

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 31 day of October, 2013.

Tony Harris
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Notary Public
NOTARY PUBLIC

NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 26, 2016
QUANTAVREUS COTTON
CLAYTON COUNTY, GEORGIA