Public Hearing #7

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, May 22, 2014	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. 1234-14, Victor Clincy, Clincy Enterprises, Owner, request to rezone property from R-20 Single-family Residential District to C-H Highway Commercial District to develop Office, Retail, or Educational Uses, with said property consisting of 0.423 acres, being located in Land Lot 168 of the 5th District, and fronting on Ellis Road.

Background/History/Details:

Staff recommends approval of Petition 1234-13 to rezone 0.423 acres from R-20 Single-family Residential District to C-H Highway Commercial District, with one recommend condition.

The Planning Commission voted 4-0 for approval of Petition 1234-12, with one recommended condition. Bob Simmons was absent from the meeting.

The recommended condition is highlighted on page 1-6 of the background material.

What action are you seeking from the Board of Commissioners?

Consideration of Petition No. 1234-14, Victor Clincy, Clincy Enterprises, Owner, request to rezone property from R-20 Single-family Residential District to C-H Highway Commercial District to develop Office, Retail, or Educational Uses, with said property consisting of 0.423 acres, being located in Land Lot 168 of the 5th District, and fronting on Ellis Road, with one recommended condition.

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?*		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:

To: Fayette County Board of Commissioners

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

Date: May 6, 2014

Subject: Board of Commissioners Public Hearing, May 22, 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 May 22, 2014.

PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1234-14	**Ellis Rd/ R-20 to C-H**	**APPROVE C-H WITH ONE (1) RECOMMENDED CONDITION**	**APPROVE C-H WITH ONE (1) RECOMMENDED CONDITION**

DSD

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION

NO. 1234-14

WHEREAS, Victor Clincy, Clincy Enterprises, LLC, Owner, and Same, Agent, having come before the Fayette County Planning Commission on May 1, 2014, 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 0.423 acres from R-20 to C-H, in the area of Ellis Road, Land Lot 168 of the 5th District, for the purpose of developing Office, Retail, or Educational Uses; 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 **Approved with One Condition**.

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

PLANNING COMMISSION RECOMMENDATION

DATE: May 1, 2014

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1234-14, the application of Victor Clincy, Clincy Enterprises, LLC to rezone 0.423 from R-20 to C-H, be:

4-0

__✓__ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

AL GILBERT, CHAIRMAN

JIM GRAW, VICE-CHAIRMAN

BRIAN HAREN

DOUG POWELL

BOB SIMMONS — ABSENT

Remarks:

THE FAYETTE COUNTY PLANNING COMMISSION met on May 1, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Brian Haren
Douglas Powell

MEMBERS ABSENT: Bob Simmons

STAFF PRESENT: Peter A. Frisina, Director of Community Services

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order and introduced the Commission Members and Staff.

* * * * * * * * * *

PUBLIC HEARING

1. **Consideration of Petition No. 1234-14, Victor Clincy, Clincy Enterprises, Owner, request to rezone property from R-20 Single-family Residential District to C-H Highway Commercial District to develop Office, Retail, or Educational Uses. This property consists of 0.423 acres located in Land Lot 168 of the 5th District and fronts on Ellis Road.**

Victor Clincy said he owns the lot to the west which contains a daycare center and he wants to rezone the subject property to commercial like the daycare center. He added that he hasn't decided exactly what he will do with the subject property right now and he knows that it is a small lot, so most likely he will join it to his property next door but right now he has a tenant in the daycare center and if he decides to go into the daycare center then he would join the lots. He said the first step is to get it rezoned and the second step is to figure out what to do with it.

Doug Powell asked Mr. Clincy if he got a copy of the staff analysis and was he aware of some of the concerns including location a primary and secondary septic area on a lot of this size and was he aware of the condition placed on the property. Doug Powell said he would read the condition for the record which states that the owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet as measured from the centerline of Ellis Road prior to the approval of a Site Plan and this condition is to ensure the provision of adequate right-of-way for future road improvements. Doug Powell asked Mr. Clincy if he agrees to the condition.

Victor Clincy said he agrees to the condition.

Jim Graw asked once you take out all of the setbacks how much developable property is left.

Pete Frisina said he had not done that calculation.

Jim Graw asked under what regulation the County can rezone a lot that doesn't meet the minimum acreage requirement for the zoning district.

Pete Frisina said if you turn to page 3 in the Staff analysis it states:

> **Sec. 7-2. Nonconformances.** A. *Nonconforming Lots*.
>
> *Consideration for the Rezoning of Legal Nonconforming Lots*. Any legal nonconforming lot may be considered for rezoning to another zoning district where the lot would be made nonconforming by said rezoning. Factors of consideration, in addition to those enumerated in Article XI., would include the following:
>
> 1. The degree of increase or reduction of the nonconformity of existing structures located on the subject property; and

(The subject property is vacant and contains no existing structures)

> 2. The current zoning and land use designations of adjoining lots as indicated on the Land Use Plan.

(The subject property is surrounded on all sides by properties zoned as Commercial and the Land Use Plan designation for the subject property is Commercial.)

Jim Graw said thank you that answers the question for the record.

Doug Powell said that the maps make it pretty clear that all of the surrounding property is commercial and the subject property is the only property that is residential. He added the staff analysis indicates that the request is in compliance with the Land Use Plan, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property, will not result in a burdensome use of roads, utilities, or schools, and existing conditions and the area's continuing development as a non-residential area support this petition.

Doug Powell made a motion to approve the petition with one (1) condition. Brian Haren seconded the motion.

Jim Graw said he would like to ask one more question to Mr. Clincy and what is his decision about joining the property to the lot to the west.

Victor Clincy said as he mentioned he has a tenant in there now and if he moves in the daycare center next year he will probably combine the lots.

Pete Frisina said once the lots are joined a revision should be made to the site plan so something will have to be recorded to combine the lots.

Jim Graw asked if Mr. Clincy would have more flexibility if the lots were combined.

Pete Frisina said the lot to the west is already developed so adding the subject property would probably only allow an expansion of the existing facility and the development of the subject property by itself is limited because of its size.

Victor Clincy said the owner of the property to the east could also purchase the property to expand his parking lot. He added that the subject property is adjacent to the City of Fayetteville and it could be possible for someone to annex and get sewer service from the city.

Doug Powell said he had also thought that the subject property could be annexed.

Jim Graw said we can only look at what can happen today and not if it can be annexed in the future.

Victor Clincy said he had talked to Fayetteville about annexing and getting sewer for his property to the west but the cost of bringing the sewer to the property was very high and that is why he didn't pursue it but maybe some other business could afford it and the new restaurant across Ellis Road annexed and has sewer now so it is closer than before.

Chairman Gilbert called the question. The motion passed 4-0. Bob Simmons was absent.

****

Doug Powell made a motion to adjourn.

Chairman Gilbert said so moved.

Chairman Gilbert said the meeting was adjourned at 7:30 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

_____
AL GILBERT, CHAIRMAN

ATTEST:

_____

REQUESTED ACTION: R-20 to C-H

PROPOSED USE: Office, Retail, or Educational Uses

EXISTING USE: Vacant

LOCATION: Ellis Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 168

OWNER: Victor Clincy, Clincy Enterprises, LLC

APPLICANT: Same

PLANNING COMMISSION PUBLIC HEARING: May 8, 2014

BOARD OF COMMISSIONERS PUBLIC HEARING: May 22, 2014

APPLICANT'S INTENT

Applicant proposes to develop Office, Retail, or Educational Uses on 0.423 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 0.423 acre tract fronting on Ellis Road in Land Lot 168 of the 5th District. Ellis Road is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned R-20.

History: An Executors Deed of Assent for the subject property was recorded on January 3, 1978. The Zoning Ordinance states the following:

> **Sec. 7-2. Nonconformances.**
> A. *Nonconforming Lots.*
> A legally existing lot of record which fails to comply with the provisions herein, as of November 13, 1980, or as the result of subsequent amendments, or due to the acquisition of property for a public purpose, a rezoning, or a variance, shall be considered a legal nonconforming lot and may be utilized for the establishment of uses or the placement of structures and improvements, as long as, all applicable regulations can be met. Where the dimensional requirements of the zoning district cannot be met in terms of the placement of structures and improvements, a variance authorized by the Zoning Board of Appeals shall be required. Any reduction in the land area of a legal nonconforming lot other than an acquisition for a public purpose which serves to make the lot more nonconforming shall result in a loss of the legal nonconforming lot status. However, any addition of property to a legal nonconforming lot which serves to make the lot more conforming shall not result in the loss of the legal nonconforming lot status.

Based on the Zoning Ordinance section above and the recording date of January 3, 1978, the subject property is considered a Nonconforming Lot.

B. SURROUNDING ZONING AND USES

The general situation is a 0.423 tract that is zoned R-20. In the vicinity of the subject property is land which is zoned C-H. 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 (across Ellis Road)	1.45	Commercial (Fayetteville)	Restaurant	City of Fayetteville
	1.00	C-H	Non-residential	Commercial
South and East	1.00	C-H	Day Care	Commercial
West	.93	C-H	Non-residential	Commercial

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Commercial. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone 0.423 acres R-20 from to C-H for the purpose of developing Office, Retail, or Educational Uses. The Zoning Ordinance states the following:

Sec. 7-2. Nonconformances. A. *Nonconforming Lots.*

Consideration for the Rezoning of Legal Nonconforming Lots. Any legal nonconforming lot may be considered for rezoning to another zoning district where the lot would be made nonconforming by said rezoning. Factors of consideration, in addition to those enumerated in Article XI., would include the following:

1. The degree of increase or reduction of the nonconformity of existing structures located on the subject property; and

(The subject property is vacant and contains no existing structures)

2. The current zoning and land use designations of adjoining lots as indicated on the Land Use Plan.

(The subject property is surrounded on all sides by properties zoned as Commercial and the Land Use Plan designation for the subject property is Commercial.)

Where the dimensional requirements of the zoning district cannot be met in terms of the placement of new structures, a variance authorized by the Zoning Board of Appeals shall be required.

The subject property is 0.423 acres in size which will limit the developable area of the parcel (see Environmental Health Department comments below.) The Applicant's Letter of Intent states:

> The intent in rezoning the vacant ungraded lot located at land lot 168 in the 5th land district of Fayette County Georgia from R-20 to C-H is to either sell the lot as a commercial parcel to a potential buyer or merge the lot with the adjacent daycare center's lot I also own

Access

The Concept Plan submitted indicates one (1) access from Ellis Road.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County ordinances including but not limited to: Sections 5-18. Screening Required and 5-19. Screening Standards of the Fayette County Zoning Ordinance and 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

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, and/or Site Plan, as applicable.

The Concept Plan indicates the front yard setback as 65 feet. Ellis Road is classified as a Collector road on the Fayette County Thoroughfare Plan. The C-H zoning district requires a front yard setback of 70 feet on a Collector road. See also Public Works/Engineering and Environmental Management comments below.

F. DEPARTMENTAL COMMENTS

Water System: This parcel has access to two water mains. Please verify the right of way for this parcel as that area was left blank.

Public Works/Engineering:

1. Ellis Road is collector so ROW dedication will be 40-ft from centerline, as currently shown on site plan. Quit claim deed will be required if surveyor shows existing 80-ft ROW.
2. Site plan concept – driveway shall be perpendicular to Ellis Road (currently shown with skew).
3. Site plan concept – driveway to align across from Walker Pkwy.

Environmental Management: Plan shows over 5,000 ft of impervious area. Plan indicates underground detention but not water quality. Site will have to comply with all requirements of the FC Post Development Stormwater Management Regulation including water quality.

Environmental Health Department: This department has no objections to the proposed rezoning of this vacant site.

As this site appears to be a previously recorded lot and this is only a zoning change, this department's minimum lot size does not apply. The challenge on this site will be the development of a specific septic system layout that includes the required initial septic system area and the 100% conventional septic system replacement/reserve area. With the included proposed site plan showing the building and parking areas, there is not a lot of space available for the septic system areas. Specific sizing of the proposed septic system will be dependent upon the actual proposed occupancy of the building and the soil conditions found onsite. Lot water consumption occupancy's such as Office would provide for the greatest options in septic system layout. The owner will need to provide a Level 3 Soil Report by a Georgia Certified Soil Classifier to this department as part of required septic system permit application process when ready to move forward with the project.

Fire : Ok with the Fire Marshal office.

Sheriff's Office: No issues from the Sheriff's Office.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-20 to C-H for the purpose of developing Office, Retail, or Educational Uses. 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 Commercial. 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 non-residential area support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

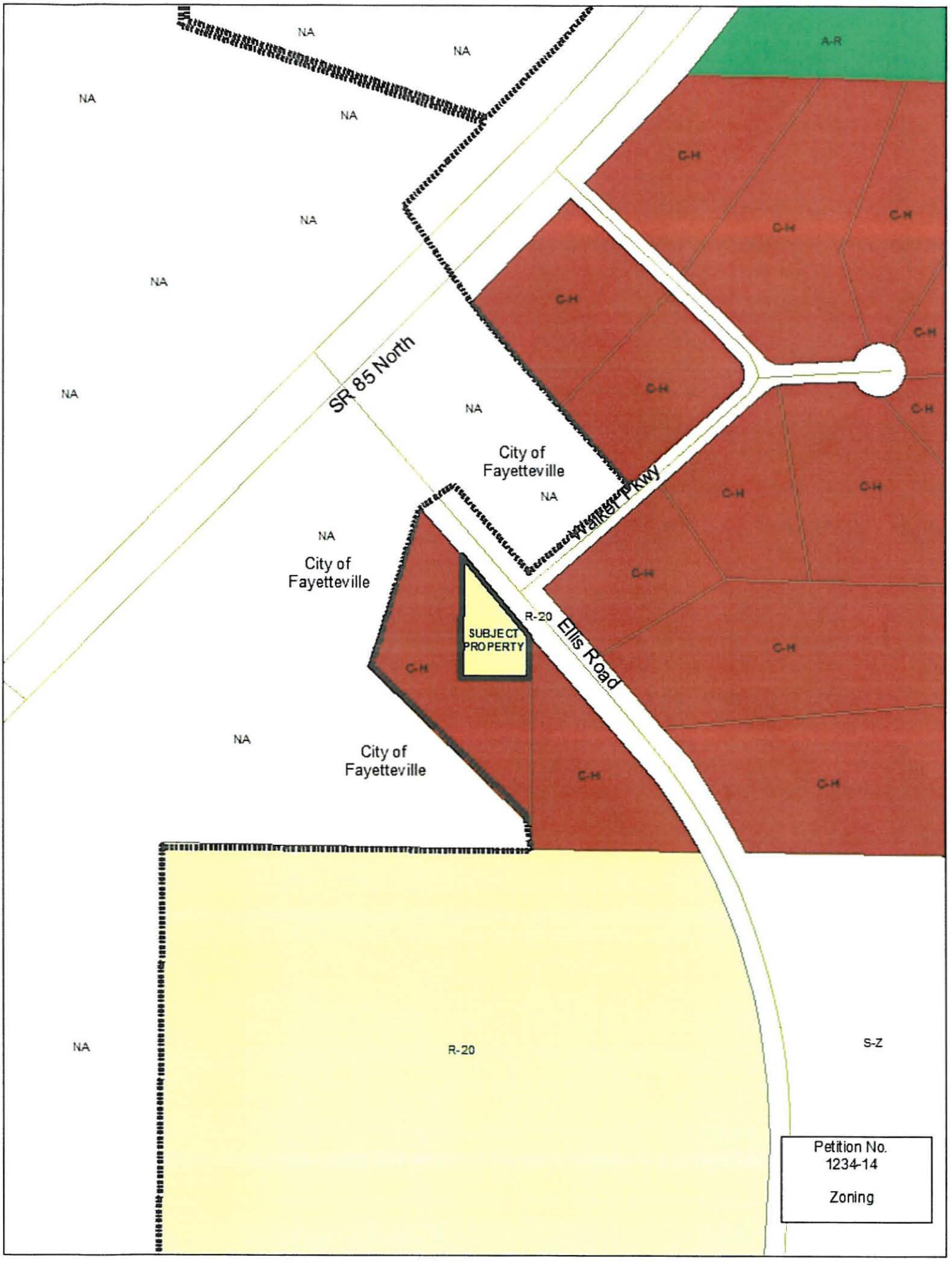
RECOMMENDED CONDITIONS

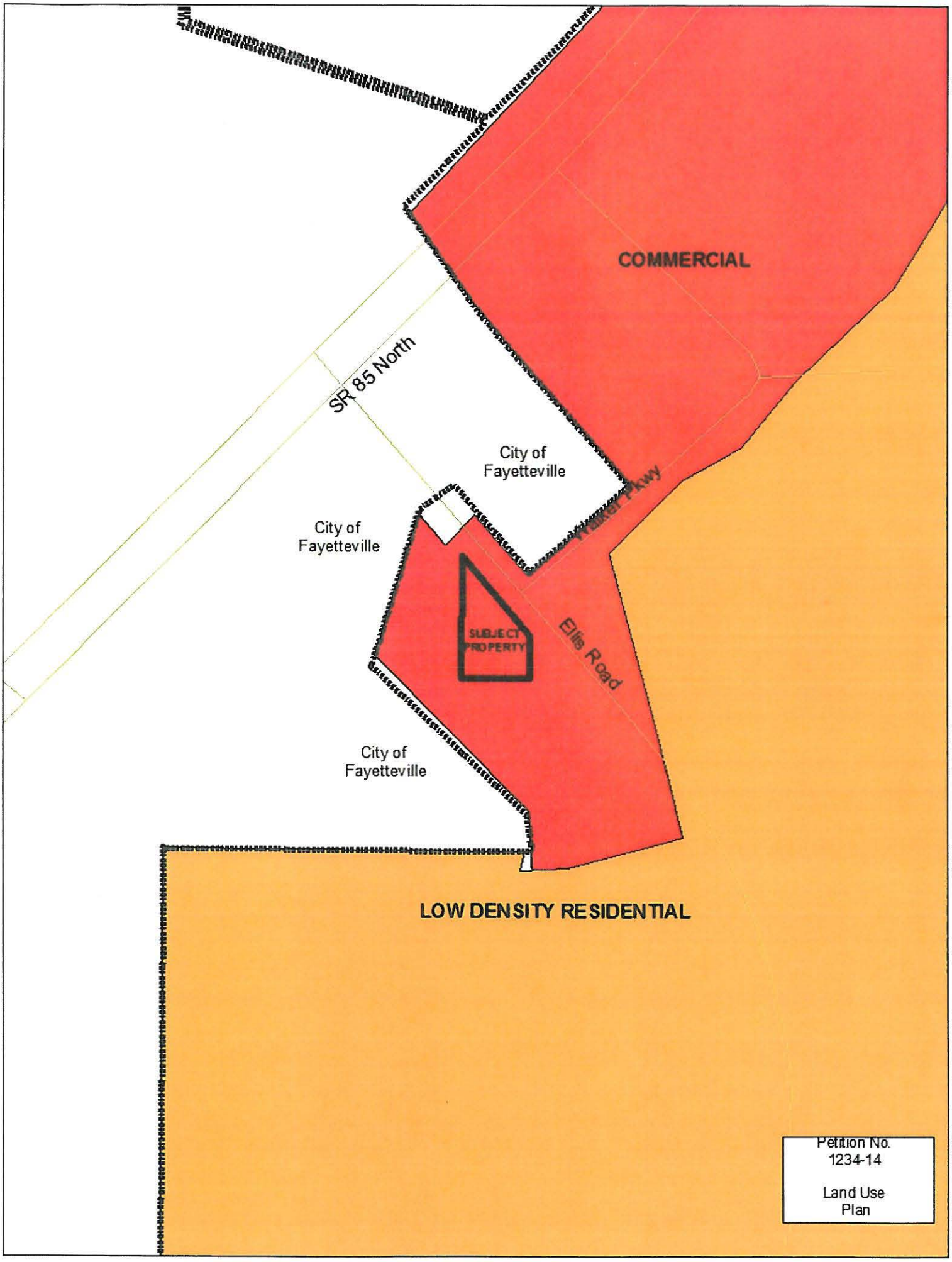
If this petition is approved by the Board of Commissioners, it should be approved **C-H CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated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

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet as measured from the centerline of Ellis Road prior to the approval of a Site Plan. *(This condition is to ensure the provision of adequate right-of-way for future road improvements.)*

Petition No.
1234-14

Aerials


NA
A-R
C-H
SR 85 North
City of Fayetteville
Parker Pkwy
SUBJECT PROPERTY
R-20
Ellis Road
S-Z
Petition No. 1234-14
Zoning



Petition No. 1234-14

Land Use Plan

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

PROPERTY OWNERS: Victor Clincy, Clincy Enterprises, LLC

MAILING ADDRESS: 260 Moss Creek Walk Fayetteville Ga 30214

PHONE: 770-716-0736 **FAX:** 770-477-3840

AGENT FOR OWNERS: N/A

MAILING ADDRESS: N/A

PHONE: N/A **FAX:** N/A

E-MAIL: vclincyetltds.com

PROPERTY LOCATION: **LAND LOT** 168 **LAND DISTRICT** 5th **PARCEL** 0538 028
LAND LOT _____ **LAND DISTRICT** _____ **PARCEL** _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 0.423

EXISTING ZONING DISTRICT: R-20 **PROPOSED ZONING DISTRICT:** C-H

ZONING OF SURROUNDING PROPERTIES: C-H

PRESENT USE OF SUBJECT PROPERTY: vacant ungraded lot

PROPOSED USE OF SUBJECT PROPERTY: office, retail or education

LAND USE PLAN DESIGNATION: _____

NAME AND TYPE OF ACCESS ROAD: Ellis Road, Collector

LOCATION OF NEAREST WATER LINE: Hwy 85

(THIS AREA TO BE COMPLETED BY STAFF): **PETITION NUMBER:** 1234-14

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

by Staff: _____ **Date:** _____

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

by Staff: _____ **Date:** 2/28/2014

DATE OF PLANNING COMMISSION HEARING: April 3, 2014

DATE OF COUNTY COMMISSIONERS HEARING: April 24, 2014

Received from Dr. Victor Clincy - Clincy Ent., LLC **a check in the amount of $** $250.00 (check) (+$20.00 cash) **for application filing fee, and $** 20.00 cash **for deposit on frame for public hearing sign(s).**

Date Paid: 2/28/2014 **Receipt Number:** 4171865 & 4171866
Check # 1046 $250.00
Cash $ 20.00

NAME: Victor Clincy, Clincy Enterprises LLC **PETITION NUMBER:** ZA 1234-14

ADDRESS: 260 Moss Creek Walk Fayetteville Ga 30214

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

Victor Clincy **affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n)** R-20 **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** CH.

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:**

All that tract or parcel of land lying and being in Land Lot 168 of the 5th District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at a point on the Southwesterly right-of-way of Ellis Road at a point 244 feet southeasterly from the intersection of the Southwesterly right-of-way line of Ellis Road with the Southeasterly right-of-way line of U.S. Highway 85; running thence South 1 degree East a distance of 223.18 feet to a point; running thence North 89 degrees East a distance of 104 feet to a point; running thence North 1 degree West a distance of 113.09 feet to a point located on the Southwesterly side of Ellis Road; running thence Northwesterly along the Southwesterly right-of-way line of Ellis Road a distance of 157.11 feet to the point of beginning.

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 3rd **day of** April**, 20**14 **at 7:00 P.M.**

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 24th **day of** April**, 20**14 **at 7:00 P.M.**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th **DAY OF** February**, 20**14.

NOTARY PUBLIC

SUSAN S. STALLINGS NOTARY PUBLIC EXPIRES GEORGIA Feb. 6, 2017 FAYETTE COUNTY

APPLICANT'S SIGNATURE

Letter of Intent

To Whom It May Concern:

The intent in rezoning the vacant ungraded lot located at land lot 168 in the 5th land district of Fayette County Georgia from R-20 to C-H is to either sell the lot as a commercial parcel to a potential buyer or merge the lot with the adjacent daycare center's lot I also own.

Victor Clincy, Clincy Enterprises, LLC
Owner

2/28/14
Date

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:

Victor Clincy, Clincy Enterprises, LLC
Please Print Names

Property Tax Identification Number(s) of Subject Property: 2013-7507

(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) 168 **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 N/A **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.

Signature of Property Owner 1	**Signature of Notary Public**
260 Moss Creek Walk Fayetteville GA 30214	02-28-2017
Address	**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**

SUSAN S. STALLINGS NOTARY PUBLIC EXPIRES GEORGIA Feb. 6, 2017 FAYETTE COUNTY

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, Victor Clincy, Clincy Enterprises LLC **, 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)

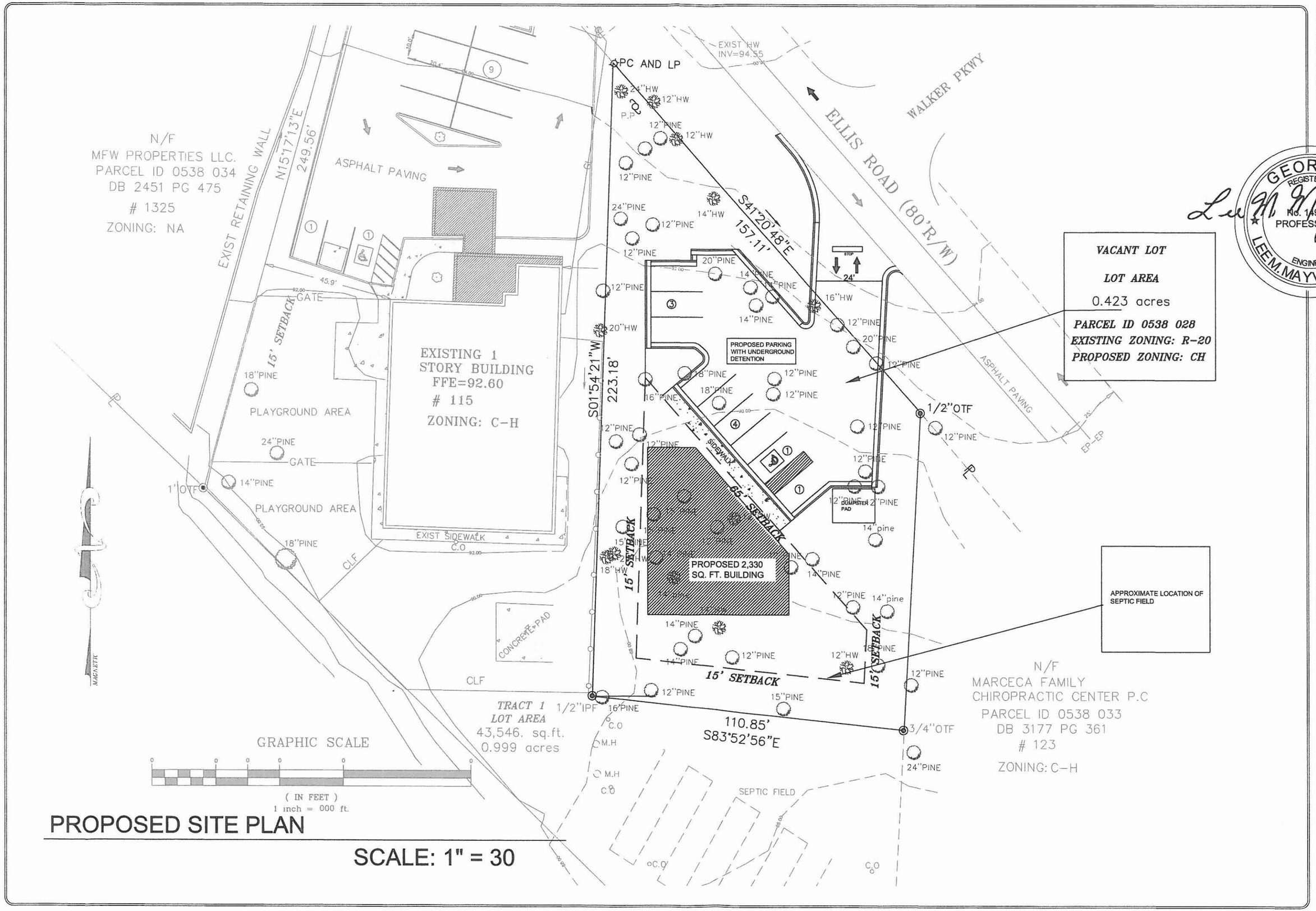
Sworn to and subscribed before me this 28th **day of** February**, 20**14**.**

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

SUSAN S. STALLINGS
NOTARY
EXPIRES
GEORGIA
Feb. 6, 2017
PUBLIC
FAYETTE COUNTY



PROPOSED SITE PLAN

SCALE: 1" = 30

DATE :	FEB 27, 2014
DRAWN BY :	SMD
CHECKED BY :	LMM
JOB NUMBER :	
SCALE :	AS SHOWN

GEORGIA REGISTERED No. 14990 PROFESSIONAL ENGINEER LEE M. MAYWEATHER

DESIGN CONSULTANT
MAYWEATHER ENTERPRISE
ENGINEERS DESIGNERS BUILDERS
875 YORK AVE
ATLANTA, GEORGIA 30310
(O) 404-753-9222 (F)404-753-9062

PROJECT DESCRIPTION
REZONING
0 ELLIS ROAD
FAYETTEVILLE, GA 30214
PARCEL ID 0538 028

DESCRIPTION
SITE PLAN

SHEET NUMBER
C-1