# COUNTY AGENDA REQUEST

| | | | |
|---|---|---|---|
| Department: | Planning and Zoning | Presenter(s): | Pete Frisina |
| Meeting Date: | Thursday, December 11, 2014 | Type of Request: | Public Hearing |

Wording for the Agenda:

Public Hearing on Petition No. 1240-14, Davis, LLC., Owner, and Rick Halbert, Agent, request to rezone 63.89 acres from A-R and R-40 to A-R to develop Single-Family Residential, with said property being located in Land Lots 5 & 6 of the 7th District and fronting on Davis Road.

Background/History/Details:

Applicant proposes to develop Single-Family Residential on 63.89 acres.

Staff recommends approval of rezoning Petition 1240-14 with one (1) Condition.

The Planning Commission recommends approval of rezoning Petition 1240-14 with one (1) Condition, namely:

"The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet of right-of-way as measured from the centerline of Davis Road prior to the approval of the Minor Subdivision Plat and said dedication area shall be shown on the Minor Subdivision Plat."

Chairman Gilbert made a motion to approve the petition with one (1) condition. Jim Graw seconded the motion. The motion passed 4-0. Doug Powell was absent.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. 1240-14, Davis, LLC., Owner, and Rick Halbert, Agent, request to rezone 63.89 acres from A-R and R-40 to A-R to develop Single-Family Residential, with said property being located in Land Lots 5 & 6 of the 7th District and fronting on Davis Road, with one (1) 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?* | 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:

**ONE RECOMMENDED CONDITION**

1. **The owner / developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet of right-of-way as measured from the centerline of Davis 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.)***

To: Fayette County Board of Commissioners

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

Date: November 10, 2014

Subject: Board of Commissioners Public Hearing, December 11, 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 August 28, 2014.

| PETITION NUMBER | LOCATION/ REQUEST | STAFF RECOMMENDATION | PLANNING COMMISSION RECOMMENDATION |
|---|---|---|---|
| **1240-14** | **Davis Road/ A-R & R-40 to A-R** | **APPROVE A-R WITH ONE (1) RECOMMENDED CONDITION** | **APPROVE A-R WITH ONE (1) RECOMMENDED CONDITION** |

**PLANNING COMMISSION RECOMMENDATION**

**DATE:** November 6, 2014

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1240-14, the application of Davis, LLC to rezone 63.89 acres from A-R & R-40 to A-R, 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

ABSENT

DOUG POWELL

BOB SIMMONS

# PLANNING COMMISSION REZONING REPORT

**PETITION NO.:** 1240-14

**APPLICANT:** Davis, LLC
455 Ethan Drive
Fayetteville, GA
30214

**STAFF RECOMMENDATION: APPROVAL WITH ONE (1) CONDITION**

**PLANNING COMMISSION HEARING:** November 6, 2014

**PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH ONE (1) CONDITION**

**BOARD OF COMMISSIONERS HEARING:** December 11, 2014

**COMMISSION DECISION:** _____

**REQUEST:** Request to rezone 63.89 acres from A-R & R-40 to A-R to develop a Single-Family Residential.

**PARCEL SIZE:** 63.89 acres

**EXISTING USE:** Undeveloped

**PROPOSED USE:** Single-Family Residential

**LOCATION:** Land Lot 5 & 6 of the 7th District and fronts on Davis Road

**ZONING OF SURROUNDING PROPERTY:** A-R & R-40

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

**REASON(S) FOR RECOMMENDATION:**

Compatible with the surrounding area.

**4. Consideration of Petition No. 1240-14, Davis, LLC, Owner, Rick Halbert, Agent, request to rezone 63.89 acres from A-R and R-40 to A-R to develop Single-Family Residential. This property is located in Land Lot 5 & 6 of the 7th District and fronts on Davis Road.**

Rick Halbert said this is the property that the Planning Commission acted on with the revision to the Waterlace Preliminary Plat and the property owner's intent is to build a house for him and, in the future, some houses for family members.

Chairman Gilbert asked if there was anyone in the public that would like to comment on this petition. Seeing none he brought it back to the board.

Jim Graw said he had spoken to Pete Frisina today and he is a little confused and he would like Pete Frisina to explain the petition for the record. He said this is a 63 acre parcel with 53 acres zoned A-R and 10 acres to the north of this parcel are zoned R-40. He asked why do we need to rezone A-R to A-R why can't we just look at the 10 acres that is zoned R-40 and approve only it for A-R.

Pete Frisina said the parcel is 63 acres and it is split by two (2) zonings, A-R and R-40. He said Staff believes it is better to rezone the entire parcel and the entire parcel was advertised for rezoning.

Jim Graw said so you advertised the entire 63 acres for rezoning.

Pete Frisina said yes, but there is not a separate 53 acre parcel zoned A-R and a separate 10 acre parcel zoned R-40, there is one (1) 63 acre parcel that is split by two (2) zoning districts.

Jim Graw said now he understands.

Brian Haren asked if split zoning rare in the County.

Pete Frisina said we do have parcels split by zoning in the County and we require that it be brought under one (1) zoning district before we allow the property to be developed.

Chairman Gilbert made a motion to approve the petition with one (1) condition. Jim Graw seconded the motion. Chairman Gilbert asked Pete Frisina to read he condition.

Pete Frisina read the condition as follows:

> The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet as measured from the centerline of Davis 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.)*

Chairman Gilbert asked if the petitioner agrees to the condition.

Rick Halbert asked if there are any plans in the process to pave the road.

Pete Frisina said every road in the County will be paved in the future. He said there is already 30 feet of right of way on the north side of the road so this is just a 10 foot strip but public works asks for a quit claim deed from the centerline.

Jim Graw asked Pete Frisina if we mean 40 feet of right-of-way.

Pete Frisina said yes.

Jim Graw suggested adding "right-of-way" to the condition.

Chairman Gilbert said we have a motion to approve the petition and we will add "right-of-way" to the condition. Jim Graw said he would second the motion.

Chairman Gilbert called the question. The motion passed 4-0. Doug Powell was absent.

**5. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, regarding Greenhouses in Section 110-3. Definitions, Section 110-79. Accessory Structures And Uses, Section 110-125. A-R Agricultural-Residential District, and Section 110-169 Conditional Use Approval.**

Pete Frisina said we discussed these amendments in previous meetings. He said this stared with hoop houses but now has become temporary and permanent greenhouses. He added that definitions were created for Foundation, Greenhouse, Temporary and Greenhouse, Permanent. He stated he changed the table with the acreage and square footage to recognize those lots that are less than one acre as there are older subdivisions in the County that were approved with half acre lots.

Jim Graw said you have a "more than" sign in front to the 1 and it needs to be a "less than" sign.

Brian Haren suggested that the table could just be less than two (2) acres.

Pete Frisina said yes we could do it that way.

Jim Graw asked if there are any changes since the last meeting.

Pete Frisina said there is a requirement to get a permit from Planning and Zoning since these structures won't be getting a building permit. He added that the permit is modeled after the Fence Permit we are currently using.

Chairman Gilbert asked if there is going to be a fee charged for the permit.

Pete Frisina said Staff had not recommended a fee.

Chairman Gilbert said he would recommend a fee because the County is expending materials and manpower to administer the permit.

Bob Simmons said he agreed with a permit fee.

Jim Graw said that is up to the Board of Commissioners.

**PETITION NO: 1240-14**

**REQUESTED ACTION:** A-R & R-40 to A-R

**PROPOSED USE:** Single-Family Residential

**EXISTING USE:** Undeveloped

**LOCATION:** Davis Road

**DISTRICT/LAND LOT(S):** 7th District, Land Lot(s) 5 & 6

**OWNER:** Davis, LLC

**APPLICANT:** Rick Halbert

**PLANNING COMMISSION PUBLIC HEARING: November 6, 2014**

**BOARD OF COMMISSIONERS PUBLIC HEARING: December 11, 2014**

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## APPLICANT'S INTENT

Applicant proposes to develop Single-Family Residential on 63.89 acres.

## STAFF RECOMMENDATION

**APPROVAL WITH ONE (1) CONDITION**

**1.** **1240-14**

## INVESTIGATION

### A. PROPERTY SITE

The subject property is a 63.89 acre tract fronting on Davis Road in Land Lot(s) 5 & 6 of the 7th District. Davis Road is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R & R-40.

**History:** On April 20, 2006 the Planning Commission approved the Preliminary Plat for Waterlace Subdivision. The subject property was contained in the area of the Preliminary Plat for Waterlace. On October 2, 2014 the Planning Commission approved a Revised Preliminary Plat for Waterlace removing the subject property from the Waterlace Subdivision.

### B. SURROUNDING ZONING AND USES

The general situation is a 63.89 acre tract that is zoned A-R & R-40. In the vicinity of the subject property is land which is zoned A-R & R-40. 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 and West | 235.00 | R-40 | Undeveloped portion of Waterlace Subdivision | Low Density Residential (1Unit/1 to 2 Acres) |
| South (across Davis Road) | 42.79 | A-R | Undeveloped | Rural Residential (1Unit/2 to 3 Acres) |
| East | 50.00 | A-R<br><br>City of Fayetteville | Agricultural<br><br>Greenspace area of Stonebriar West Subdivision | Low Density Residential (1Unit /1 to 2 Acres)<br><br>City of Fayetteville |

### C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres) and Conservation Areas. As this is a rezoning request to bring the subject property into compliance because there are two (2) zoning districts on one (1) property, this request conforms to the intent of the Fayette County Comprehensive Plan.

## D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R & R-40 from to A-R for the purpose of developing the subject property into an A-R subdivision in the future. Prior to subdividing the subject property, it is required to be in one (1) zoning district per Sec. 110-28. Boundary rule:

(4) Any development that involves multiple lots to be utilized as one lot shall be required to be combined prior to submittal of a preliminary plat, final plat, minor subdivision plat, site plan, and/or building permit, as applicable. **In addition, any development which results in or is located on a lot with multiple zonings shall be rezoned to one zoning district prior to submittal of a preliminary plat, final plat, minor subdivision plat, site plan, and/or building permit, as applicable.** Any existing development/structure developed on multiple lots utilized as one lot or located on a lot with multiple zonings which was approved through a preliminary plat, final plat, minor subdivision plat, site plan, and/or building permit, as applicable, prior to the adoption of this regulation on December 9, 2010, shall be allowed to continue development within the boundary established by said approved preliminary plat, final plat, minor subdivision plat, site plan, and/or building permit.

**Platting**

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

**Right-of-Way Requirements**

Per Section 104.52 of the Fayette County Development Regulations, should a proposed development adjoin an 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. Davis Road is classified as a Collector road on the Fayette County Thoroughfare Plan.

## E. DEPARTMENTAL COMMENTS

**Water System**

Notation on the water location is correct. Not currently serving this parcel.

**Public Works/Engineering**

Although gravel, Davis Road is a Collector. Public Works will require right-of-way dedication of 10' (40' total from C/L of Davis Road) at time of platting and/or subdivision. No other comments.

**Environmental Management**

EMD has no comment

**Environmental Health Department**

Our department has no objection to the proposed rezoning.

**Fire**

The bureau of fire prevention will neither approve nor deny request that fall outside the scope of fire prevention code requirements.

**Fayetteville Community Development**

We have no objections to the proposed rezoning. Thanks for sending.

## STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R & R-40 to A-R for the purpose of developing Single-Family Residential. 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) and Conservation Areas. As this is a rezoning request to bring the subject property into compliance because there are two (2) zoning districts on one (1) property, this request conforms to the intent of 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.

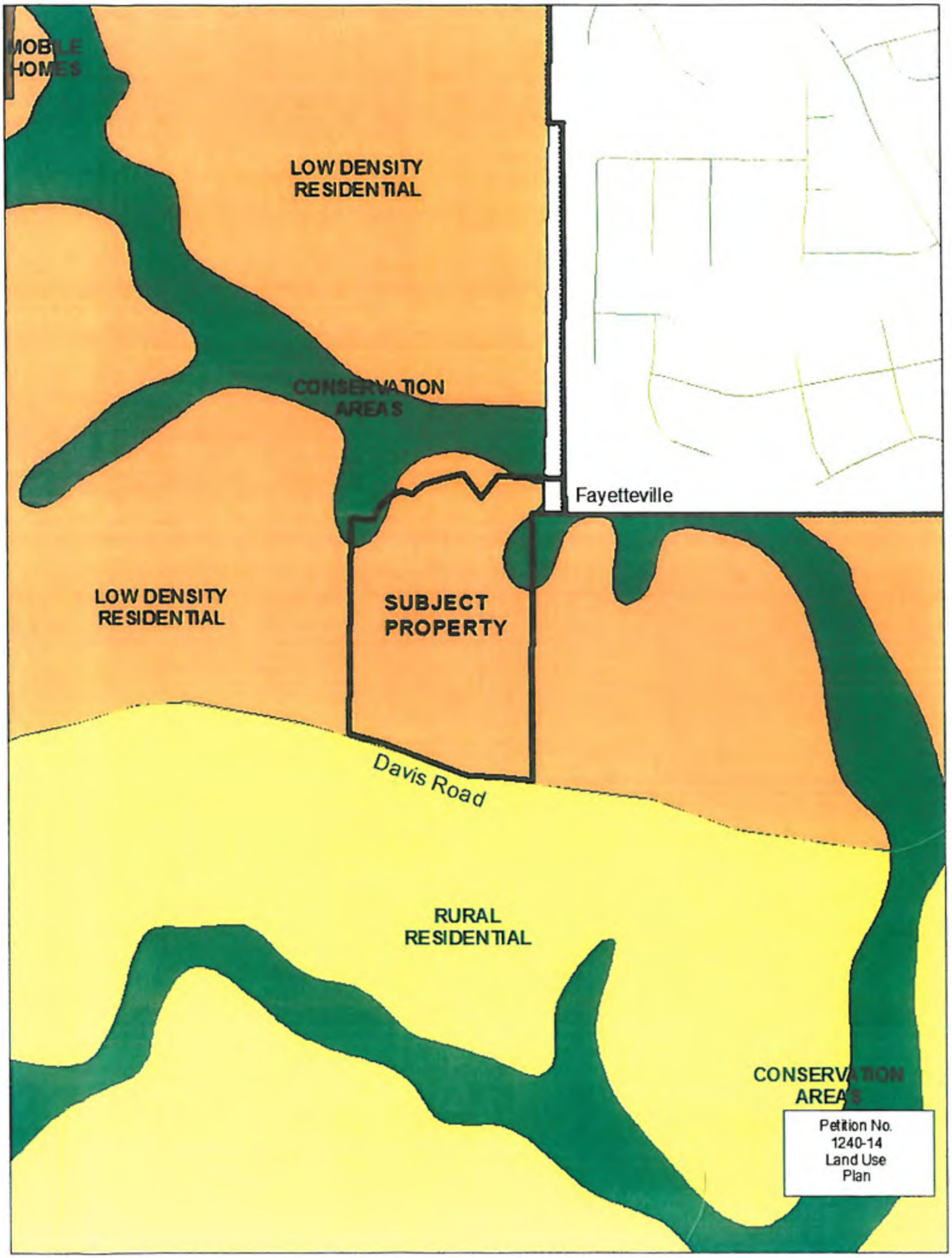
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

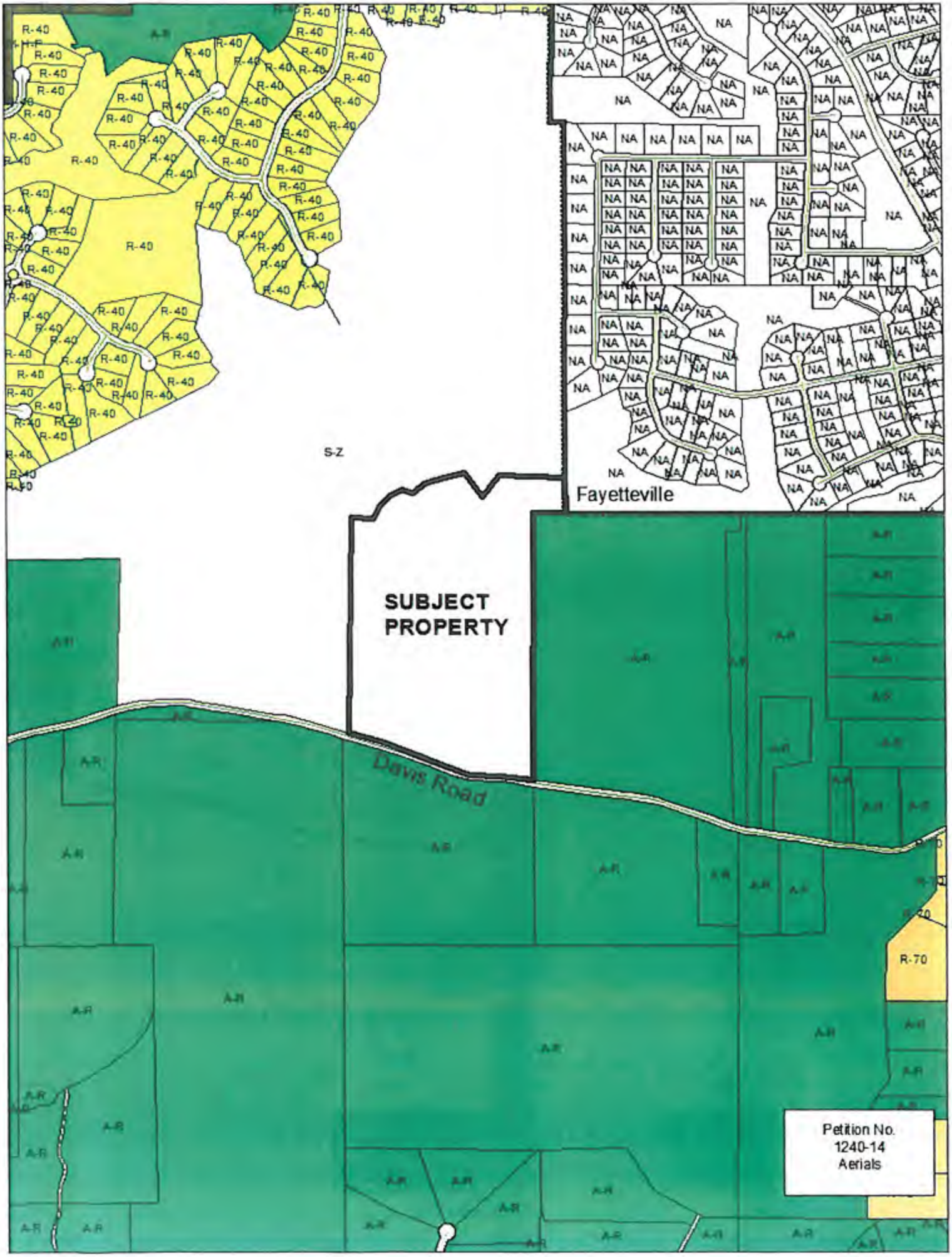
## RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved A-R **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 of right-of-way as measured from the centerline of Davis 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.)*

Petition No.
1240-14
Aerials


MOBILE HOMES
LOW DENSITY RESIDENTIAL
CONSERVATION AREAS
Fayetteville
LOW DENSITY RESIDENTIAL
SUBJECT PROPERTY
Davis Road
RURAL RESIDENTIAL
CONSERVATION AREAS
Petition No. 1240-14 Land Use Plan


SUBJECT PROPERTY
Davis Road
Fayetteville
S-Z
R-40
R-70
A-R
NA
Petition No.
1240-14
Aerials

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

**PROPERTY OWNERS:** DAVIS, LLC

**MAILING ADDRESS:** ~~[illegible]~~, 455 ETHAN DR., FAYETTEVILLE, GA 30214

**PHONE:** ~~[illegible]~~ 818-421-5587 **FAX:**

**AGENT FOR OWNERS:** Rick Halbert

**MAILING ADDRESS:** [illegible]

**PHONE:** [redacted] **FAX:**

**E-MAIL:** [redacted]

**PROPERTY LOCATION:** **LAND LOT** 5 & 6 **LAND DISTRICT** 7th **PARCEL** 0703 022 (FORMERLY)
**LAND LOT** — **LAND DISTRICT** — **PARCEL** —

**TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED:** 63.890 (10.306 IN R-40)

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

**ZONING OF SURROUNDING PROPERTIES:** A-R and R-40

**PRESENT USE OF SUBJECT PROPERTY:** UNDEVELOPED

**PROPOSED USE OF SUBJECT PROPERTY:** RESIDENCE

**LAND USE PLAN DESIGNATION:** LOW DENSITY RESIDENTIAL

**NAME AND TYPE OF ACCESS ROAD:** DRIVEWAY Davis Road

**LOCATION OF NEAREST WATER LINE:** ~~EBENEZER ROAD~~ HUIET DR / DISCOVERY LAKE DR.

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**(THIS AREA TO BE COMPLETED BY STAFF):** **PETITION NUMBER:** ZA-1340-14

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

**by Staff:** **Date:**

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

**by Staff:** **Date:** 10/6/14

**DATE OF PLANNING COMMISSION HEARING:** Nov. 6, 2014

**DATE OF COUNTY COMMISSIONERS HEARING:** Dec. 11, 2014

**Received from** Pasquale Caputo **a check in the amount of $** 450.00 **for application filing fee, and $** 20.00 **for deposit on frame for public hearing sign(s).**
**Date Paid:** 10/6/14 **Receipt Number:** 4449027

NAME: DAVIS, LLC PETITION NUMBER: _____

ADDRESS: 455 ETHAN DR., FAYETTEVILLE, GA 30214

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

[redacted] Jeff Collins (Rochester + Associates) affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) R-40 / A-R Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of $ 470.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to A-R.

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 6th day of November, 20 14 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _____ day of December, 20_____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF October, 20 14

NOTARY PUBLIC

APPLICANT'S SIGNATURE

AMBER A. WOLFE
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires December 17, 2016

**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:**

Davis, LLC

**Please Print Names**

**Property Tax Identification Number(s) of Subject Property:** 0703 022

**(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)** 5 & 6 **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 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).**

**(I) (We) hereby delegate authority to** Rochester and Associates – Jeff Collins **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** (Member, Davis, LLC)

**Address** 455 Ethan Drive, Fayetteville, GA 30214

**Signature of Notary Public**

AMBER A. WOLFE
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires December 17, 2016

**Date** 10/6/14

**Signature of Property Owner 2**

**Address**

**Signature of Notary Public**

**Date**

**Signature of Property Owner 3**

**Address**

**Signature of Notary Public**

**Date**

**Signature of Authorized Agent**

**Address** 461 SANDY CREEK ROAD SUITE 3102, FAYETTEVILLE, GA 30215

**Signature of Notary Public**

**Date** 10/6/2014

DIANNE B. CROWNOVER
NOTARY PUBLIC
FAYETTE COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 11, 2016

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

**I/We,** Davis, 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)**

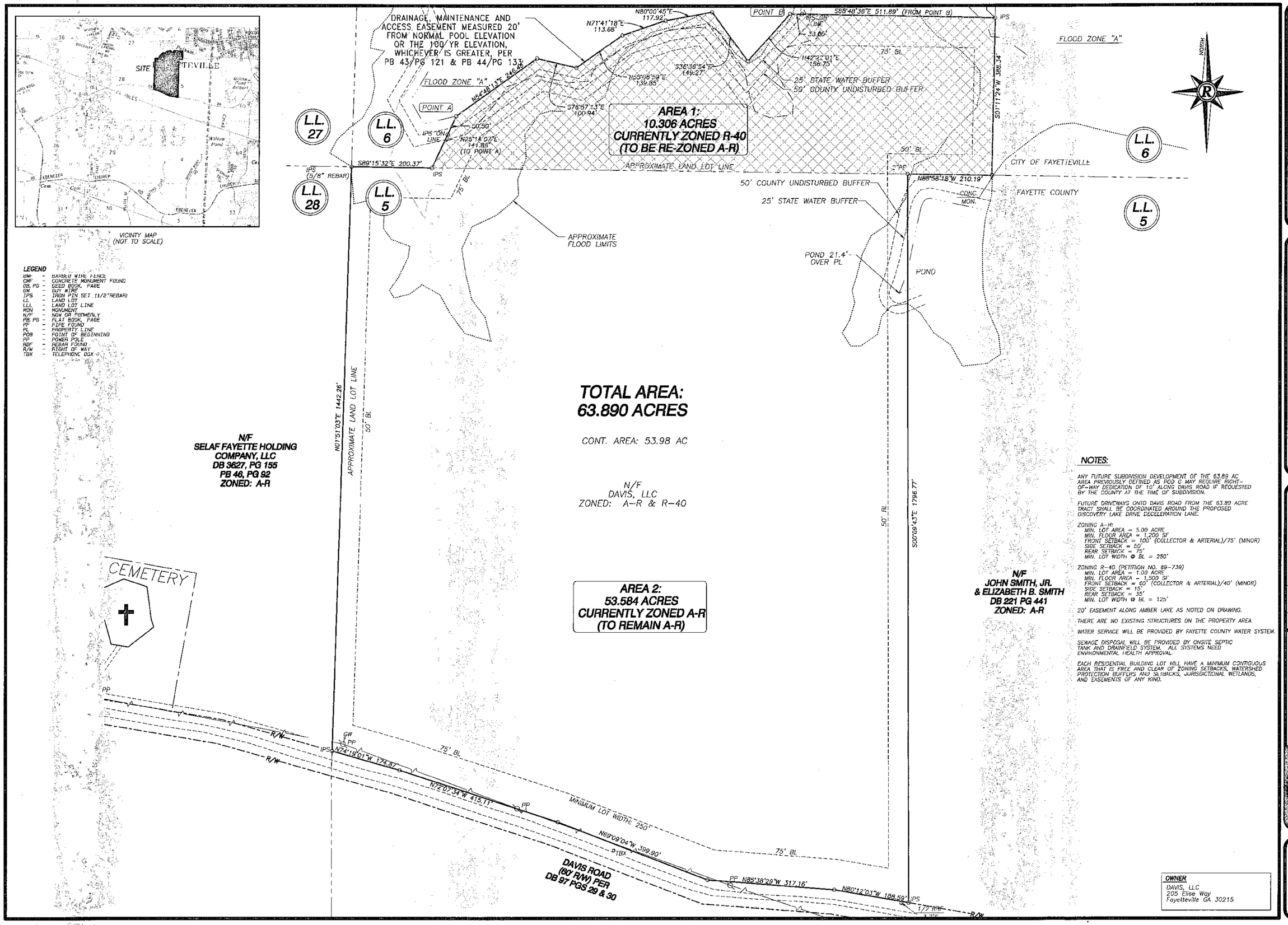
**Sworn to and subscribed before me this** 6th **day of** October **, 20** 14 **.**

**SIGNATURE OF PROPERTY OWNER**
Member, DAVIS, LLC

**SIGNATURE OF PROPERTY OWNER**

**NOTARY PUBLIC**

AMBER A. WOLFE
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires December 17, 2016




**LEGEND**

| | | |
|---|---|---|
| BWF | - | BARBED WIRE FENCE |
| CMF | - | CONCRETE MONUMENT FOUND |
| DB, PG | - | DEED BOOK, PAGE |
| GW | - | GUY WIRE |
| IPS | - | IRON PIN SET (1/2"REBAR) |
| LL | - | LAND LOT |
| LLL | - | LAND LOT LINE |
| MON | - | MONUMENT |
| N/F | - | NOW OR FORMERLY |
| PB, PG | - | PLAT BOOK, PAGE |
| PF | - | PIPE FOUND |
| PL | - | PROPERTY LINE |
| POB | - | POINT OF BEGINNING |
| PP | - | POWER POLE |
| RBF | - | REBAR FOUND |
| R/W | - | RIGHT OF WAY |
| TBX | - | TELEPHONE BOX |

**NOTES:**

ANY FUTURE SUBDIVISION DEVELOPMENT OF THE 63.89 AC AREA PREVIOUSLY DEFINED AS POD C MAY REQUIRE RIGHT-OF-WAY DEDICATION OF 10' ALONG DAVIS ROAD IF REQUESTED BY THE COUNTY AT THE TIME OF SUBDIVISION.

FUTURE DRIVEWAYS ONTO DAVIS ROAD FROM THE 63.89 ACRE TRACT SHALL BE COORDINATED AROUND THE PROPOSED DISCOVERY LAKE DRIVE DECELERATION LANE.

ZONING A-R:
MIN. LOT AREA = 5.00 ACRE
MIN. FLOOR AREA = 1,200 SF
FRONT SETBACK = 100' (COLLECTOR & ARTERIAL)/75' (MINOR)
SIDE SETBACK = 50'
REAR SETBACK = 75'
MIN. LOT WIDTH @ BL = 250'

ZONING R-40 (PETITION NO. 89-739)
MIN. LOT AREA = 1.00 ACRE
MIN. FLOOR AREA = 1,500 SF
FRONT SETBACK = 60' (COLLECTOR & ARTERIAL)/40' (MINOR)
SIDE SETBACK = 15'
REAR SETBACK = 35'
MIN. LOT WIDTH @ BL = 125'

20' EASEMENT ALONG AMBER LAKE AS NOTED ON DRAWING.

THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY AREA.

WATER SERVICE WILL BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.

SEWAGE DISPOSAL WILL BE PROVIDED BY ONSITE SEPTIC TANK AND DRAINFIELD SYSTEM. ALL SYSTEMS NEED ENVIRONMENTAL HEALTH APPROVAL.

EACH RESIDENTIAL BUILDING LOT WILL HAVE A MINIMUM CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

**OWNER**
DAVIS, LLC
205 Elise Way
Fayetteville GA 30215


Rochester & Associates, Inc.
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com


REZONING CONCEPT PLAN FOR:
# PAT CAPUTO

LOCATED IN LAND LOTS 5 & 6 7th DISTRICT FAYETTE COUNTY, GEORGIA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |

THE PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE 50' 0' 100' 200'

SHEET 1 OF 1

DATE : 10/06/2014
SCALE : 1" = 100'
JOB NO : F04027.CAP
FILE NO. 6989Y
DRAWN BY: JNC