

BOARD MEMBERS

Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
John H. Culbreth, Sr.
Al Gilbert
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 5, 2016
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on December 1, 2016.
2. Consideration of the Minutes of the meeting held on December 15, 2016.
3. Election of the Chairman.
4. Election of the Vice-Chairman.
5. Election of the Secretary.

NEW BUSINESS

6. Consideration of a Final Plat of River Park Phase II Subdivision. The property will consist of 45 residential lots. This property is located in Land Lot(s) 223 & 224, of the 5th District, fronts on S.R. 92, and is zoned C-S.

PUBLIC HEARING

7. Consideration of Petition No. 1262-17, Mahmoud J. Amercani & Hadia Youssef, Owner, and Randy M. Boyd, Agent, request to rezone 14.39 acres from A- R to R-85 to develop a Single-Family Residential Subdivision. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road. **Applicant has requested to table the Rezoning Petition.**
8. Consideration of Petition No. RP-061-17, Mahmoud J. Amercani & Hadia Youssef , Owner, and Randy M. Boyd, Agent, request to add 4 lots to the Final Plat of J.K Singletary and Patricia A. Singletary. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road. **Applicant has requested to table the Revised Plat Petition.**
9. Consideration of Petition No. 1263-17, Fayette County Board of Commissioners, Owner, and Phil Mallon, Agent, request to rezone 0.27 acres from C- H to R-70. This property is located in Land Lot(s) 256 of the 13th District and fronts on Veterans Parkway.

To: Fayette County Planning Commission
From: Pete Frisina, Director of Community Development
Date: December 30, 2016,
Subject: Final Plat to be considered on January 5, 2017

FINAL SUBDIVISION PLAT

OWNER/APPLICANT

Final Plat of River Park Phase II

DR Horton - Crown, LLC

Recommend APPROVAL WITH THE FOLLOWING CONDITIONS

The following is required before Environmental Management can sign off on the final plat:

1. 2016 Stormwater Inspection Reports for River Park
2. PE Stormwater System Final Inspection and As-Built Plans
3. Storm Sewer Installation Report
4. PE Construction Inspection Reports of Stormwater Controls

The plat cannot be recorded until all conditions are met.

THE DESIGNER HAS REVIEWED THE RECORDS OF TITLE FOR THE LOTS AND HAS BEEN OBLIGED TO BE ACCURATE TO THE BEST OF HIS ABILITY. THE DESIGNER HAS NOT CONDUCTED A SURVEY OF THE LOTS NOR HAS HE CONDUCTED A SURVEY OF THE ADJACENT LOTS. THE DESIGNER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT LOTS. THE DESIGNER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT LOTS.

SURVEYORS CERTIFICATE
 I, THE PLAIN AND MEASURED, HAVE BEEN OBLIGED TO BE ACCURATE TO THE BEST OF MY ABILITY. I, THE PLAIN AND MEASURED, HAVE BEEN OBLIGED TO BE ACCURATE TO THE BEST OF MY ABILITY. I, THE PLAIN AND MEASURED, HAVE BEEN OBLIGED TO BE ACCURATE TO THE BEST OF MY ABILITY.

1. HORIZONTAL CONTROL
 THE DATA POINTS WERE OBTAINED FROM THE GEORGIA SURVEYING BOARD AND HAVE BEEN FOUND TO BE ACCURATE TO THE BEST OF MY ABILITY. THE DATA POINTS WERE OBTAINED FROM THE GEORGIA SURVEYING BOARD AND HAVE BEEN FOUND TO BE ACCURATE TO THE BEST OF MY ABILITY.

2. VERTICAL CONTROL
 THE DATA POINTS WERE OBTAINED FROM THE GEORGIA SURVEYING BOARD AND HAVE BEEN FOUND TO BE ACCURATE TO THE BEST OF MY ABILITY. THE DATA POINTS WERE OBTAINED FROM THE GEORGIA SURVEYING BOARD AND HAVE BEEN FOUND TO BE ACCURATE TO THE BEST OF MY ABILITY.

3. HORIZONTAL AND VERTICAL CONTROL
 THE DATA POINTS WERE OBTAINED FROM THE GEORGIA SURVEYING BOARD AND HAVE BEEN FOUND TO BE ACCURATE TO THE BEST OF MY ABILITY. THE DATA POINTS WERE OBTAINED FROM THE GEORGIA SURVEYING BOARD AND HAVE BEEN FOUND TO BE ACCURATE TO THE BEST OF MY ABILITY.

4. HORIZONTAL AND VERTICAL CONTROL
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JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISION
 116 POND STREET
 MONROE, GEORGIA 30665
 TEL: (770) 397-4703
 EMAIL: INFO@JOHNBREWER.COM

REZONING INFORMATION

PHASE 1-B RESOLUTION
 NO. 1159-05

WHEREAS, Don Fields representing John Wiegand Homes and Neighborhoods, Inc., Agent for Owner Dorothy Q. Reeves a Georgia Limited Liability Company on the 12th day of January, 2008 requested an amendment to the Fayette County Zoning Map to rezone the following property to R-70:

Parcel 1: 223 & 224, 8th District and front on S.R. 92, North and Enlin Road; and
 Parcel 2: 223 & 224, 8th District and front on S.R. 92, North and Enlin Road; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request; and

WHEREAS, said request being as follows: To rezone 240.011 Acres from R-70 to C-57, develop a Single-Family Residential Subdivision consisting of 125 lots, 223 & 224, 8th District, North and Enlin Road; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request; and

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CONTIGUOUS BUILDING AREA CHART

LOT NO	TOTAL SQUARE FEET	TOTAL ACREAGE
42	21172	0.49
43	22063	0.51
44	23666	0.54
45	24111	0.55
46	24154	0.55
47	24154	0.55
48	24027	0.55
49	23900	0.55
50	22950	0.53
51	24823	0.57
52	21764	0.62
53	22360	0.51
54	27101	0.62
55	24538	0.56
56	24526	0.56
57	24525	0.56
58	24501	0.56
59	33164	0.76
60	23749	0.55
61	24415	0.56
62	29621	0.68
63	13502	0.31
65	26357	0.60
66	17082	0.39
67	23462	0.54
68	23374	0.54
69	28345	0.65
70	24018	0.57
72	20012	0.46
73	26380	0.60
74	23000	0.53
75	23586	0.54
76	27112	0.62
77	23225	0.53
78	24132	0.55
80	24508	0.56
81	14083	0.32
82	25214	0.58
83	24938	0.57
84	24140	0.55
85	26821	0.62
86	25924	0.60
87	31095	0.71

LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	S 35°40'14" W	53.91'
L2	N 18°22'36" W	20.01'
L3	S 71°37'29" W	154.84'
L4	S 68°38'14" W	64.65'
L5	N 14°28'07" W	107.69'
L6	N 43°14'01" W	124.28'
L7	N 44°33'14" W	108.15'
L8	N 44°33'14" W	54.76'
L9	N 89°35'41" W	127.33'
L10	S 68°40'15" W	43.53'
L11	S 68°40'15" W	129.46'
L12	S 68°40'15" W	119.77'
L13	S 68°40'15" W	130.76'
L14	S 68°40'15" W	128.93'
L15	S 68°40'15" W	128.80'
L16	S 68°40'15" W	32.92'
L17	S 30°01'06" W	35.83'
L18	S 68°40'15" W	119.77'
L19	S 68°40'15" W	130.76'
L20	S 68°40'15" W	128.93'
L21	S 68°40'15" W	114.60'
L22	N 68°40'15" E	194.37'
L23	N 68°40'15" E	189.14'
L24	N 68°40'15" E	112.43'
L25	N 30°01'06" E	35.81'
L26	N 45°40'32" W	61.72'
L27	N 45°40'32" W	150.00'
L28	N 45°40'32" W	64.53'
L29	S 45°40'32" E	14.84'
L30	S 45°40'32" E	131.98'
L31	S 45°40'32" E	129.37'
L32	N 68°40'15" E	114.85'
L33	N 68°40'15" E	126.01'
L34	N 68°40'15" E	129.37'
L35	N 68°40'15" E	130.76'
L36	N 68°40'15" E	130.76'
L37	N 68°40'15" E	83.12'
L38	S 89°35'41" E	127.30'
L39	S 44°33'14" E	80.51'
L40	S 44°33'14" E	82.40'
L41	S 43°14'01" E	148.36'
L42	N 68°38'14" E	50.03'
L43	S 21°19'45" E	78.76'
L44	N 68°46'47" W	97.58'
L45	N 68°40'15" E	50.00'

CURVE CHART

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 43°53'37" W	58.92	2470.00	56.82
C2	N 65°25'04" W	253.55	2969.47	370.00
C3	N 87°56'18" W	21.39	370.00	21.39
C4	S 87°49'16" W	69.44	69.46	770.00
C5	S 80°09'39" W	136.25	136.43	770.00
C6	S 71°52'41" W	86.16	96.20	770.00
C7	S 74°49'31" W	61.49	81.64	380.00
C8	S 80°23'51" W	111.18	111.58	380.00
C9	N 24°59'29" W	95.37	95.57	380.00
C10	S 71°06'57" W	32.87	35.87	250.00
C11	S 38°51'36" W	116.82	117.28	380.00
C12	S 57°21'29" W	127.48	128.08	380.00
C13	S 67°50'33" W	10.99	10.99	380.00
C14	S 84°05'39" W	17.13	17.49	25.00
C15	S 23°47'26" W	4.18	4.19	25.00
C16	S 67°26'33" W	81.00	88.91	60.00
C17	N 46°42'40" W	58.90	61.56	60.00
C18	N 11°21'14" E	57.57	60.05	60.00
C19	N 29°11'14" E	75.78	82.02	60.00
C20	S 84°05'39" E	19.09	19.69	25.00
C21	N 71°03'57" E	2.09	2.09	25.00
C22	N 49°20'41" E	21.81	21.88	320.00
C23	N 11°04'41" W	32.87	35.86	25.00
C24	N 46°55'34" W	43.11	43.09	380.00
C25	N 63°25'54" W	195.80	198.89	320.00
C26	S 87°50'19" W	13.71	13.89	25.00
C27	S 56°47'56" W	8.80	8.84	25.00
C28	N 89°45'48" W	82.71	91.25	60.00
C29	N 15°39'11" W	60.98	63.96	60.00
C30	N 65°44'20" E	93.06	105.50	60.00
C31	S 48°43'25" E	30.42	30.76	60.00
C32	S 57°58'23" E	20.29	20.83	25.00
C33	S 71°07'51" E	142.12	142.97	380.00
C34	S 50°59'06" E	97.46	97.23	380.00
C35	S 50°08'02" E	49.74	49.78	320.00
C36	S 61°59'15" E	294.49	306.02	320.00
C37	N 69°38'35" E	10.87	10.87	320.00
C38	N 20°16'02" E	46.25	46.25	830.00
C39	N 26°03'14" E	121.29	121.40	830.00
C40	N 85°19'29" E	147.01	147.20	830.00
C41	S 87°48'50" E	26.72	26.23	430.00
C42	S 76°43'15" E	139.18	139.79	430.00
C43	S 59°05'20" E	124.42	124.86	430.00
C44	S 47°39'43" E	46.63	46.65	430.00
C45	S 43°53'37" E	56.30	58.30	2530.00

CENTRALINE LINE CHART

NUMBER	DIRECTION	DISTANCE
CL1	N 43°14'01" W	136.65'
CL2	N 44°33'14" W	162.91'
CL3	N 89°35'41" W	127.30'
CL4	S 68°40'15" W	714.88'
CL5	N 45°40'32" W	276.19'
CL6	N 83°58'32" W	50.66'
CL7	S 30°01'06" W	87.05'
CL8	S 68°40'15" W	360.70'

CENTRALINE CURVE CHART

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
CLC1	N 43°53'37" W	57.61	57.61	2500.00
CLC2	N 67°04'28" W	306.41	314.45	400.00
CLC3	S 78°37'17" W	303.65	303.47	800.00
CLC4	N 85°39'20" W	303.28	313.67	350.00
CLC5	N 57°49'44" W	87.16	87.38	350.00
CLC6	N 64°46'38" W	229.80	234.15	350.00
CLC7	S 49°20'41" W	231.65	236.11	350.00

SHEET INDEX:

- SHEET 1 - COVER / NOTES / CERTIFICATES / KEY SHEET
- SHEET 2 - CHARTS / REZONING CONDITIONS
- SHEET 3 - CONSERVATION AREA LOTS 42-50 & LOTS 78-88
- SHEET 4 - CONSERVATION AREA & LOTS 51-60
- SHEET 5 - CONSERVATION AREA & LOTS 61-77
- SHEET 6 - CONSERVATION AREA
- SHEET 7 - CONSERVATION AREA
- SHEET 8 - SOILS OVERLAY / INFORMATION

THE CITY OF RIVER PARK PHASE II
 COUNTY OF GEORGIA
 LAND LOTS 223 + 224
 5TH DISTRICT
 DATE 5/21/2016
 SCALE 1"=100'
 JOB NAME RIVER PARK PHASE II
 REVISED 7/26/2016
 PER 257 REVIEW COMMENTS
 REVISED 8/22/2016
 PER 260 REVIEW COMMENTS
 REVISED 10/14/2016
 PER 300 REVIEW COMMENTS

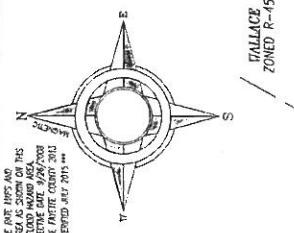
THE CITY OF RIVER PARK PHASE II IS A SUBDIVISION OF LAND AS SHOWN ON THIS PLAN. THE CITY OF RIVER PARK PHASE II IS A SUBDIVISION OF LAND AS SHOWN ON THIS PLAN. THE CITY OF RIVER PARK PHASE II IS A SUBDIVISION OF LAND AS SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF GEORGIA, HAVE EXAMINED THE RECORDS OF THE SURVEY AND THE FIELD NOTES AND HAVE FOUND THAT THE SAME ACCORD TO THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

THE DATA FROM WHICH THIS PLAN WAS PREPARED WAS OBTAINED FROM THE FOLLOWING SOURCES:
 1. THE DATA FROM WHICH THIS PLAN WAS PREPARED WAS OBTAINED FROM THE FOLLOWING SOURCES:
 2. THE DATA FROM WHICH THIS PLAN WAS PREPARED WAS OBTAINED FROM THE FOLLOWING SOURCES:
 3. THE DATA FROM WHICH THIS PLAN WAS PREPARED WAS OBTAINED FROM THE FOLLOWING SOURCES:



JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 DEVELOPMENT SUPERVISOR
 115 FORD STREET
 MONROE, GEORGIA 30656
 TEL: (770) 387-4780
 EMAIL: INFO@JOHNBREWER.COM



PRECEDENCE
 1. THIS PLAN
 2. THE CITY OF RIVER PARK PHASE I
 3. THE CITY OF RIVER PARK PHASE II
 4. THE CITY OF RIVER PARK PHASE III
 5. THE CITY OF RIVER PARK PHASE IV
 6. THE CITY OF RIVER PARK PHASE V
 7. THE CITY OF RIVER PARK PHASE VI
 8. THE CITY OF RIVER PARK PHASE VII
 9. THE CITY OF RIVER PARK PHASE VIII
 10. THE CITY OF RIVER PARK PHASE IX
 11. THE CITY OF RIVER PARK PHASE X
 12. THE CITY OF RIVER PARK PHASE XI
 13. THE CITY OF RIVER PARK PHASE XII
 14. THE CITY OF RIVER PARK PHASE XIII
 15. THE CITY OF RIVER PARK PHASE XIV
 16. THE CITY OF RIVER PARK PHASE XV
 17. THE CITY OF RIVER PARK PHASE XVI
 18. THE CITY OF RIVER PARK PHASE XVII
 19. THE CITY OF RIVER PARK PHASE XVIII
 20. THE CITY OF RIVER PARK PHASE XIX
 21. THE CITY OF RIVER PARK PHASE XX

ADAMS ZONED R-45
BACOTE ZONED R-45
PREISS ZONED R-45
RASLAN ZONED R-45
TALLACE ZONED R-45

NAVARRA DRIVE (60' R/W)
TRANS-COASTAL HIGHWAY
INTERSECTION

NAVARRA DRIVE (60' R/W)
TRANS-COASTAL HIGHWAY
INTERSECTION

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TRANS-COASTAL HIGHWAY
INTERSECTION

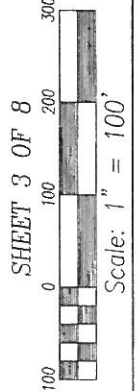
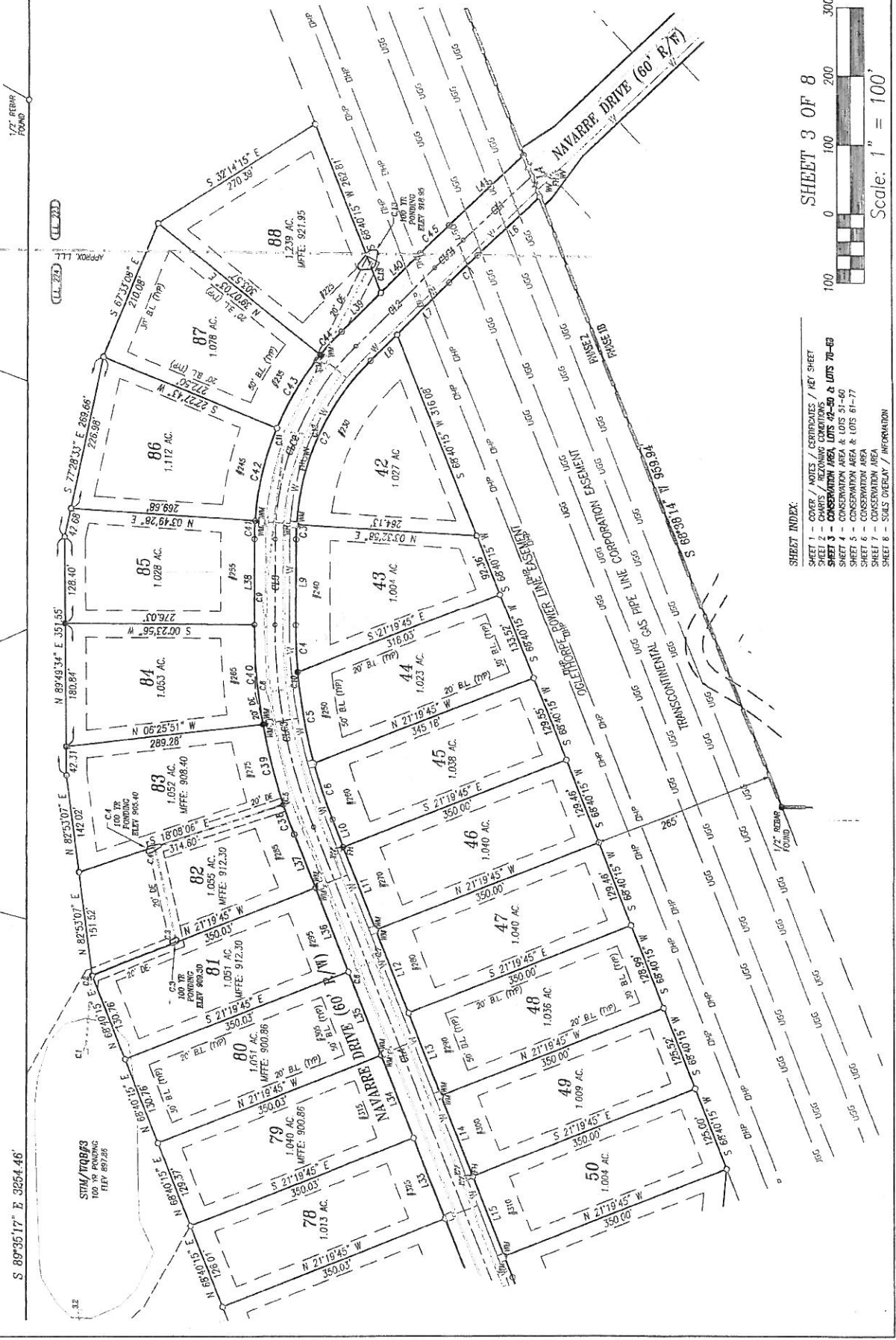
NAVARRA DRIVE (60' R/W)
TRANS-COASTAL HIGHWAY
INTERSECTION

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TRANS-COASTAL HIGHWAY
INTERSECTION

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TRANS-COASTAL HIGHWAY
INTERSECTION



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 SHEET 5 - CONSERVATION AREA & LOTS 61-70
 SHEET 6 - CONSERVATION AREA & LOTS 61-70
 SHEET 7 - CONSERVATION AREA & LOTS 61-70
 SHEET 8 - STAIRS OVERLAY / INFORMATION

NAVARRA DRIVE (60' R/W)
TRANS-COASTAL HIGHWAY
INTERSECTION

**Randy M. Boyd
Agent for Mahmoud J. Amercani
and Hadia Youssef
P. O. Box 64
Zebulon, Ga. 30295**

December 30, 2016

Via Hand Delivery

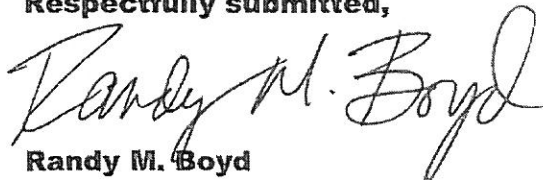
**Pete Frisina
Director - Planning and Zoning Department
Administrative Complex
Suite 202
140 Stonewall Avenue, West
Fayetteville, Ga. 30214**

Re: Rezoning Petition No. 1262-17 and Revised Plat No. RP-061-17

Dear Mr. Frisina,

I request that the Rezoning Petition No. 1262-17 and Revised Plat No. RP-061-17 be tabled at the next Planning Commission meeting in January, 2017 to change our rezoning request from R-85 to R-80.

Respectfully submitted,


Randy M. Boyd

REQUESTED ACTION: C-H to R-70

PROPOSED USE: Residential

EXISTING USE: Vacant land

LOCATION: Veterans Parkway

DISTRICT/LAND LOT(S): 13th District, Land Lot(s) 256

OWNER: Fayette County Board of Commissioners

AGENT: Phil Mallon

PLANNING COMMISSION PUBLIC HEARING: January 5, 2017

BOARD OF COMMISSIONERS PUBLIC HEARING: January 26, 2017

The Fayette County Board of Commissioners proposes to rezone 0.27 acres from C-H to R-70 to trade this property with an adjacent landowner in exchange for other property needed for the West Fayetteville Bypass (AKA Veterans Parkway).

The West Fayetteville Bypass is a new road construction project that extends from SR 54 at Lester Road to SR 92 at Westbridge Road. It is a County project funded with the 2005-2010 Transportation SPLOST. The project is complete except for the intersection at SR 92, which is scheduled for construction in spring 2017.

To accommodate construction, several parcels of land were required for roadway right-of-way or easements. One of the parcels, owned by Fayette County, is being bisected by the roadway. Its original area was 3.044 acres. After right-of-way dedication for roadway there is a 2.075-acre property to the northwest of the road and a 0.237 acre remnant to the southeast.

The 0.237 acre parcel is zoned C-H and surrounded by a R-70 zoned parcel. This application is to rezone the remnant parcel from C-H to R-70 so it is consistent with surrounding parcel. If approved, Fayette County then plans to trade this parcel with the adjacent landowner in exchange for other property needed for the project.

STAFF RECOMMENDATION
APPROVAL