

BOARD MEMBERS

Arnold L. Martin, Chairman
Brian Haren, Vice-Chairman
John H. Culbreth, Sr.
Danny England
Jim Oliver

STAFF

Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
July 7, 2022
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 June 16, 2022.

NEW BUSINESS

2. Consideration of a Preliminary Plat for Nash Oaks. This property consists of 42 lots zoned R-40, is located in Land Lot 120 of the 5th District and fronts on Callaway Road.
3. Discussion on the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay at SR 74, SR 85 and Padgett Road intersection.

PUBLIC HEARING

4. Consideration of Petition No. 1320-22, G-Squared Events Holding, LLC, Owner, and Alvin Williams, Agent, request to rezone 25 acres from R-40 to G-B to expand a movie/television studio complex. This property is located in Land Lot 198 of the 13th District and front(s) on S.R. Highway 138.

To: Fayette County Planning Commission
From: Chanelle Blaine, Planning and Zoning Administrator
Date: June 22, 2022
Subject: Preliminary Plat to be considered on July 7, 2022



PRELIMINARY PLAT

Preliminary Plat for Nash Oaks

OWNER/APPLICANT

WGS, LLC

Recommend **APPROVAL** for the Preliminary Plat signed July 7, 2022.

C:\Users\shanks\OneDrive - Moore Bass Consulting\Brent Holdings\411-107 - Nash Oaks\A1041.0107-PP-BASE.dwg 1:10 COVER, shanks, Jun 16, 2022, 9:19:53am

PRELIMINARY, NOT
FOR CONSTRUCTION



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Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME	
NASH OAKS FAYETTE COUNTY, GEORGIA	
CLIENT NAME	
WGS, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA 30214	

REVISIONS	
1 - 3/17/22 - REVISED PER FAYETTE COUNTY REVIEW COMMENTS	
2 - 4/25/22 - REVISED PER FAYETTE COUNTY REVIEW COMMENTS	
3 - 6/15/22 - REVISED PER FAYETTE COUNTY REVIEW COMMENTS	

A1041.0107-PP-BASE

DATE 12-28-2021

CONTRACT # A1041.0107

DRAWN BY SDS / ACD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBC for use solely with respect to the Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
770.914.9394

SEAL



LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP. 12/14/22

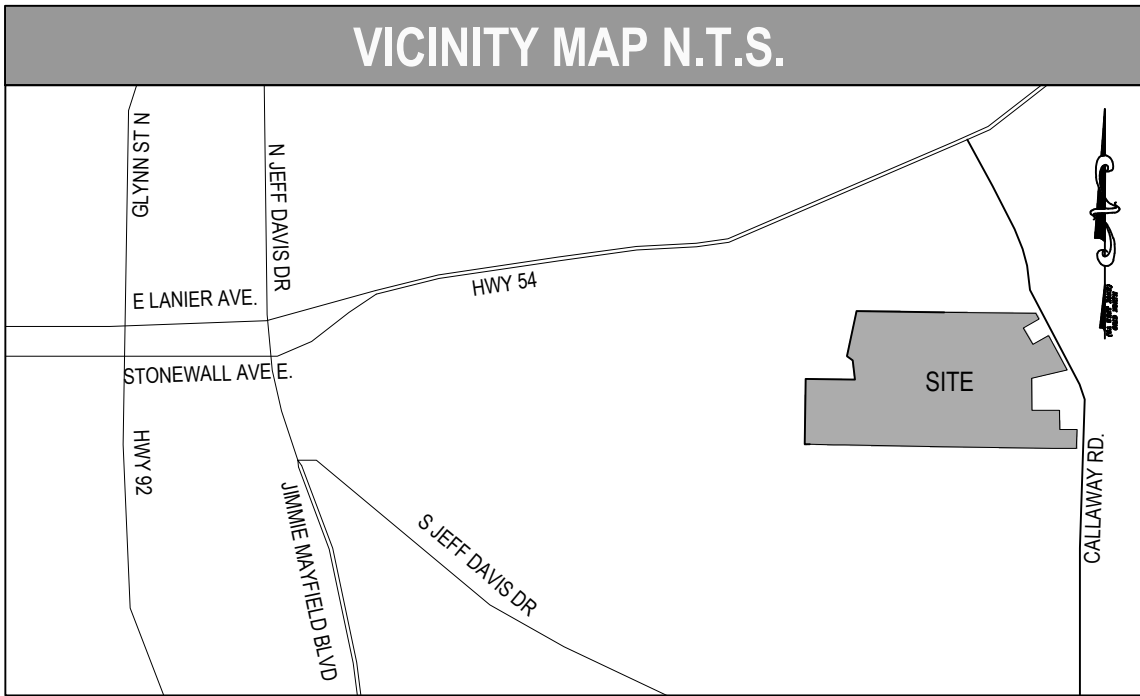
SHEET TITLE

COVER
SHEET

SHEET

1.0

PRELIMINARY PLAT FOR NASH OAKS LAND LOTS 120, 5th DISTRICT FAYETTE COUNTY, GEORGIA



SHEET INDEX

1.0	COVER SHEET
2.0	EXISTING CONDITIONS MAP
3.0	PRELIMINARY PLAT SHEETS
4.0	TREE PROTECTION / IMPACT PLAN
5.0	WATER SERVICE AND STRIPING PLAN
6.0	CONCEPTUAL STORMWATER PLAN

SURVEYOR INFORMATION

ROB DEBIEN, R.L.S.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394



ENGINEER INFORMATION

SEAN D. SHANKS P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394

OWNER INFORMATION

WGS, LLC
270 JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214
PHONE: (770) 461-0478

DEVELOPMENT DATA

- ENGINEER / SURVEYOR:
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY CT.
McDONOUGH, GA 30253
(770) 914-9394
- DEVELOPER:
WGS, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214
(404) 725-2237
- SUBDIVISION CONFIGURATION:
 - SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC. DATED: 8/3/21
 - LOCATION: FAYETTEVILLE, GA
 - TAX ID #: 0525-027 & 0525-011
 - CURRENT ZONING: R-40
 - TOTAL SITE AREA: 82.05 ACRES
 - TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
 - DATUM: NAVD 88
 - TYPE OF STREETS: PUBLIC
 - R/W AREA: 5.61 AC
 - R/W WIDTH: 60'
 - PAVEMENT LENGTH TOTAL: 3,685 L.F.
 - NASH DRIVE - 1,884 LF
 - BRUNO WAY - 1,383 LF
 - PLUTO LANE - 418 LF
 - PAVEMENT WIDTH: 28' (B.O.C. TO B.O.C.)
 - STREET MAINTENANCE: FAYETTE COUNTY
 - MINIMUM LOT SIZE: 1 AC. (43,560 SQ. FT.)
 - MIN. LOT WIDTH: 125'
 - MINIMUM FLOOR AREA: 1,500 SF
 - BUILDING SETBACKS:
 - FRONT: 60' (COLLECTOR / ARTERIAL), 40' (LOCAL)
 - REAR: 30'
 - SIDE: 15'
 - TOTAL ACREAGE OF LOTS: 50.09 AC
 - TOTAL ACREAGE OF STORMWATER MANAGEMENT: 1.27 AC
 - BASE DENSITY CALCULATION:
 - PROPOSED LOTS: 42 LOTS
 - TOTAL SITE AREA: 82.05 AC
 - SWMF AREA: - 1.27 AC
 - LESS R/W AREA: - 5.61 AC
 - TOTAL NET AREA: 75.17 AC
 - NET DENSITY: 42 LOTS / 75.17 AC = 0.56 LOTS/AC
- CONCEPTUAL STORMWATER MANAGEMENT PLAN:
 - TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT BASINS AND GRASS & MULCH
 - AREAS TO BE CLEARED: STREETS, UTILITY OUTFALLS AND STORMWATER COMPONENTS
 - INTERNAL DRAINAGE SYSTEM: CURB & GUTTER, STORM INLETS & PIPE SYSTEM
- UTILITIES:
 - WATER: FAYETTE COUNTY
 - SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
 - ELECTRIC: COWETA-FAYETTE EMC
- GENERAL NOTES:
 - ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
 - STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
 - SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.
- ALL EXISTING DRIVEWAY CULVERTS WILL BE REMOVED ALONG PROJECT FRONTAGE PRIOR TO FINAL PLAT.

PRELIMINARY PLAT APPROVAL CERTIFICATE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A MAJOR FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED; OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT HAS BEEN COMPLETED, INSPECTED AND APPROVED. IF AT 24 MONTHS THERE IS ACTIVE CONSTRUCTION ON SITE, THE SUBDIVIDER MAY REQUEST IN WRITING AN EXTENSION NOT TO EXCEED 12 MONTHS.

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

SOIL CLASSIFICATION CERTIFICATE:

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED

ON THIS PLAT WAS PERFORMED BY ERIC HAMILTON IN APPLIED ENVIRONMENTAL SCIENCES, INC.

Eric Hamilton #224
SIGNATURE OF SOIL CLASSIFIER GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE



WETLAND DELINEATION CERTIFICATE

I, ERIC HAMILTON OF APPLIED ENVIRONMENTAL SCIENCES, INC., DO HEREBY CERTIFY THAT I HAVE

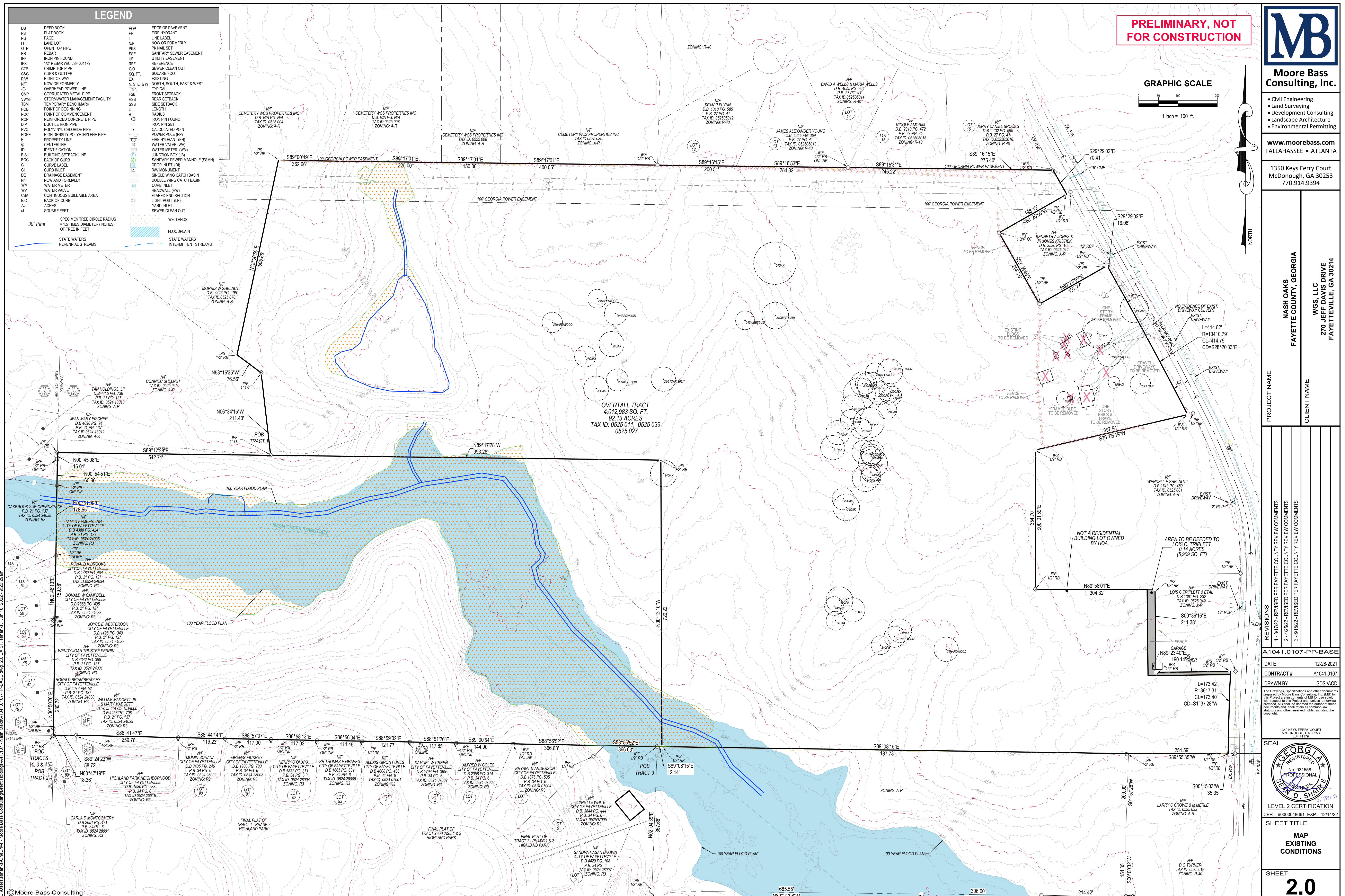
FIELD INSPECTED THE PROPERTY KNOWN AS NASH OAKS ON CALLAWAY RD AND DETERMINED

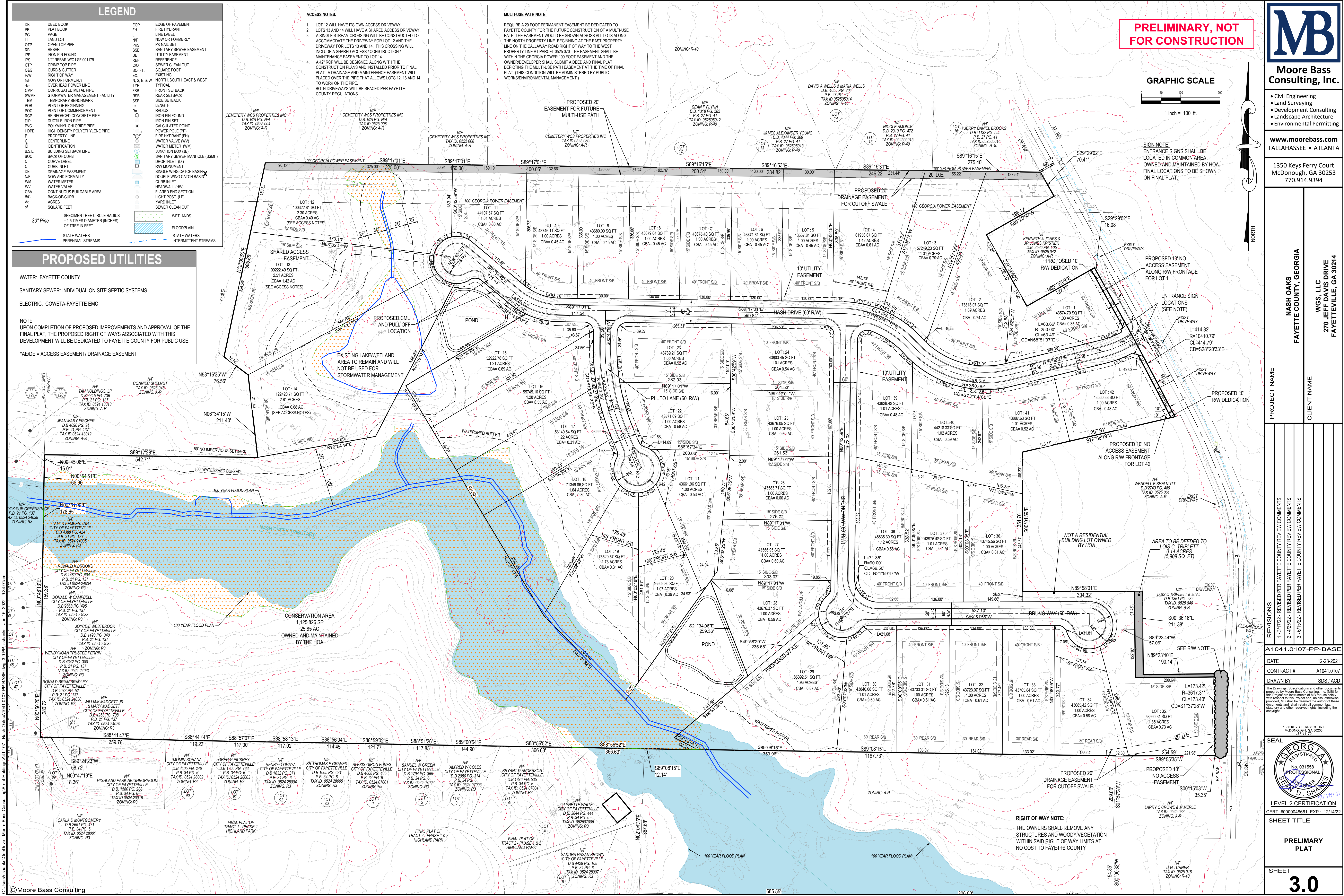
THAT THE PROPERTY DOSE NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY

CORP OF ENGINEERS.

Eric Hamilton
SIGNATURE OF WETLAND DELINEATOR

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE





LEGEND

DB	DEED BOOK	EOH	EDGE OF PAVEMENT
FB	FLAT BOOK	FI	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OT	OPEN TOP PIPE	NKF	NOW OR FORMERLY
RB	REAR	SSE	SANITARY SEWER EASEMENT
IF	IRON PIN FOUND	UE	UTILITY EASEMENT
PS	12" REBAR W/IC SF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	SE	SEWER CLEAN OUT
C&G	CURB & GUTTER	CO	SQ. FT.
RW	RIGHT OF WAY	EX	EXISTING
NF	NOW OR FORMERLY	N, S, E, & W	TYPICAL
E	OVERHEAD POWER LINE	FSB	FRONT SETBACK
CMP	CORRUGATED METAL PIPE	RSS	REAR SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	SSB	SIDE SETBACK
TBM	TEMPORARY BENCHMARK	L	LENGTH
POB	POINT OF BEGINNING	R	RADIUS
POC	POINT OF COMMENCEMENT	IRF	IRON PIN FOUND
RCP	REINFORCED CONCRETE PIPE	IRP	IRON PIN SET
DIP	DUCTILE IRON PIPE	CP	CALCULATED POINT
PVC	POLYVINYL CHLORIDE PIPE	PP	POWER POLE (PP)
HDP	HIGH DENSITY POLYETHYLENE PIPE	FI	FIRE HYDRANT (FI)
P	PROPERTY LINE	WV	WATER VALVE (WV)
C	CENTERLINE	WM	WATER METER (WM)
ID	IDENTIFICATION	JXB	JUNCTION BOX (JB)
B.S.L	BUILDING SETBACK LINE	SSMH	SANITARY SEWER MANHOLE (SSMH)
BOC	BACK OF CURB	DI	DROP INLET (DI)
CI	CURB INLET	R/M	R/W MONUMENT
UE	UTILITY EASEMENT	SWCB	SINGLE WING CATCH BASIN
W	WATER	SWCB	DOUBLE WING CATCH BASIN
WW	WATER VALVE	HW	HEADWALL (HW)
CBA	CONTIGUOUS BUILDABLE AREA	LE	FLARED END SECTION
AC	ACRES	LP	LIGHT POST (LP)
SF	SQUARE FEET	YI	YARD INLET

30" Pine SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

STATE WATERS PERENNIAL STREAMS

WETLANDS FLOODPLAIN INTERMITTENT STREAMS

PROPOSED UTILITIES

WATER: FAYETTE COUNTY

SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS

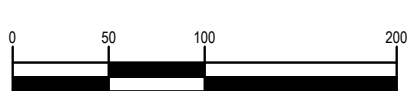
ELECTRIC: COMETA-FAYETTE EMC

NOTE: UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.

*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

PRELIMINARY, NOT FOR CONSTRUCTION

GRAPHIC SCALE



SIGN NOTE: ENTRANCE SIGNS SHALL BE LOCATED IN COMMON AREA OWNED AND MAINTAINED BY HOA. FINAL LOCATIONS TO BE SHOWN ON FINAL PLAT.

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PROJECT NAME

NASH OAKS
FAYETTE COUNTY, GEORGIA

CLIENT NAME

WGS, LLC
270 JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS	DATE	DESCRIPTION
1	1-31-22	REVISED PER FAYETTE COUNTY REVIEW COMMENTS
2	4-25-22	REVISED PER FAYETTE COUNTY REVIEW COMMENTS
3	6-15-22	REVISED PER FAYETTE COUNTY REVIEW COMMENTS

A1041.0107-PP-BASE

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SEAL

REGISTERED PROFESSIONAL SURVEYOR
No. 031558
D. SWANK
12/28/21

LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

PRELIMINARY PLAT

SHEET

3.0

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LEGEND

D8

DEED BOOK

PB

PLAT BOOK

PG

PAGE

LL

LAND LOT

OTP

OPEN TOP PIPE

REBAR

IRON PIN FOUND

IPF

1/2" REBAR W/CSL 001179

CTP

CRIMP TOP PIPE

CAG

CURB & GUTTER

R/W

RIGHT OF WAY

NF

NOW OR FORMERLY

E

OVERHEAD POWER LINE

CMP

CORRUGATED METAL PIPE

SWMF

STORMWATER MANAGEMENT FACILITY

TBM

TEMPORARY BENCHMARK

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

RCP

REINFORCED CONCRETE PIPE

DIP

DUCTILE IRON PIPE

PVC

POLYVINYL CHLORIDE PIPE

HOPE

HIGH DENSITY POLYETHYLENE PIPE

P

PROPERTY LINE

C

CENTERLINE

B.S.L

BUILDING SETBACK LINE

BOC

BACK OF CURB

C

CURVE LABEL

CI

CURB INLET

DE

DRAINAGE EASEMENT

NF

NOW AND FORMERLY

WM

WATER METER

WV

WATER VALVE

CSA

CONTINUOUS BUILDABLE AREA

B/C

BACK-OF-CURB

AC

ACRES

SF

SQUARE FEET

EOP

EDGE OF PAVEMENT

FH

FIRE HYDRANT

L

LINE LABEL

NF

NOW OR FORMERLY

PKS

PK NAIL SET

SSE

SANITARY SEWER EASEMENT

UE

UTILITY EASEMENT

REF

REFERENCE

CO

SEWER CLEAN OUT

SO, FT.

SQUARE FOOT

EX

EXISTING

N, S, E, & W

NORTH, SOUTH, EAST & WEST

TYP

TYPICAL

FSB

FRONT SETBACK

RSS

REAR SETBACK

SSB

SIDE SETBACK

L

LENGTH

R

RADIUS

IRON PIN FOUND

IRON PIN SET

CP

CALCULATED POINT

PP

POWER POLE (PP)

FH

FIRE HYDRANT (FH)

WV

WATER VALVE (WV)

WM

WATER METER (WM)

JB

JUNCTION BOX (JB)

SSMH

SANITARY SEWER MANHOLE (SSMH)

DI

DROP INLET (DI)

RM

RW MONUMENT

SWCB

SINGLE WING CATCH BASIN

SWDB

DOUBLE WING CATCH BASIN

HW

HEADWALL (HW)

FL

FLARED END SECTION

LP

LIGHT POST (LP)

VI

VIADUCT

SC

SEWER CLEAN OUT

30" Pine

SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

TP

TREE PROTECTION FENCING

X

SPECIMEN TREE TO BE REMOVED

WETLANDS

FLOODPLAIN

STATE WATERS

PERENNIAL STREAMS

INTERMITTENT STREAMS

TREE LEGEND

30" Pine

SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

TP

TREE PROTECTION FENCING

X

SPECIMEN TREE TO BE REMOVED

PRELIMINARY, NOT FOR CONSTRUCTION

GRAPHIC SCALE

SIGN NOTE:
ENTRANCE SIGNS SHALL BE
LOCATED IN COMMON AREA
OWNED AND MAINTAINED BY HOA.
FINAL LOCATIONS TO BE SHOWN
ON FINAL PLAT.

TREE IMPACT SUMMARY

Specimen Trees To Be Removed			
Diameter (inches)	Species	Reason for Removal	Justification
28	Hardwood	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
29	Hardwood	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
28	Sweetgum	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
34	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
34	Sweetgum	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
32	Sweetgum	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
34	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
41	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
29	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
25	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
26	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
31	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
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36	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.

MB

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SEAL

GEORGIA REGISTERED PROFESSIONAL SURVEYOR

No. 031558

SDS

D. SVANKS

12/28/21

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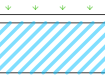
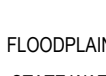

SHEET TITLE

TREE PROTECTION PLAN

SHEET

4.0

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		<h1>LEGEND</h1>			
DB	DEED BOOK	EOP	EDGE OF PAVEMENT		
PB	PLAT BOOK	FH	FIRE HYDRANT		
PG	PAGE	L	LINE LABEL		
LL	LAND LOT	NF	NOW OR FORMERLY		
OTP	OPEN TOP PIPE	PKS	PK NAIL SET		
REBAR	REBAR	SSE	SANITARY SEWER EASEMENT		
HB	IRON PIN FOUND	USE	UTILITY EASEMENT		
CIP	1/2" REBAR W/C LSF 001179	REF	REFERENCE		
CTS	CRIMP TOP PIPE	CO	SEWER CLEAN OUT		
CB	CURB & GUTTER	QF	SQUARE FOOT		
RW	RIGHT OF WAY	EX	EXISTING		
NF	NOW OR FORMERLY	N. E. S. & W.	NORTH, SOUTH, EAST & WEST		
OWH	OVERHEAD POWER LINE	TYP	TYPICAL		
CMP	CORRUGATED METAL PIPE	F88	FRONT SETBACK		
SWM	STORMWATER MANAGEMENT FACILITY	R88	REAR SETBACK		
TBM	TEMPORARY BENCHMARK	S88	SIDE SETBACK		
POB	POINT OF BEGINNING	Ls	LENGTH		
POC	POINT OF COMMENCEMENT	Rr	RADIUS		
RC	REINFORCED CONCRETE PIPE	○	IRON PIN FOUND		
PVC	DUCTILE IRON PIPE	○	IRON PIN SET		
PVP	POLYVINYL CHLORIDE PIPE	□	CALCULATED POINT		
HDPE	HIGH DENSITY POLYETHYLENE PIPE	○	POWER POLE (PP)		
PROPERTY LINE	PROPERTY LINE	○	FIRE HYDRANT (FH)		
CENTERLINE	CENTERLINE	○	WATER VALVE (WV)		
ID	IDENTIFICATION	○	WATER METER (WM)		
B-S-L	BUILDING SETBACK LINE	○	JUNCTION BOX (JB)		
BC	BACK OF CURB	○	SANITARY SEWER MANHOLE (SSMH)		
C	CURVE LABEL	○	DROP INLET (DI)		
CI	CURB INLET	○	RW MOVEMENT		
DE	DRAINAGE EASEMENT	○	SINGLE WING CATCH BASIN		
NF	NOW AND FORMERLY	○	DOUBLE WING CATCH BASIN		
WM	WATER METER	○	CURB INLET		
WV	WATER VALVE	○	HEADWALL (HW)		
CB	CONTINUOUS BUILDABLE AREA	○	FLARED END SECTION		
BCA	BACK-OF-CURB	○	LIGHT POST (LP)		
ACRES	ACRES	○	YARD INLET		
SF	SQUARE FEET	○	SEWER CLEAN OUT		
<p>SPECIMEN TREE CIRCLE RADIUS = 15 TIMES DIAMETER (INCHES) OF TREE IN TREE</p>		<p>WETLANDS</p>			
<p>30" Pine</p>				<p>FLOODPLAIN</p>	
<p>STATE WATERS</p>				<p>STATE WATERS</p>	
<p>PERENNIAL STREAMS</p>				<p>INTERMITTENT STREAMS</p>	

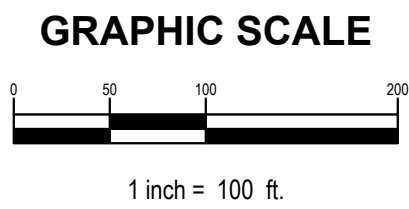
STORMWATER MANAGEMENT PLAN

1. THE EXISTING ON-SITE WATER BODY WILL NOT BE INCLUDED IN STORMWATER MANAGEMENT TO PROVIDE WATER QUALITY, CHANNEL PROTECTION OR ANY OTHER POST-CONSTRUCTION DETENTION VOLUMES. EXISTING FLOW PATTERNS WILL BE MAINTAINED AND NO ADDITIONAL AREAS WILL BE ROUTED TO THIS WATER BODY.
2. TO AID IN THE PREVENTION OF ADDITIONAL RUNOFF DISCHARGING INTO THE NEIGHBORHOOD TO THE NORTH, A CUTOFF SWALE WILL BE DESIGNED TO CONVEY FLOW DOWN TO THE CALLAWAY ROAD RIGHT-OF-WAY TO THE EXISTING CULVERT CURRENTLY CONVEYING FLOWS BENEATH THE ROAD.
3. TO AID IN THE PREVENTION OF ADDITIONAL RUNOFF DISCHARGING ACROSS THE CROWE PROPERTY TO THE SOUTH, A CUTOFF SWALE WILL BE DESIGNED TO CONVEY FLOWS AWAY FROM THE CALLAWAY ROAD RIGHT-OF-WAY, TOWARDS THE NASH CREEK ASSOCIATED FLOOD PLAIN. THIS WILL EFFECTIVELY BYPASS THE CROWE PROPERTY, DRIVEWAY, AND CULVERT. AT THE DOWNSTREAM END OF THIS CUTOFF SWALE, A LEVEL SPREADER WILL BE DESIGNED TO RETURN RUNOFF VELOCITIES LEAVING THE PROJECT SITE TO EXISTING CONDITION LEVELS OR LESS.
4. AT THE ENTRANCE, THE PROPOSED ROAD'S HIGHTPOINT MAY BE PUSHED FURTHER INTO THE SITE TO MEET ASHITO REQUIREMENTS FOR VERTICAL ALIGNMENT. TO PREVENT ADDITIONAL FLOW REQUIREMENTS FOR THE CALLAWAY ROAD RIGHT-OF-WAY INLETS AND DRAINS WILL BE PLACED CLOSE TO THE ENTRANCE AS POSSIBLE TO RESTRICT POST-DEVELOPED FLOW RATES TO LEVELS LESS THAN PRE-DEVELOPED FLOW RATES.

RUNOFF REDUCTION

1. REDUCTION OF LIMITS OF CLEARING AND GRADING FOR PRESERVATION OF NATURAL FEATURES AND UNDISTURBED NATURAL AREAS AROUND THE PERIMETER OF EACH HOUSE SITE. RUNOFF FLOWS AS SHEET FLOW THROUGH THESE NATURAL VEGETATED AREAS TO ENHANCE WATER QUALITY.
2. LARGER LOT SIZES CREATE A LIMITED AMOUNT OF IMPERVIOUS AREA. EACH LOT INCLUDES APPROXIMATELY 0.22 ACRES OF IMPERVIOUS AREA (INCLUDING THE HOUSE AND DRIVEWAY) . TOTAL IMPERVIOUS AREA = 0.22 x 42 LOTS = 9.24 AC + 5.61 AC. OF ROADWAY IS 14.85 ACRES (5.5% OF THE TOTAL AREA).
3. ROOF DOWNSPOUTS ARE DIRECTED AWAY FROM THE HOUSE IN ALL DIRECTIONS ALLOWING THE CONCENTRATED FLOW TO BE DISCHARGED TO PREVIOUS AREAS WHICH SERVE AS OVERLAND FLOW/INFILTRATION ZONES. THE FINISHED GRADE AROUND EACH HOUSE SHALL FALL AT LEAST 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE HOUSE. FROM THERE THE FINISH GRADE SHALL BE LESS THAN OR EQUAL TO 3% OR FOR A DISTANCE OF 25' AROUND THE PERIMETER OF THE HOUSE WITH GUTTER DOWNSPOUTS ORIENTED TO ALLOW FOR SHEET FLOW ACROSS THE OVERLAND FLOW/INFILTRATION ZONES.

**PRELIMINARY, NOT
FOR CONSTRUCTION**



**Moore Bass
Consulting, Inc.**

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME	NASH OAKS FAYETTE COUNTY, GEORGIA
CLIENT NAME	WGS, LLC 270 JEFF DAVIS DRIVE FAYETTEVILLE, GA 30214

REVISIONS
1 - 3/17/22 - REVISED PER FAYETTE COUNTY REVIEW COMMENTS
2 - 4/25/22 - REVISED PER FAYETTE COUNTY REVIEW COMMENTS
3 - 6/15/22 - REVISED PER FAYETTE COUNTY REVIEW COMMENTS

A1041.0107-PP-BASE

DATE	10-05-2021
CONTRACT #	A1041.0107
DRAWN BY	SDS / ACD

The Drawings, Specifications and other document prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the

1350 KEYS FERRY COURT
McDONOUGH, GA 30253



LEVEL 2 CERTIFICATION
CERT.#0000048661 EXP.: 12/14/22

SHEET TITLE

**CONCEPTUAL
STORMWATER
PLAN**

SHEET

6.0

Land Use Element and Future Land Use Plan Map Amendments

Land Use Element

~~Limited Commercial One~~ (Page L-11)

~~This category designates properties where the Limited Commercial (1) District (L-C-1) zoning district is recommended. L-C-1 allows small-scale businesses which do not generate large amounts of traffic, noise or light are to be located.~~

~~SR 74, SR 85, & Padgett Road Intersection (Starr's Mill Historic District): This intersection is in close proximity to historic Starr's Mill. This area represents a newly developing nonresidential node where the L-C-1, (Limited Commercial (1) District) and O-I, Office-Institutional zoning districts are recommended as depicted on the Future Land Use Plan map. The C-C, (Community Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited Commercial (2) District) are not designated for this area.~~

Historic District (Page L-22)

Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road Intersection: Starr's Mill is a significant historic resource in Fayette County. This Overlay District identifies the county's goals and recommendations for the Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road intersection. Both SR 74 and SR 85 are Major Arterials and serve as commuting routes. SR 74 connects to Peachtree City, Tyrone and Interstate 85 to the north. SR 85 runs through Fayetteville to Clayton County and connections to SR 92, SR 314, and SR 279 can be made along this route. The widening of SR 74 from two to four lanes was completed in early 2012. As a result of this project Padgett Road was realigned to alleviate its offset from SR 74. SR 85 is planned to be widened from two to four lanes in the future.

Historic Resources: Starr's Mill is located to the northeast of this intersection on Whitewater Creek. Starr's Mill is one of the most significant historical structures in Fayette County. The mill and surrounding property containing the mill pond is owned by the Fayette County Water System and serves as a water intake location and passive park. The present mill was built in 1888 and was central to the Starr's Mill Community that also contained a post office, stores, a church, a cotton gin, and a sawmill. These facts are discussed in the Natural and Historic Resources Element of the comprehensive plan.

Also located at the intersection in close proximity to Starr's Mill is the Starr's Mill Baptist Church. It is estimated that the church was constructed in 1887 according to the Natural and Historic Resources Element. The church is owned and utilized by New Hope Baptist Church which is located across SR 74.

Existing Development: Properties at this intersection are residentially zoned and the Future Land Use Plan designates these properties as residential. Most lots contain single-family residences with the exception of a lot of approximately eight acres that contains the aforementioned Starr's Mill Baptist Church. Some of the lots are nonconforming and a few are less than one acre in size. A legal nonconforming commercial structure was removed due to the realignment of Padgett Road.

Several single-family residential subdivisions are located in close proximity to the intersection. These subdivisions include Mill Pond Manor (R-45), Southmill (C-S), Starr's Mill Ridge (R-20), and Starr's Mill Estates (R-20). While Starr's Mill Estates is zoned for one acre lots, the lots range in size from four to eight acres.

Future Development: Due to the improvements to this intersection through the SR 74 widening project and the future widening of SR 85, it is anticipated that property owners at this intersection will pursue nonresidential development. The preferred development pattern is for properties closest to the intersection to contain the more intense uses and land use intensity will generally decrease in intensity as it moves away from the intersection. The maintenance of an efficient flow of traffic at this intersection is essential. The historic character of the area should be taken into consideration in the development of this area.

The goals of the Starr's Mill Historic District Overlay at the SR 74, SR 85, & Padgett Road Intersection are: (1) maintain the historic character of the area, (2) control the intensity and aesthetic quality of nonresidential development at the intersection as it is the southern gateway into Fayette County, (3) maintain an efficient flow of traffic at the intersection, and (4) protect existing and future residential areas outside of the intersection.

Recommendations: The land use of this area associated with this intersection will be depicted on the Future Land Use Plan and corresponding Overlay Zone requirements for nonresidential development will be added to the Zoning Ordinance. The nonresidential land use designations at this intersection will consist of ~~Limited-Commercial One~~ and Office. Some fringe areas will have a residential land use designation of Low Density Residential (1 Unit/1 to 2 Acres). The C-C, (Community Commercial District), C-H, (Highway Commercial District), ~~L-C-1, (Limited-Commercial (1) District)~~ and L-C-2, (Limited-Commercial (2) District) are ~~not-designated appropriate~~ for this area.

Future Land Use Plan Map Amendments – Change areas designated as Limited Commercial One to Commercial. Delete Limited Commercial One from the map legend.

REQUESTED ACTION: R-40 to G-B

PROPOSED USE: Movie Studios

EXISTING USE: Vacant Land

LOCATION: S.R. Highway 138

DISTRICT/LAND LOT(S): 13th District, Land Lot 198

OWNER: G-Squared Events Holdings, LLC

AGENT: Alvin Williams

PLANNING COMMISSION PUBLIC HEARING: July 7, 2022

BOARD OF COMMISSIONERS PUBLIC HEARING: July 28, 2022

APPLICANT'S INTENT

Applicant proposes to rezone 25 acres from R-40 to G-B to expand a movie/television studio complex.

STAFF RECOMMENDATION

APPROVAL WITH THREE (3) CONDITIONS

INVESTIGATION

A. **PROPERTY SITE**

The subject property is a 25 acre tract fronting on S.R. Highway 138 in Land Lot 198 of the 13th District. S.R. Highway 138 is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned R-40.

History: In June of 2012, the Board of Commissioners (BOC) were approached by the adjacent property owner and agent/developer with the concept of a movie/television studio on the adjacent property. It was the consensus of the BOC that staff create a zoning district for a movie/television studio use and applicable Comprehensive Plan amendments for the SR 138 area for their consideration. (see attached BOC minutes – 6/6/2012)

On December 13, 2012, the BOC approved Ordinance 2012-14 amending the Zoning Ordinance to create the General-Business (G-B) zoning district and the SR 138 and North SR 314 overlay zone. (see attached BOC minutes – 12/13/2012)

On December 13, 2012, the BOC approved Resolution 2012-21 amending the Comprehensive Plan creating a General-Business land use category and designating an area along SR 138 as General-Business on the Future Land Use Plan. The depth of the General-Business land use area from SR 138 was based on the depth of two existing parcels to the east that are both approximately 1,400 feet in depth. (see attached BOC minutes – 12/13/2012)

Rezoning Petition 1309-21- 59.46 acres (adjacent property to the west) from G-B and R-40 to G-B - approved June 24, 2021 with two (2) conditions:

1. That the owner/developer connects the development to the Fayette County Water System for fire protection as required by the Fire Marshal.
2. That the owner/developer establish a 100 foot buffer along the boundary of the subject property and lots in the Dix-Lee-On subdivision. The buffer shall provide for a greater separation of uses and a visual screen through the use of natural vegetation or other means, including, replanting or supplemental plantings (see chapter 104, development regulations, for planting requirements). Other visual screening elements or noise attenuation devices, such as walls or berms, may be utilized in addition to the vegetation in the buffer. Stormwater retention and detention facilities may be located in the buffer but shall be set back a minimum of 50 feet from the property line. Said 50 feet, as measured from the property line, shall be for the aforementioned required natural vegetation, plantings, and other visual screening elements or noise attenuation devices only. Multi-use path connections and utilities (including underground stormwater piping) may be located anywhere within the buffer.

B. SURROUNDING ZONING AND USES

The general situation is a 25 acre tract that is zoned R-40. In the vicinity of the subject property is land which is zoned R-40, G-B, and RS-180 (Clayton County). The RS-180 zoning district in Clayton County is a single-family residential zoning district with a minimum lot size of 18,000 square feet (.41 acres). 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 SR 138)	7 lots in Clayton County	RS-180 (Clayton County)	Single-family Residential	Mixed Use (Clayton County)
South	60.0	G-B	Movie Studios	General Business
East	4.5	R-40	Single-family Residential	General Business
West	60.0	G-B	Movie Studios	General Business

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for General Business and Low Density Residential (1 Unit/1 Acre). The majority of the subject property is in the General Business designation. This request conforms to the Fayette County Comprehensive Plan. The SR 138 Corridor and North SR 314 and General Business sections of the Fayette County Comprehensive Plan says the following:

SR 138 Corridor and North SR 314: **This area is designated with a mix of Commercial, Office, and General Business land uses and borders Clayton County.** The opportunity exists for new and infill development, as well as redevelopment of older establishments. This area is regulated under the SR 138 and North SR 314 Overlay Zone.

The purpose of the General Business zoning district is to provide for business development that contains uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. **The G-B Zoning District will support the growing movie industry in Georgia** and limits the development of retail commercial uses and the resulting traffic generation associated with retail commercial development. The uses allowed in this zoning district could lend to a business park development pattern.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from R-40 to G-B for the purpose of expanding a movie television studio planned on the adjacent G-B tract to the west. Staff will recommend the following conditions:

1. That the properties be combined by deed and said deed be recorded prior to submittal of a site plan.
2. That all existing structures be removed from the subject property prior to approval of the site plan.

The letter of intent states that a total of seven (7) structures ranging from 39,000-45,000 square feet are proposed on ~~over~~ the 25 acres. Structures will be utilized as soundstages in support of productions for film, television, and streaming content.

State Route 138 and North SR 314 Overlay Zone

Due to the frontage on State Route 138, development of the property is subject to the requirements of the State Route 138 and North SR 314 Overlay Zone. The Overlay Zone requirements are in addition to the G-B zoning district requirements. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 138, a 50 foot setback for impervious surfaces from right-of-way of SR 138 and architectural standards

Right-of-Way Requirements

S.R. Highway 138 is classified as a Major Arterial road (major thoroughfare) on the Fayette County Thoroughfare Plan. This being a State Route, any dedication will be the responsibility of the Georgia Department of Transportation (GDOT) to secure from the property owner and must be indicated on the Preliminary Plat and Final Plat.

Access

The Concept Plan submitted indicates one (1) access from S.R. Highway 138.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 104-27 of the Development Regulations, as applicable. Access must comply with the provisions of Section 104-55. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with all applicable Fayette County Code regulations. 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 Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

FCWS has no objection to the following rezoning; however, the Fayette County Water System currently does not have water available to serve this property. The closest connection point is at an existing 10" DIP water main at the corner of Hwy 314 and Hwy 138 approximately 2,300 ft from the property. A waterline extension at the expense of the owner/developer will be required for this property.

Public Works/Environmental Management:

EMD recommends APPROVAL of the rezoning request:

1. Development shall provide an integrated style of stormwater management. Techniques should be used to create water quality/ runoff reduction facilities that can be used as green spaces within the new and existing development. *(This condition will be administered by Public Works/Environmental Management.)*

County Road Frontage Right of Way Dedication

GA Hwy 138 is a **Major Arterial** roadway and the GADOT controls all entrances and exits onto the state route. Any proposed modifications to the site entrances and exits will be permitted through GADOT. No road frontage is required by Fayette County.

Traffic Data

According to the GDOT on-line traffic data, the annual average daily traffic for State Route 138 in front of the site is **21,400 vehicles per day**. The owner has not submitted traffic data for the proposed future addition.

Sight Distance

Minimum sight distances will have to be satisfied for any proposed new road or driveway intersections; GADOT will review sight distances.

Floodplain Management

The 25.0-acre request for rezoning **DOES** contain floodplain per FEMA FIRM panel 13113C0037E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the FC 2013 Current Conditions Flood Study.

Wetlands

The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. However, the network of streams and presence both upstream and downstream of lakes, along with the presence of hydrologic soil groups, **DOES** indicate that wetlands are present on the property, particularly on the southwest corner. A wetland delineation will be required with the land disturbance plans.

Watershed Protection

There **ARE** state waters located adjacent to the subject property and **WILL BE** subject to the Fayette County Watershed Protection Ordinance. This location is in the Flint River Protected Watershed. The streams are perennial streams that are tributaries to Camp Creek. The minimum watershed buffer shall be 100 feet from wooded vegetation or 50 feet from 100-year floodplain elevation, whichever is greater, plus a 50' watershed setback.

Groundwater

The property **IS NOT** within a groundwater recharge area.

Post Construction Stormwater Management

This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if developed with more than 5,000 square feet of impervious surfaces.

Tree Protection and Landscaping

This development **WILL BE** subject to the Tree Protection and Landscaping ordinances if re-zoned and developed.

Environmental Health Department

This office has no objection to the proposed re-zoning.

Fire

No comment from Fire Marshal.

Georgia Department of Transportation

No comments from GDOT.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from R-40 to GB for the purpose of developing GB. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for General Business and Low Density Residential (1 Unit/1 Acre). The majority of the subject property is in the General Business designation. This request conforms to the Fayette County Comprehensive Plan.

SR 138 Corridor and North SR 314: **This area is designated with a mix of Commercial, Office, and General Business land uses and borders Clayton County.** The opportunity exists for new and infill development, as well as redevelopment of older establishments. This area is regulated under the SR 138 and North SR 314 Overlay Zone.

The purpose of the General Business zoning district is to provide for business development that contains uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. **The G-B Zoning District will support the growing movie industry in Georgia** and limits the development of retail commercial uses and the resulting traffic generation associated with retail commercial development. The uses allowed in this zoning district could lend to a business park development pattern.

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 district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH THREE (3) CONDITIONS.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved G-B **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. That the subject property be combined with the adjacent G-B tract to the west by a deed and said deed be recorded prior to submittal of a site plan.
2. That all existing structures have to be removed from the subject property within 180 days of the effective date of the rezoning.
3. That the owner/developer extend the waterline at their expense per the comments of the Fayette County Water System.



***Cinema South LLC
Letter of Intent***

June 21, 2022

Fayette County
140 Stonewall Avenue W.
Ste 202
Fayetteville, GA 30214

RE: Cinema South Studios LLC

Dear Chanelle Blaine:

Our company, Cinema South LLC, is proposing the Cinema South Studios LLC project within Fayette County. The project will be located at 2260 Hwy 138, Fayetteville, GA, 30214, Land Lot 198, Land District 13th, Parcel 1306-008, and 2270 Hwy 138, Fayetteville, GA 30214, Land Lot 198, Land District 1262, Parcel 1306007. The project includes a total acreage of 59.46 acres currently zoned as GB and 25.00 acres currently zoned as R-40.

Cinema South LLC is seeking to have the adjacent, 25.00 acres to be zoned as GB.

Cinema South Studios, LLC is looking to develop and construct seven (7) structures over the 25 acres that will be used as soundstages in support of productions for film, television and streaming content.

The square footage of each structure is defined as:

- 39,000 sq. ft.
- 39,000 sq. ft.
- 45,000 sq. ft.
- 45,000 sq. ft.
- 45,000 sq. ft.
- 37,500 sq. ft.



- 30,000 sq. ft.

The hours of operation will be from 8a.m. to 7p.m. in respect to the mixed-used portion, while the film and television production hours start earlier and will run longer within the walls of the sound-proof studios and warehouses.

Cinema South Studios, LLC lead developer is CDM Seven, of Houston, Texas. Located at 2425 West Loop South, Suite 350, Houston, TX 77027, 281-831-0802.

If you have any questions or comments, please don't hesitate to reach out to us.

Sincerely,

A handwritten signature in black ink, appearing to read "Alvin Williams", with a long horizontal line extending to the right.

Alvin Williams
770-627-0862 Office
678-699-4173 Cell
877-351-2791 Toll-Free
alvin@cinemasouthstudios.com

**1320-22
Zoning**

Clayton County

SR 138

**SUBJECT
PROPERTY**

R-40

R-40

R-40

S-Z

G-B

R-40

R-40

R-40

R-40

Clayton County

S.R. 138

**SUBJECT
PROPERTY**

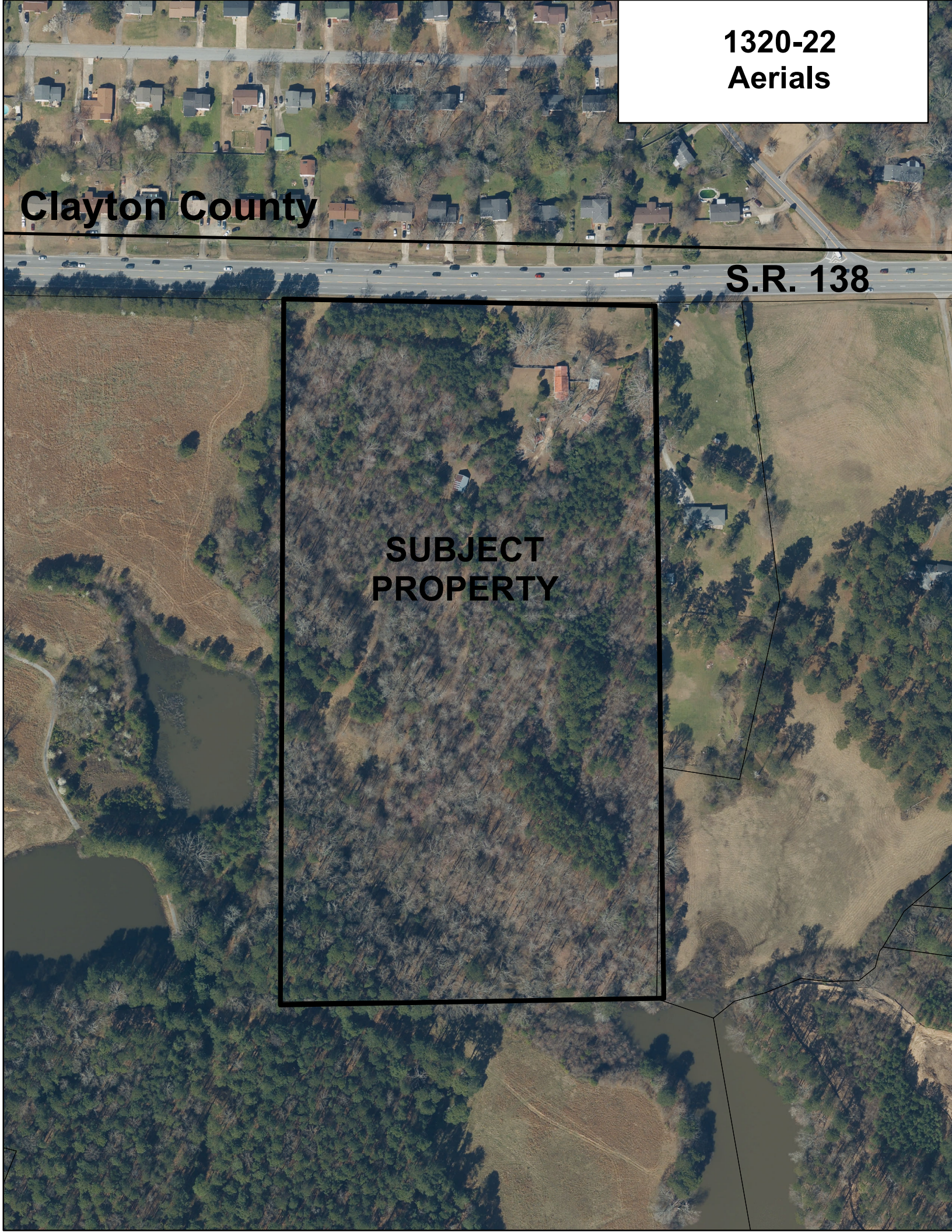
A map of Clayton County, Georgia, showing the subject property. The subject property is a large rectangular area outlined in black, filled with a light blue diagonal hatching pattern. The text "SUBJECT PROPERTY" is centered within this area. To the right of the subject property, the text "S.R. 138" is written in bold black font. The bottom of the map shows a yellow area, likely representing a body of water or a different land use zone. The top of the map is white, with a black border containing the text "1320-22 Land Use Plan".

**1320-22
Aerials**

Clayton County

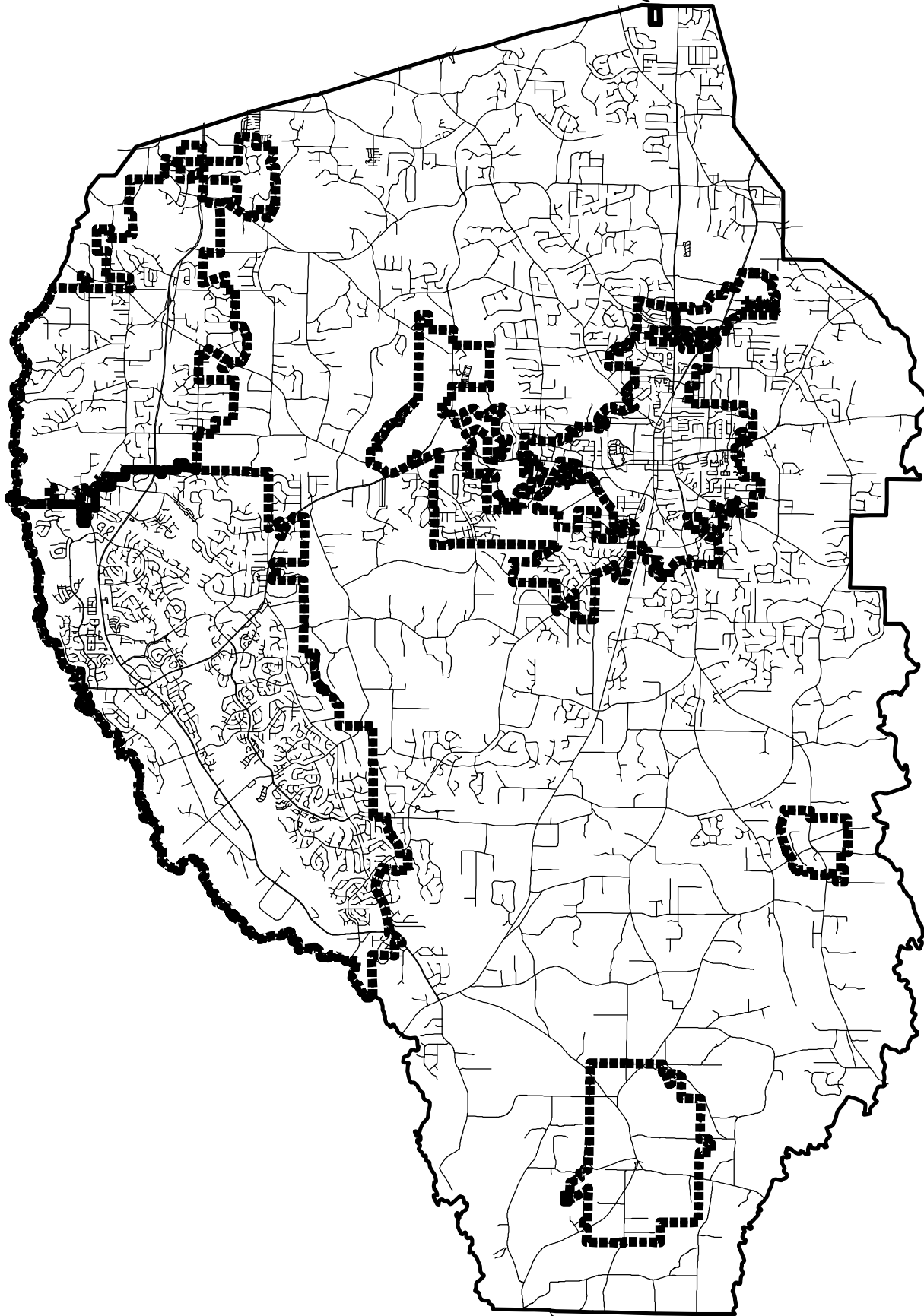
S.R. 138

**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**

**1320-22
County Proximity**





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PROGRESS SET
NOT FOR
CONSTRUCTION

PROJECT TITLE:

NUMBER:

HEET TITLE:

PAGE NUMBER: _____

SHEET NUMBER: **A100**



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

PROPERTY OWNERS: G-Squared Events Holdings, LLC
MAILING ADDRESS: 25700 Interstate 45, Suite #4043 The Woodlands, TX 77386
PHONE: 832-541-4450 E-MAIL: gary@gsquaredevents.com
AGENT FOR OWNERS: Alvin Williams
MAILING ADDRESS: 145 Robinson DR Fayetteville, GA 30214
PHONE: 678-699-4173 E-MAIL: alvin@cinemasouthstudios.com

PROPERTY LOCATION: LAND LOT 198 LAND DISTRICT 13th PARCEL 1306 007
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 2.5

EXISTING ZONING DISTRICT: R-40 PROPOSED ZONING DISTRICT: GB

ZONING OF SURROUNDING PROPERTIES: GB

PRESENT USE OF SUBJECT PROPERTY: Vacant

PROPOSED USE OF SUBJECT PROPERTY: Expansion of studios

LAND USE PLAN DESIGNATION: General Business

NAME AND TYPE OF ACCESS ROAD: S.R. Hwy 138

LOCATION OF NEAREST WATER LINE: Hwy 138 ; Hwy 314

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1320-22

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: June 2, 2022

DATE OF PLANNING COMMISSION HEARING: July 7, 2022

DATE OF COUNTY COMMISSIONERS HEARING: July 28, 2022

Received from Alvin Williams a check in the amount of \$ 420.00 for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).

Date Paid: May 31, 2022 Receipt Number: 014952

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:

G-SQUARED EVENT HOLDINGS LLC

Please Print Names

Property Tax Identification Number(s) of Subject Property: 13-06-007

(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) 198 of the 01202 District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 25 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Alvin Williams 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

1742 York Creek Dr.
Address Houston, TX 77014

Signature of Notary Public

Date

05/26/2022

Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date

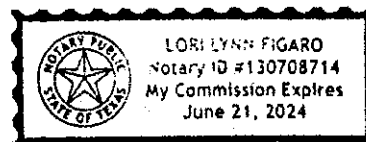
Signature of Authorized Agent

1742 York Creek Dr.
Address Houston, TX 77014

Signature of Notary Public

Date

05/26/2022



NAME: Alvin Williams PETITION NUMBER: 1320-22

ADDRESS: 175 Normandy Dr Fayetteville, GA 30214

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

Alvin Williams affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) 1262 Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 450.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to GB.

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 7th day of July, 20 22 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 28th day of July, 20 22 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF May, 2022

Shirley C Copeland

NOTARY PUBLIC

[Signature]

APPLICANT'S SIGNATURE

Shirley C Copeland
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 04/18/2025

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, G-SQUARED Events Holdings LLC said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, Twenty Five feet of right-of-way along Hwy 139 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)

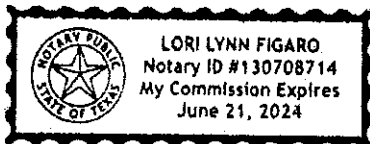
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 26 day of May, 2022.

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC



DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: www.dca.state.ga.us/DRI/.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
- [X] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
- [] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 27 day of JUNE, 2022.



APPLICANT'S SIGNATURE

Developments of Regional Impact

Tiers and Development Thresholds

Type of Development	Metropolitan Regions	Non-metropolitan Regions
(1) Office	Greater than 400,000 gross square feet	Greater than 125,000 gross square feet
(2) Commercial	Greater than 300 000 gross square feet	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 500 000 gross square feet	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1, 600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 400 rooms	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	All new airports runways and runway extensions	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students or expansion by at least 25 percent of capacity	New school with a capacity of more than 750 students or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt &, Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels
(16) Water Supply, Intakes/Reservoirs	New Facilities	New Facilities
(17) Intermodal Terminals	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or spaces.	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

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DISCLOSURE STATEMENT

Please check one:

Campaign contributions - ☒ No ☐ Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS
CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

HISTORY: Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

Type: ESTD
Recorded: 3/16/2022 4:15:00 PM
Fee Amt: \$650.00 Page 1 of 2
Transfer Tax: \$625.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID(s): 8846450835,
7067927936

BK 5467 PG 355 - 356

Record and Return to:
Lueder, Larkin & Hunter, LLC
3800 Camp Creek Pkwy, Bldg 1800, Suite 102
Atlanta, GA 30331
File No.: GA-CC-21-0749-CAS

**EXECUTOR'S DEED
(UNDER POWER)**

STATE OF GEORGIA
COUNTY OF FAYETTE

Parcel ID# 1306 007

THIS INDENTURE, made this 24th day of February, 2022, between

Wayne J. Jones

as Executor of the Last Will and Testament of Thomas H. Jones, late of the State of Georgia and County of Fayette, deceased, as party or parties of the first part (hereinafter called "Grantor") and

G-Squared Event Holdings, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, assigns, and successors where the context requires or permits).

WITNESSETH: That Grantor, (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Fayette County, State of Georgia) for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all the right, title, interest, claim or demand in and to the following described Property, with all the rights members and appurtenances to the said described premises in anywise appertaining to or belonging, to-wit:

All that tract or parcel of land lying and being in Land Lot 198 of the 1262 District, G. M. of Fayette County, Georgia and being more fully described as follows:

Being the east one-half of the northwest one-quarter of said land lot, and being bounded on the north by Selina Road (Highway 138); on the east and south by Cecil H. Travis, and on the West by Cecil H. Travis and Melvin T. Mitchell (the western boundary is the west one-half of the northwest one-quarter of said land lot which was deeded to Melvin T. Mitchell on the 20th day of October, 1947 by Mrs. Katherine F. Allen), being one-half (that is the east one-half) of the same property described in a deed from Mrs. W. T. Brown to Granville G. Brown, recorded in Deed Book 27, page 550, Fayette County Records, and deed from Mrs. Dorothy B. Gresham to Granville G. Brown, recorded in Deed Book 27, page 550 Fayette County

STATE HIGHWAY 138 (R/W VARIES)
REFERENCE DEED BOOK 416, PAGES 583-585

RETRACEMENT SURVEY

CURRENT OWNER:
G-SQUARED EVENT HOLDINGS, LLC
DEED BOOK 5467, PAGES 345-346
DEED BOOK 5467, PAGES 355-356

LEGEND:
U/P = UTILITY POLE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
RCP = REINFORCED CONCRETE PIPE
FES = FLARED END SECTION
— = OVERHEAD UTILITY LINES

NO UTILITY EASEMENT
FOR THESE LINES WAS
RECOVERED BY OR
PROVIDED TO THIS OFFICE.

N/F
G-SQUARED EVENT HOLDINGS, LLC
DEED BOOK 5337, PAGES 148-149
DEED BOOK 5337, PAGES 148-149

FENCE LINE ENCROACHES OVER THE
PROPERTY LINE FOR 108 +/- FEET.
THE FENCE IS OVER THE PROPERTY LINE
2.7 +/- FEET AT GREATEST POINT.

FUTURE 100-YEAR FLOOD ZONE
FROM THE 2013 FAYETTE COUNTY
FLOOD STUDY, AS GRAPHICALLY
SCALED FROM THE FAYETTE COUNTY
PUBLIC GIS SITE
- NOT FIELD RUN BY THIS OFFICE -

N/F
G-SQUARED EVENT HOLDINGS, LLC
DEED BOOK 5337, PAGES 148-149
DEED BOOK 5337, PAGES 148-149

LINE	CHORD	CHORD BEARING	RADIUS	ARC
L1	16.00'	S88°24'03"E		
L2	16.00'	S01°35'57"W		
L3	17.00'	S88°24'03"E		
L4	16.00'	N01°35'57"E		
C1	450.65'	S89°41'17"E	10,030.24'	450.69'
L5	14.03'	N89°01'29"E		

CLOSURE DATA
FIELD CLOSURE = 1' : 347.332
ANGLE POINT ERROR = < 10"
EQUIPMENT USED: GEOMAX ZOOM 90
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 554.997

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP
NUMBER 19113 C 0037 E, DATED SEPTEMBER 26, 2008, THIS
PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR
FLOOD HAZARD AREA, FLOOD PLAIN SHOWN ON THE PLAT
IS BASED ON THE 2013 FAYETTE COUNTY FLOOD STUDY, AS
SHOWN ON THE FAYETTE COUNTY PUBLIC GIS SITE

PREPARED FOR AND AUTHORIZED BY:

CDM7

LAND LOT 198, 13TH DISTRICT
FAYETTE COUNTY, GA.
SCALE: 1" = 60'

LAST DATE OF FIELD WORK: 05/25/2022

DATE OF DRAWING: 06/06/2022

REVISED:

W. D. GRAY

AND ASSOCIATES, INC.

LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496

NOTE: STRIPING SHOWN ON HIGHWAY 138 IS SCALED FROM
AERIAL PHOTOGRAPHY, AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

WATERSHED BUFFERS AND SETBACKS ARE SHOWN PER DOCUMENTS PROVIDED BY THE
FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT. THESE BUFFERS/SETBACKS
SHOULD BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
RULE 180-6-.09 THE TERM CERTIFICATION RELATING TO LAND SURVEYING
SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6), AND (11) SHALL MEAN A SIGNED
STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A
GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY
NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON,
PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,
PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE
UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES,
REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING
TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK
LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY
EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS
RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH
OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING
ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN,
RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE
OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND
DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND
LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES
AND/OR STRUCTURES.

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO
WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES
ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND
ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY
EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS,
WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE
INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND
PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.

WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE
LIMITS OF WRESTED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO
CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVULSION. DUE TO THE IRREGULAR
NATURE OF CREEK BANKS, SHORELINES, AND FIELD LOCATED ELEVATIONS, AND COMPUTER
SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS
LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER
SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED
BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.

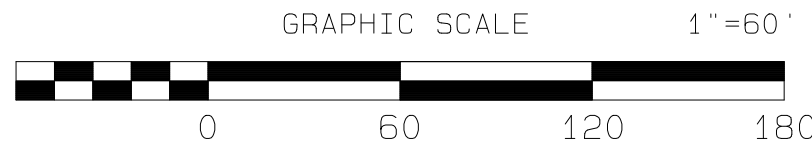


(iii) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a
new parcel or make any changes to any real property boundaries. The recording information of the documents,
maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS
PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS
OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor
certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set
forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land
Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WARREN D. GRAY, GEORGIA PLS # 2984

06-08-2022

DATE



JOB NO: 2204027