

## BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman  
Edward Gibbons, Vice Chairman  
Eric K. Maxwell  
Charles D. Rousseau  
Charles W. Oddo



## FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator  
Dennis A. Davenport, County Attorney  
Tameca P. Smith, County Clerk  
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West  
Public Meeting Room  
Fayetteville, GA 30214



## AGENDA

May 28, 2026  
5:00 p.m.

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Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 5:00 p.m.

### OFFICIAL SESSION:

Call to Order  
Invocation and Pledge of Allegiance by Commissioner Eric Maxwell  
Acceptance of Agenda

### PROCLAMATION/RECOGNITION:

### PUBLIC HEARING:

1. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting. (pages 4-53)
2. Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting. (pages 54-197)
3. Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting. (pages 198-329)
4. Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting. (pages 330-461)

5. Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting. (pages 462-593)
6. Consideration of Petition 1380-26, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot 70 of the 5th District and fronts Highway 85 South. (pages 594-607)
7. Consideration of Petition 1381-26, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential); property located in Land Lots 249 of the 4th District and fronts McBride Rd. (pages 608-620)

**PUBLIC COMMENT:**

*Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.*

**CONSENT AGENDA:**

8. Approval of Resolution 2025-11 to adopt the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029.). (pages 621-634)
9. Approval to declare fourteen vehicles and miscellaneous equipment unserviceable and to sell the assets online using a contracted auction services and for all proceeds to be returned to the Vehicle Replacement Fund. (pages 635-636)
10. Approval to transfer funding to and from the appropriate Capital Project Contingency account and to close the related projects. (pages 637-638)
11. Approval to renew a two-year contract with Midwest Employers Casualty Company at an annual cost of \$179,772 from July 1, 2026 to June 30, 2028. (pages 639-644)
12. Approval of the May 14, 2026, Board of Commissioners Meeting Minutes. (645-349)

**OLD BUSINESS:**

**NEW BUSINESS:**

13. Request to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030. (pages 650-666)
14. Request to approve Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA for \$3,079,766 for a Guaranteed Maximum Price of \$3,372,266.00. (pages 667-669)
15. Request to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept \$1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT) and allow the Finance Department to amend FY26 / FY27 revenue and expenditures budget appropriately. (pages 670-674)

16. Request to approve Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of \$65,580 to replace the Kenwood Road water line at Morning Creek. (pages 675-678)

**ADMINISTRATOR'S REPORTS:**

**ATTORNEY'S REPORTS:**

**COMMISSIONERS' REPORTS:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:  #1

**Wording for the Agenda:**

Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. This amendment was tabled on Mar. 26, 2026; then it was tabled at the April 21, 2026, BOC meeting.

**Background/History/Details:**

This amendment adds a use under Conditional Use criteria for churches & places of worship to provide for an incidental use for off-site parking, subject to specific conditions. Legal determined that, for clarity, this amendment should be separately enumerated in Sec. 110-169(2)n. as Item 14 since it contains specific requirements for the use. Please refer to report for full text. Staff recommends APPROVAL of the amendment as amended by the Planning Commission.

On March 5, 2026, Planning Commission voted to recommend APPROVAL of an amended version of Sec. 110-169(2).n.14., to add condition to require a traffic plan. Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8th Condition: To Add a CONDITION TO REQUIRE A TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. To Sec. 110-169(2)n.1 – Uses and/or Structures incidental to a Church. To Sec. 110-169(2)n.14.,Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded motion. Motion carried 4-1. Vice-Chairman Boris Thomas abstained. On March 26, 2026, the BOC voted to table the amendment until April 21, 2026, so Legal could revise some portions of the text to clarify requirements. On April 21, 2026, the Board tabled to May 28, 2026.

**What action are you seeking from the Board of Commissioners?**

Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures Incidental to a Church. Add Off-Site Parking as an incidental use to churches.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No:** TA-0012-26

**PLANNING COMMISSION PUBLIC HEARING:** March 5, 2026

**BOARD OF COMMISSIONERS PUBLIC HEARING:** March 26, 2026 (tabled)  
April 21, 2026 (tabled)  
May 28, 2026

**REQUESTED ACTION:** Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Legal determined that, for clarity, this amendment should be separately enumerated in Sec. 110-169(2)n. as Item 14 since it contains specific requirements for the use. Please refer to the subsequent pages for details of the proposed amended language.

**STAFF ANALYSIS:** This amendment adds a use under the Conditional Use criteria for churches and other places of worship to provide for an incidental use for off-site parking, subject to specific conditions as listed in the proposed amendment on the following page.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the amendment as amended by the Planning Commission.

**PLANNING COMMISSION RECOMMENDATION:** On March 5, 2026, the Planning Commission voted to recommend **APPROVAL** of an amended version of the Sec. 110-169(2)n.14., to add a condition to require a traffic control plan. Jim Oliver made the motion to recommend CONDITIONAL APPROVAL & added an 8<sup>th</sup> Condition: To Add a CONDITION TO REQUIRE A TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. To Sec. 110-169(2)n.14.,Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.

On March 26, 2026, the Board of Commissioners voted to table the amendment until April 21, 2026, so Legal could review some portions of the text to clarify some of the criteria. On April 21, 2026, the Board of Commissioners voted to table the amendment until May 28, 2026, for review.

14. *Off-Site Parking*. Property that is currently permitted for use as a Church and/or other place of worship may also qualify for use as off-site parking when such use does not increase the infrastructure burden of the current facilities. A parcel permitted for use as a Church and/or other place of worship may lease parking to another parcel if, in addition to the conditions met for conditional use as a Church and/or other place, the following conditions are met:

1. Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;
2. At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;
3. The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;
4. The property shall not be held open to the public for use;
5. Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;
6. All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.
7. The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church

and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use; and

\* 8. A traffic plan shall be submitted.

\* The planning commission recommendation to the BOC included a condition added at the meeting, submission of a traffic plan.

## OUTSTANDING QUESTIONS WITH OFF SITE PARKING AS A CONDITIONAL USE ON PARCELS CURRENTLY IN USE AS A CHURCH AND/OR OTHER PLACE OF WORSHIP

At the last BOC meeting, a proposed text amendment as recommended by the Planning Commission was presented for possible adoption. Various questions were raised about this text amendment that will need to be resolved by the BOC prior to approval.

### Questions arising under Condition 1

- “1. Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking; “
  - a. NONE

### Questions arising under Condition 2

- “2. At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site”
  - a. NONE

### Questions arising under Condition 3

- “3. The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking; “
  - a. Should the maximum term of the lease be reduced or increased?
  - b. Is this term a maximum for all possible leases on the property or are subsequent lease terms allowed?
  - c. Should the lease be redacted to exclude the amount of rent and the addresses of the lessor and lessee?

### Questions arising under Condition 4

- “4. The property shall not be held open to the public for use”
  - a. Does the language need revision to specifically mention that persons on site for church/worship purposes are welcome to park?

Questions arising under Condition 5

- “5. Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires”
- a. Is a single lease term all that will be permitted or will multiple, consecutive leases be permitted?

Questions arising under Condition 6

- “6. All parking shall be exclusively in areas approved for parking of the church and/or other places of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.”
- a. NONE

Questions arising under condition 7

- “7. The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use”
- a. Revision was recommended to clarify that the time from which the available parking facilities should be measured is the time of application for use as off-site parking NOT the application for use as a church. Is this a desired revision?
  - b. Will the applicants be permitted to expand parking and lease those additional parking areas in addition to the facilities available at the time of the initial application?

Several Issues arose at the BOC meeting but outside of the text presented by Planning Commission. We will need direction for inclusion in the final text amendment. There were three additional Conditions suggested.

Condition 8

- “8. A traffic plan shall be submitted”
- a. The planning commission recommendation to the BOC included the requirement for submission of this eighth condition for a traffic plan

although the text submitted did not reflect this change made at the Planning Commission meeting.

Condition 9

- “9. Use of the property for off-site parking shall be restricted to Passenger Vehicles, as defined in this code, having no more than two axles”

Condition 10

- “10. At no time shall Recreational Vehicles, as defined in this Code, be permitted to use the property for off-site parking”

**PLANNING COMMISSION**

Consideration of Amendments to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or structures Incidental to a Church. Add Off-Site Parking as an incidental use to churches.

H-1

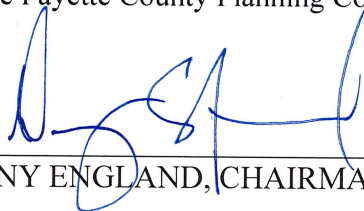
8-Add a Conditional Traffic control plan

Recommended for approval to the BOC

Recommended for denial to the BOC

Tabled until \_\_\_\_\_

Per the Fayette County Planning Commission on this 5<sup>th</sup> day of March 2026.



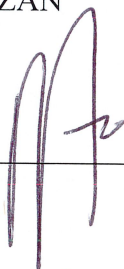
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DANNY ENGLAND, CHAIRMAN

 (opposed)

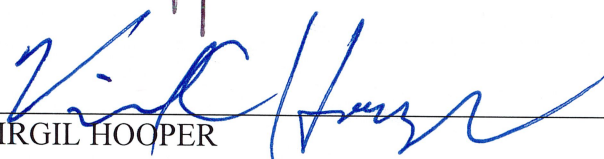
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BORIS THOMAS, VICE- CHAIRMAN



\_\_\_\_\_  
JOHN J. KRUZAN



\_\_\_\_\_  
JIM OLIVER



\_\_\_\_\_  
VIRGIL HOOPER

Remarks:

\_\_\_\_\_

**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
March 05, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the March 5, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning. ) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
5. Plats
  - a. Minor Final Plat of Free Land. *Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.*

**PUBLIC HEARING**

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership. ***Virgil Hooper made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.***
7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership. ***Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.***
8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8<sup>th</sup> Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.***

**CONDITIONS:**

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
4. *The property shall not be held open to the public for use;*
5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as*

*a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*

8 . *A Traffic Control Plan is required for the off-site parking use.*

9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. ***Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. John Kruzan seconded the motion. The motion carried 5-0.***
10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13<sup>th</sup> District, and it's behind 1252 Highway 314. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.***

**CONDITION:**

1. ***All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.***
11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2<sup>nd</sup>, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.***
12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***
13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***

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*Jim Oliver moved to adjourn the March 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.*

*The meeting adjourned at 8:34 pm.*

# Meeting Minutes 3/5/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 5<sup>th</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

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1. Call to Order. *Chairman Danny England called the March 5, 2026, meeting to order at 7:00 pm.*
  2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
  3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning. ) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
  4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
  5. Plats.
    - a. Minor Final Plat of Free Land.

Ms. Debbie Bell stated the Plat has been received and approved by staff.

Chairman Danny England asked if the petitioner was present.

Virgil Hooper asked staff what are the asking for.

Ms. Bell stated the applicant rezoned and combined property for parcel facing

Adams Road.

After no further comments, Chairman England asked for a motion.

***Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.***

## **PUBLIC HEARING**

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership.

Ms. Bell stated that this amendment that addresses the candidates who are appointed to the Zoning Board of Appeals, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

***Virgil Hooper made the motion to recommend APPROVAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.***

7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership.

Ms. Bell explained that this amendment also addresses the candidates who are appointed to the Planning Commission, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

***Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.***

8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches.

Ms. Bell discussed the recommendation for Sec. 110-169(2)n.5, which proposes adding Off-Site Parking as an incidental use for churches. She noted that churches are classified as a conditional use, and according to Sec. 110-169 on Conditional Use Approval, they may use their parking areas for off-site purposes, provided they do not expand the current parking capacity.

Chairman England asked if anyone in the audience was in support or opposition of the petition. With no response, he brought the item back to the board.

Mr. Jim Oliver asked staff if this was related to a problem or something existing.

Ms. Bell replied that QTS is currently under construction and seeking off-site parking areas not used during the week, by using the church parking areas. And related to parking lot at churches.

Chairman England asked staff if this was something not allowed before.

Chairman England asked if parking at a church was not allowed before, or if that's something we need to allow.

Allison Cox, County Attorney responded parking wasn't allowed as a use, and they wanted to make sure it is not outside of their use and they are not violating any rules.

Vice-Chairman Boris Thomas asked what if they have food trucks and festivals.

Ms. Bell responded that those are normal activities that a church already has.

Chairman England asked if the film industry could use that, too.

Ms. Bell responded that they could.

Ms. Cox added that it will be exclusively used on a lease term.

Vice-Chair Thomas commented on what can be used to prohibit commercial traffic during rush hour.

Ms. Cox responded that it will be handled once they get there, by QTS, providing measures like hiring security or parking details.

Chairman England asked if the county has the ability to review it or say no, by submitting a site plan, etc.

Ms. Cox responded that they met everything that's in the condition, in addition to all of the church's conditions, then no. She explained that this is specifically off-site parking, and it has to be attached to a principal use that's local. She suggested that if the board wanted, they could add extra conditions.

Mr. John Kruzan asked this for the existing parking area they have today, which would not add any more property, and convert it into more parking.

Ms. Cox responded that this will only apply to the parking area that currently exists.

Vice-Chair Thomas asked when the date would be for this to go into effect. He was concerned that some of the churches might apply to expand their parking space before this goes into effect.

Ms. Bell responded that the county doesn't currently have any churches that plan to enlarge their parking lot.

Vice-Chair Thomas asked if we would be restricting churches from improving their parking lots due to the concern that they will be rented out to commercial entities.

Ms. Bell responded that if they currently have an active parking lease, they will not be approved to expand their existing parking. If a church comes in and wants to expand its parking, as long as they meet all of the site development requirements, they will be reviewed and approved; they will have to wait for that lease to be over to make any additions.

Ms. Cox added that any of those changes will have to meet what's allowed for churches; they cannot add an industrial lot, which will not be allowed.

Mr. Virgil Hooper asked if the county has a limit on the number of parking spaces per church/congregation.

Ms. Bell responded that there is no cap on the number of parking spaces, but there is a cap on the maximum percentage of impervious areas on a parcel.

Mr. John Kruzan asked if this will be an eight year term, as shown in the staff report.

Ms. Cox responded that it cannot exceed eight years. Because the build up will take eight years, that's where the number comes from to make sure there is determination, and it does not continue.

Chairman England asked the board didn't have any other comments, he requested a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8<sup>th</sup> Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.***

**CONDITIONS:**

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
  2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
  3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
  4. *The property shall not be held open to the public for use;*
  5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
  6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
  7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*
  8. ***Added a Conditional Traffic Control Plan.***
9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office-Institutional) zoning district.

Ms. Bell explained that this will be an addition to adding off-site parking as a conditional use - Conditional use permits have specific requirements they have to meet under that use, and they are not eligible for variances. Ms. Bell stated this is specifically for off-site parking serving a specific use within one thousand feet of the property that it serves.

Chairman England asked if anyone in the audience was in support or opposition of the petition.

**Spoke in opposition:**

Mr. Ben Loggins commented in opposition and expressed his concern about the traffic this will create for the residents at Canoe Club, by submitting another traffic light or otherwise.

Mr. Chris Covington, resident of Lester Road, also commented about his concerns about adding more traffic and proposed that adding some source of surveillance would be helpful.

Mr. Wayne Knight, a resident of the Canoe Club, spoke about the traffic concerns and asked for the median to be cut back to allow for a left turn to allow people to go north.

With no further comments, the Chairman brought the item back to the board for questions or a motion.

Ms. Bell responded to the last comment, stating that the property was recently annexed to the city, and the county has development plans for that property, which is not the subject of this particular petition.

Chairman England added that there is more traffic coming, so there is more parking, and it affects that entrance, and the more people we have, the hardest is to control that.

Ms. Cox commented that the area for the petition the board is hearing is subject to commercial development, which changes the roadways. Ms. Cox explained that the effort is to keep it a conditional use and O-I to be managed as a parking lot for the time that is needed as a commercial use.

Mr. Jim Oliver expressed his concern that this will be tailored for a specific use.

Ms. Cox responded that we need the use of the county, and it's something allowed, stating they could do a commercial parking in a commercial area, but outside parking will come later on other places too, and the county wants to make sure it can be managed.

Mr. Oliver asked why we are trying to accommodate QTS's needs when they have four hundred acres to do a parking lot.

Ms. Cox responded that they are trying to control the traffic problem.

Mr. Oliver responded that they could keep it on their campus; they have all of those buses traveling all over the place, and they think this will make it any better, but it is going to make it worse.

Chairman England commented that the problem he sees is that in a church, they only use it half a day on Sunday and Wednesday, and asked staff if there is anything that will exclude an O-I zoned constructed building.

Ms. Cox responded that if you are an O-I group and you have principal use on that property, you must have a lease, and they need to set the terms; we need to see a lease.

Vice-Chair Thomas commented that it seems like we are trying to control the fire instead of saying you can't make a fire and just construct a parking deck and solve the problem; they are not ready for the impact of the traffic this might create.

Mr. John Kruzan commented that they couldn't do it on this consideration, so now we are going to do it on this new one.

Chairman England asked for a motion if there were no further questions from the board.

***Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. Vice -Chairman Boris Thomas seconded the motion. The motion carried 5-0.***

10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13<sup>th</sup> District, and it's located behind 1252 Highway 314.

Ms. Bell read the petition above and explained that the applicant is proposing to rezone the parcel to A-R combine it with additional property already rezoned A-R, for the purposes of use as a single-family residence and for operating an A-R Wedding/Event Venue. The parcel does not meet the minimum lot size for the A-R zoning. Therefore, a condition is recommended to ensure it is combined with the larger parcel, which will resolve this issue. Staff recommended conditional approval.

Chairman England asked staff if they had previously encountered this application. What is the difference this time?

Ms. Bell responded that the only way they could rezone this parcel is if the other parcels adjacent to it were rezoned to A-R first.

Mr. Randy Boyd, agent representing Mr. Akin and Mr. Hill, is not sure how this parcel was created, which is on the west side of the lake; you cannot get to it, and can't do much with it, either, sitting half in a floodplain and being less than five acres. Mr. Akin wants to sell it to Mr. Hill, who would like to add it to the recently rezoned A-R parcels adjacent to his. Mr. Boyd asked the board for approval, stating will be downzoning.

Chairman England asked for anyone in support of the petition to speak, with no comments asked for anyone in opposition to speak.

Ms. English expressed her concern about Mr. Akin selling the piece of property to Mr. Hill to convert it into a wedding venue.

No one else spoke in opposition and Chairman England brought the item back to the board for questions.

Mr. Hooper asked if they had changed the classification on the larger parcel so that they could incorporate the smaller one; he wasn't present on the previous requests.

Chairman England responded yes.

Mr. Oliver asked the petitioner if they agreed with the conditions for the petition.

Mr. Boyd responded that they had no problem with it.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.***

**CONDITION:**

*1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.*

11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Debbie Bell stated that applicants are requesting to rezone these two parcels and parcel 0704 052 to C-C to operate a parking center for vehicles driven by construction workers and other personnel working at the data center. Once completed, the site will be developed for an office site. The subject properties are currently zoned MHP. They were rezoned from A-R to MHP, which was approved in March 1967. It could be zoned commercial, but it also could be rezoned to O-I. Staff recommended conditional approval.

Chairman England asked if the petitioner was present.

Mr. Alan Kachin, Agent, representing Ace Group Corp, stated the property was currently zoned for mobile homes, and they are seeking to rezone it for commercial purposes. The initial use will be for a parking lot for the workers at the data center, and once no longer needed, it will be converted into an office building, solving the problems previously discussed with the churches. Mr. Kachin explained if the property were developed as a mobile home park with the approximation of fifty homes, it would also bring more traffic to the area. He stated that his client will meet all of the requirements to obtain the appropriate permits.

Chairman England asked whether anyone supported the petition.

Mr. John Saena recommended adding a condition to be a previous surface to protect the runoff, since this will be temporary until the next development.

Mr. Joe Peavy expressed his concern about the runoff and complained about the lighting and the noise he already has across the street with the data center and would like for the board to include a barrier wall or something where the lights in the proposed

parking lot do not shine directly into their subdivision.

Chairman England asked for anyone in support or opposition, but no one responded. He brought the item back to the board for comments or motion.

Mr. Alan Kachin came back for rebuttal, stating that the parking lot will have buffers and his client will comply with all requirements.

Vice- Chairman Thomas asked if the data center would ever be completed. He asked for a time of completion.

Mr. Kachin responded that he does know, and he couldn't speak for them.

Chairman England commented that eight years will be the max.

Mr. Jim Oliver asked staff if the board's denial of the petition would do to this petition in the O-I part?

Ms. Bell responded that staff will recommend that this be rezoned to O-I instead of C-C, as it is a less intense use, it's a criteria of Highway 54 west corridor and off-site parking is not a conditional or permanent use in C-C.

Chairman England they could move forward with the rezoning. The problem is that they couldn't use it as a parking lot.

Mr. Oliver asked the petitioner if they couldn't do the parking in O-I, instead of C-C, what would it do to your petition?

Mr. Kachin responded that his client is not interested in building a mobile home park; the intention is to develop it anyway. He doesn't know what his client would want it to do if they couldn't use it for off-site parking.

Mr. Oliver responded to Mr. Kachin that his presentation is leaving him with more questions than answers, he questioned the agent mentioning he does know what his client cant do if no using the property for off-site parking, that this is a better use than a mobile home park and responded that the price for the property is making it financially not feasible to build a mobile home park and this will be better to control traffic, that will be regardless. He finished by stating he is not giving the board any assurance of what's going to happen.

The board asked if the applicant could withdraw the petition or table it. The petitioner responded that they would like to table it.

***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2<sup>nd</sup>, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.***

- 12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1375-26-B and needs to be tabled for April 2, 2026.

The Board moved for a motion.

***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***

- 13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1376-26 and needs to be tabled for April 2, 2026.

The Board moved for a motion.

***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***


\*\*\*\*\*

*Jim Oliver moved to adjourn the March 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.*

*The meeting adjourned at 8:34 pm.*

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
**MARIA BINNS, PC SECRETARY**

  
\_\_\_\_\_  
**DANNY ENGLAND, CHAIRMAN**

**NOTICE OF PUBLIC HEARING  
FOR AN AMENDMENT OF THE  
FAYETTE COUNTY CODE OF  
ORDINANCES, CHAPTER 110.  
ZONING ORDINANCE.**

**PUBLIC HEARING** to be held before the Fayette County Planning Commission on March 5, 2026, at 7:00 P.M. and before the Fayette County Board of Commissioners on March 26, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE V. - CONDITIONAL USES, NONCONFORMANCES, AND TRANSPORTATION CORRIDOR OVERLAY ZONE. - SEC. 110-169(2)n. 5. - USES AND/OR STRUCTURES INCIDENTAL TO A CHURCH. Add Off-Site Parking as an incidental use to churches.**

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.  
This 12th day of February 2026.

Deborah Bell, Director  
Planning and Zoning  
02/18

**B4 Fayette County News**

Continued from page B3

Wednesday, April 1, 2026

NOTICE OF PUBLIC HEARING  
FOR AN AMENDMENT OF THE  
FAYETTE COUNTY CODE OF  
ORDINANCES, CHAPTER 110.  
ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Board of Commissioners on April 21, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia. This item was tabled at the March 26, 2026, Board of Commissioners meeting.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE V. - CONDITIONAL USES, NONCONFORMANCES, AND TRANSPORTATION CORRIDOR OVERLAY ZONE. - SEC. 110-169(2)n.5. - USES AND/OR STRUCTURES INCIDENTAL TO A CHURCH. Add Off-Site Parking as an incidental use to churches.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

This 27th day of March 2026.

Deborah Bell, Director  
Planning and Zoning

4/1

Wednesday, April 29, 2026

Continued from page B4

Fayette County News B5

## FAYETTE COUNTY

NOTICE OF PUBLIC HEARING  
FOR AN AMENDMENT OF THE  
FAYETTE COUNTY CODE OF  
ORDINANCES, CHAPTER 110.  
ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Board of Commissioners on May 28, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia. This item was tabled at the April 21, 2026, Board of Commissioners meeting.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE V. - CONDITIONAL USES, NONCONFORMANCES, AND TRANSPORTATION CORRIDOR OVERLAY ZONE. - SEC. 110-169(2)n.5. - USES AND/OR STRUCTURES INCIDENTAL TO A CHURCH. Add Off-Site Parking as an incidental use to churches.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

This 23rd day of April 2026.

Deborah Bell, Director  
Planning and Zoning

4/29



**Lee Hearn, Chairman**  
**Board of Commissioners**  
140 Stonewall Avenue West, Ste. 100  
Fayetteville, Georgia 30214  
770-305-5400  
[www.fayettecountyga.gov](http://www.fayettecountyga.gov)

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Date: May 28, 2026

To: Board of Commissioners

Re: May 28, 2026 Board of Commissioners Meeting  
Public Hearing Item #1- Offsite Parking

Attached, please see Chairman Hearn's edits to the offsite parking ordinance amendments.

Additionally, Chairman Hearn suggested edits to item #3, of proposed ordinance amendments regarding terms, be reduced from eight (8) years to three (3) years.

CC: S. Rapson  
D. Bell

# 03-26-2026 BOC Agenda

PDF - 35 MB

Fayette County Code of Ordinance  
Chapter 110 Zoning Article V.  
Sec 110-169 off site parking

If the open air pavilion is built in conjunction with a righted structure and/or an attached storage building, the overall square footage shall not exceed 40 percent of the main sanctuary building square footage.

13. Use of existing structure. When property containing legal structures (conforming or nonconforming), under the current zoning, is utilized as a church and/or place of worship under this section, the setback requirements only shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legally nonconforming structures. The use of these structures shall be limited to administration, parsonage/residence, storage building, or detached garage.

14. Off-Site Parking. Property that is currently permitted for use as a Church and/or other place of worship may also qualify for use as off-site parking when such use does not increase the infrastructure burden of the current facilities. A parcel permitted for use as a Church and/or other place of worship may lease parking to another parcel if, in addition to the conditions met for conditional use as a Church and/or other place, the following conditions are met:

- ✓ 1. Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;
- ✓ 2. At all times the property is in use as off-site parking it shall exclusively serve one principal/primary use off-site;
- ✓ 3. The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;
- 4. The property shall ~~not~~ be held open to the public for use; *shall be held open to the Public*
- ✓ 5. Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;
- ✓ 6. All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.
- 7. The parking facilities available for lease as off-site parking ~~shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.~~ *maybe delete*

College and/or university, including, but not limited to: classrooms, administration, housing, athletic facility, gymnasium, and/or stadium. Allowed in the A-R, BTP, G-B, O-I, C-C, and C-H zoning districts.

- 1. The lot area shall be at least ten acres.
- 2. Such use shall only be permitted on a lot which fronts on a major thoroughfare as designated by the county thoroughfare plan. All access is limited to the major thoroughfare only unless such use is within a nonresidential development which has access to a major thoroughfare.
- 3. If the side or rear yard abuts a residential or A-R zoning district, a minimum 50-foot buffer shall be provided adjacent to the lot line. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. This hearing was tabled at the March 26, 2026 Board of Commissioners meeting.

**This item was tabled at the April 21, 2026 BOC meeting**

**Background/History/Details:**

This amendment adds a use under Conditional Use criteria for churches & places of worship to provide for an incidental use for off-site parking, subject to specific conditions. Legal determined that, for clarity, this amendment should be separately enumerated in Sec. 110-169(2)n. as Item 14 since it contains specific requirements for the use. Please refer to report for full text. Staff recommends APPROVAL of the amendment as amended by the Planning Commission.

On March 5, 2026, Planning Commission voted to recommend APPROVAL of an amended version of Sec. 110-169(2).n.14., to add condition to require a traffic plan. Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8th Condition: To Add a CONDITION TO REQUIRE A TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. To Sec. 110-169(2)n.1 – Uses and/or Structures incidental to a Church. To Sec. 110-169(2)n.14.,Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded motion. Motion carried 4-1. Vice-Chairman Boris Thomas abstained. On March 26, 2026, the BOC voted to table the amendment until April 21, 2026, so Legal could revise some portions of the text to clarify requirements.

**What action are you seeking from the Board of Commissioners?**

Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No:** TA-0012-26

**PLANNING COMMISSION PUBLIC HEARING:** March 5, 2026

**BOARD OF COMMISSIONERS PUBLIC HEARING:** March 26, 2026 (tabled)  
April 21, 2026

**REQUESTED ACTION:** Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Legal determined that, for clarity, this amendment should be separately enumerated in Sec. 110-169(2)n. as Item 14 since it contains specific requirements for the use. Please refer to the subsequent pages for details of the proposed amended language.

**STAFF ANALYSIS:** This amendment adds a use under the Conditional Use criteria for churches and other places of worship to provide for an incidental use for off-site parking, subject to specific conditions as listed in the proposed amendment on the following page.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the amendment as amended by the Planning Commission.

**PLANNING COMMISSION RECOMMENDATION:** On March 5, 2026, the Planning Commission voted to recommend **APPROVAL** of an amended version of the Sec. 110-169(2)n.14., to add a condition to require a traffic control plan. Jim Oliver made the motion to recommend CONDITIONAL APPROVAL & added an 8<sup>th</sup> Condition: To Add a CONDITION TO REQUIRE A TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. To Sec. 110-169(2)n.14.,Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.

On March 26, 2026, the Board of Commissioners voted to table the amendment until April 21, 2026, so Legal could review some portions of the text to clarify some of the criteria.

14. *Off-Site Parking*. Property that is currently permitted for use as a Church and/or other place of worship may also qualify for use as off-site parking when such use does not increase the infrastructure burden of the current facilities. A parcel permitted for use as a Church and/or other place of worship may lease parking to another parcel if, in addition to the conditions met for conditional use as a Church and/or other place, the following conditions are met:

1. Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;
2. At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;
3. The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;
4. The property shall not be held open to the public for use;
5. Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;
6. All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.
7. The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church

and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use; and

\* 8. A traffic plan shall be submitted.

\* The planning commission recommendation to the BOC included a condition added at the meeting, submission of a traffic plan.

## OUTSTANDING QUESTIONS WITH OFF SITE PARKING AS A CONDITIONAL USE ON PARCELS CURRENTLY IN USE AS A CHURCH AND/OR OTHER PLACE OF WORSHIP

At the last BOC meeting, a proposed text amendment as recommended by the Planning Commission was presented for possible adoption. Various questions were raised about this text amendment that will need to be resolved by the BOC prior to approval.

### Questions arising under Condition 1

- “1. Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking; “
  - a. NONE

### Questions arising under Condition 2

- “2. At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site”
  - a. NONE

### Questions arising under Condition 3

- “3. The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking; “
  - a. Should the maximum term of the lease be reduced or increased?
  - b. Is this term a maximum for all possible leases on the property or are subsequent lease terms allowed?
  - c. Should the lease be redacted to exclude the amount of rent and the addresses of the lessor and lessee?

### Questions arising under Condition 4

- “4. The property shall not be held open to the public for use”
  - a. Does the language need revision to specifically mention that persons on site for church/worship purposes are welcome to park?

Questions arising under Condition 5

- “5. Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires”
- a. Is a single lease term all that will be permitted or will multiple, consecutive leases be permitted?

Questions arising under Condition 6

- “6. All parking shall be exclusively in areas approved for parking of the church and/or other places of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.”
- a. NONE

Questions arising under condition 7

- “7. The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use”
- a. Revision was recommended to clarify that the time from which the available parking facilities should be measured is the time of application for use as off-site parking NOT the application for use as a church. Is this a desired revision?
  - b. Will the applicants be permitted to expand parking and lease those additional parking areas in addition to the facilities available at the time of the initial application?

Several Issues arose at the BOC meeting but outside of the text presented by Planning Commission. We will need direction for inclusion in the final text amendment. There were three additional Conditions suggested.

Condition 8

- “8. A traffic plan shall be submitted”
- a. The planning commission recommendation to the BOC included the requirement for submission of this eighth condition for a traffic plan

although the text submitted did not reflect this change made at the Planning Commission meeting.

Condition 9

- “9. Use of the property for off-site parking shall be restricted to Passenger Vehicles, as defined in this code, having no more than two axles”

Condition 10

- “10. At no time shall Recreational Vehicles, as defined in this Code, be permitted to use the property for off-site parking”

**PLANNING COMMISSION**

Consideration of Amendments to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or structures Incidental to a Church. Add Off-Site Parking as an incidental use to churches.

H-1

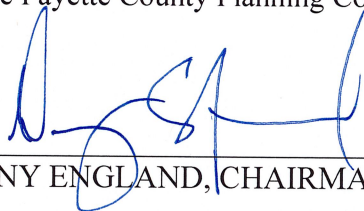
8-Add a Conditional Traffic control plan

Recommended for approval to the BOC

Recommended for denial to the BOC

Tabled until \_\_\_\_\_

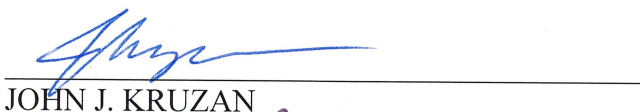
Per the Fayette County Planning Commission on this 5<sup>th</sup> day of March 2026.



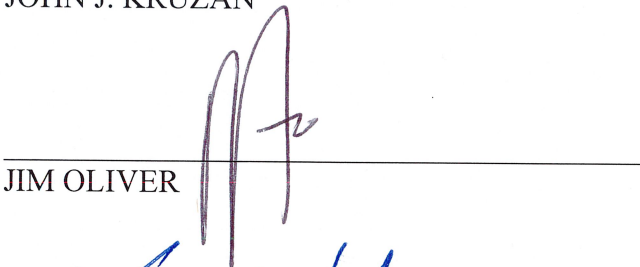
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

 (opposed)

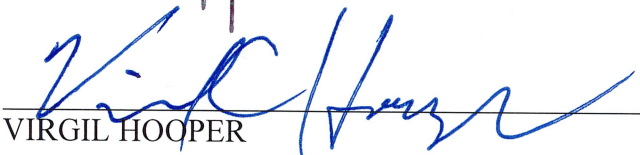
\_\_\_\_\_  
BORIS THOMAS, VICE- CHAIRMAN



\_\_\_\_\_  
JOHN J. KRUZAN



\_\_\_\_\_  
JIM OLIVER



\_\_\_\_\_  
VIRGIL HOOPER

Remarks:

\_\_\_\_\_

**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
March 05, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the March 5, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning. ) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
5. Plats
  - a. Minor Final Plat of Free Land. *Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.*

## **PUBLIC HEARING**

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership. ***Virgil Hooper made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.***
7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership. ***Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.***
8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8<sup>th</sup> Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.***

### **CONDITIONS:**

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
4. *The property shall not be held open to the public for use;*
5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as*

*a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*

8 . *A Traffic Control Plan is required for the off-site parking use.*

9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. ***Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. John Kruzan seconded the motion. The motion carried 5-0.***
10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13<sup>th</sup> District, and it's behind 1252 Highway 314. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.***

**CONDITION:**

1. ***All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.***
11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2<sup>nd</sup>, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.***
12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***
13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***

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*Jim Oliver moved to adjourn the March 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.*

*The meeting adjourned at 8:34 pm.*

# Meeting Minutes 3/5/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 5<sup>th</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the March 5, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning. ) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
5. Plats.
  - a. Minor Final Plat of Free Land.

Ms. Debbie Bell stated the Plat has been received and approved by staff.

Chairman Danny England asked if the petitioner was present.

Virgil Hooper asked staff what are the asking for.

Ms. Bell stated the applicant rezoned and combined property for parcel facing

Adams Road.

After no further comments, Chairman England asked for a motion.

***Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.***

## **PUBLIC HEARING**

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership.

Ms. Bell stated that this amendment that addresses the candidates who are appointed to the Zoning Board of Appeals, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

***Virgil Hooper made the motion to recommend APPROVAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.***

7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership.

Ms. Bell explained that this amendment also addresses the candidates who are appointed to the Planning Commission, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

***Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.***

8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches.

Ms. Bell discussed the recommendation for Sec. 110-169(2)n.5, which proposes adding Off-Site Parking as an incidental use for churches. She noted that churches are classified as a conditional use, and according to Sec. 110-169 on Conditional Use Approval, they may use their parking areas for off-site purposes, provided they do not expand the current parking capacity.

Chairman England asked if anyone in the audience was in support or opposition of the petition. With no response, he brought the item back to the board.

Mr. Jim Oliver asked staff if this was related to a problem or something existing.

Ms. Bell replied that QTS is currently under construction and seeking off-site parking areas not used during the week, by using the church parking areas. And related to parking lot at churches.

Chairman England asked staff if this was something not allowed before.

Chairman England asked if parking at a church was not allowed before, or if that's something we need to allow.

Allison Cox, County Attorney responded parking wasn't allowed as a use, and they wanted to make sure it is not outside of their use and they are not violating any rules.

Vice-Chairman Boris Thomas asked what if they have food trucks and festivals.

Ms. Bell responded that those are normal activities that a church already has.

Chairman England asked if the film industry could use that, too.

Ms. Bell responded that they could.

Ms. Cox added that it will be exclusively used on a lease term.

Vice-Chair Thomas commented on what can be used to prohibit commercial traffic during rush hour.

Ms. Cox responded that it will be handled once they get there, by QTS, providing measures like hiring security or parking details.

Chairman England asked if the county has the ability to review it or say no, by submitting a site plan, etc.

Ms. Cox responded that they met everything that's in the condition, in addition to all of the church's conditions, then no. She explained that this is specifically off-site parking, and it has to be attached to a principal use that's local. She suggested that if the board wanted, they could add extra conditions.

Mr. John Kruzan asked this for the existing parking area they have today, which would not add any more property, and convert it into more parking.

Ms. Cox responded that this will only apply to the parking area that currently exists.

Vice-Chair Thomas asked when the date would be for this to go into effect. He was concerned that some of the churches might apply to expand their parking space before this goes into effect.

Ms. Bell responded that the county doesn't currently have any churches that plan to enlarge their parking lot.

Vice-Chair Thomas asked if we would be restricting churches from improving their parking lots due to the concern that they will be rented out to commercial entities.

Ms. Bell responded that if they currently have an active parking lease, they will not be approved to expand their existing parking. If a church comes in and wants to expand its parking, as long as they meet all of the site development requirements, they will be reviewed and approved; they will have to wait for that lease to be over to make any additions.

Ms. Cox added that any of those changes will have to meet what's allowed for churches; they cannot add an industrial lot, which will not be allowed.

Mr. Virgil Hooper asked if the county has a limit on the number of parking spaces per church/congregation.

Ms. Bell responded that there is no cap on the number of parking spaces, but there is a cap on the maximum percentage of impervious areas on a parcel.

Mr. John Kruzan asked if this will be an eight year term, as shown in the staff report.

Ms. Cox responded that it cannot exceed eight years. Because the build up will take eight years, that's where the number comes from to make sure there is determination, and it does not continue.

Chairman England asked the board didn't have any other comments, he requested a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8<sup>th</sup> Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.***

**CONDITIONS:**

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
  2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
  3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
  4. *The property shall not be held open to the public for use;*
  5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
  6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
  7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*
  8. ***Added a Conditional Traffic Control Plan.***
9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office-Institutional) zoning district.

Ms. Bell explained that this will be an addition to adding off-site parking as a conditional use - Conditional use permits have specific requirements they have to meet under that use, and they are not eligible for variances. Ms. Bell stated this is specifically for off-site parking serving a specific use within one thousand feet of the property that it serves.

Chairman England asked if anyone in the audience was in support or opposition of the petition.

**Spoke in opposition:**

Mr. Ben Loggins commented in opposition and expressed his concern about the traffic this will create for the residents at Canoe Club, by submitting another traffic light or otherwise.

Mr. Chris Covington, resident of Lester Road, also commented about his concerns about adding more traffic and proposed that adding some source of surveillance would be helpful.

Mr. Wayne Knight, a resident of the Canoe Club, spoke about the traffic concerns and asked for the median to be cut back to allow for a left turn to allow people to go north.

With no further comments, the Chairman brought the item back to the board for questions or a motion.

Ms. Bell responded to the last comment, stating that the property was recently annexed to the city, and the county has development plans for that property, which is not the subject of this particular petition.

Chairman England added that there is more traffic coming, so there is more parking, and it affects that entrance, and the more people we have, the hardest is to control that.

Ms. Cox commented that the area for the petition the board is hearing is subject to commercial development, which changes the roadways. Ms. Cox explained that the effort is to keep it a conditional use and O-I to be managed as a parking lot for the time that is needed as a commercial use.

Mr. Jim Oliver expressed his concern that this will be tailored for a specific use.

Ms. Cox responded that we need the use of the county, and it's something allowed, stating they could do a commercial parking in a commercial area, but outside parking will come later on other places too, and the county wants to make sure it can be managed.

Mr. Oliver asked why we are trying to accommodate QTS's needs when they have four hundred acres to do a parking lot.

Ms. Cox responded that they are trying to control the traffic problem.

Mr. Oliver responded that they could keep it on their campus; they have all of those buses traveling all over the place, and they think this will make it any better, but it is going to make it worse.

Chairman England commented that the problem he sees is that in a church, they only use it half a day on Sunday and Wednesday, and asked staff if there is anything that will exclude an O-I zoned constructed building.

Ms. Cox responded that if you are an O-I group and you have principal use on that property, you must have a lease, and they need to set the terms; we need to see a lease.

Vice-Chair Thomas commented that it seems like we are trying to control the fire instead of saying you can't make a fire and just construct a parking deck and solve the problem; they are not ready for the impact of the traffic this might create.

Mr. John Kruzan commented that they couldn't do it on this consideration, so now we are going to do it on this new one.

Chairman England asked for a motion if there were no further questions from the board.

***Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. Vice -Chairman Boris Thomas seconded the motion. The motion carried 5-0.***

10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13<sup>th</sup> District, and it's located behind 1252 Highway 314.

Ms. Bell read the petition above and explained that the applicant is proposing to rezone the parcel to A-R combine it with additional property already rezoned A-R, for the purposes of use as a single-family residence and for operating an A-R Wedding/Event Venue. The parcel does not meet the minimum lot size for the A-R zoning. Therefore, a condition is recommended to ensure it is combined with the larger parcel, which will resolve this issue. Staff recommended conditional approval.

Chairman England asked staff if they had previously encountered this application. What is the difference this time?

Ms. Bell responded that the only way they could rezone this parcel is if the other parcels adjacent to it were rezoned to A-R first.

Mr. Randy Boyd, agent representing Mr. Akin and Mr. Hill, is not sure how this parcel was created, which is on the west side of the lake; you cannot get to it, and can't do much with it, either, sitting half in a floodplain and being less than five acres. Mr. Akin wants to sell it to Mr. Hill, who would like to add it to the recently rezoned A-R parcels adjacent to his. Mr. Boyd asked the board for approval, stating will be downzoning.

Chairman England asked for anyone in support of the petition to speak, with no comments asked for anyone in opposition to speak.

Ms. English expressed her concern about Mr. Akin selling the piece of property to Mr. Hill to convert it into a wedding venue.

No one else spoke in opposition and Chairman England brought the item back to the board for questions.

Mr. Hooper asked if they had changed the classification on the larger parcel so that they could incorporate the smaller one; he wasn't present on the previous requests.

Chairman England responded yes.

Mr. Oliver asked the petitioner if they agreed with the conditions for the petition.

Mr. Boyd responded that they had no problem with it.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.***

**CONDITION:**

*1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.*

11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Debbie Bell stated that applicants are requesting to rezone these two parcels and parcel 0704 052 to C-C to operate a parking center for vehicles driven by construction workers and other personnel working at the data center. Once completed, the site will be developed for an office site. The subject properties are currently zoned MHP. They were rezoned from A-R to MHP, which was approved in March 1967. It could be zoned commercial, but it also could be rezoned to O-I. Staff recommended conditional approval.

Chairman England asked if the petitioner was present.

Mr. Alan Kachin, Agent, representing Ace Group Corp, stated the property was currently zoned for mobile homes, and they are seeking to rezone it for commercial purposes. The initial use will be for a parking lot for the workers at the data center, and once no longer needed, it will be converted into an office building, solving the problems previously discussed with the churches. Mr. Kachin explained if the property were developed as a mobile home park with the approximation of fifty homes, it would also bring more traffic to the area. He stated that his client will meet all of the requirements to obtain the appropriate permits.

Chairman England asked whether anyone supported the petition.

Mr. John Saena recommended adding a condition to be a previous surface to protect the runoff, since this will be temporary until the next development.

Mr. Joe Peavy expressed his concern about the runoff and complained about the lighting and the noise he already has across the street with the data center and would like for the board to include a barrier wall or something where the lights in the proposed

parking lot do not shine directly into their subdivision.

Chairman England asked for anyone in support or opposition, but no one responded. He brought the item back to the board for comments or motion.

Mr. Alan Kachin came back for rebuttal, stating that the parking lot will have buffers and his client will comply with all requirements.

Vice- Chairman Thomas asked if the data center would ever be completed. He asked for a time of completion.

Mr. Kachin responded that he does know, and he couldn't speak for them.

Chairman England commented that eight years will be the max.

Mr. Jim Oliver asked staff if the board's denial of the petition would do to this petition in the O-I part?

Ms. Bell responded that staff will recommend that this be rezoned to O-I instead of C-C, as it is a less intense use, it's a criteria of Highway 54 west corridor and off-site parking is not a conditional or permanent use in C-C.

Chairman England they could move forward with the rezoning. The problem is that they couldn't use it as a parking lot.

Mr. Oliver asked the petitioner if they couldn't do the parking in O-I, instead of C-C, what would it do to your petition?

Mr. Kachin responded that his client is not interested in building a mobile home park; the intention is to develop it anyway. He doesn't know what his client would want it to do if they couldn't use it for off-site parking.

Mr. Oliver responded to Mr. Kachin that his presentation is leaving him with more questions than answers, he questioned the agent mentioning he does know what his client cant do if no using the property for off-site parking, that this is a better use than a mobile home park and responded that the price for the property is making it financially not feasible to build a mobile home park and this will be better to control traffic, that will be regardless. He finished by stating he is not giving the board any assurance of what's going to happen.

The board asked if the applicant could withdraw the petition or table it. The petitioner responded that they would like to table it.

***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2<sup>nd</sup>, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.***

- 12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1375-26-B and needs to be tabled for April 2, 2026.

The Board moved for a motion.

***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***

- 13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1376-26 and needs to be tabled for April 2, 2026.

The Board moved for a motion.

***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***

\*\*\*\*\*

*Jim Oliver moved to adjourn the March 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.*

*The meeting adjourned at 8:34 pm.*

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**



**MARIA BINNS, PC SECRETARY**

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**DANNY ENGLAND, CHAIRMAN**

**B4 Fayette County News**

Continued from page B3

Wednesday, April 1, 2026

NOTICE OF PUBLIC HEARING  
FOR AN AMENDMENT OF THE  
FAYETTE COUNTY CODE OF  
ORDINANCES, CHAPTER 110.  
ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Board of Commissioners on April 21, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia. This item was tabled at the March 26, 2026, Board of Commissioners meeting.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE V. - CONDITIONAL USES, NONCONFORMANCES, AND TRANSPORTATION CORRIDOR OVERLAY ZONE. - SEC. 110-169(2)n.5. - USES AND/OR STRUCTURES INCIDENTAL TO A CHURCH. Add Off-Site Parking as an incidental use to churches.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

This 27th day of March 2026.

Deborah Bell, Director  
Planning and Zoning

4/1

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

Staff recommends DENIAL of the request to rezone to M-1.

On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from A-R and R-20 to M-1. Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.

This petition was tabled at the April 21, 2026, meeting.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-A**

**REQUESTED ACTION:** A. Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20 and A-R

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 - 259 Longview Rd.

**LOT SIZE:** 5.23 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** May 28, 2026, at 5:00 PM

*This item was tabled at the April 21, 2026, BOC meeting.*

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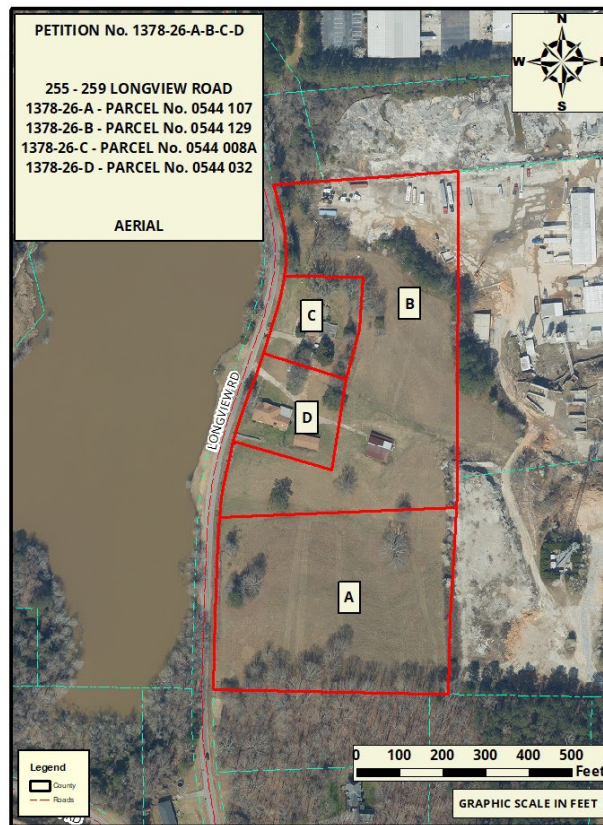
**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

**STAFF ASSESSMENT & RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate. Staff recommends **DENIAL** of the request to rezone to M-1.

**PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from A-R and R-20 to M-1. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

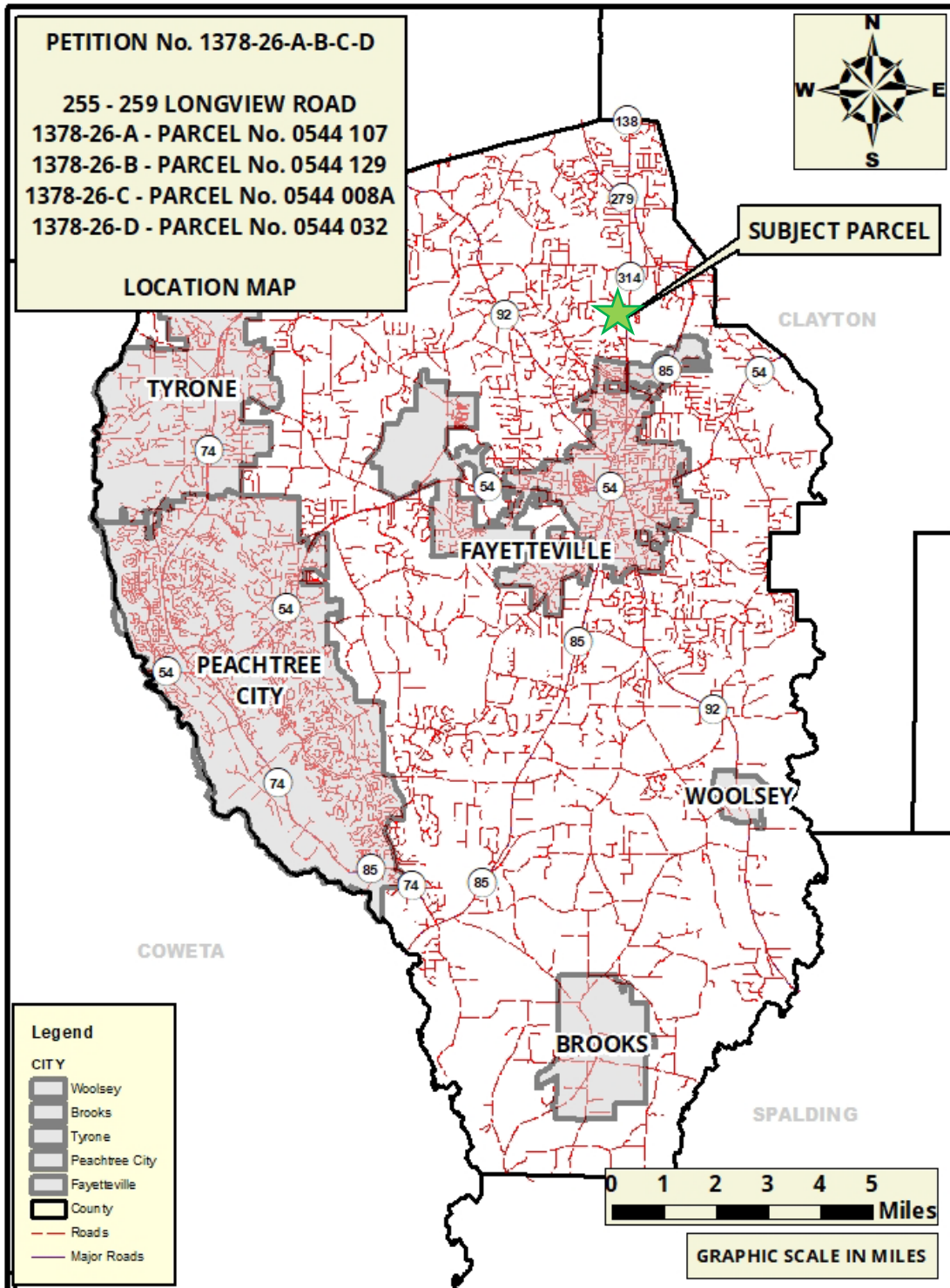
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

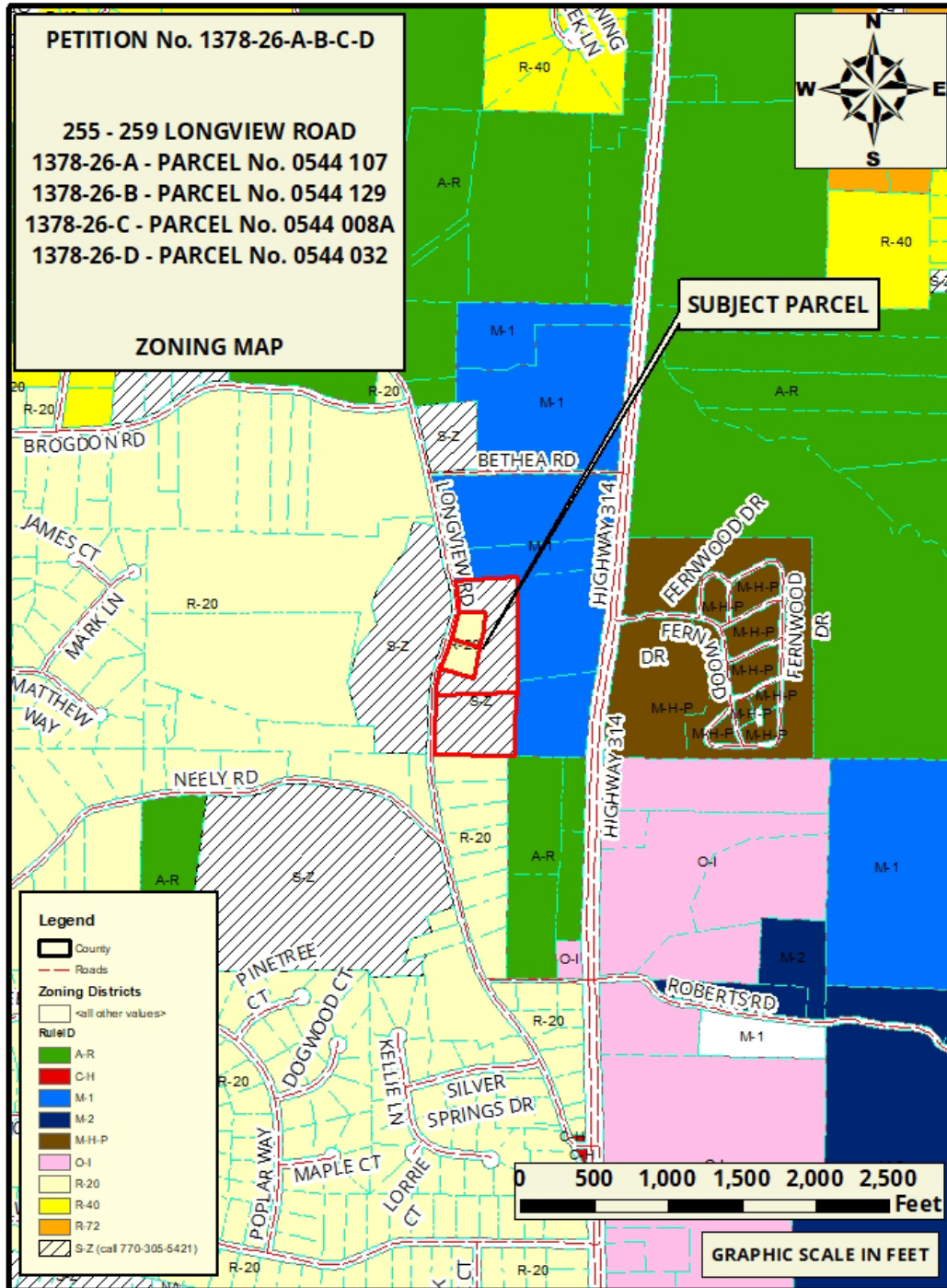
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

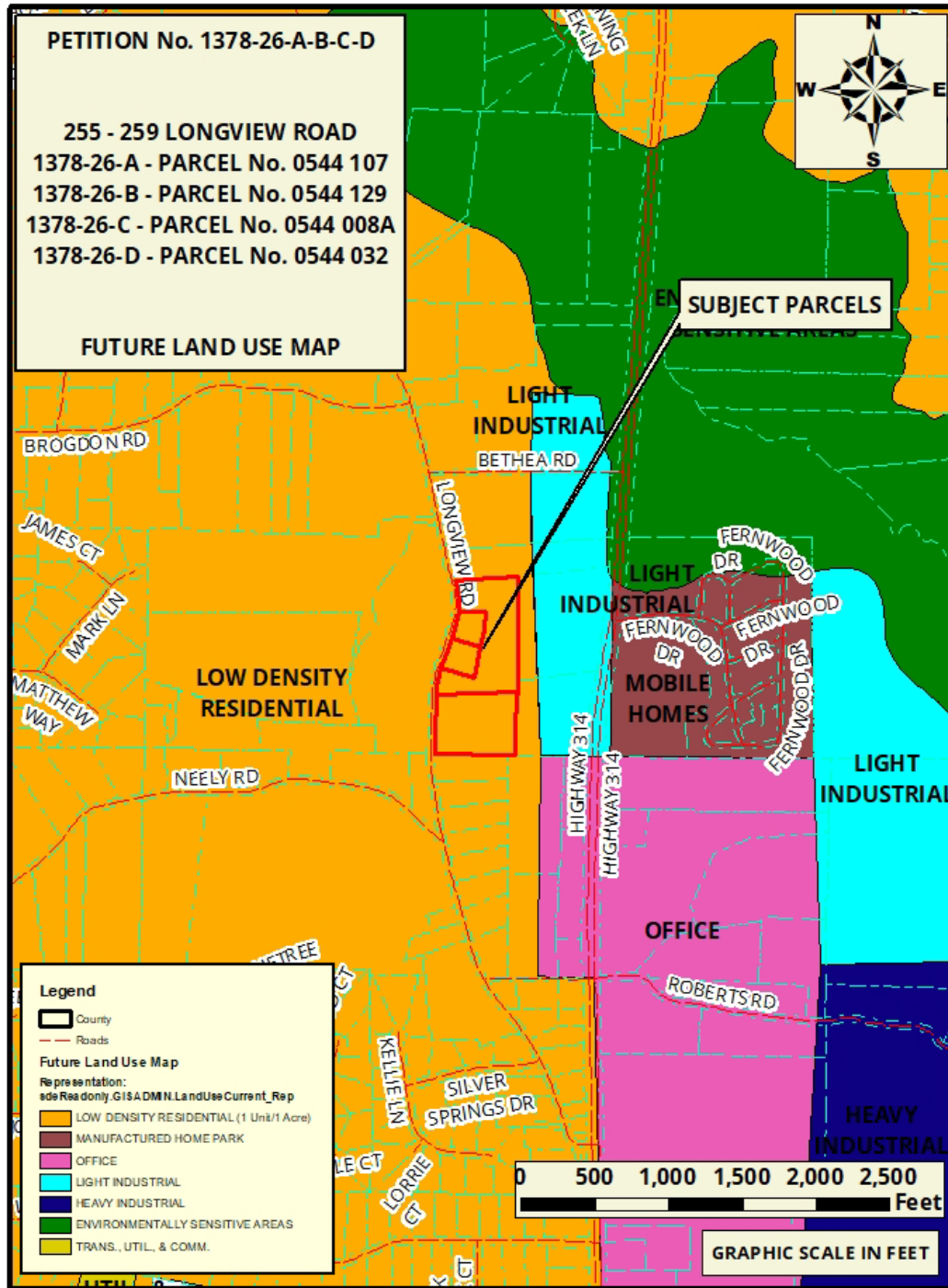
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

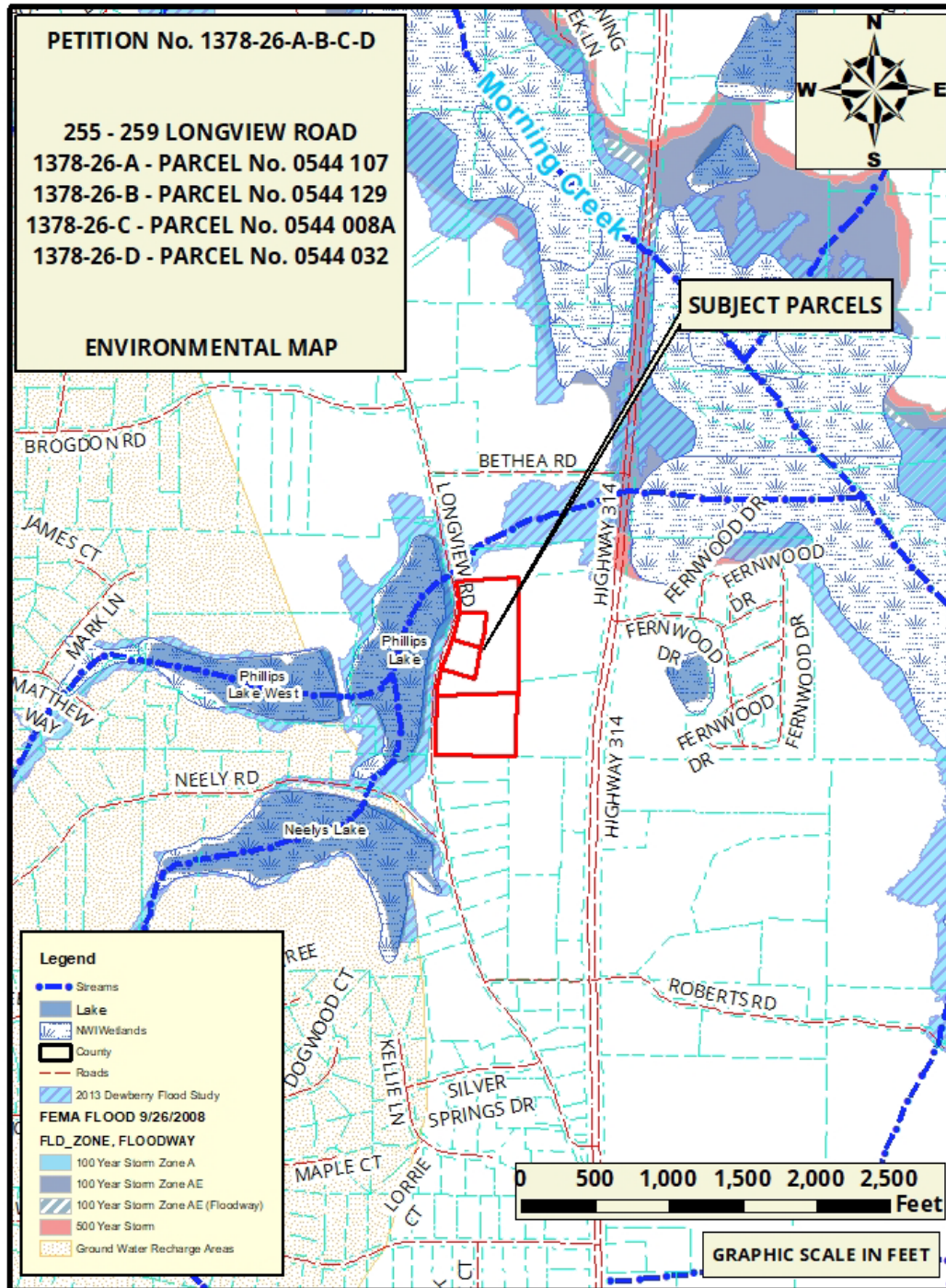
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

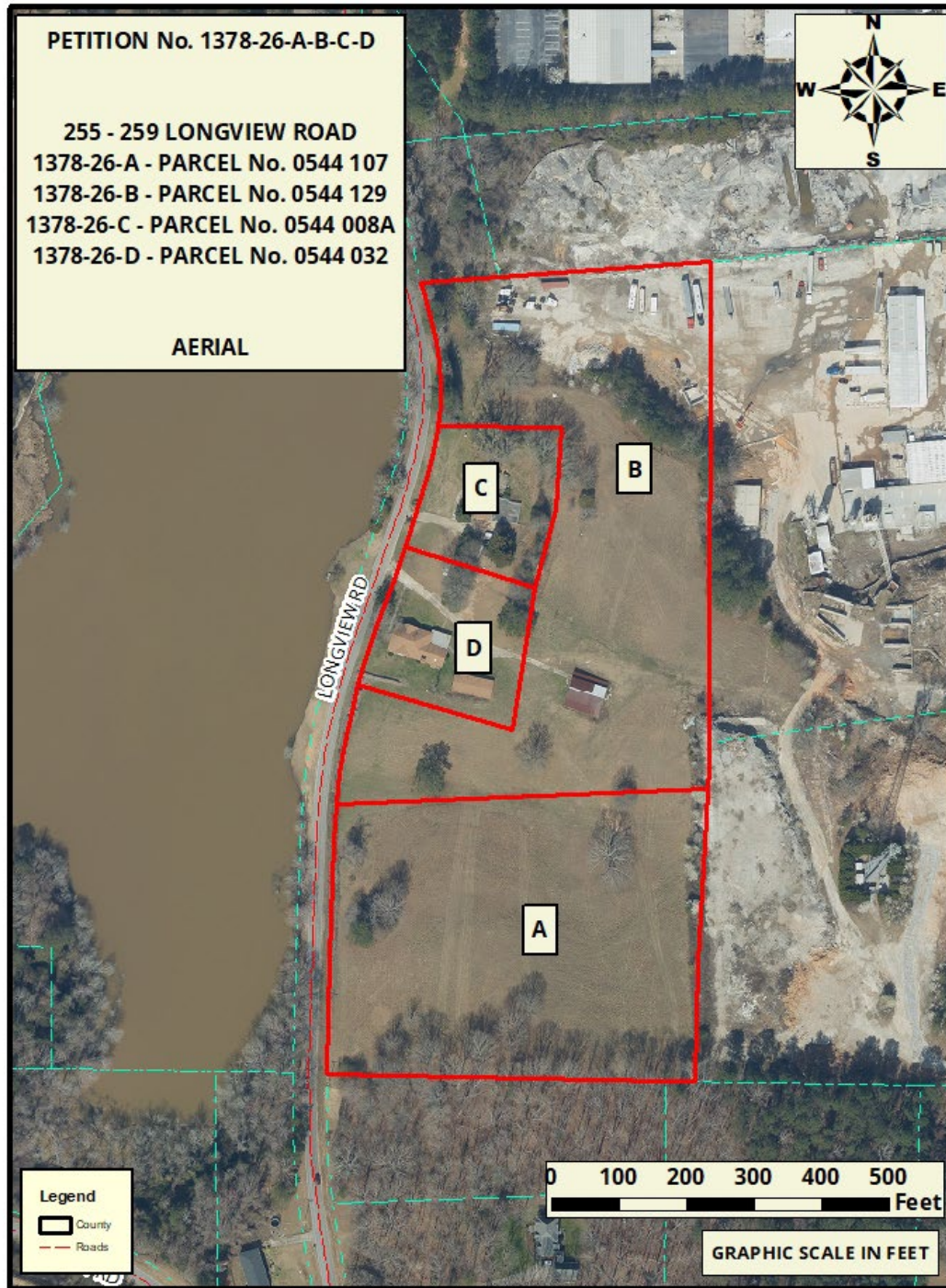
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).













**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.  
The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. *Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.*

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

Spoke in opposition:

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

Spoke in opposition:

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

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**DANNY ENGLAND, CHAIRMAN**

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**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

**DATE:** April 2, 2026

**TO:** Fayette County Commissioners


The Fayette County Planning Commission recommends that Petition No. **1378-26-A**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial)), be:

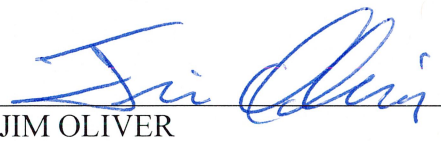
Approved     Withdrawn     Denied **5-0**  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION  
NO. 1378-26-A**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: A) Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1; and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_  
**REZONE-02-26-091432**

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 917-796-1468

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.  
Address 1350 Keys Ferry Court  
City McDonough  
State GA Zip 30253  
Email atlpermitting@moorebass.com  
Phone 770-914-9394

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: April 2, 2026

DATE OF COUNTY COMMISSIONERS HEARING: April 21, 2026

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026  
Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
 Land District(s): 5th Land Lot(s): 219  
 Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
 Existing Use: N/A Proposed Use: Unknown  
 Structure(s): N/A Type: N/A Size in SF: N/A  
 Existing Zoning: R-20 & AR Proposed Zoning: M-1  
 Existing Land Use: N/A Proposed Land Use: Unknown  
 Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
 Land District(s): 5th Land Lot(s): 219  
 Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
 Existing Use: Vacant Proposed Use: Truck Parking  
 Structure(s): 1 Type: Barn Size in SF: 210  
 Existing Zoning: R-20 & AR Proposed Zoning: M-1  
 Existing Land Use: Vacant Proposed Land Use: Truck Parking  
 Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
 Land District(s): 5th Land Lot(s): 219  
 Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
 Existing Use: Vacant Proposed Use: Business  
 Structure(s): 1 Type: House Size in SF: 3,515  
 Existing Zoning: R-20 & AR Proposed Zoning: M-1  
 Existing Land Use: Vacant Proposed Land Use: Business  
 Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]

Signature of Property Owner 1

574 RA 314 Fayetteville  
Address Enc. 30214

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

1350 Keys Ferry Ct  
Address McDonough, Ga  
30253

[Signature]

Signature of Notary Public

2/4/24  
Date

Signature of Notary Public

Date

Signature of Notary Public

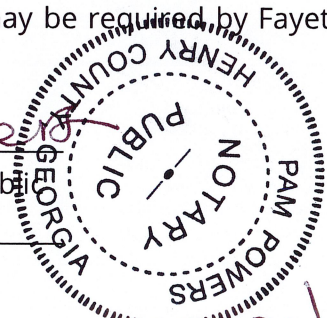
Date

[Signature]

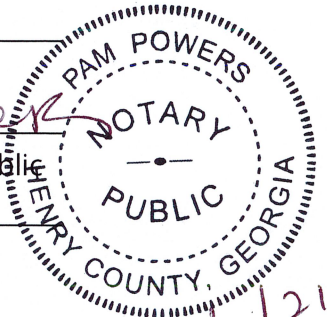
Signature of Notary Public

2/4/24  
Date

Date



4/1/28



4/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

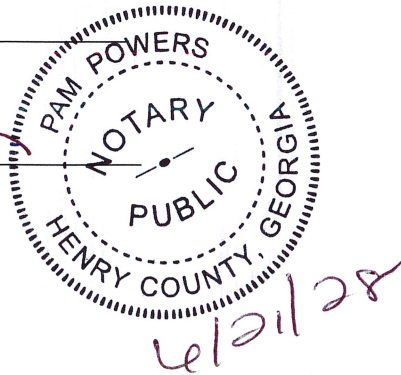
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

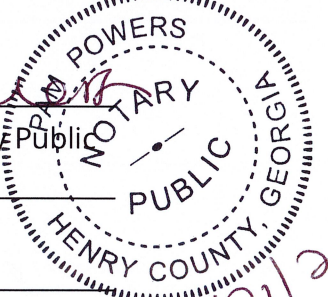
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

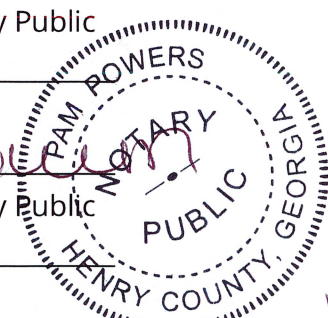
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

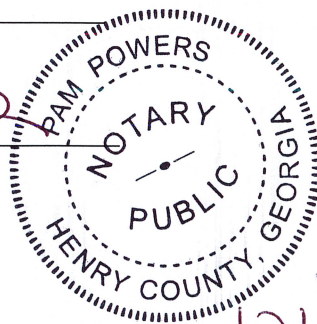
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



6/21/28

**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

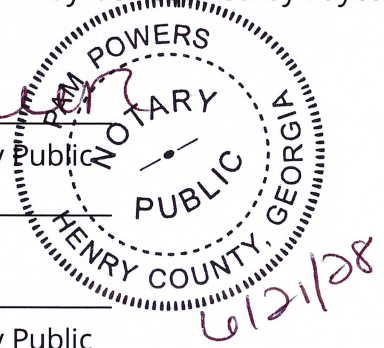
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 3014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
Address

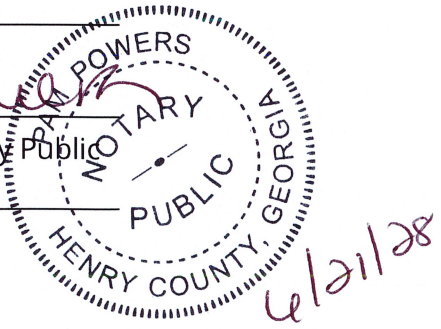
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

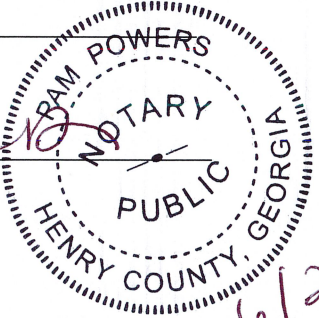
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



6/21/28

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 032

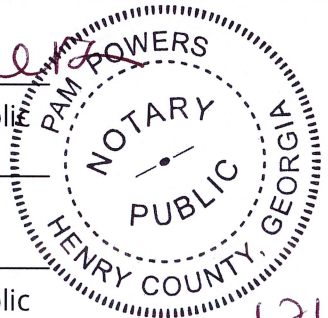
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA. 30014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

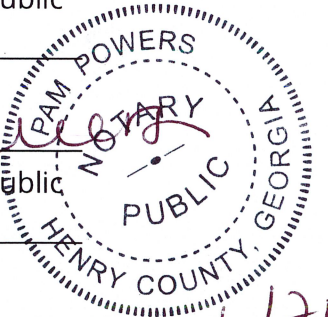
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct  
Address McDonough, Ala  
30053

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

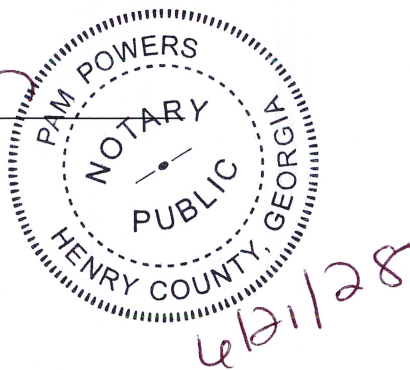
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4<sup>th</sup> day of February, 2024.

[Signature]

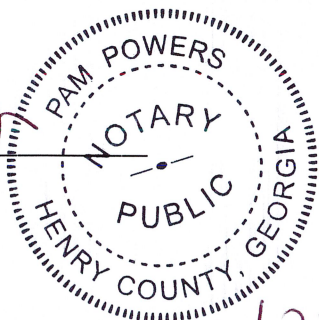
SIGNATURE OF PROPERTY OWNER

[Signature]

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



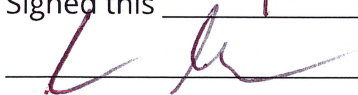
6/21/28

**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/](http://www.dca.state.ga.us/DRI/).
  
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".  
 [xx] 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 4th day of February, 2024



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:**     XX **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.

### CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

1/1

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

Betti Jeffords Phillips (Seal)  
**BETTI JEFFORDS PHILLIPS**

\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

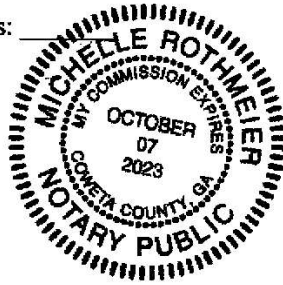
Carley Rip  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.


**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:



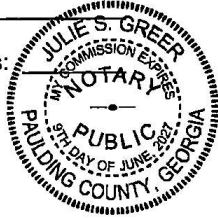
Unofficial Witness



Notary Public

My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR (SEAL)

JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**


SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

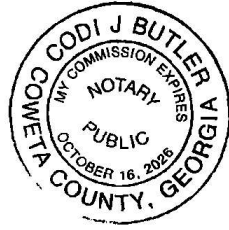
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness \_\_\_\_\_  
Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR (SEAL)  
JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
GOSSETT AS EXECUTOR OF THE ESTATE OF  
BETTI CAROLYN PHILLIPS A/K/A BETTI  
JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-J04

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.

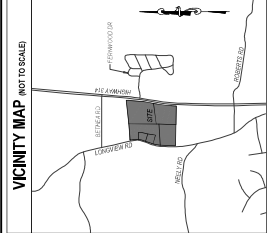


1390 Keys Ferry Court  
 McDonough, GA 30253  
 770.243.2524  
 www.moorebass.com  
 MOOREBASS CONSULTING, INC.

PROJECT NAME  
 HIGHWAY 314 TRUCK PARKING  
 574 HIGHWAY 314  
 FAYETTE COUNTY, GEORGIA 30214

CLIENT NAME  
 SUREN NANDAL  
 FAYETTEVILLE, GEORGIA 30214

REASONS  
 ACT 11 JURISDICTION  
 DATE 5/28/2024  
 CONTRACT # 24011001  
 DRAWING # RD1.00  
 SHEET TITLE 17 of 678  
 REZONING P 1678  
 SHEET 1 OF 1



**VICINITY MAP (NOT TO SCALE)**

**FLOOD NOTE**  
 ALL SHOWN ARE UNOFFICIAL FLOOD ZONING MAPS OF FAYETTE COUNTY, GEORGIA. THE CLIENT SHALL VERIFY THE FLOOD ZONING INFORMATION WITH THE FAYETTE COUNTY PLANNING DEPARTMENT AND THE FAYETTE COUNTY ENGINEERING DEPARTMENT.

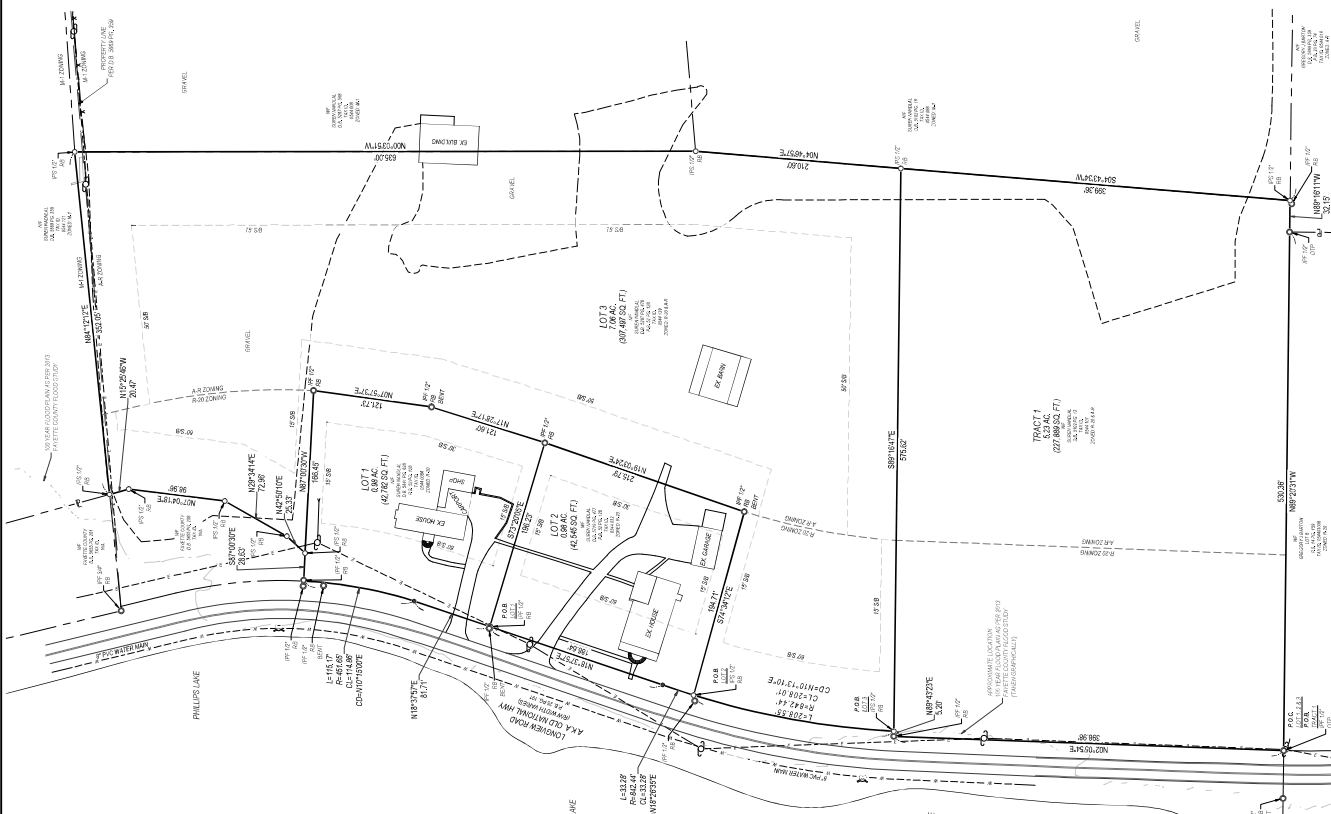
**SURVEY NOTES**

1. THIS SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY FOR THE PROJECT.
2. ALL PROPERTY CORNERS REFERENCED ARE AS SHOWN IN THE RECORD PLANS.
3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING EQUIPMENT AND METHODS:
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
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10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
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12. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
13. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
14. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
15. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

**GEORGIA SURVEY CERTIFICATE**

I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the above is a true and correct copy of the original survey as shown on the attached drawings, and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Georgia.

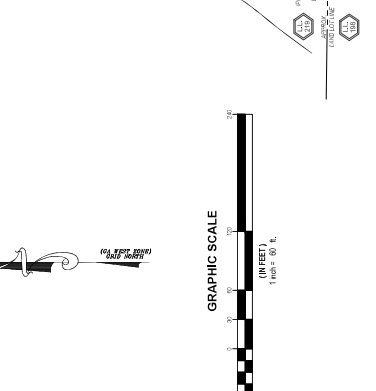
DATE: 5/28/2024  
 ENGINEER: [Signature]



**REZONING PLAT FOR LOTS 1, 2, 3 & TRACT 1 FOR:  
 HIGHWAY 314 TRUCK PARKING  
 LAND LOT 219 OF THE 5TH DISTRICT  
 FAYETTE COUNTY, GEORGIA**

**LEGEND**

- 1. 1/4" = 1' SCALE
- 2. 1/4" = 1' SCALE
- 3. 1/4" = 1' SCALE
- 4. 1/4" = 1' SCALE
- 5. 1/4" = 1' SCALE
- 6. 1/4" = 1' SCALE
- 7. 1/4" = 1' SCALE
- 8. 1/4" = 1' SCALE
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**Moore Bass Consulting, Inc.**  
 1515 Peachtree  
 Development Consulting  
 Land Surveying  
 Environmental Permitting

www.moorebass.com  
 FAYETTEVILLE, ALABAMA  
 1350 Keys Ferry Court  
 McDonough, GA 30253  
 770-514-2294

PROJECT NAME  
 255 LONGVIEW ROAD PARCELS  
 FAYETTE COUNTY, GA 30214

CLIENT NAME  
 SUREN NANDAL  
 574 HIGHWAY 314  
 FAYETTEVILLE, GA 30214


REVISIONS

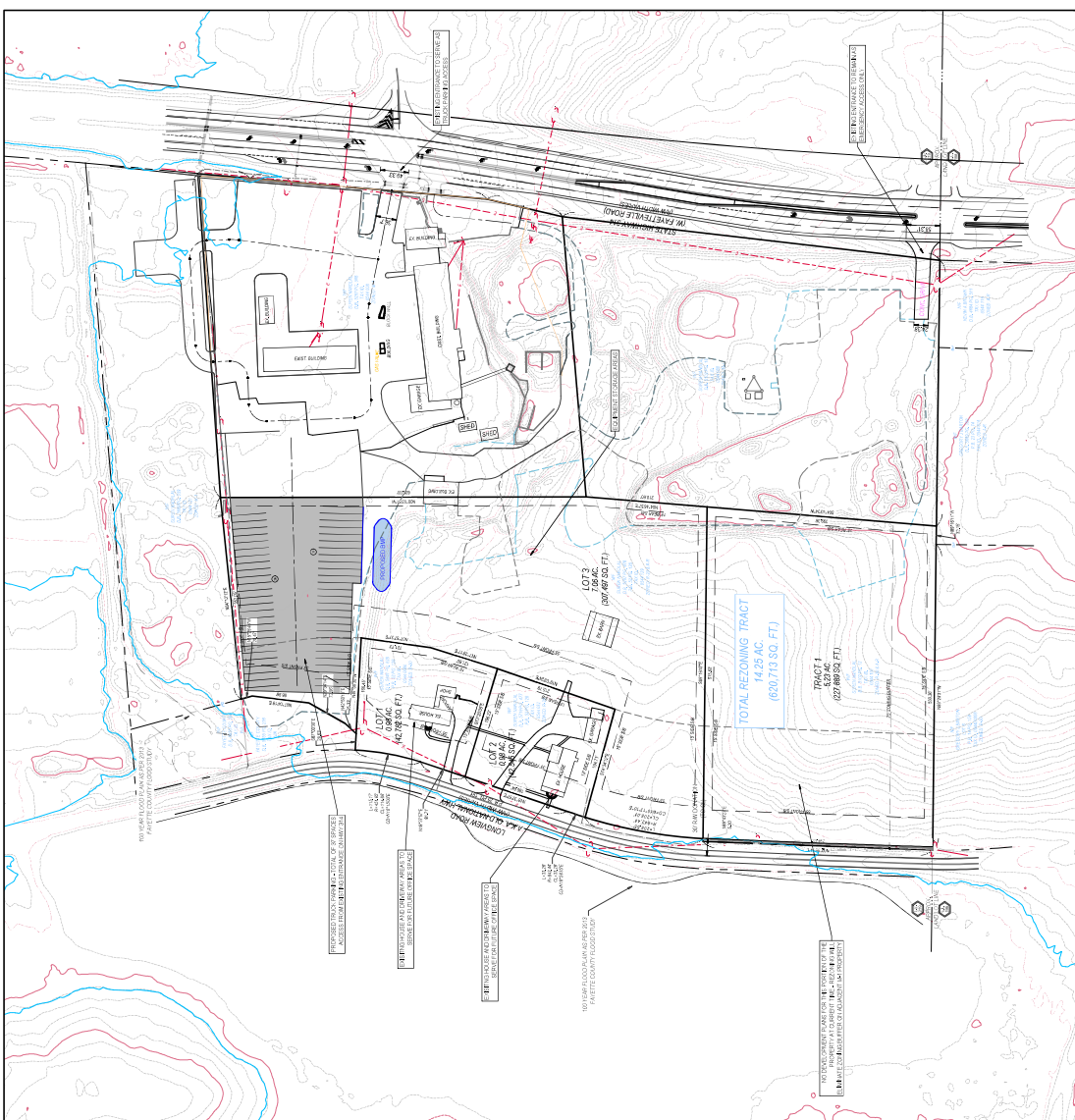
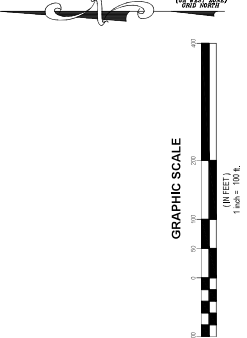

DATE: 06/20/2025  
 CONTRACT #: A201/2001  
 DRAWN BY: MSW/JC

SEAL: [Blank]

MATHEW M. SHRYVE  
 PE, REG. NO. 20687  
 GA. REG. NO. 10460  
**PRELIMINARY. NOT FOR CONSTRUCTION**

SHEET TITLE: 118  
 REZONING CONCEPT PLAN

SHEET: 678  
 SHEET: 1.1



**DEVELOPMENT DATA**

1. PROPERTY OWNER:  
 SUREN NANDAL  
 574 HIGHWAY 314  
 FAYETTEVILLE, GA 30214

2. ENGINEER/SURVEYOR:  
 MOORE-BASS CONSULTING, INC.  
 1515 KEYS FERRY CT.  
 MCDONOUGH, GA 30253  
 770-514-2294  
 FAX: (770) 514-2294

3. REZONING SUBMITTAL REVIEWED BY: DATED: 04-28-2025  
 MOORE-BASS CONSULTING, INC.  
 UNINCORPORATED FAYETTE COUNTY, GA  
 0544.000A  
 0544.128  
 0544.107  
 R400 AND SPLIT ZONE R400 /AR  
 M1

CURRENT ZONING: R400 AND SPLIT ZONE R400 /AR  
 PROPOSED ZONING: M1

TOTAL AREA FOR REZONING: 14.225 AC  
 RM DONATION: 0.05 AC

4. SUBMISSION CONTRIBUTION  
 SOURCE OF DATA

LOCATION:  
 TAX ID #

Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING CERTAIN PROPERTIES IN UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA PUBLIC HEARING to be held before the Fayette County Board of Commissioners on Tuesday, April 21, 2026, at 5:00 P.M., in the Fayette County Administrative Com-

plex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Petition 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-B)

0544 008A- Lot 1 (Petition 1378-26-C)

0544 032- Lot 2 (Petition 1378-26-D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting, Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219 of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23 acres);

Parcel No. 0544 129- Lot 3 (7.06 acres);

Parcel No. 0544 008A- Lot 1 (0.98 acres);

Parcel No. 0544 032- Lot 2 (0.98 acres)

For a total of 14.25 acres, from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1(Light Industrial District).

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) THE FOLLOWING COURSES AND DISTANCES ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 73° 20' 05" E, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND; THENCE S 19° 03' 24" W, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET; THENCE N 29° 34' 14" E, A DISTANCE OF 72.96 FEET TO A 1/2" REBAR SET; THENCE N 07° 04' 18" E, A DISTANCE OF 98.96 FEET TO A 1/2" REBAR SET; THENCE N 15° 25' 46" W, A DISTANCE OF 20.47 FEET TO A 1/2" REBAR SET; THENCE N 84° 12' 12" E, A DISTANCE OF 352.05 FEET TO A 1/2" REBAR SET; THENCE S 00° 03' 51" E, A DISTANCE OF 635.00 FEET TO A 1/2" REBAR SET; THENCE S 04° 46' 57" W, A DISTANCE OF 210.60 FEET TO A 1/2" REBAR SET; THENCE N 89° 16' 47" W, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 7.06 ACRES (307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 &

219; THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 5.20 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 16' 47" E, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET; THENCE S 04° 43' 34" W, A DISTANCE OF 399.36 FEET TO A 1/2" REBAR SET ON LAND LOT LINE 198 & 219; THENCE ALONG LAND LOT LINE 198 & 219 THE FOLLOWING COURSES AND DISTANCES N 89° 16' 11" W, A DISTANCE OF 32.15 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 89° 20' 31" W, A DISTANCE OF 530.36 FEET TO A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 5.23 ACRES (227,889 SQ. FT.)

3/25

# **APPLICANT'S PRESENTATION**

**LONGVIEW RD / 574 HWY**  
**314 PROPERTIES**

**FEB – 2003**



**MAR – 2018**



# FEBRUARY – 2020

# JUNE – 2023



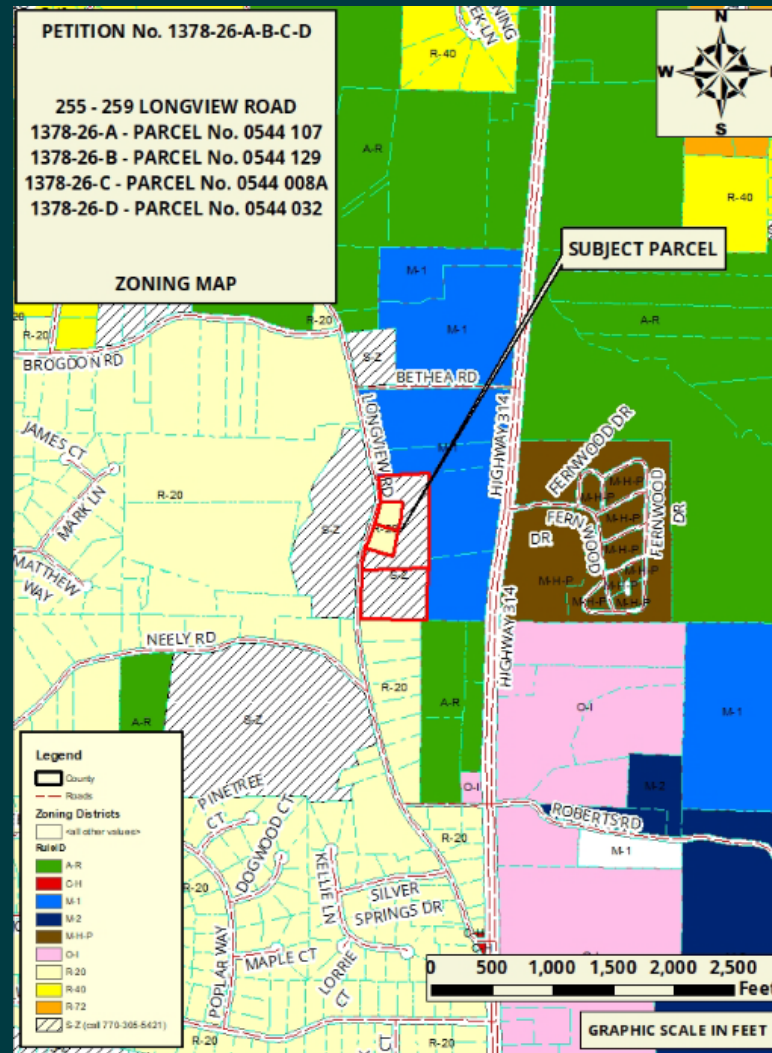
**SUREN NANDLAL OWNED PARCELS (BLUE + RED OUTLINES)**

**BLUE = M-1 ZONED PROPERTY**

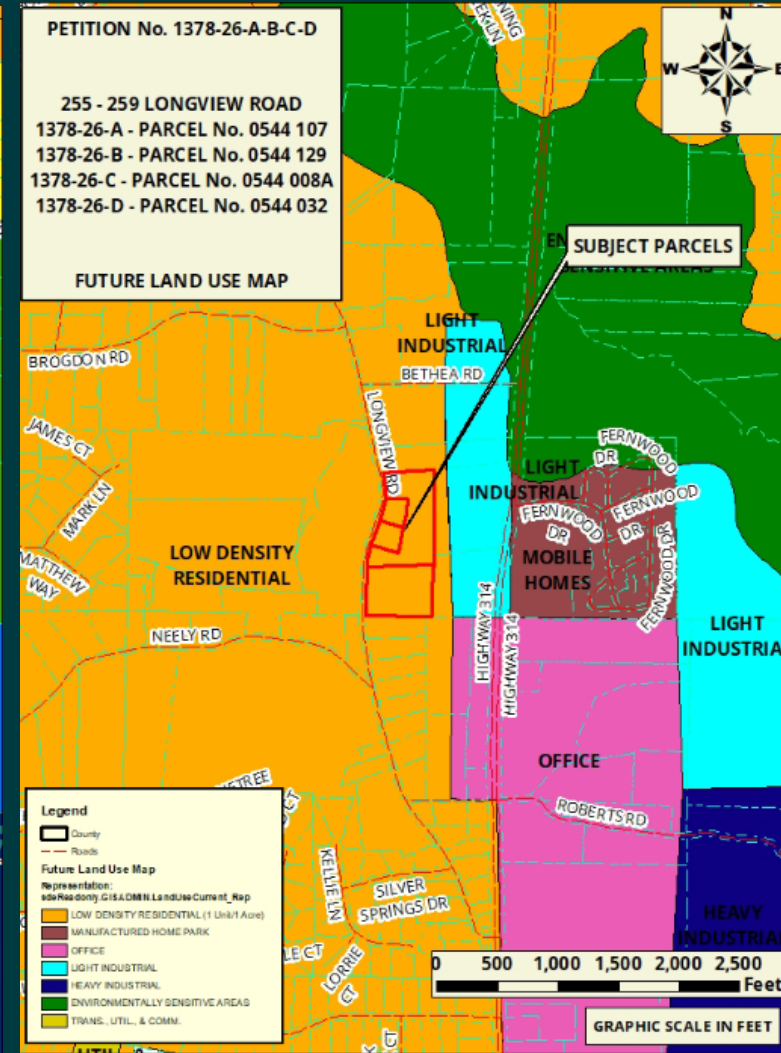
**RED – REQUESTED REZONING TO M-1 (CURRENTLY A-R & R-20 SPLIT-ZONING)**



**ZONING MAP**



**FUTURE LAND USE MAP**



# REZONING CONDITIONS: LANDSCAPE AND WATERSHED PROTECTION BUFFERS



# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**This item was tabled at the April 21st BOC Meeting**

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate. Staff recommends DENIAL of the request to rezone to M-1. On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from A-R and R-20 to M-1.

Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.

If this is approved, staff recommends conditions 1. Combination of parcels 0544 129, 0544 008A, 0544 032, 0544 107, 0544 008 & 0544 088 to cure nonconformities. 2. No access to Longview Road to prevent creating a landlocked situation. 3. 75-foot planted buffer along Longview Road frontage.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-A**

**REQUESTED ACTION:** A. Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20 and A-R

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 - 259 Longview Rd.

**LOT SIZE:** 5.23 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** April 21, 2026, at 7:00 PM

---

**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

**STAFF ASSESSMENT & RECOMMENDATION**

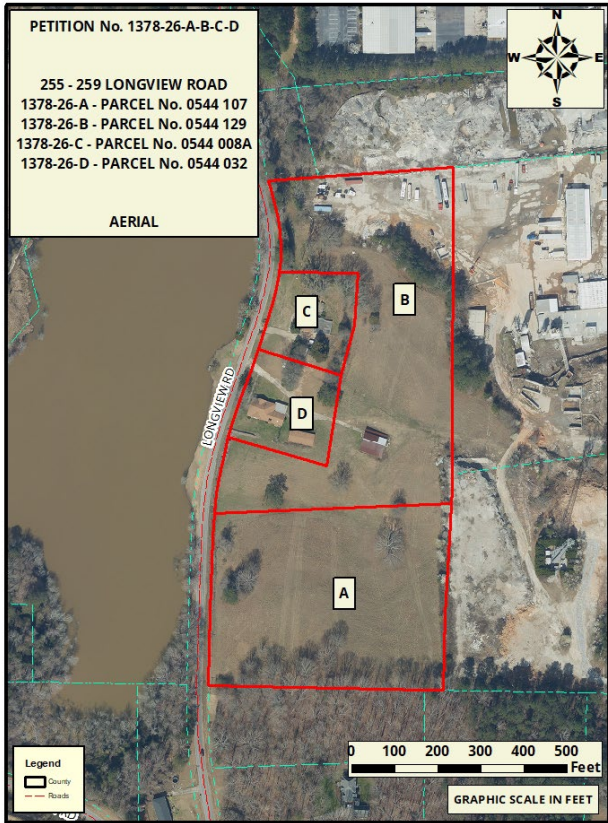
As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate. Staff recommends **DENIAL** of the request to rezone to M-1.

**1378-26-A** - Based on Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

- 1. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
- 2. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access;
- 3. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road.

**PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from A-R and R-20 to M-1. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

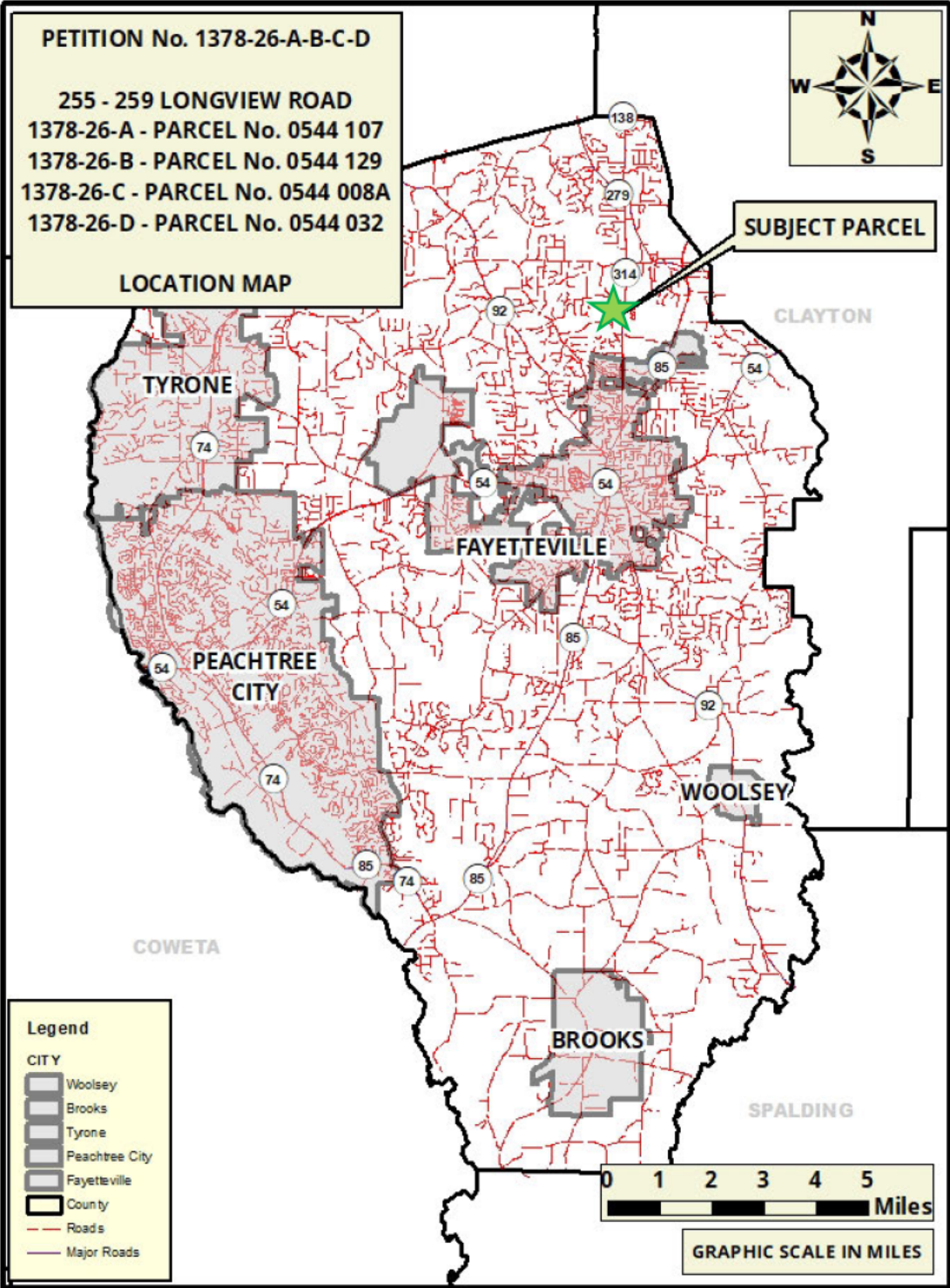
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

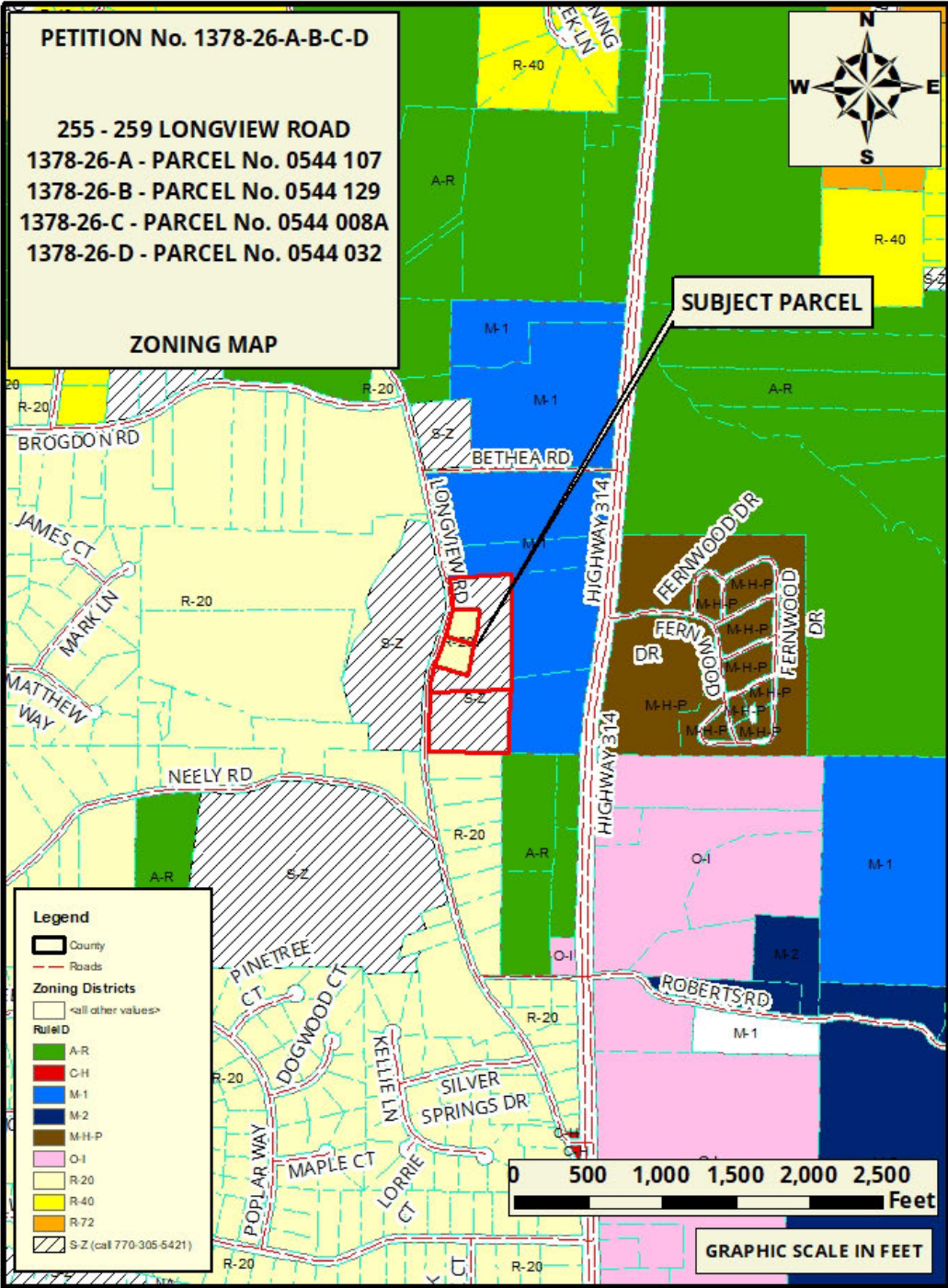
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

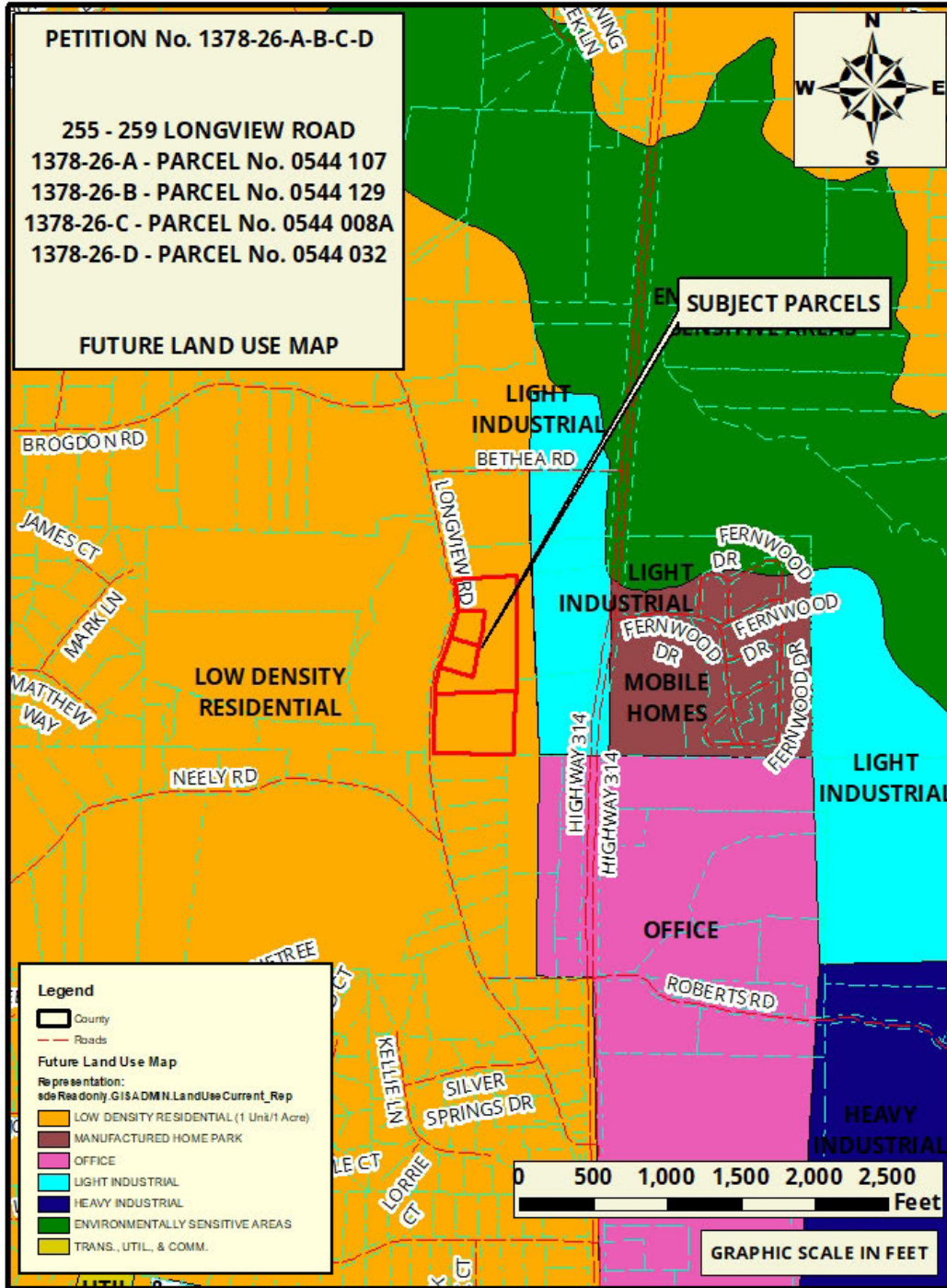
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

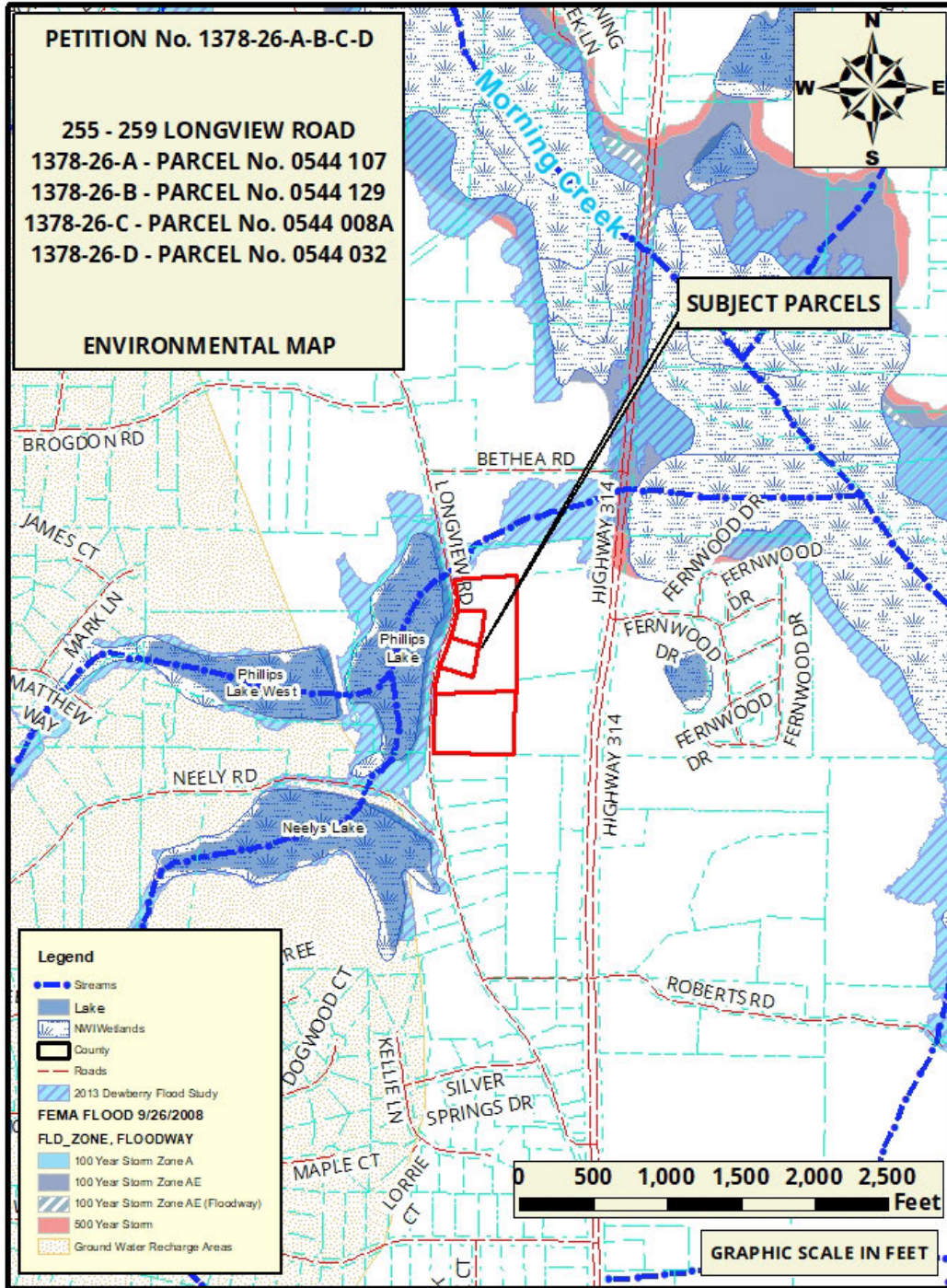
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

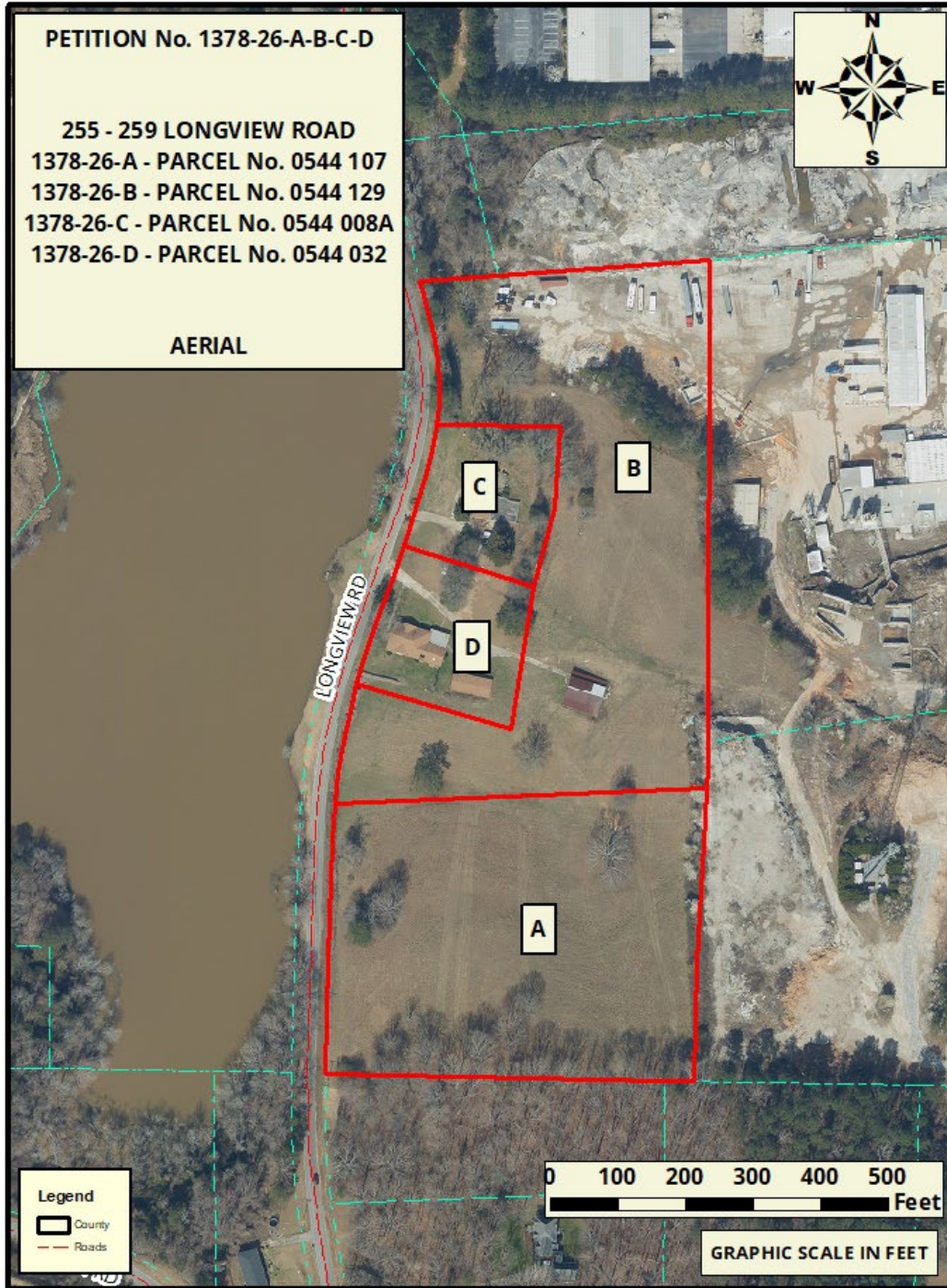
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).













**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

*Spoke in opposition:*

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
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3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. **Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.**

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

*Spoke in opposition:*

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

*Spoke in opposition:*

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

\*\*\*\*\*

*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

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**DANNY ENGLAND, CHAIRMAN**

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**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-A**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial)., be:

Approved     Withdrawn     Denied **5-0**  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION  
NO. 1378-26-A**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: A) Rezone Parcel 0544 107 (5.23 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1; and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal

Name Suren Nandlal

Address 574 GA-314

Address 574 GA-314

City Fayetteville

City Fayetteville

State GA Zip 30214

State GA Zip 30214

Email [REDACTED]

Email [REDACTED]

Phone 917-796-1468

Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.

Name \_\_\_\_\_

Address 1350 Keys Ferry Court

Address \_\_\_\_\_

City McDonough

City \_\_\_\_\_

State GA Zip 30253

State \_\_\_\_\_ Zip \_\_\_\_\_

Email atlpermitting@moorebass.com

Email \_\_\_\_\_

Phone 770-914-9394

Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026

Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
Existing Use: N/A Proposed Use: Unknown  
Structure(s): N/A Type: N/A Size in SF: N/A  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: N/A Proposed Land Use: Unknown  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Truck Parking  
Structure(s): 1 Type: Barn Size in SF: 210  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Truck Parking  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 1 Type: House Size in SF: 3,515  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

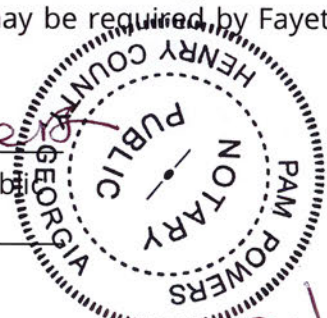
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 RA 314 Fayetteville  
Address P.O. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/1/28

Signature of Property Owner 2  
Address

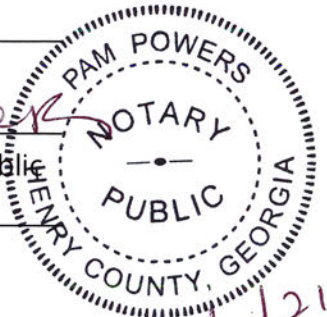
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keys Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

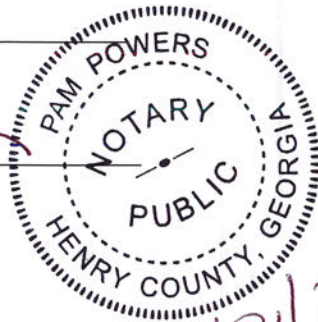
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



*2/21/28*

**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:  
Suren Nandlal

(Please Print)

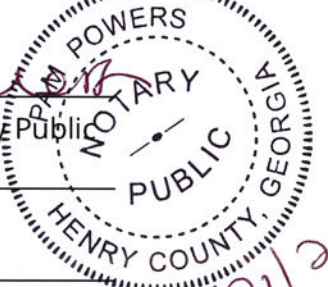
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public

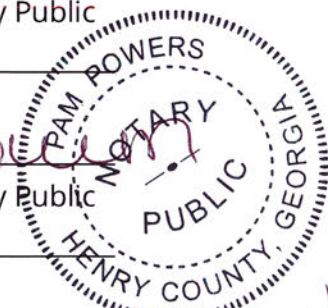
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

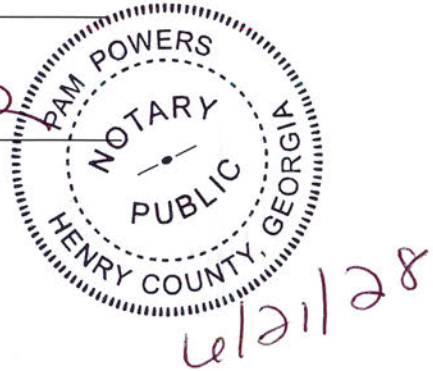
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

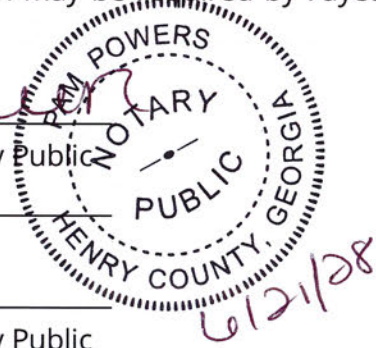
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 3014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
Address

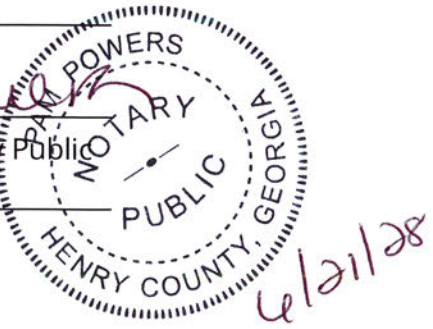
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

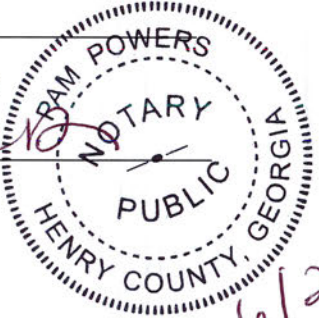
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 032

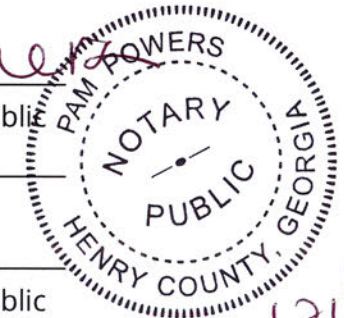
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville GA 30214  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address

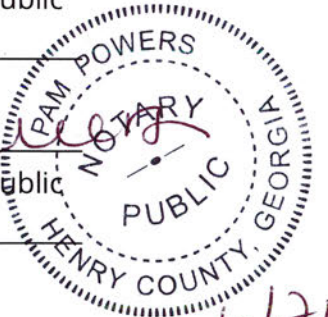
Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Property Owner 3  
\_\_\_\_\_  
Address

Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct McDonough, Ga 30253  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

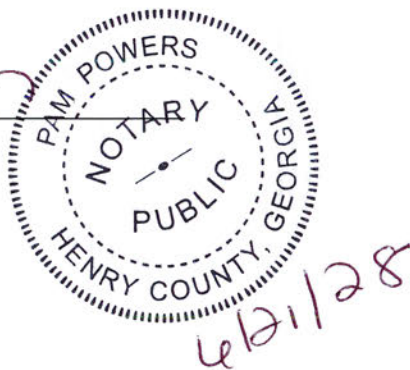
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4th day of February, 2024.

[Signature]

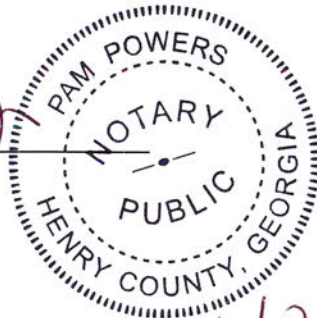
SIGNATURE OF PROPERTY OWNER

[Signature]

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



6/21/28

**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/](http://www.dca.state.ga.us/DRI/).
  
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [XX] 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 4th day of February, 2024



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:**     XX **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.

### CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

*Betti Jeffords Phillips* (Seal)  
**BETTI JEFFORDS PHILLIPS**

\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

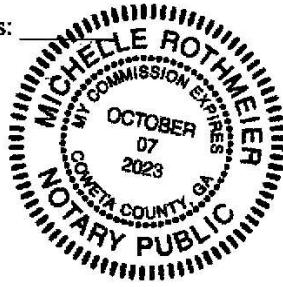
Carley Simpson  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

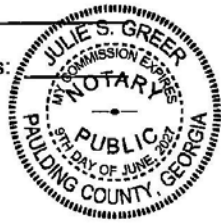
EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:


  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



**GRANTOR:**

BY:  AS EXECUTOR  
\_\_\_\_\_  
(SEAL)  
**JUSTIN C. GOSSETT A/K/A JUSTIN  
CORY GOSSETT  
AS EXECUTOR OF THE ESTATE OF  
BETTI CAROLYN PHILLIPS  
A/K/A BETTI J. PHILLIPS A/K/A BETTI  
JEFFORDS PHILLIPS**

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

### LIMITED WARRANTY DEED

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR  
 \_\_\_\_\_ (SEAL)  
 JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
 GOSSETT AS EXECUTOR OF THE ESTATE OF  
 BETTI CAROLYN PHILLIPS A/K/A BETTI  
 JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





**Moore Bass Consulting, Inc.**  
 Civil Engineering  
 Land Surveying  
 Development Consulting  
 Environmental Remediation

www.moorebass.com  
 1330 Keys Ferry Court  
 McDonough, GA 30253  
 770-244-2254

**PROJECT NAME**  
 265 LONGVIEW ROAD PARCELS  
 FAYETTE COUNTY, GA 30214

**CLIENT NAME**  
 SUREN MANDAL  
 674 HIGHWAY 214  
 FAYETTEVILLE, GA 30214

**REVISIONS**

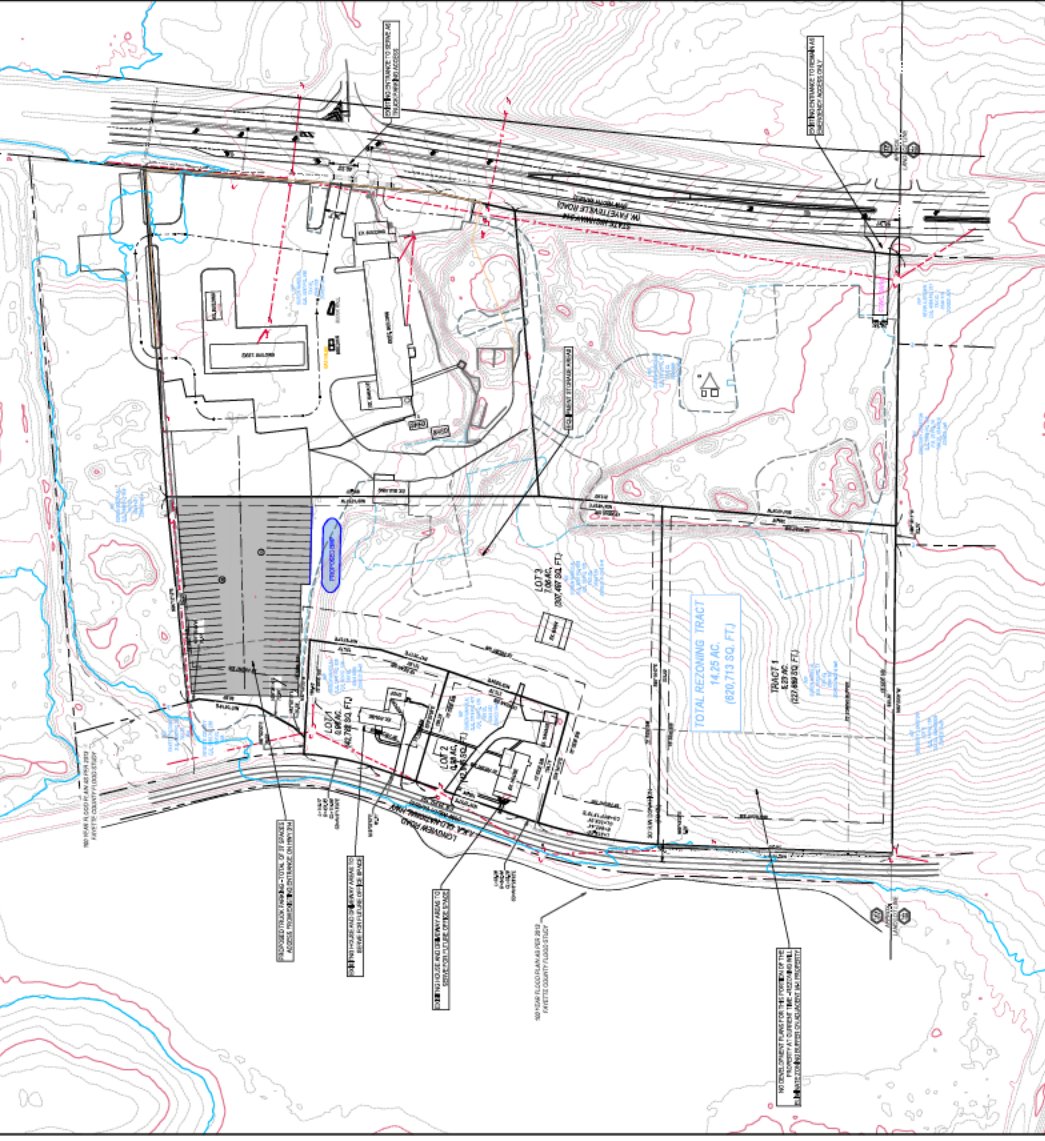
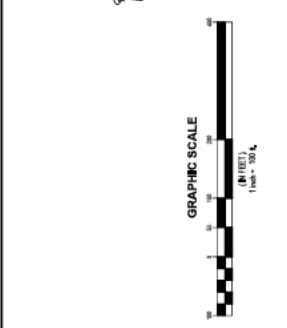
NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUE FOR PERMITTING
2	08/20/2024	ISSUE FOR PERMITTING

**SHEET TITLE**  
 REZONING CONCEPT PLAN

**SHEET NO.**  
 169

**SHEET TOTAL**  
 170

**SCALE**  
 1" = 100'



**DEVELOPMENT DATA**

<b>1. PROPERTY OWNER</b> SUREN MANDAL 674 HIGHWAY 214 FAYETTEVILLE, GA 30214	<b>2. ENGINEERING CONSULTANT</b> MOORE BASS CONSULTING, INC. 1330 KEYS FERRY CT. MCDONOUGH, GA 30253 770-244-2254 FAX: (770) 244-2259
<b>4. SUBMITTER CONTRIBUTION</b> SOURCE OF DATA UNINCORPORATED FAYETTE COUNTY, GA TAX ID # 6544 008A 6544 008B 6544 107 6544 107	<b>REVISIONS</b> DATE: 04-26-2026 UNINCORPORATED FAYETTE COUNTY, GA TAX ID # 6544 008A 6544 008B 6544 107 6544 107
<b>CURRENT ZONING</b> PROPOSED ZONING TOTAL AREA FOR REZONING R/W DONATION	<b>R40 AND SPLIT ZONE R40 / R40</b> 14.25 AC. 620,713 SQ. FT.

Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING  
CERTAIN PROPERTIES  
IN UNINCORPORATED AREAS  
OF FAYETTE COUNTY, GEORGIA  
PUBLIC HEARING to be held be-  
fore the Fayette County Board of  
Commissioners on Tuesday, April  
21, 2026, at 5:00 P.M., in the Fayette  
County Administrative Com-

plex, 140 Stonewall Avenue West,  
Public Meeting Room, First Floor,  
Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Peti-  
tion 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-  
B)

0544 008A- Lot 1 (Petition 1378-  
26-C)

0544 032- Lot 2 (Petition 1378-26-  
D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting,  
Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219  
of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the  
following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23  
acres);

Parcel No. 0544 129- Lot 3 (7.06  
acres);

Parcel No. 0544 008A- Lot 1 (0.98  
acres);

Parcel No. 0544 032- Lot 2 (0.98  
acres)

For a total of 14.25 acres, from  
A-R (Agricultural-Residential) and  
R-20 (Single-Family Residential) to  
M-1(Light Industrial District).

A copy of the above is available in  
the office of the Fayette County  
Planning and Zoning Department,  
140 Stonewall Avenue West, Suite  
202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
ALONG SAID RIGHT-OF-WAY  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23" E,  
A DISTANCE OF 1/2" REBAR SET;  
THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55  
FEET (SAID ARC HAVING A RADI-  
US OF 842.44 FEET AND BEING  
SUBTENDED BY A CHORD  
BEARING N 10° 13' 10" E, WITH  
A CHORD DISTANCE OF 208.01  
FEET) TO A 1/2" REBAR SET;  
THENCE ALONG THE ARC OF A  
CURVE TO THE RIGHT, A DIS-  
TANCE OF 33.28 FEET (SAID ARC  
HAVING A RADIUS OF 842.44  
FEET AND BEING SUBTENDED  
BY A CHORD BEARING N 18° 26'  
35" E, WITH A CHORD DISTANCE  
OF 33.28 FEET) TO A POINT;  
THENCE N 18° 37' 57" E, A DIS-  
TANCE OF 186.64 FEET TO A 1/2"  
REBAR FOUND, SAID REBAR BE-  
ING THE POINT OF BEGINNING.  
THENCE ALONG RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) N 18° 37' 57" E, A DISTANCE  
OF 81.71 FEET TO A POINT;  
THENCE ALONG THE ARC OF  
A CURVE TO THE LEFT, A DIS-  
TANCE OF 115.17 FEET (SAID ARC  
HAVING A RADIUS OF 451.65  
FEET AND BEING SUBTENDED  
BY A CHORD BEARING N 10° 15'  
00" E, WITH A CHORD DISTANCE  
OF 114.86 FEET) TO A 1/2" REBAR  
FOUND; THENCE LEAVING SAID  
RIGHT-OF-WAY S 87° 00' 30" E, A  
DISTANCE OF 28.63 FEET TO A  
1/2" REBAR SET; THENCE S 87°  
00' 30" E, A DISTANCE OF 166.45  
FEET TO A 1/2" REBAR FOUND;  
THENCE S 07° 57' 37" W, A DIS-  
TANCE OF 121.73 FEET TO A 1/2"  
REBAR BENT FOUND; THENCE  
S 17° 28' 17" W, A DISTANCE OF  
121.60 FEET TO A 1/2" REBAR  
FOUND; THENCE N 73° 20' 05" W,  
A DISTANCE OF 196.23 FEET TO A  
1/2" REBAR FOUND ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING. DESCRIBED TRACT  
OF LAND CONTAINING 0.98  
ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23"  
E, A DISTANCE OF 1/2" REBAR  
SET; THENCE ALONG THE ARC  
OF A CURVE TO THE RIGHT,  
A DISTANCE OF 208.55 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 10° 13' 10" E, WITH A CHORD  
DISTANCE OF 208.01 FEET) TO  
A 1/2" REBAR SET, SAID REBAR  
BEING THE POINT OF BEGIN-  
NING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) THE FOLLOWING COURSES  
AND DISTANCES ALONG THE  
ARC OF A CURVE TO THE RIGHT,  
A DISTANCE OF 33.28 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 18° 26' 35" E, WITH A CHORD  
DISTANCE OF 33.28 FEET) TO A  
POINT; THENCE N 18° 37' 57" E,  
A DISTANCE OF 186.64 FEET TO  
A 1/2" REBAR FOUND; THENCE  
LEAVING SAID RIGHT-OF-WAY  
S 73° 20' 05" E, A DISTANCE OF  
196.23 FEET TO A 1/2" REBAR  
FOUND; THENCE S 19° 03' 24"  
W, A DISTANCE OF 215.79 FEET  
TO A 1/2" REBAR BENT FOUND;  
THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A  
1/2" REBAR SET ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING. DESCRIBED TRACT  
OF LAND CONTAINING 0.98  
ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
ALONG SAID RIGHT-OF-WAY  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23" E,  
A DISTANCE OF 1/2" REBAR SET,  
SAID REBAR BEING THE POINT  
OF BEGINNING. THENCE ALONG  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES) ALONG THE  
ARC OF A CURVE TO THE RIGHT,  
A DISTANCE OF 208.55 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 10° 13' 10" E, WITH A CHORD  
DISTANCE OF 208.01 FEET) TO  
A 1/2" REBAR SET; THENCE S  
74° 34' 12" E, A DISTANCE OF  
194.71 FEET TO A 1/2" REBAR  
BENT FOUND; THENCE N 19°  
03' 24" E, A DISTANCE OF 215.79  
FEET TO A 1/2" REBAR FOUND;  
THENCE N 17° 28' 17" E, A DIS-  
TANCE OF 121.60 FEET TO A 1/2"  
REBAR BENT FOUND; THENCE  
N 07° 57' 37" E, A DISTANCE OF  
121.73 FEET TO A 1/2" REBAR  
FOUND; THENCE N 87° 00' 30"  
W, A DISTANCE OF 166.45 FEET  
TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET;  
THENCE N 29° 34' 14" E, A DIS-  
TANCE OF 72.96 FEET TO A 1/2"  
REBAR SET; THENCE N 07° 04'  
18" E, A DISTANCE OF 98.96 FEET  
TO A 1/2" REBAR SET; THENCE  
N 15° 25' 46" W, A DISTANCE OF  
20.47 FEET TO A 1/2" REBAR SET;  
THENCE N 84° 12' 12" E, A DIS-  
TANCE OF 352.05 FEET TO A 1/2"  
REBAR SET; THENCE S 00° 03' 51"  
E, A DISTANCE OF 635.00 FEET  
TO A 1/2" REBAR SET; THENCE  
S 04° 46' 57" W, A DISTANCE OF  
210.60 FEET TO A 1/2" REBAR  
SET; THENCE N 89° 16' 47" W, A  
DISTANCE OF 575.62 FEET TO A  
1/2" REBAR SET ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING.

DESCRIBED TRACT OF LAND  
CONTAINING 7.06 ACRES  
(307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: BEGINNING AT A  
1/2" OPEN TOP PIPE FOUND ON  
EASTERN RIGHT-OF-WAY OF  
LONGVIEW ROAD (R/W VARIES)  
AND LAND LOT 198 &

219; THENCE LEAVING SAID  
LAND LOT LINE AND ALONG  
SAID RIGHT-OF-WAY THE FOL-  
LOWING COURSES AND DIS-  
TANCES N 02° 05' 54" E, A DIS-  
TANCE OF 398.98 FEET TO A  
1/2" REBAR FOUND; THENCE  
N 89° 43' 23" E, A DISTANCE  
OF 5.20 FEET TO A 1/2" REBAR  
SET; THENCE LEAVING SAID  
RIGHT-OF-WAY S 89° 16' 47" E,  
A DISTANCE OF 575.62 FEET TO  
A 1/2" REBAR SET; THENCE S  
04° 43' 34" W, A DISTANCE OF  
399.36 FEET TO A 1/2" REBAR  
SET ON LAND LOT LINE 198 &  
219; THENCE ALONG LAND LOT  
LINE 198 & 219 THE FOLLOW-  
ING COURSES AND DISTANCES  
N 89° 16' 11" W, A DISTANCE OF  
32.15 FEET TO A 1/2" OPEN TOP  
PIPE FOUND; THENCE N 89° 20'  
31" W, A DISTANCE OF 530.36  
FEET TO A 1/2" OPEN TOP PIPE  
FOUND ON EASTERN RIGHT-OF-  
WAY OF LONGVIEW ROAD (R/W  
VARIES), SAID OPEN TOP PIPE  
BEING THE TRUE POINT OF BE-  
GINNING.

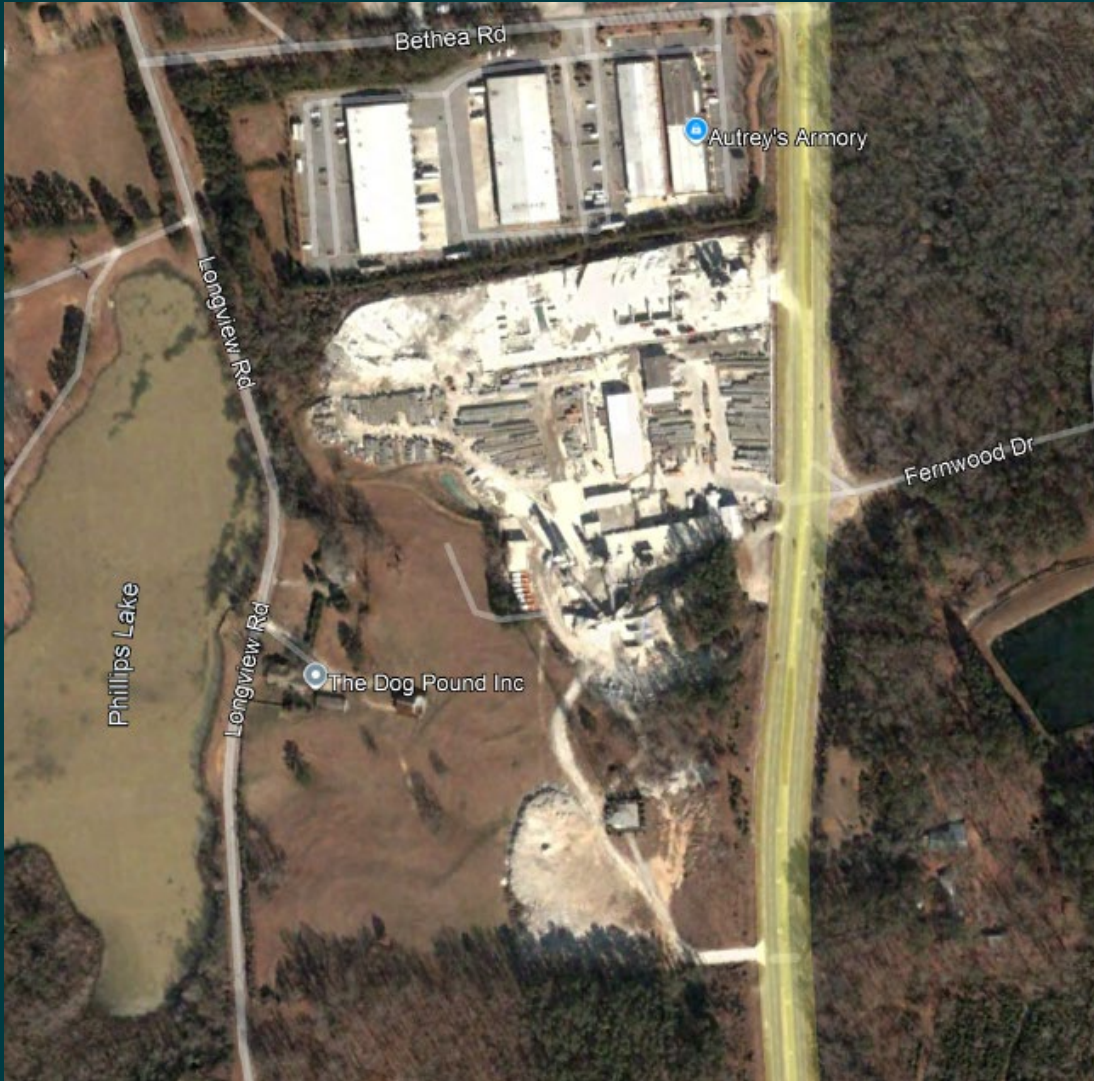
DESCRIBED TRACT OF LAND  
CONTAINING 5.23 ACRES  
(227,889 SQ. FT.)

3/25

# **APPLICANT'S PRESENTATION**

**LONGVIEW RD / 574 HWY**  
**314 PROPERTIES**

**FEB – 2003**



**MAR – 2018**



# FEBRUARY – 2020

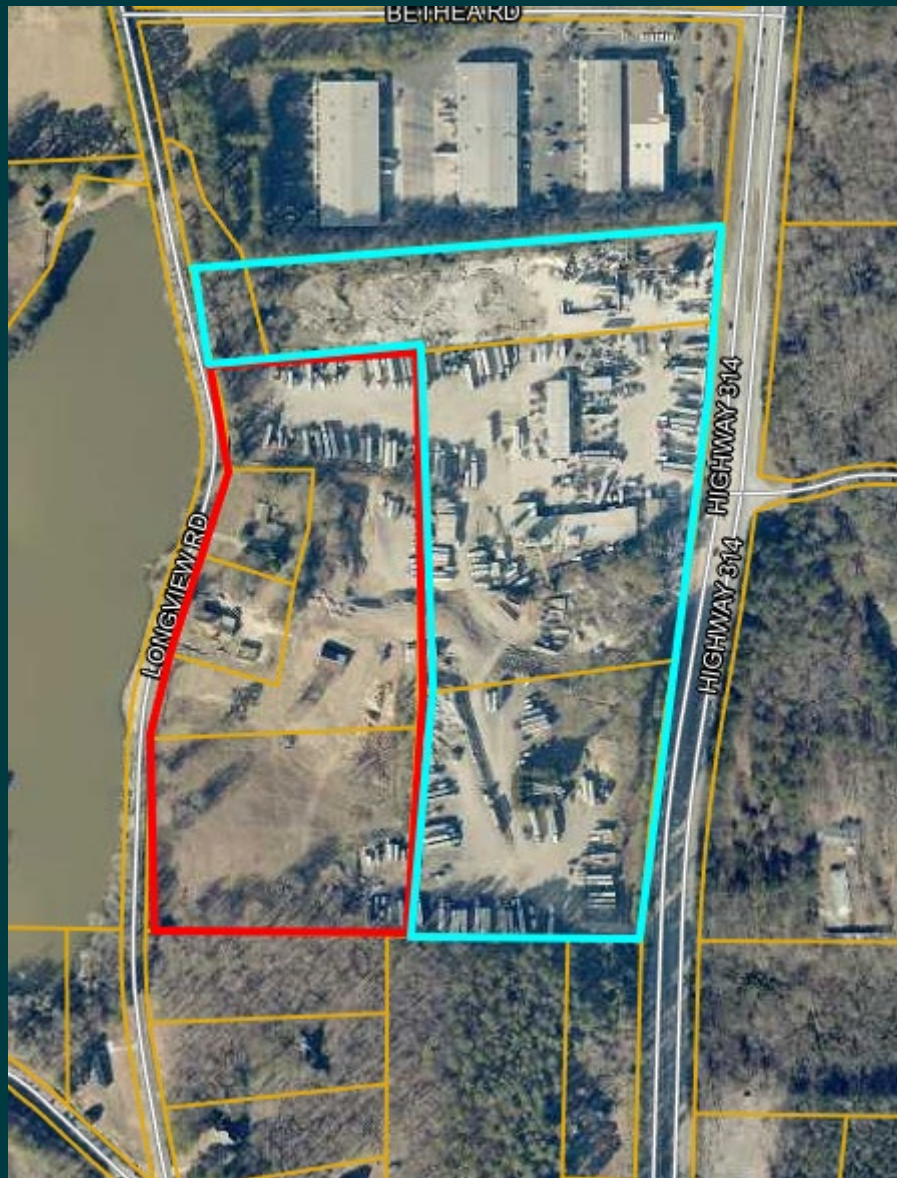
# JUNE – 2023



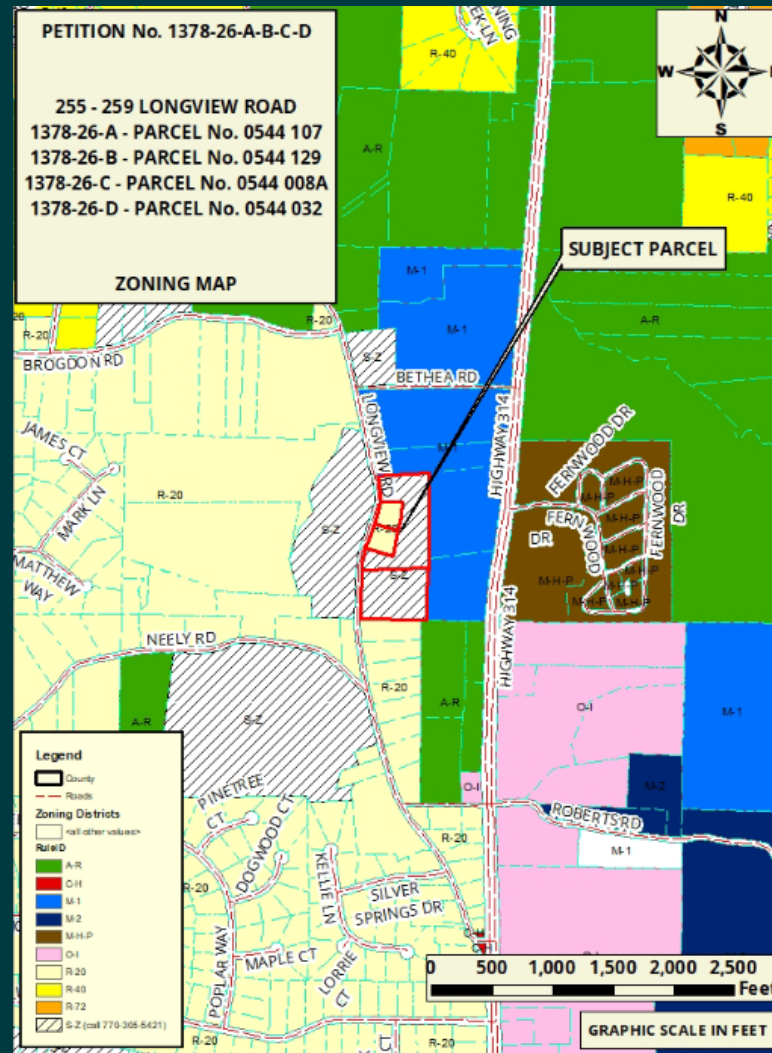
**SUREN NANDLAL OWNED PARCELS (BLUE + RED OUTLINES)**

**BLUE = M-1 ZONED PROPERTY**

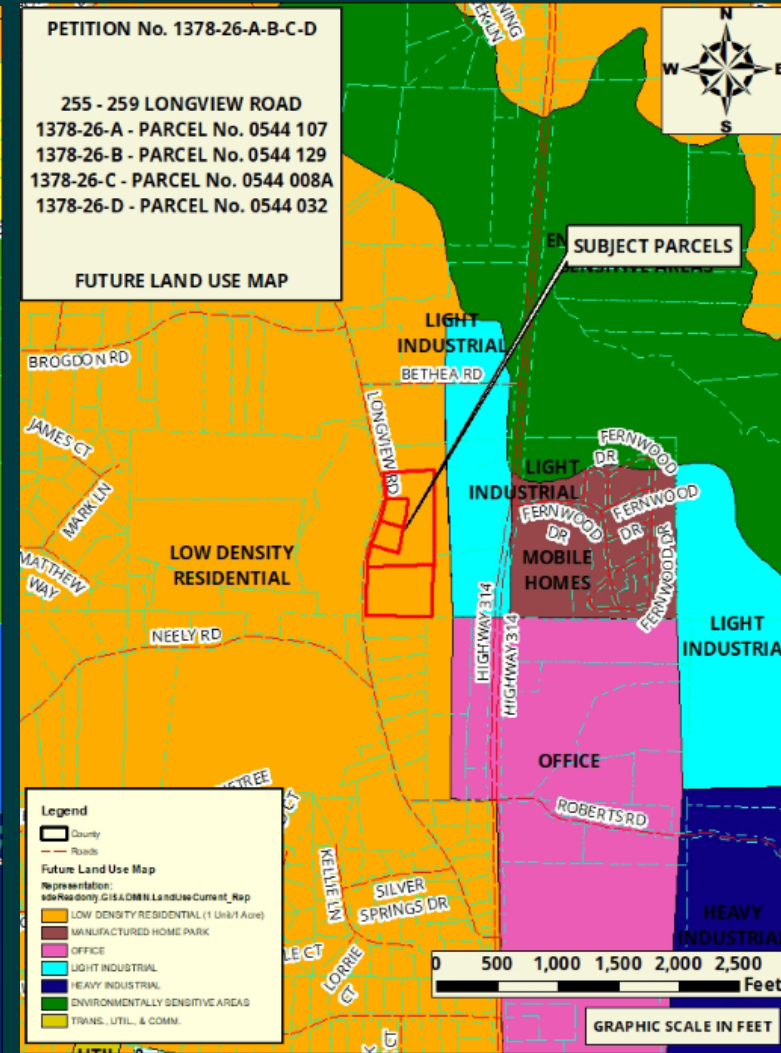
**RED – REQUESTED REZONING TO M-1 (CURRENTLY A-R & R-20 SPLIT-ZONING)**



**ZONING MAP**



**FUTURE LAND USE MAP**



# REZONING CONDITIONS: LANDSCAPE AND WATERSHED PROTECTION BUFFERS



# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

Staff recommends DENIAL of the request to rezone to M-1.

On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from A-R and R-20 to M-1. John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.

This petition was tabled at the April 21, 2026, meeting.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-B**

**REQUESTED ACTION:**            **B.** Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20 and A-R

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 – 259 Longview Rd.

**LOT SIZE:** 7.06 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** May 28, 2026, at 5:00 PM

*This item was tabled at the April 21, 2026, BOC meeting.*

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**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

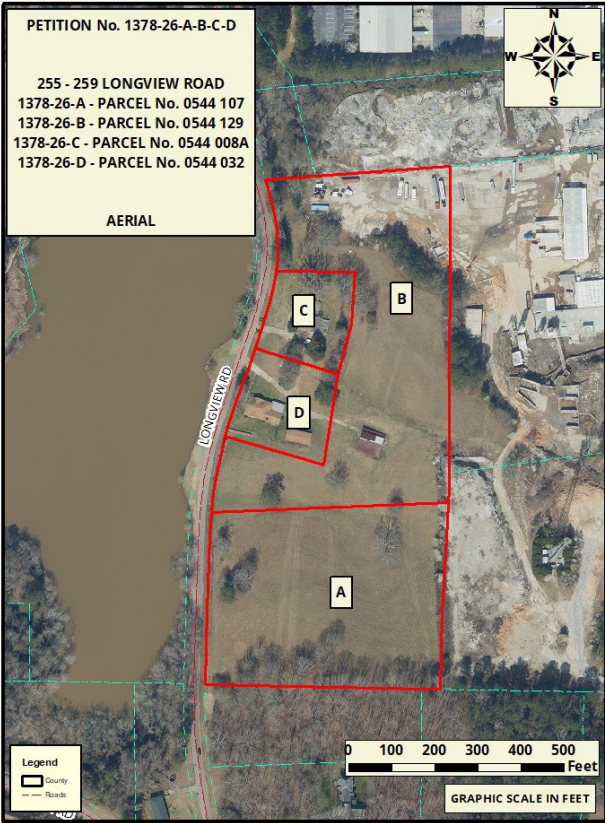
**STAFF ASSESSMENT & RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

**1378-26-B** - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial.

**PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from A-R and R-20 to M-1. **John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.**



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

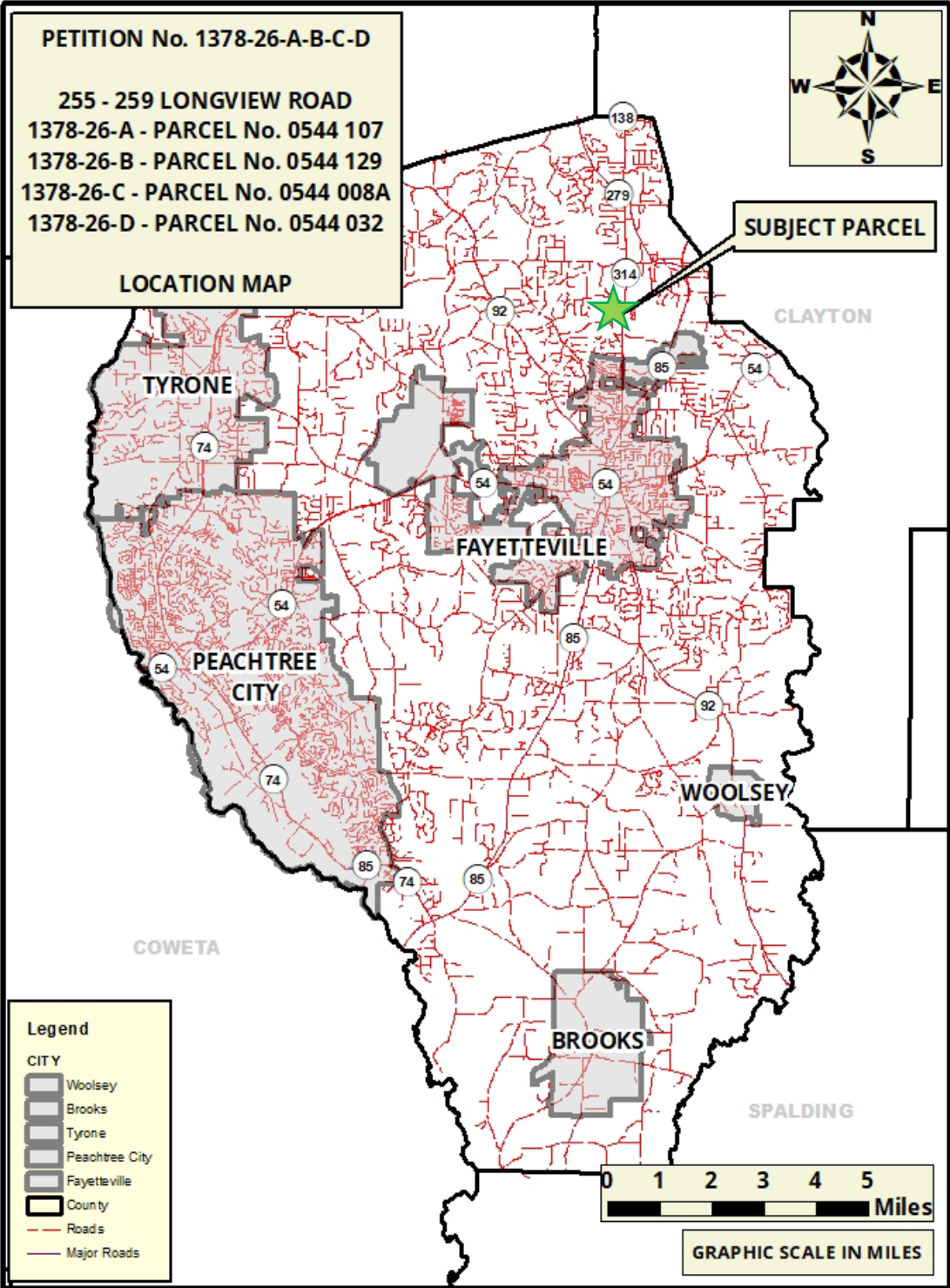
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

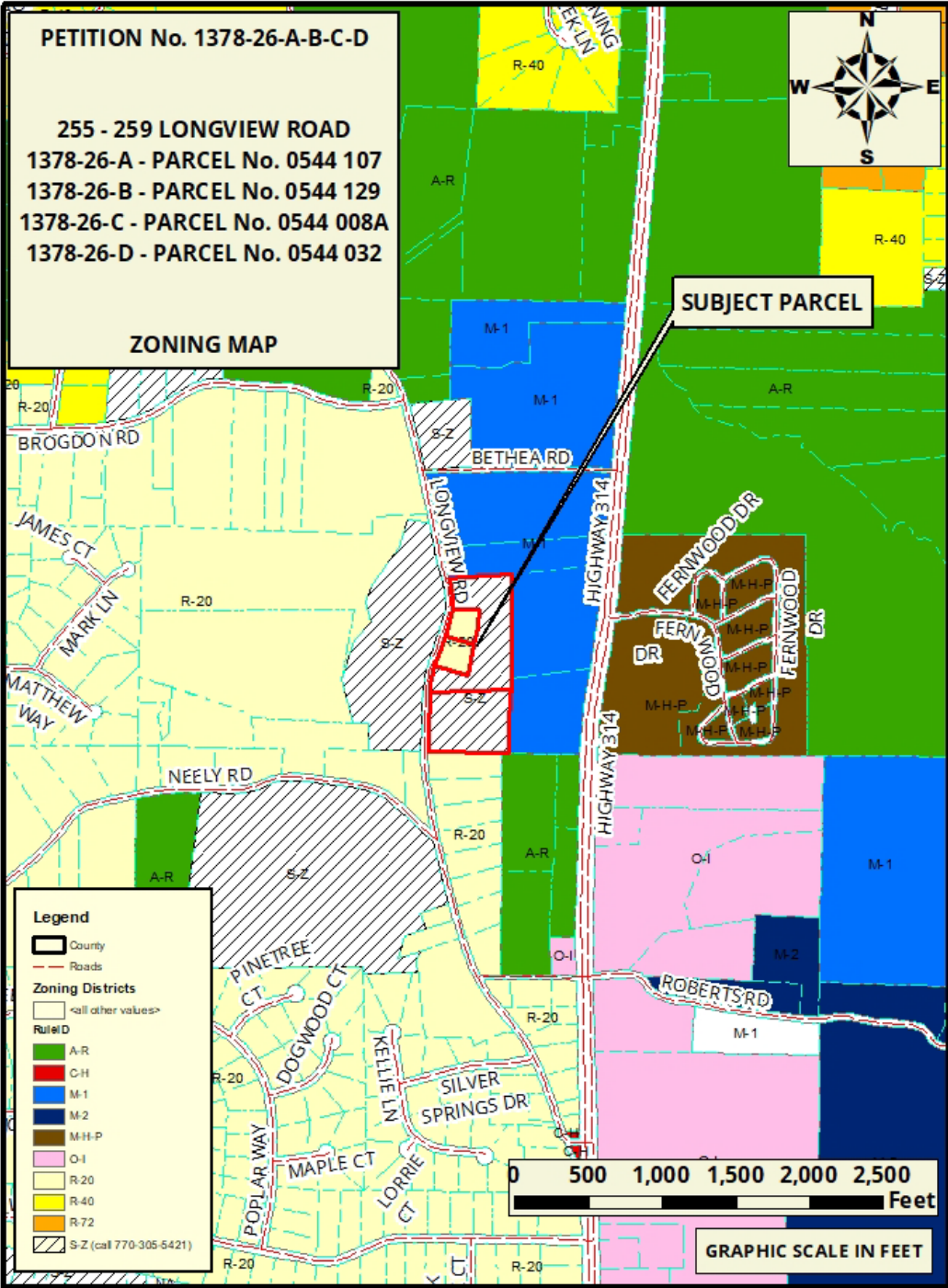
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

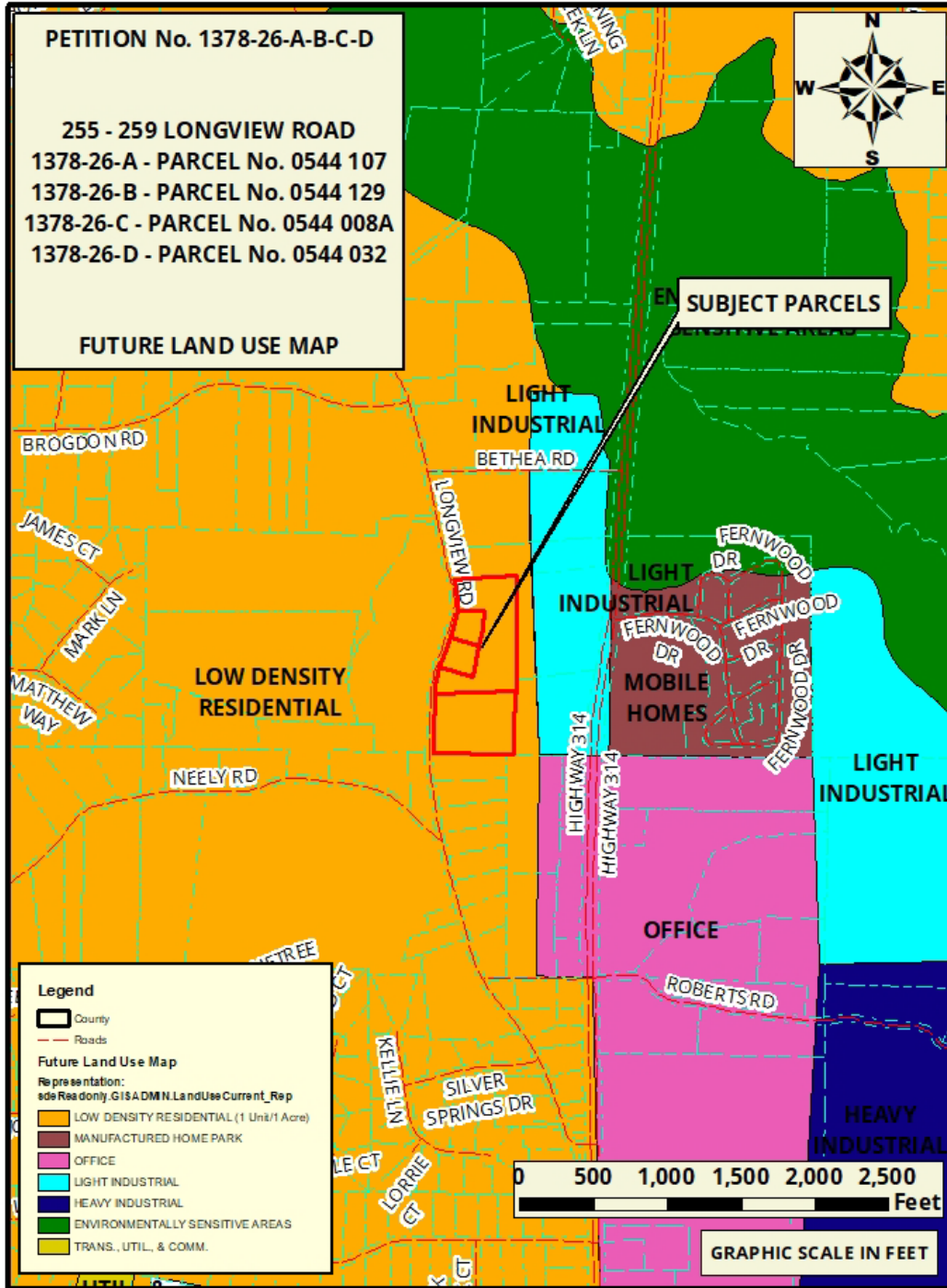
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

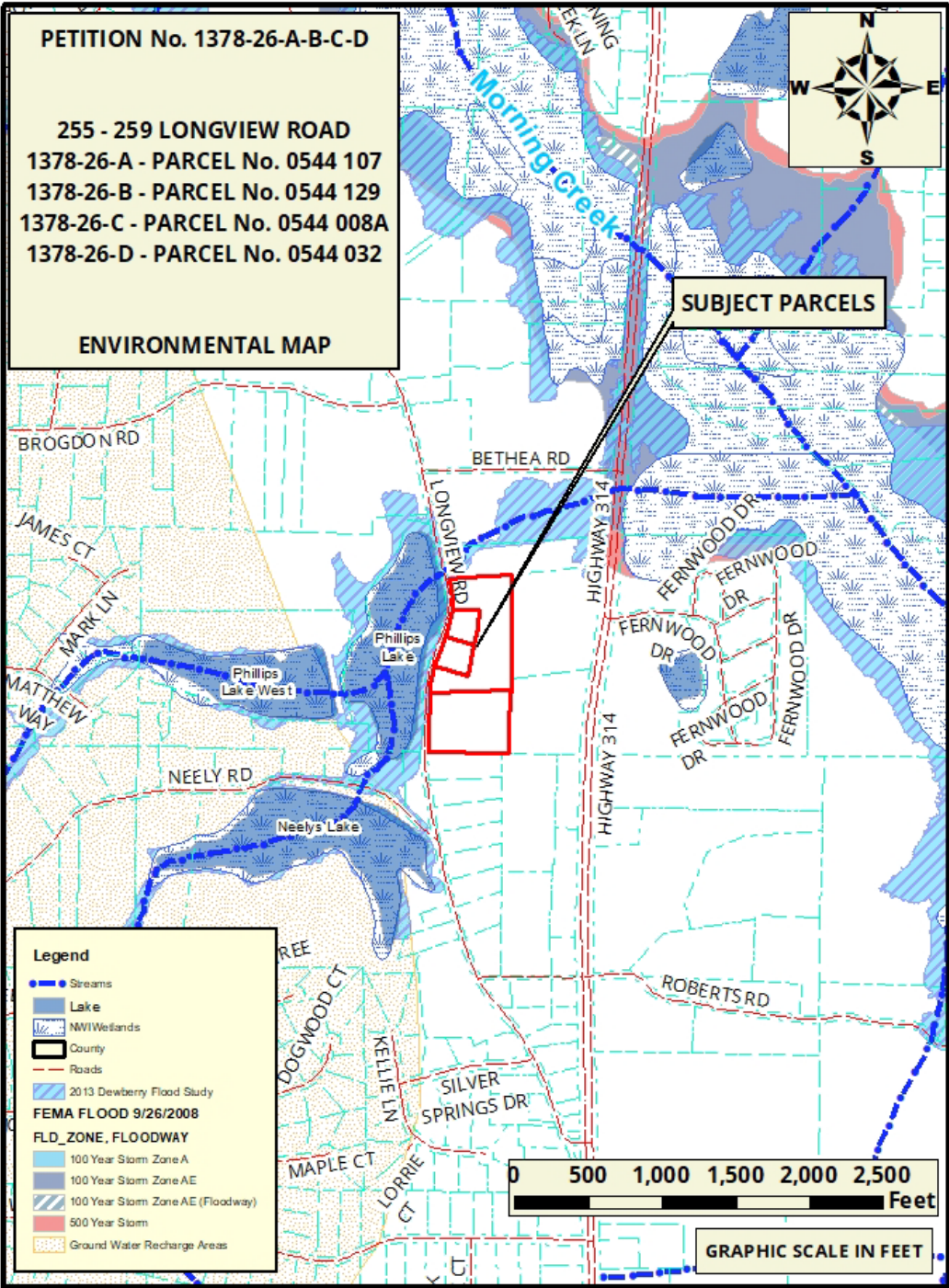
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

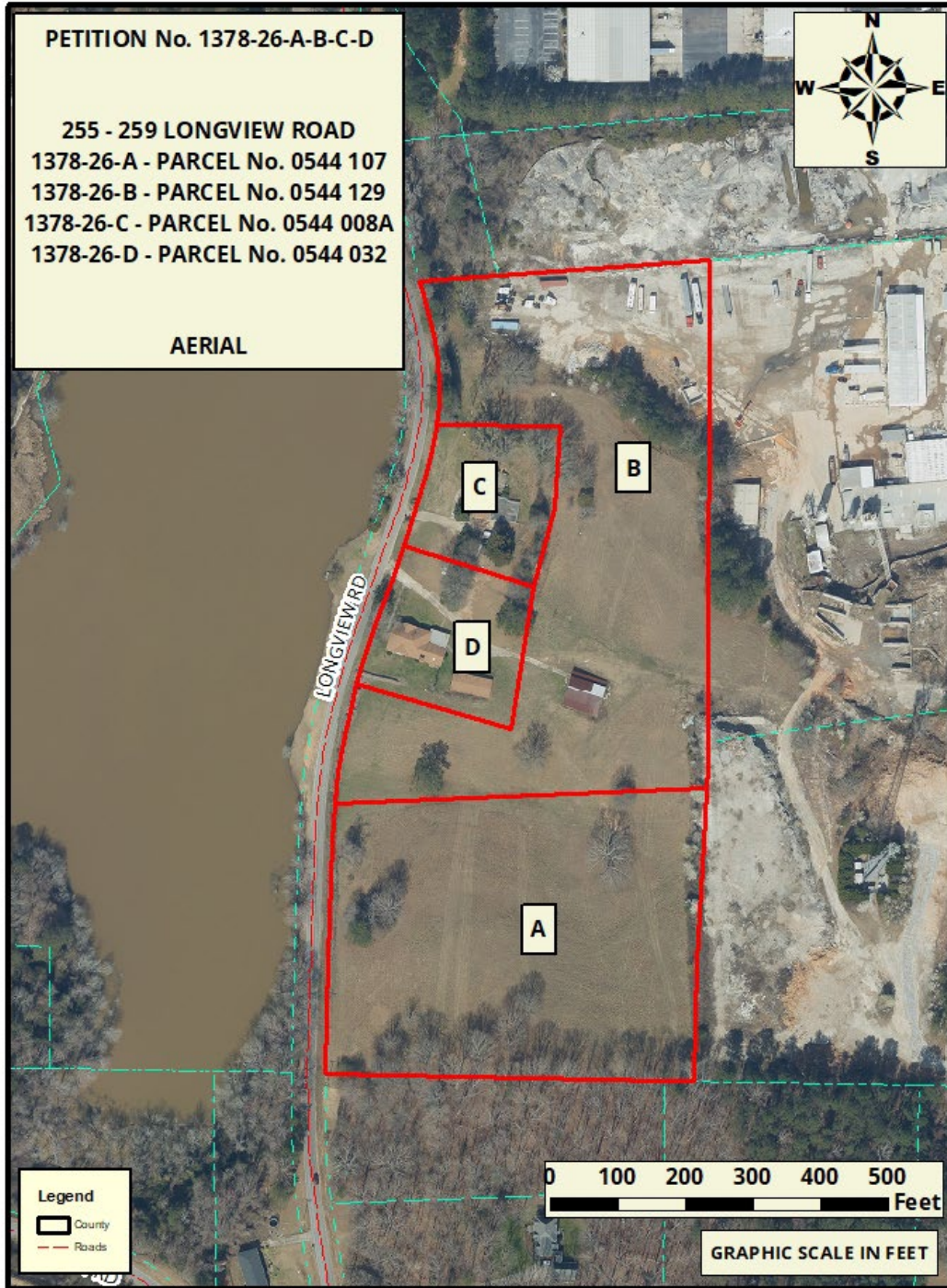
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).













**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

*Spoke in opposition:*

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. *Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.*

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

Spoke in opposition:

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

Spoke in opposition:

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

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**DANNY ENGLAND, CHAIRMAN**

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**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

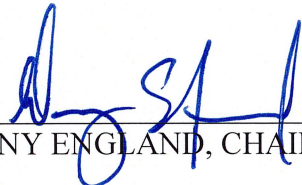
**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-B**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial)., be:

Approved       Withdrawn       Denied 5-0  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

**STATE OF GEORGIA  
COUNTY OF FAYETTE**

**RESOLUTION  
NO. 1378-26-B**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: B) Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1, and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
**MARIA BINNS, PC SECRETARY**

  
\_\_\_\_\_  
**DANNY ENGLAND, CHAIRMAN**

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_  
**REZONE-02-26-091432**

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 917-796-1468

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.  
Address 1350 Keys Ferry Court  
City McDonough  
State GA Zip 30253  
Email atlpermitting@moorebass.com  
Phone 770-914-9394

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: April 2, 2026

DATE OF COUNTY COMMISSIONERS HEARING: April 21, 2026

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026  
Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
Existing Use: N/A Proposed Use: Unknown  
Structure(s): N/A Type: N/A Size in SF: N/A  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: N/A Proposed Land Use: Unknown  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Truck Parking  
Structure(s): 1 Type: Barn Size in SF: 210  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Truck Parking  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 1 Type: House Size in SF: 3,515  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

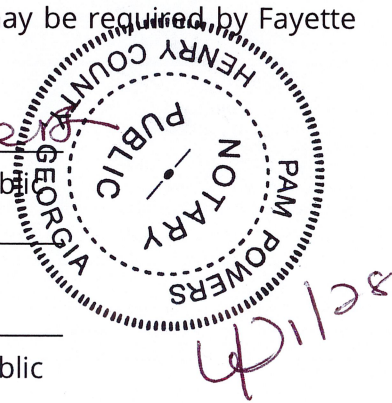
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 RA 314 Fayetteville  
Address Enc. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
Address

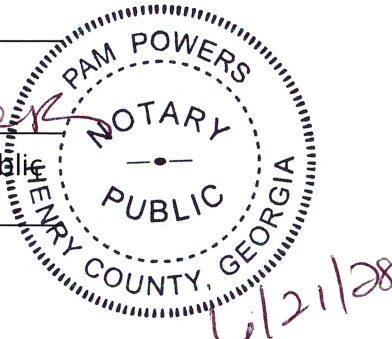
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keys Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

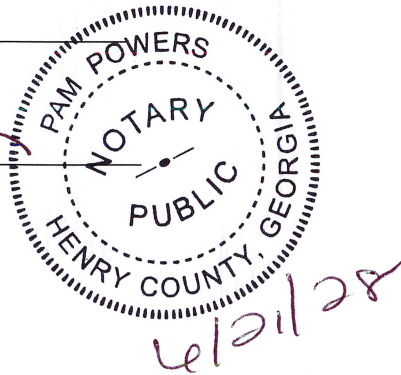
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

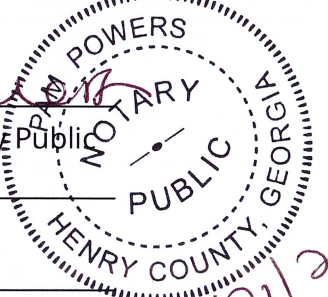
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]

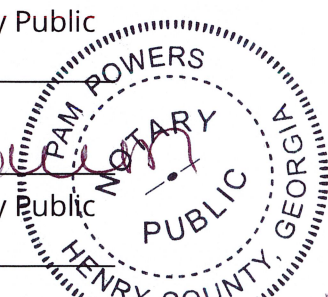
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

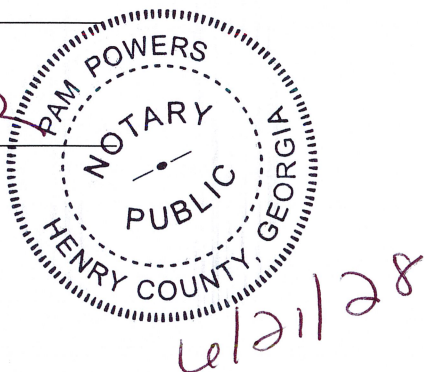
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

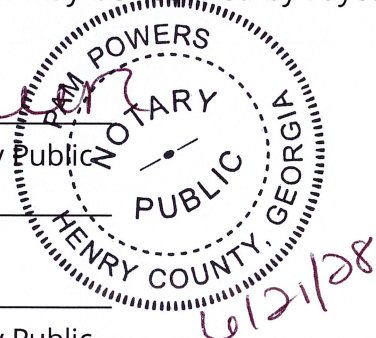
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 3014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
Address

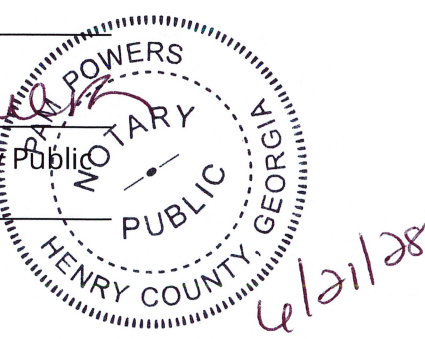
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ferry Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

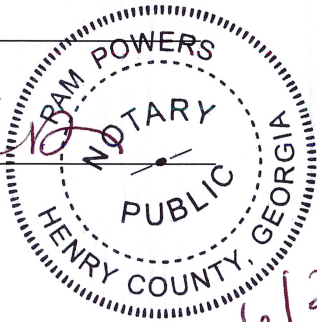
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 032

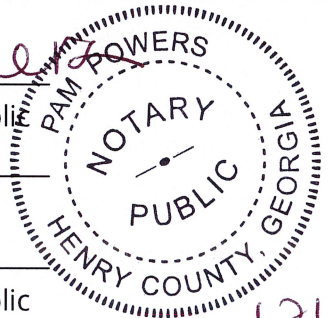
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

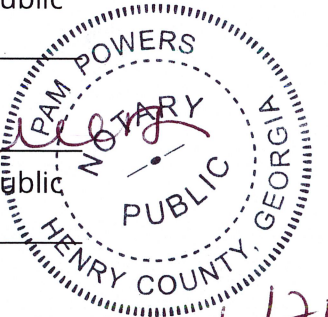
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct  
Address McDonough, Ga  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

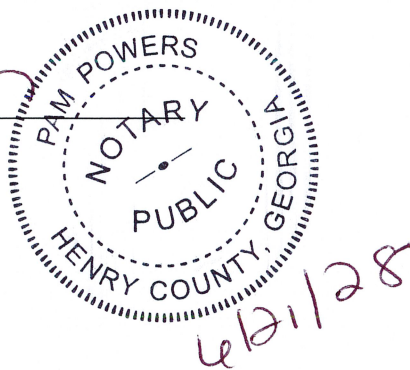
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4th day of February, 2024.

[Signature]

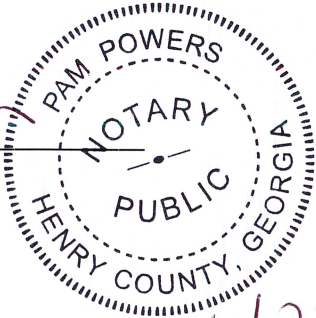
SIGNATURE OF PROPERTY OWNER

[Signature]

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



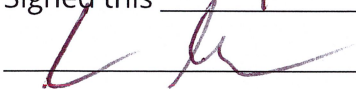
6/21/28

**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/](http://www.dca.state.ga.us/DRI/).
  
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [xx] 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 4th day of February, 2024



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.

**CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST**

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

1/1

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:



\_\_\_\_\_  
Unofficial Witness

 (Seal)  
**BETTI JEFFORDS PHILLIPS**



\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

Carley Simpson  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK **5641** PG **628-629**

*E. Slepian*  
**SLEPIAN & SCHWARTZ, LLC**  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.


**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:



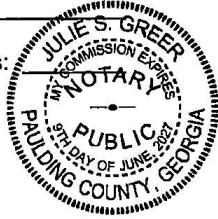
Unofficial Witness



Notary Public

My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR (SEAL)

JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**



SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

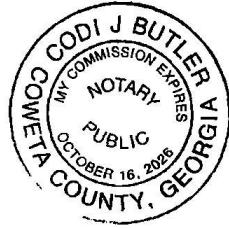
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness \_\_\_\_\_  
  
Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR (SEAL)  
JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
GOSSETT AS EXECUTOR OF THE ESTATE OF  
BETTI CAROLYN PHILLIPS A/K/A BETTI  
JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

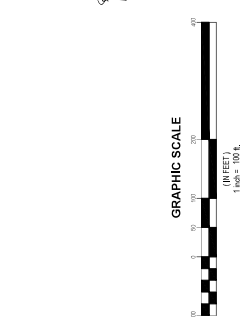
Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





**DEVELOPMENT DATA**

<b>1. PROPERTY OWNER</b> SUREN NANDAL 574 HIGHWAY 314 FAYETTEVILLE, GA 30214 TEL: (770) 521-4259 MOBILE: (770) 521-4259	<b>REZONING PLAN REVIEWED BY</b> DATED: 04-28-2026 MATTHEW M. SMITH, P.E. UNINCORPORATED FAYETTE COUNTY, GA 0544 008A 0544 108A 0544 128A 0544 107 R400 AND SPLIT ZONE R400 IAR M41 CURRENT ZONING: R400 AND SPLIT ZONE R400 IAR PROPOSED ZONING: M41 TOTAL AREA FOR REZONING: 14.25 AC. RM DONATION: 0.05 AC.
<b>2. ENGINEER/CONSULTANT</b> MOORE BASS CONSULTING, INC. 1350 KEYS FERRY CT. MCDONOUGH, GA 30253 TEL: (770) 521-4259 FAX: (770) 521-4259	<b>4. SUBMISSION INFORMATION</b> SOURCE OF DATA: SUREN NANDAL LOCATION: UNINCORPORATED FAYETTE COUNTY, GA TAX ID # TOTAL AREA FOR REZONING: 14.25 AC. RM DONATION: 0.05 AC.

Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING CERTAIN PROPERTIES IN UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA PUBLIC HEARING to be held before the Fayette County Board of Commissioners on Tuesday, April 21, 2026, at 5:00 P.M., in the Fayette County Administrative Com-

plex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Petition 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-B)

0544 008A- Lot 1 (Petition 1378-26-C)

0544 032- Lot 2 (Petition 1378-26-D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting, Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219 of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23 acres);

Parcel No. 0544 129- Lot 3 (7.06 acres);

Parcel No. 0544 008A- Lot 1 (0.98 acres);

Parcel No. 0544 032- Lot 2 (0.98 acres)

For a total of 14.25 acres, from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1(Light Industrial District).

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) THE FOLLOWING COURSES AND DISTANCES ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 73° 20' 05" E, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND; THENCE S 19° 03' 24" W, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET; THENCE N 29° 34' 14" E, A DISTANCE OF 72.96 FEET TO A 1/2" REBAR SET; THENCE N 07° 04' 18" E, A DISTANCE OF 98.96 FEET TO A 1/2" REBAR SET; THENCE N 15° 25' 46" W, A DISTANCE OF 20.47 FEET TO A 1/2" REBAR SET; THENCE N 84° 12' 12" E, A DISTANCE OF 352.05 FEET TO A 1/2" REBAR SET; THENCE S 00° 03' 51" E, A DISTANCE OF 635.00 FEET TO A 1/2" REBAR SET; THENCE S 04° 46' 57" W, A DISTANCE OF 210.60 FEET TO A 1/2" REBAR SET; THENCE N 89° 16' 47" W, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 7.06 ACRES (307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 &

219; THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 5.20 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 16' 47" E, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET; THENCE S 04° 43' 34" W, A DISTANCE OF 399.36 FEET TO A 1/2" REBAR SET ON LAND LOT LINE 198 & 219; THENCE ALONG LAND LOT LINE 198 & 219 THE FOLLOWING COURSES AND DISTANCES N 89° 16' 11" W, A DISTANCE OF 32.15 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 89° 20' 31" W, A DISTANCE OF 530.36 FEET TO A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 5.23 ACRES (227,889 SQ. FT.)

3/25

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**This item was tabled at the April 21st BOC Meeting**

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate. Staff recommends DENIAL of the request to rezone to M-1. On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from A-R and R-20 to M-1. John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.

If this is approved, staff recommends conditions 1. Demolition of structures & wells. 2. Combination of parcels 0544 129, 0544 008A, 0544 032, 0544 107, 0544 008 & 0544 088 to cure nonconformities. 3. No access to Longview Road to prevent creating a landlocked situation. 4. 75-foot planted buffer along Longview Road frontage.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-B**

**REQUESTED ACTION:**            **B.** Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20 and A-R

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 - 259 Longview Rd.

**LOT SIZE:** 7.06 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** April 21, 2026, at 7:00 PM

---

**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

## **STAFF ASSESSMENT & RECOMMENDATION**

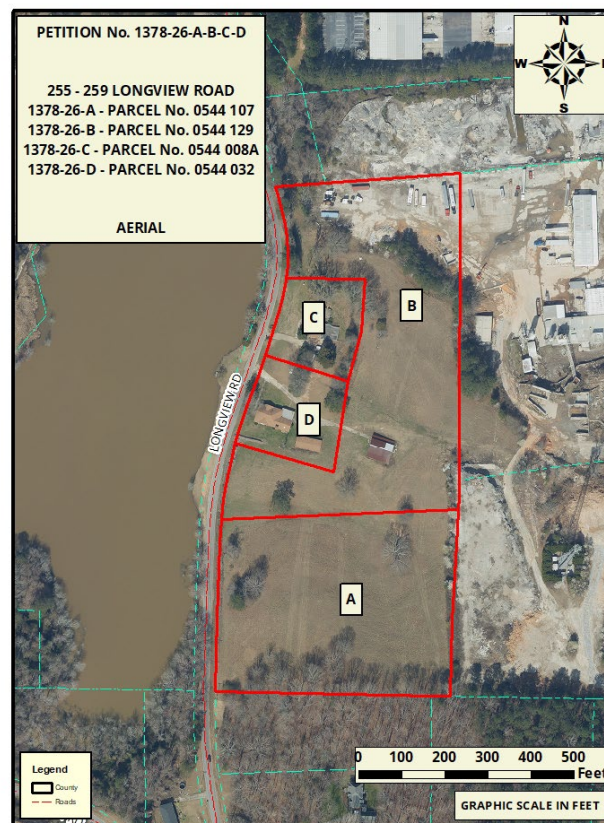
As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

**1378-26-B** - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. A demolition permit to remove all structures be obtained and executed within 90 days of the approval of the petition or prior to the submittal of a final plat for review, whichever comes first;
2. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
3. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access;
4. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road.

## **PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from A-R and R-20 to M-1. **John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.**



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

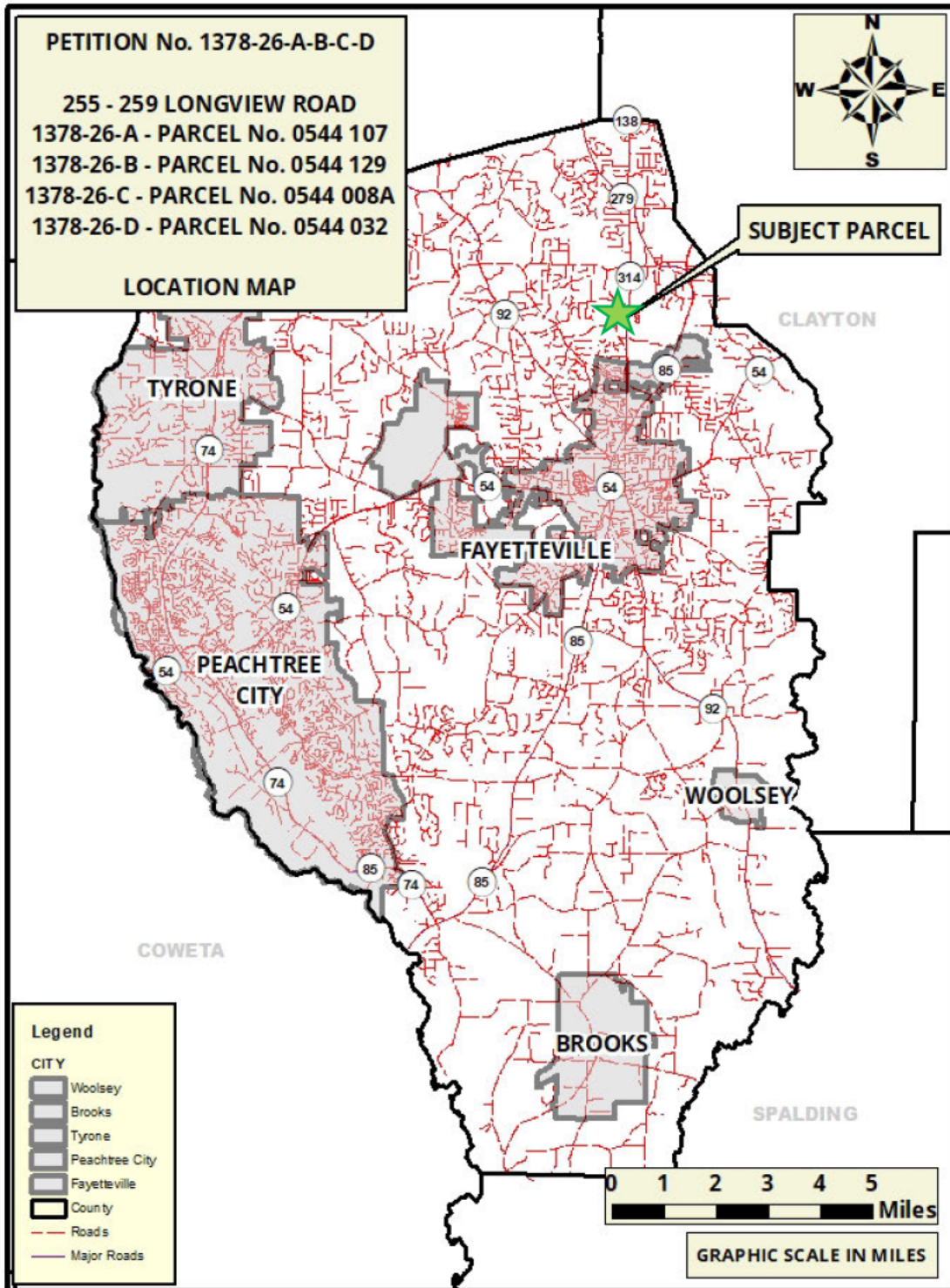
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

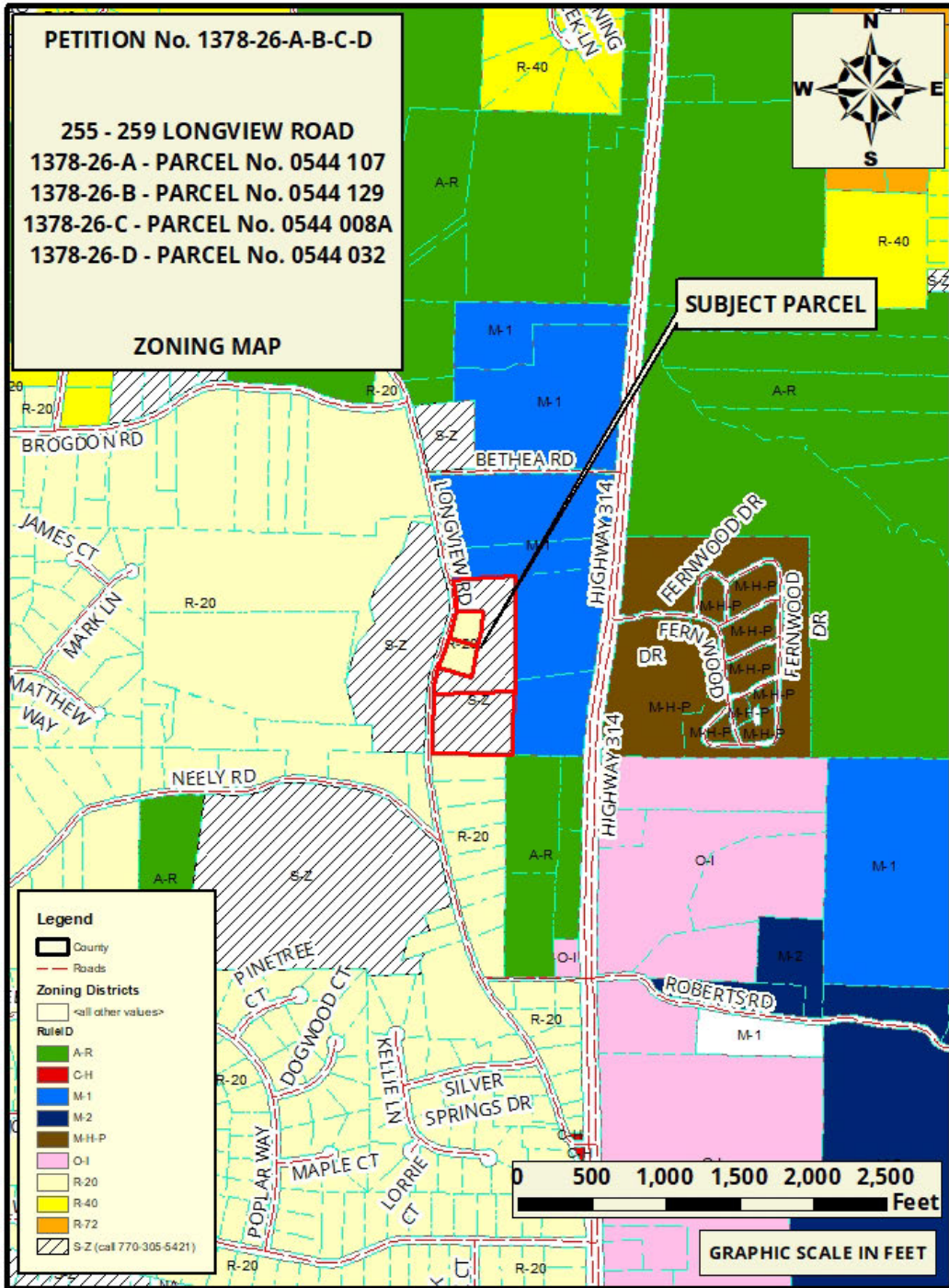
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

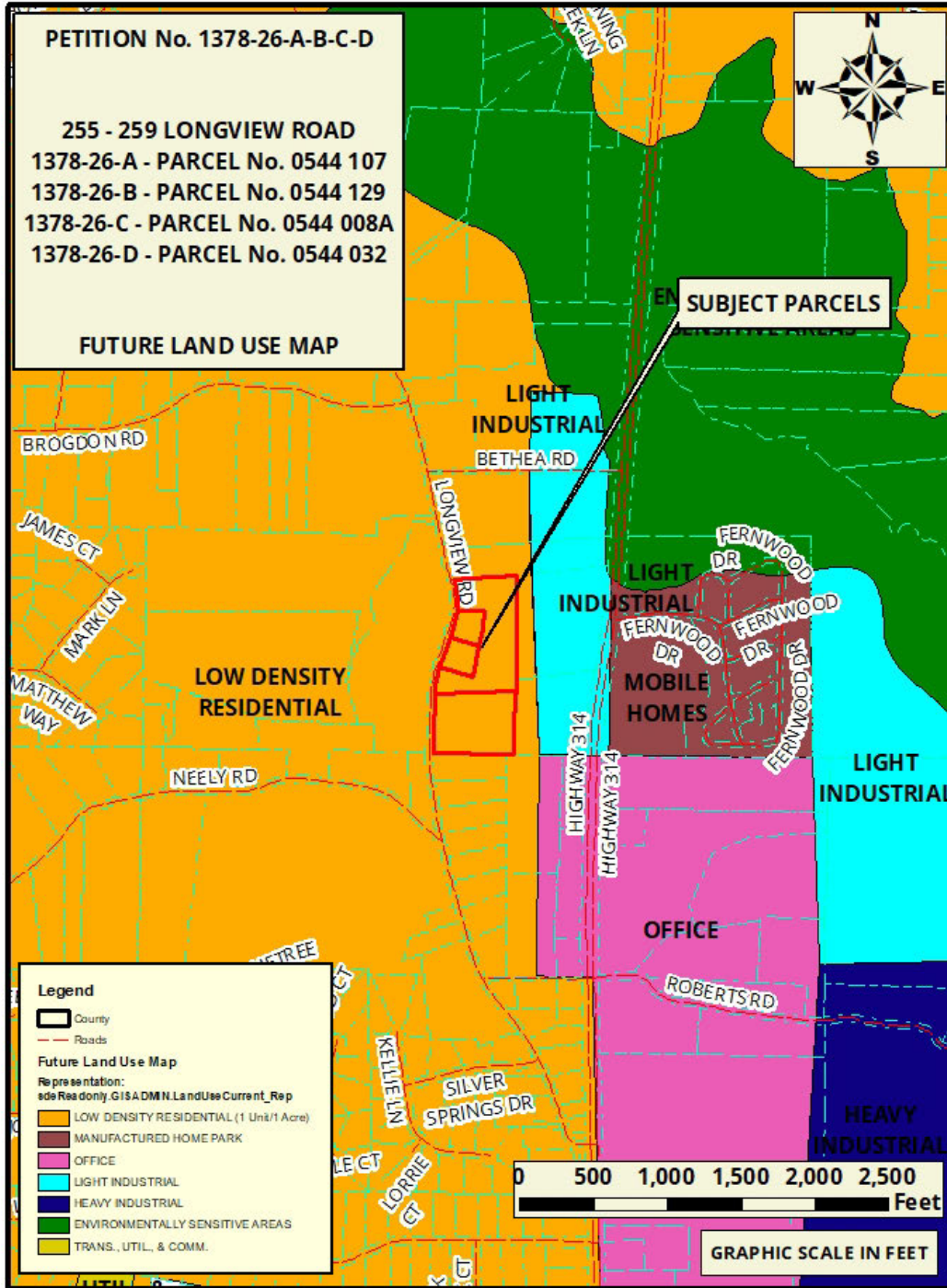
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

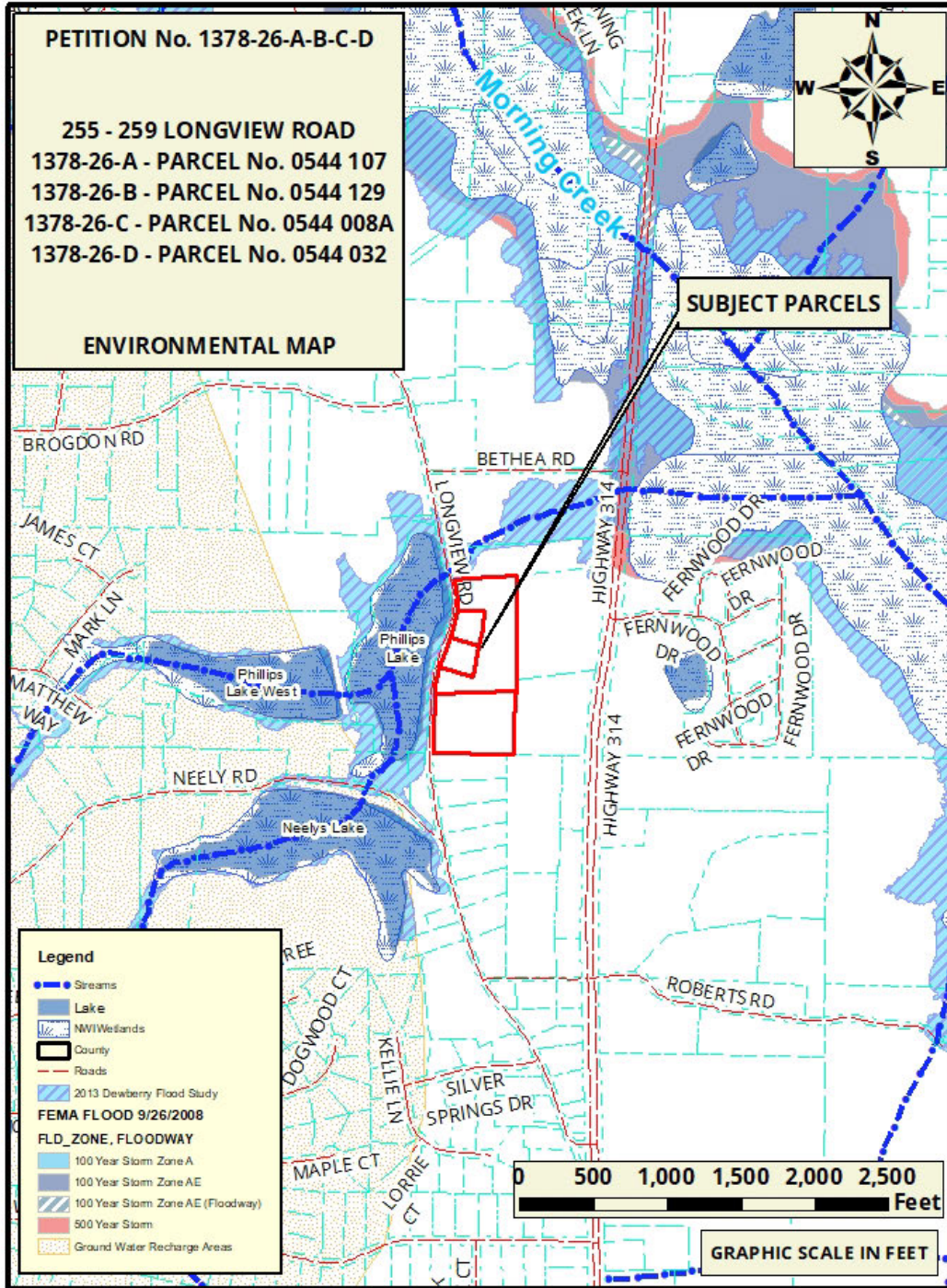
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

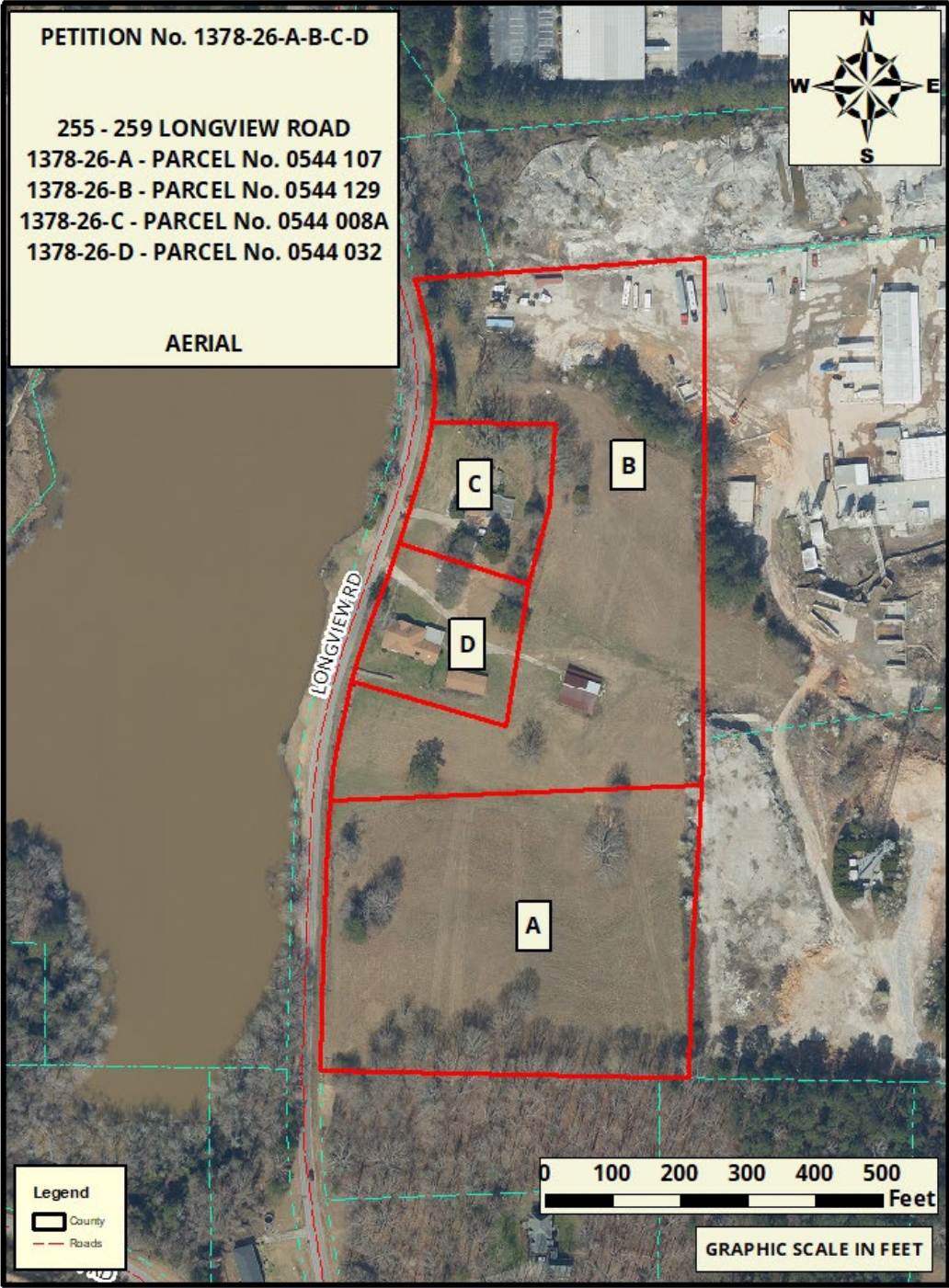
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).











 <b>Moore Bass Consulting, Inc.</b> 1550 Kings Ferry Court Marietta, Georgia 30066 (770) 834-9394 www.moorebass.com • Land Surveying • Engineering • Environmental Remediation	<b>PROJECT NAME:</b> HIGHWAY 314 TRUCK PARKING 574 HIGHWAY 314 FAYETTE COUNTY, GEORGIA 30214	<b>CLIENT NAME:</b> SUREN NANNAL 94 KENWAY #14 FAYETTEVILLE, GEORGIA 30214											
	<b>REVISIONS</b> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	DESCRIPTION								
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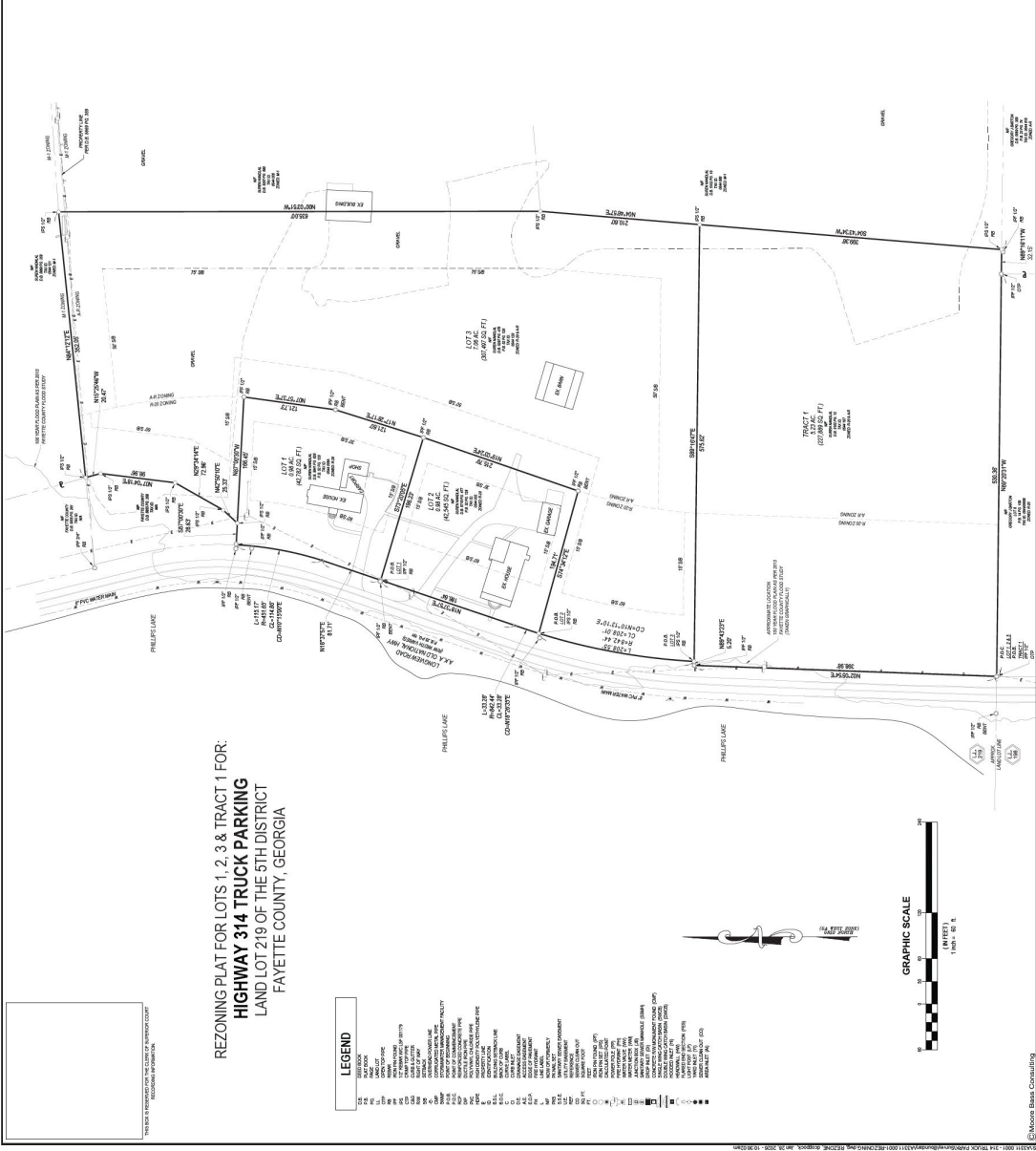
**VICINITY MAP** (NOT TO SCALE)

**FLOOD NOTE**  
 ALL FLOODING IS BASED ON THE FLOOD DATA PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FLOOD DATA.  
 FLOOD DATA SOURCE: [Source Information]

**SURVEY NOTES**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS.
2. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND PERMISSIONS TO CONDUCT THIS SURVEY.
3. THE SURVEY WAS CONDUCTED ON [Date].
4. THE SURVEY WAS CONDUCTED BY [Surveyor Name].
5. THE SURVEY WAS CONDUCTED AT THE FOLLOWING LOCATION: [Address]
6. THE SURVEY WAS CONDUCTED AT THE FOLLOWING TIME: [Time]
7. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PLACE: [Place]
8. THE SURVEY WAS CONDUCTED AT THE FOLLOWING ALTITUDE: [Altitude]
9. THE SURVEY WAS CONDUCTED AT THE FOLLOWING TEMPERATURE: [Temperature]
10. THE SURVEY WAS CONDUCTED AT THE FOLLOWING HUMIDITY: [Humidity]
11. THE SURVEY WAS CONDUCTED AT THE FOLLOWING WIND SPEED: [Wind Speed]
12. THE SURVEY WAS CONDUCTED AT THE FOLLOWING WIND DIRECTION: [Wind Direction]
13. THE SURVEY WAS CONDUCTED AT THE FOLLOWING BAROMETRIC PRESSURE: [Barometric Pressure]
14. THE SURVEY WAS CONDUCTED AT THE FOLLOWING MAGNETIC DECLINATION: [Magnetic Declination]
15. THE SURVEY WAS CONDUCTED AT THE FOLLOWING GRAVITY ANOMALY: [Gravity Anomaly]
16. THE SURVEY WAS CONDUCTED AT THE FOLLOWING REFRACTION CORRECTION: [Refraction Correction]
17. THE SURVEY WAS CONDUCTED AT THE FOLLOWING CURVATURE CORRECTION: [Curvature Correction]
18. THE SURVEY WAS CONDUCTED AT THE FOLLOWING SAILOR CORRECTION: [Sailor Correction]
19. THE SURVEY WAS CONDUCTED AT THE FOLLOWING DIAPHRAGM CORRECTION: [Diaphragm Correction]
20. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PARALLAX CORRECTION: [Parallax Correction]
21. THE SURVEY WAS CONDUCTED AT THE FOLLOWING REFRACTION CORRECTION: [Refraction Correction]
22. THE SURVEY WAS CONDUCTED AT THE FOLLOWING CURVATURE CORRECTION: [Curvature Correction]
23. THE SURVEY WAS CONDUCTED AT THE FOLLOWING SAILOR CORRECTION: [Sailor Correction]
24. THE SURVEY WAS CONDUCTED AT THE FOLLOWING DIAPHRAGM CORRECTION: [Diaphragm Correction]
25. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PARALLAX CORRECTION: [Parallax Correction]

**GEORGIA SURVEY CERTIFICATE**  
 I, [Surveyor Name], a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the above described survey was conducted in accordance with the provisions of the Surveying Act and the Rules and Regulations of the Board of Surveying and Geodesy, and that the same are true and correct to the best of my knowledge and belief.  
 My Commission Expires: [Date]  
 My License No.: [License No.]  
 My Registration No.: [Registration No.]  
 My Expiration Date: [Expiration Date]



**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

- 
1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
  2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
  3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
  4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
  5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

*Spoke in opposition:*

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. **Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.**

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

*Spoke in opposition:*

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

*Spoke in opposition:*

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

\*\*\*\*\*

*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

---

**DANNY ENGLAND, CHAIRMAN**

---

**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-B**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential to M-1 (Light Industrial)., be:

Approved     Withdrawn     Denied 5-0  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION**  
**NO. 1378-26-B**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: B) Rezone Parcel 0544 129 (7.06 acres) from R-20 (Single-Family Residential) and A-R (Agricultural-Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1, and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION**  
**OF**  
**FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal

Name Suren Nandlal

Address 574 GA-314

Address 574 GA-314

City Fayetteville

City Fayetteville

State GA Zip 30214

State GA Zip 30214

Email [REDACTED]

Email [REDACTED]

Phone 917-796-1468

Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.

Name \_\_\_\_\_

Address 1350 Keys Ferry Court

Address \_\_\_\_\_

City McDonough

City \_\_\_\_\_

State GA Zip 30253

State \_\_\_\_\_ Zip \_\_\_\_\_

Email atlpermitting@moorebass.com

Email \_\_\_\_\_

Phone 770-914-9394

Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026  
Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
Existing Use: N/A Proposed Use: Unknown  
Structure(s): N/A Type: N/A Size in SF: N/A  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: N/A Proposed Land Use: Unknown  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Truck Parking  
Structure(s): 1 Type: Barn Size in SF: 210  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Truck Parking  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 1 Type: House Size in SF: 3,515  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 107

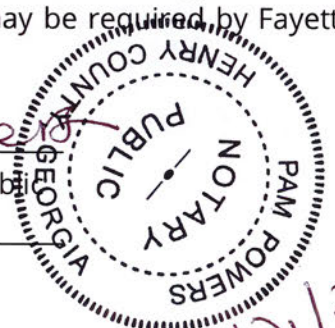
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 RA 314 Fayetteville  
Address Box 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/1/28

Signature of Property Owner 2  
Address

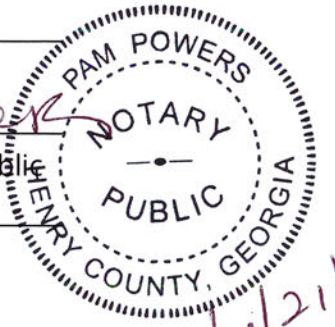
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keys Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

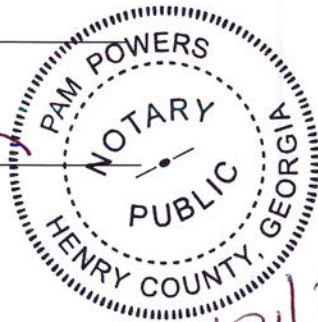
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



*2/21/28*

**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:  
Suren Nandlal

(Please Print)

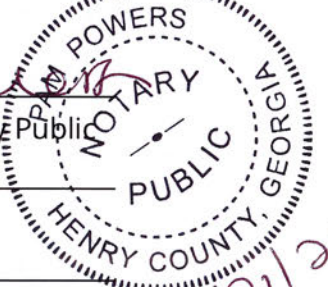
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

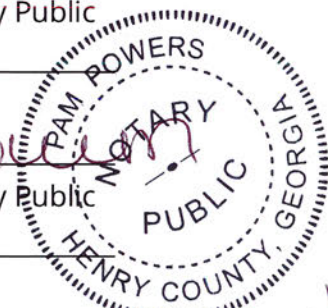
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

PETITION No.: \_\_\_\_\_

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*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

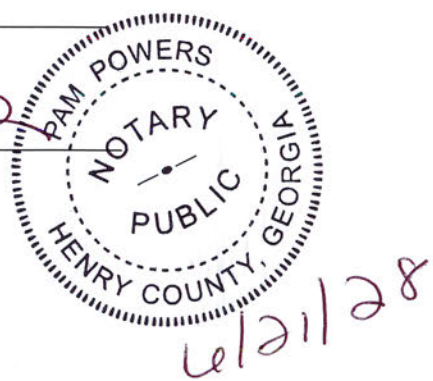
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

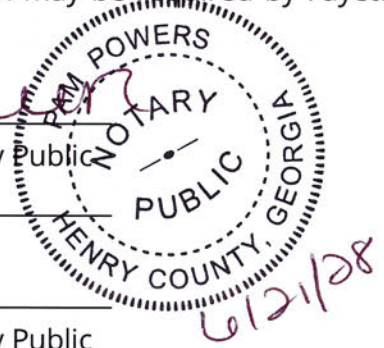
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

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(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 30014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

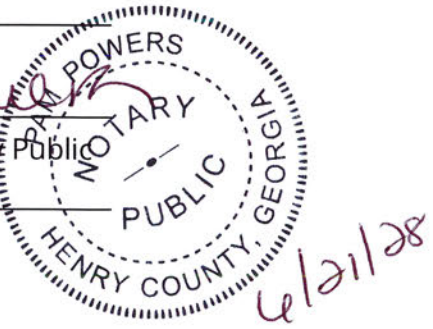
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ferry Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

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*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

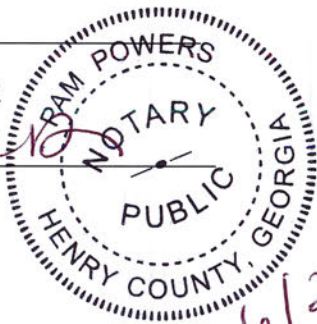
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 032

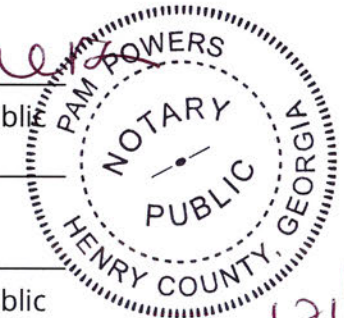
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(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville GA 30214  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address

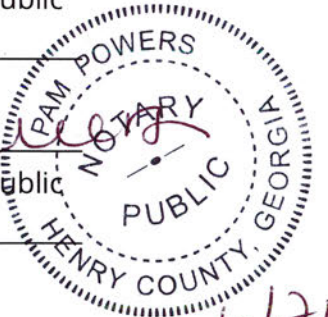
Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Property Owner 3  
\_\_\_\_\_  
Address

Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct McDonough, Ga 30253  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

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*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

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- 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 day of April 2, 2026 at 7:00 P.M.

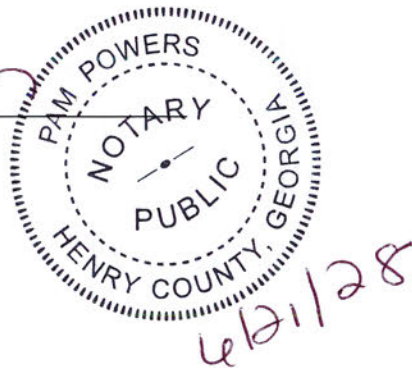
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4th day of February, 2024.

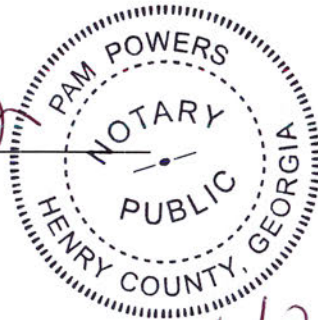
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



6/21/28

**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/](http://www.dca.state.ga.us/DRI/).

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[XX] 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 4th day of February, 2024



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.

### CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

*Betti Jeffords Phillips* (Seal)  
**BETTI JEFFORDS PHILLIPS**

\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

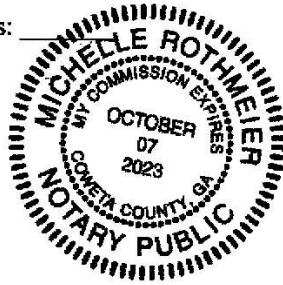
Carley Rip  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
BETH JEFFORDS PHILLIPS

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

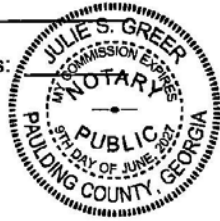
EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:


  
Unofficial Witness

  
Notary Public  
My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR  
(SEAL)  
JUSTIN C. GOSSETT A/K/A JUSTIN  
CORY GOSSETT  
AS EXECUTOR OF THE ESTATE OF  
BETTI CAROLYN PHILLIPS  
A/K/A BETTI J. PHILLIPS A/K/A BETTI  
JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

### LIMITED WARRANTY DEED

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR  
 \_\_\_\_\_ (SEAL)  
 JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
 GOSSETT AS EXECUTOR OF THE ESTATE OF  
 BETTI CAROLYN PHILLIPS A/K/A BETTI  
 JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





**Moore Bass Consulting, Inc.**  
 Civil Engineering  
 Land Surveying  
 Development Consulting  
 Environmental Remediation

www.moorebass.com  
 1330 Keys Ferry Court  
 McDonough, GA 30253  
 770-244-2254

PROJECT NAME  
**265 LONGVIEW ROAD PANELS**  
 SUREN MANDAL  
 674 HIGHWAY 214  
 FAYETTEVILLE, GA 30214

CLIENT NAME

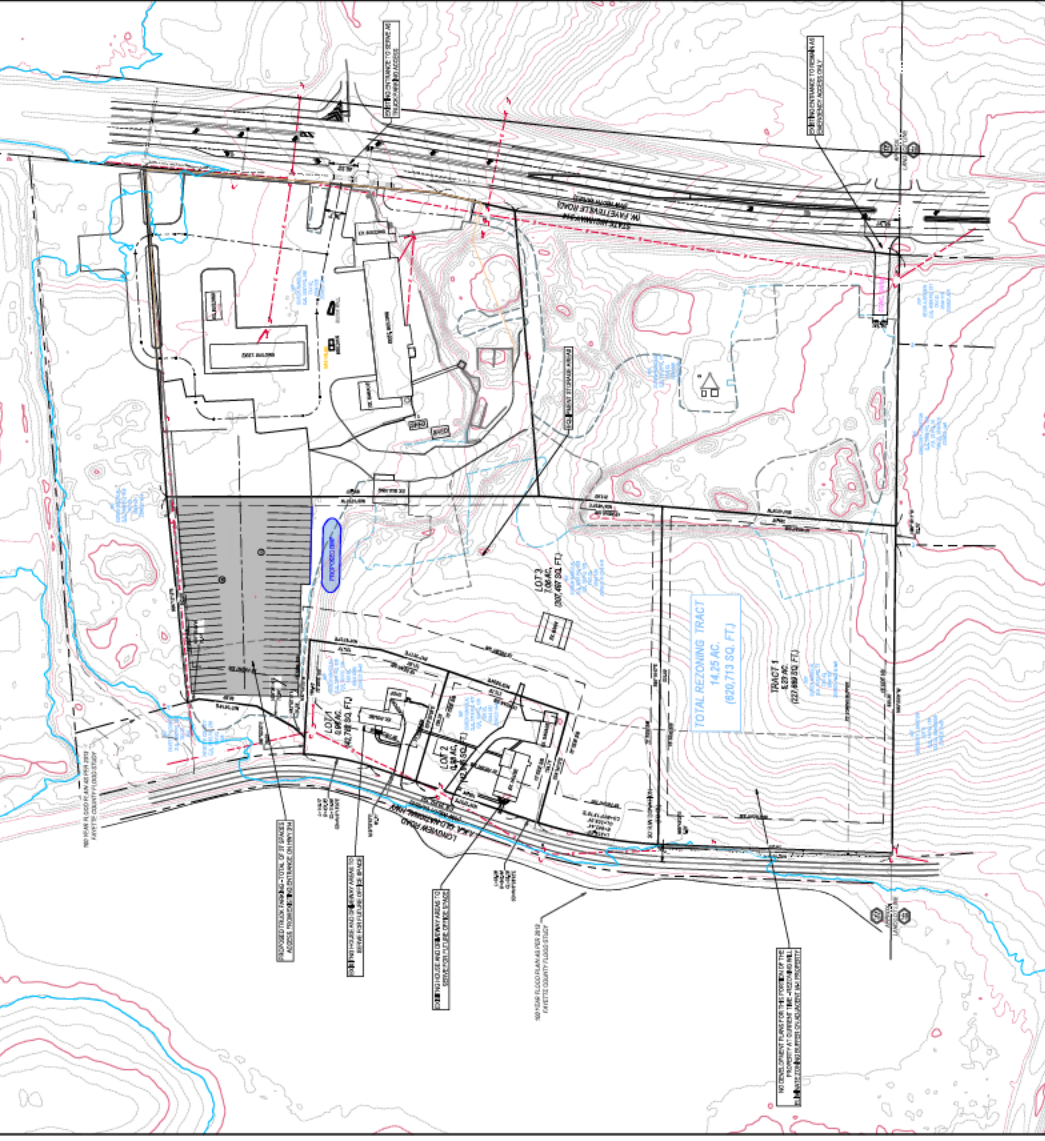
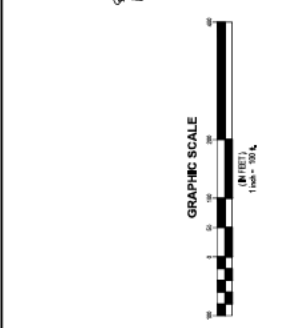
DATE	06/20/2022
CONTRACT #	ASST 1,000-412-2000-2
DESIGNED BY	MOORE
DRAWN BY	MOORE
CHECKED BY	MOORE
IN CHARGE	MOORE
SCALE	AS SHOWN

SHEET TITLE  
**REZONING CONCEPT PLAN**

SHEET NO.  
**328**

PROJECT NO.  
**0678**

SHEET  
**1.1**



<b>DEVELOPMENT DATA</b>	
1. PROPERTY OWNER: SUREN MANDAL 674 HIGHWAY 214 FAYETTEVILLE, GA 30214	REVISIONS AT SURVEY BY: MOORE BASALCO, DATED 04-28-2022 UNINCORPORATED FAYETTE COUNTY, GA
2. ENGINEERING FIRM: MOORE BASS CONSULTING, INC. 1330 KEYS FERRY CT. MCDONOUGH, GA 30253 770-244-2254 FAX: 770-244-2256	3. ENGINEER'S LICENSE NO.: 6544 0084 6544 0084 6544 107 6544 107
4. SUBMITTER'S INFORMATION: SOURCE OF DATA: LOCATION: TAX ID #	4. SUBMITTER'S INFORMATION: DATE: 04-28-2022 LOCATION: TAX ID #
CURRENT ZONING: PROPOSED ZONING: TOTAL AREA FOR REZONING: RW DONATION:	R40 AND SPLIT ZONE R40 / R40 RM 14.25 AC. 0.05 AC.

Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING CERTAIN PROPERTIES IN UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA PUBLIC HEARING to be held before the Fayette County Board of Commissioners on Tuesday, April 21, 2026, at 5:00 P.M., in the Fayette County Administrative Com-

plex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Petition 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-B)

0544 008A- Lot 1 (Petition 1378-26-C)

0544 032- Lot 2 (Petition 1378-26-D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting, Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219 of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23 acres);

Parcel No. 0544 129- Lot 3 (7.06 acres);

Parcel No. 0544 008A- Lot 1 (0.98 acres);

Parcel No. 0544 032- Lot 2 (0.98 acres)

For a total of 14.25 acres, from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1(Light Industrial District).

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

#### LEGAL DESCRIPTION

##### LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION  
LOT 2  
ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)

#### LEGAL DESCRIPTION

##### LOT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 73° 20' 05" E, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND; THENCE S 19° 03' 24" W, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 74° 34' 12" W, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION  
LOT 3  
ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE

TANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)

#### LEGAL DESCRIPTION

##### LOT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE

## Fayette County News B5

25-33 FEET TO A 1/2" REBAR SET; THENCE N 29° 34' 14" E, A DISTANCE OF 72.96 FEET TO A 1/2" REBAR SET; THENCE N 07° 04' 18" E, A DISTANCE OF 98.96 FEET TO A 1/2" REBAR SET; THENCE N 15° 25' 46" W, A DISTANCE OF 20.47 FEET TO A 1/2" REBAR SET; THENCE N 84° 12' 12" E, A DISTANCE OF 352.05 FEET TO A 1/2" REBAR SET; THENCE S 00° 03' 51" E, A DISTANCE OF 635.00 FEET TO A 1/2" REBAR SET; THENCE S 04° 46' 57" W, A DISTANCE OF 210.60 FEET TO A 1/2" REBAR SET; THENCE N 89° 16' 47" W, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 7.06 ACRES (307,497 SQ. FT.)

#### LEGAL DESCRIPTION

##### TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219; THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 5.20 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 16' 47" E, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET; THENCE S 04° 43' 34" W, A DISTANCE OF 399.36 FEET TO A 1/2" REBAR SET ON LAND LOT LINE 198 & 219; THENCE ALONG LAND LOT LINE 198 & 219 THE FOLLOWING COURSES AND DISTANCES N 89° 16' 11" W, A DISTANCE OF 32.15 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 89° 20' 31" W, A DISTANCE OF 530.36 FEET TO A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 5.23 ACRES (227,889 SQ. FT.)

3/25

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

Staff recommends DENIAL of the request to rezone to M-1.

On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from R-20 to M-1. Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.

This petition was tabled at the April 21, 2026, meeting.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-C**

**REQUESTED ACTION:** C. Rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 – 259 Longview Rd.

**LOT SIZE:** 0.98 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** May 28, 2026, at 5:00 PM

*This item was tabled at the April 21, 2026, BOC meeting.*

---

**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

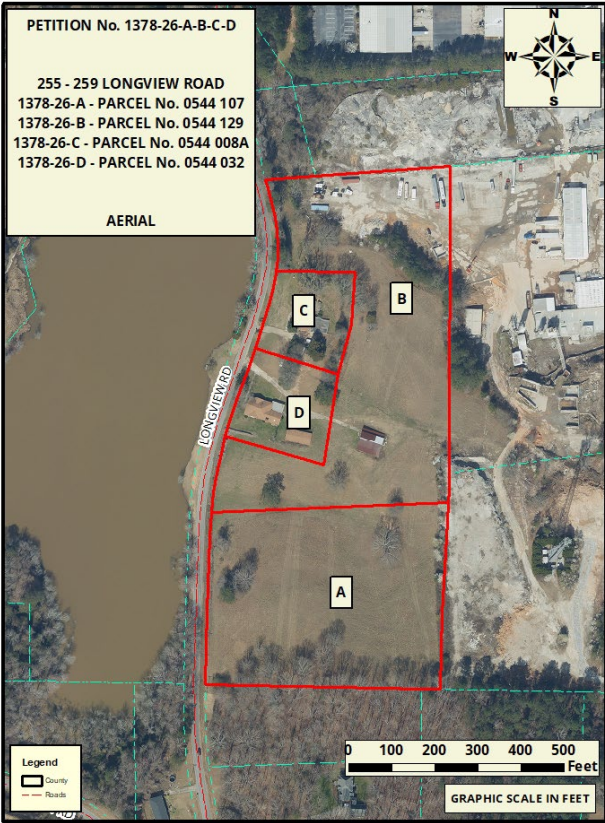
**STAFF ASSESSMENT & RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

**1378-26-C** - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial.

**PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from R-20 to M-1. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

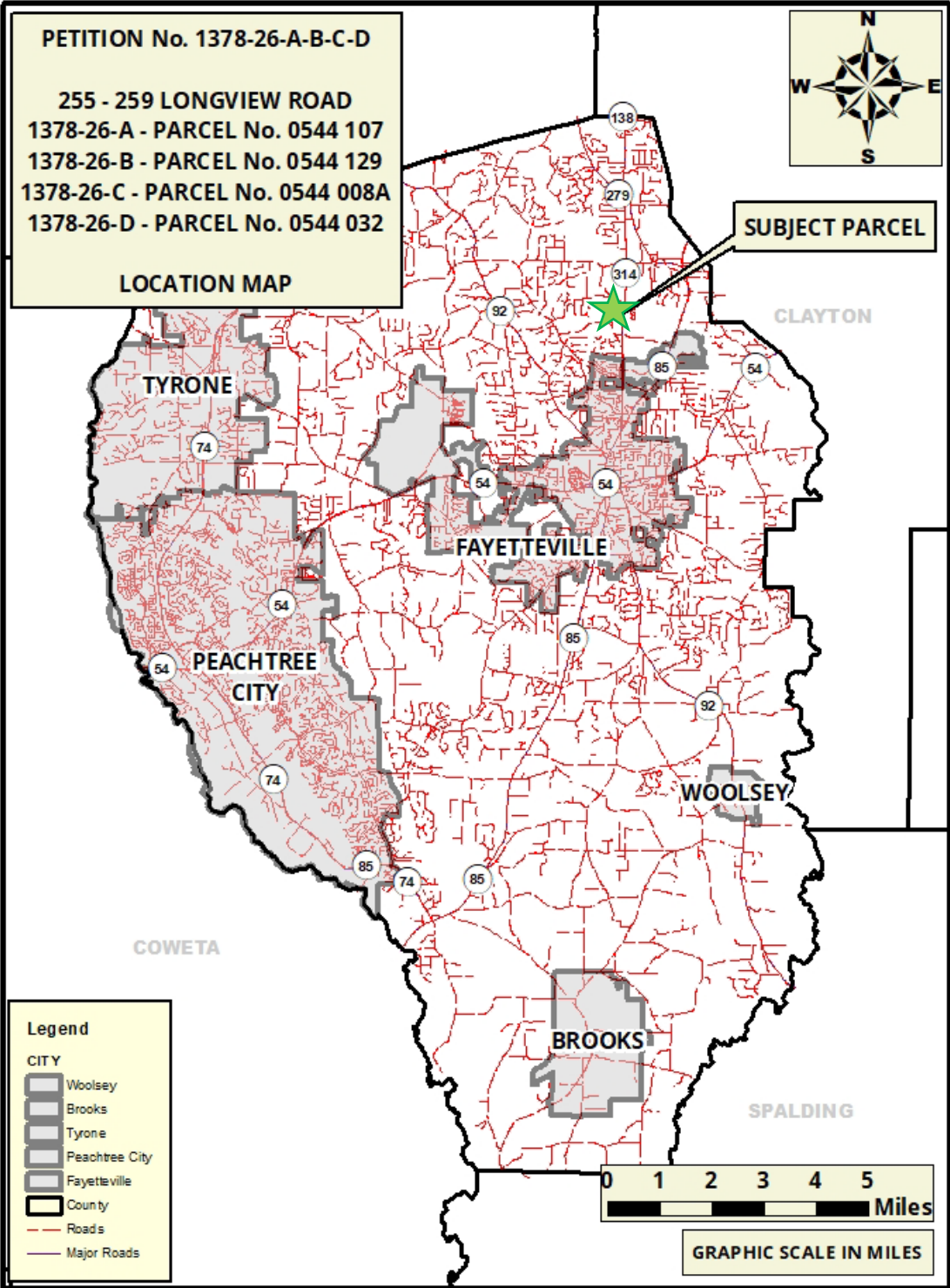
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

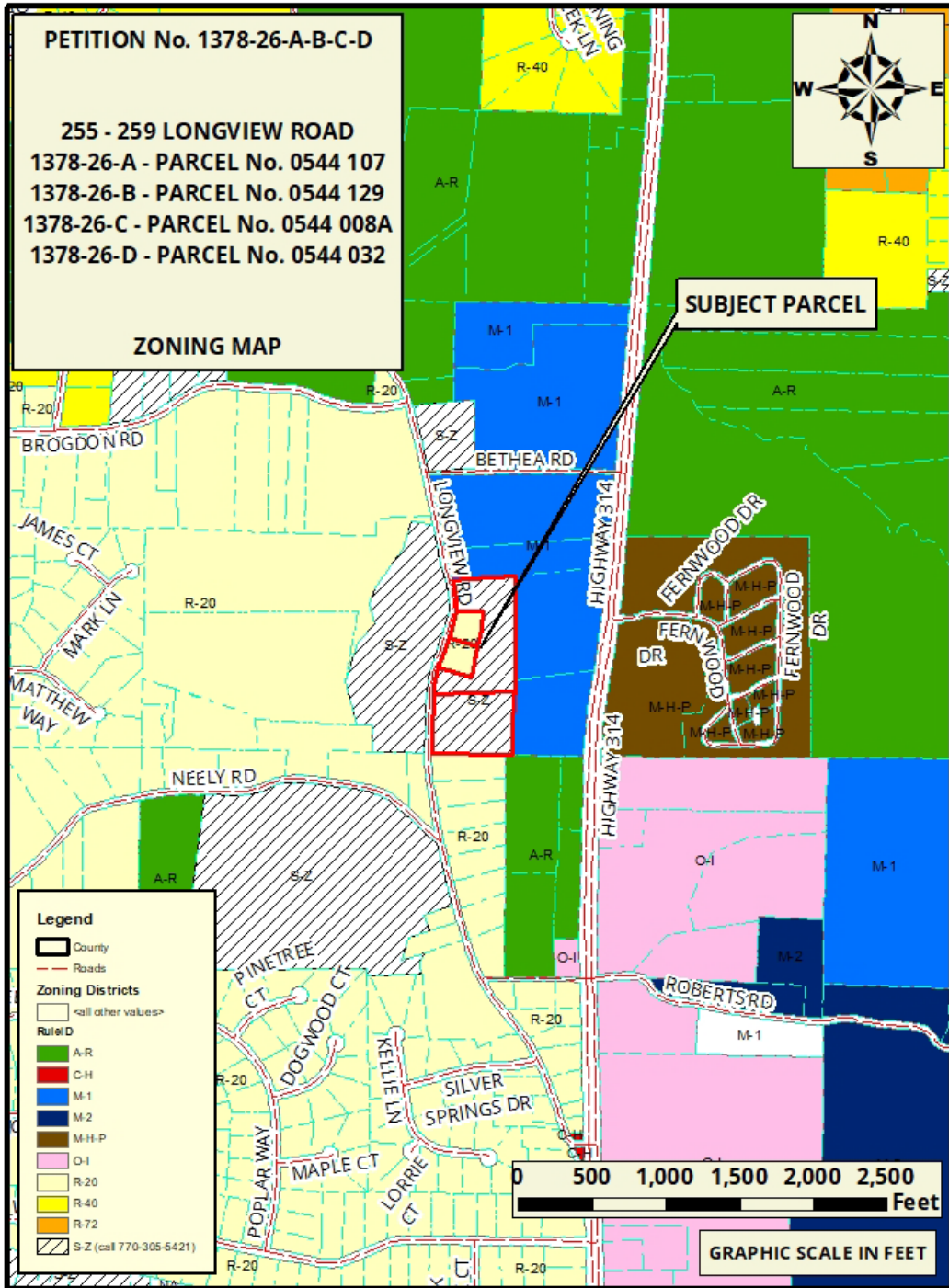
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

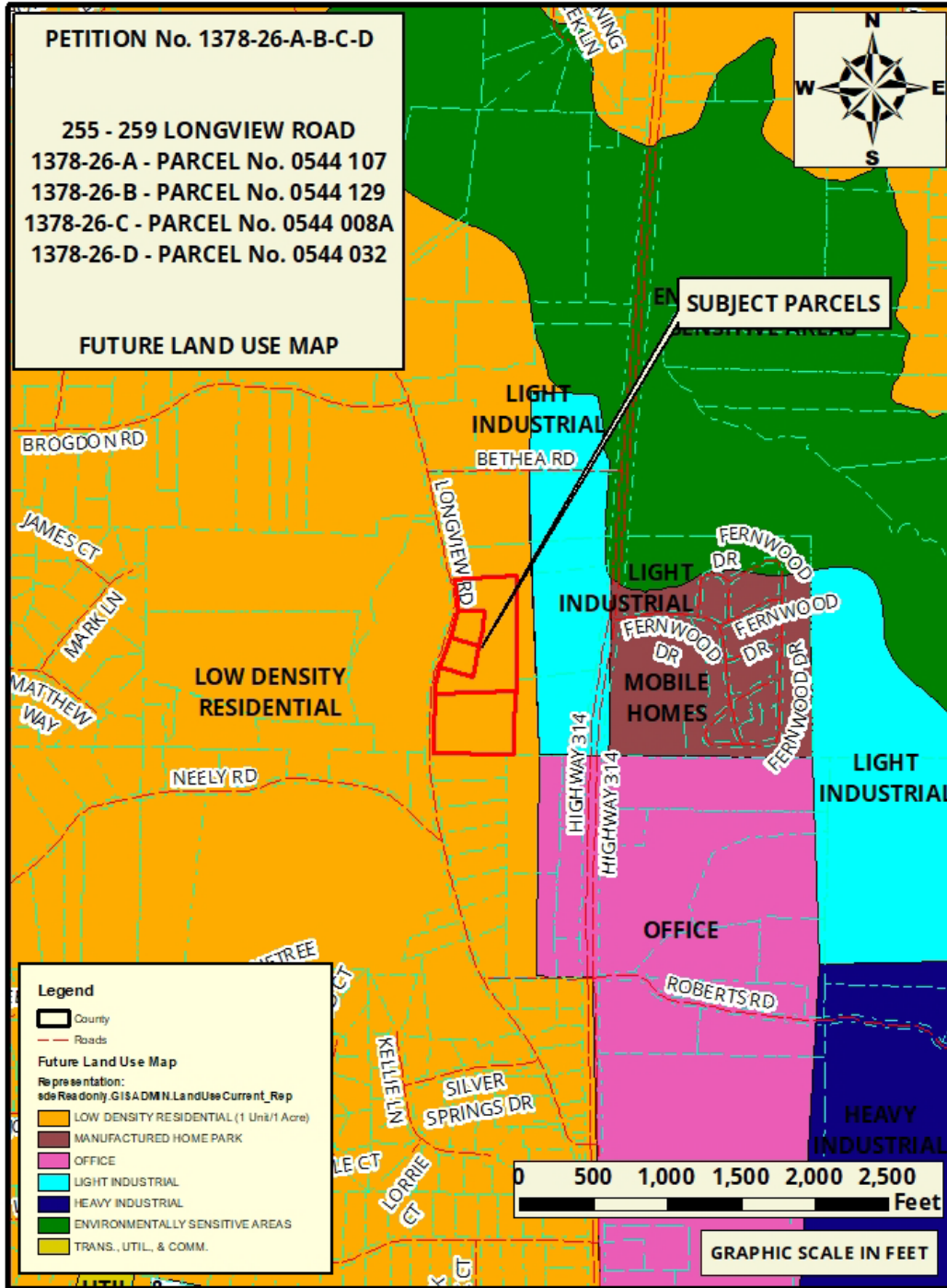
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

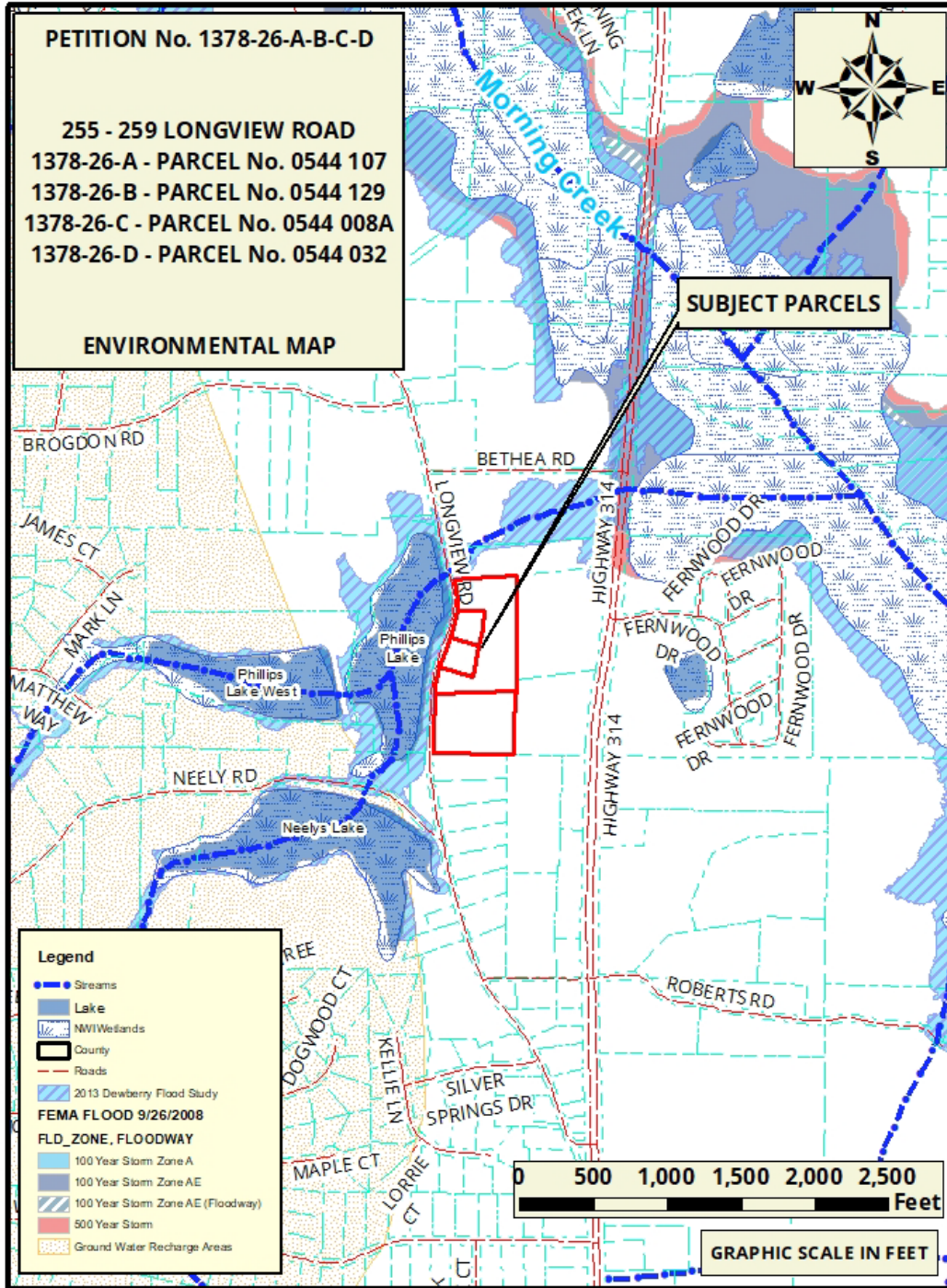
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

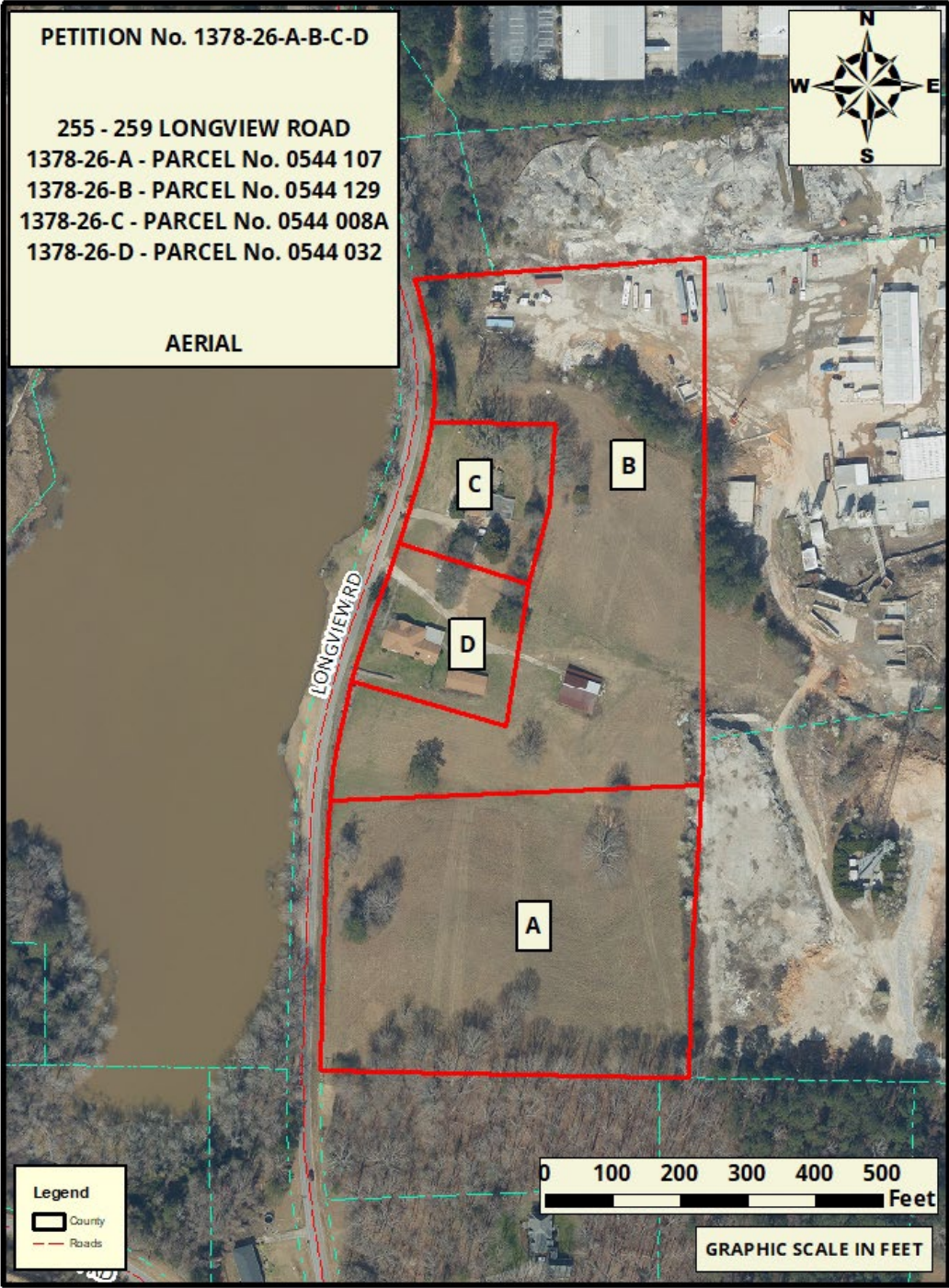
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).













**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
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4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. *Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.*

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

Spoke in opposition:

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

Spoke in opposition:

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

\*\*\*\*\*

*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

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**DANNY ENGLAND, CHAIRMAN**

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**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

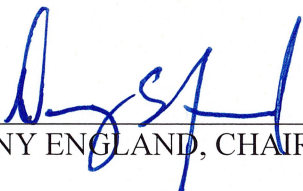
**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-C**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial)., be:

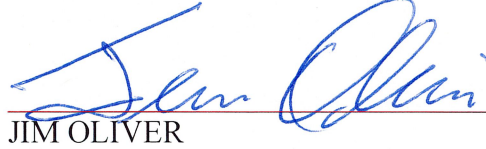
Approved       Withdrawn       Denied **5-0**  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION  
NO. 1378-26-C**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: C) To rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1, and

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

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


This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_  
**REZONE-02-26-091432**

STAFF USE ONLY

**APPLICANT INFORMATION**

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 917-796-1468

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.  
Address 1350 Keys Ferry Court  
City McDonough  
State GA Zip 30253  
Email atlpermitting@moorebass.com  
Phone 770-914-9394

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: April 2, 2026

DATE OF COUNTY COMMISSIONERS HEARING: April 21, 2026

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026  
Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
Existing Use: N/A Proposed Use: Unknown  
Structure(s): N/A Type: N/A Size in SF: N/A  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: N/A Proposed Land Use: Unknown  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Truck Parking  
Structure(s): 1 Type: Barn Size in SF: 210  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Truck Parking  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 1 Type: House Size in SF: 3,515  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]

Signature of Property Owner 1

574 RA 314 Fayetteville  
Address Enc. 30214

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

1350 Keys Ferry Ct  
Address McDonough, Ga  
30253

[Signature]

Signature of Notary Public

2/4/24  
Date

Signature of Notary Public

Date

Signature of Notary Public

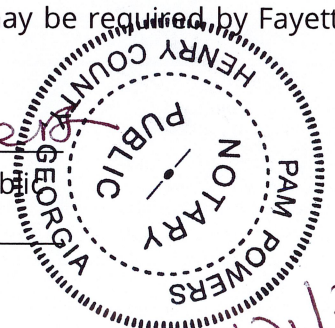
Date

[Signature]

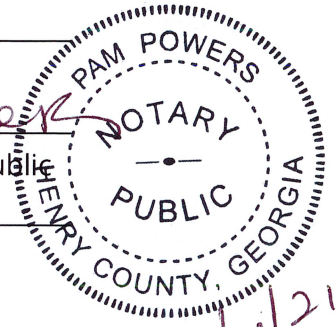
Signature of Notary Public

2/4/24  
Date

Date



4/1/28



6/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

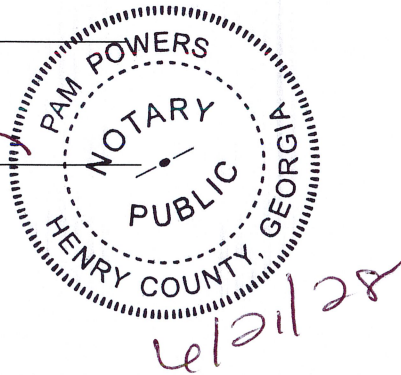
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

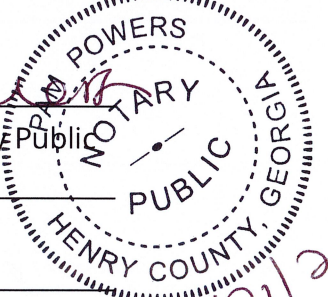
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

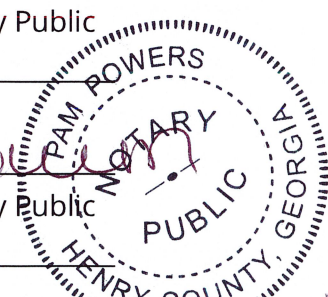
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

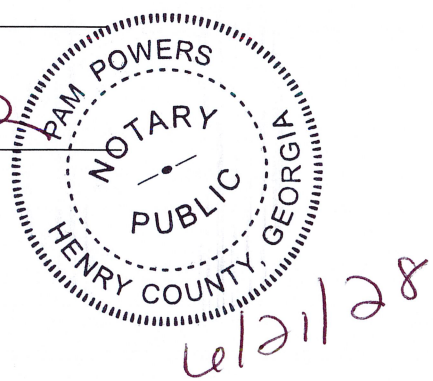
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

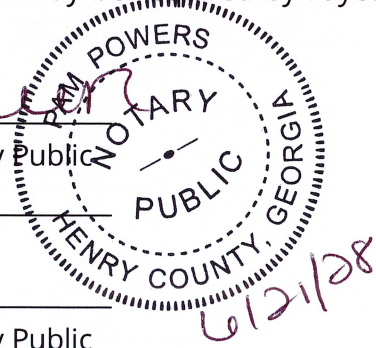
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 3014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
Address

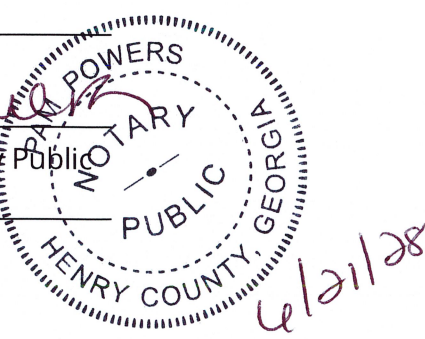
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

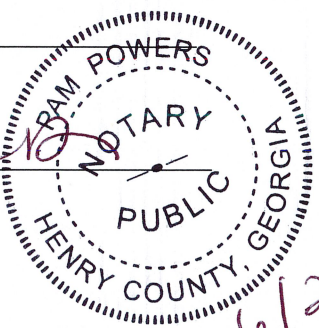
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



6/21/28

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 032

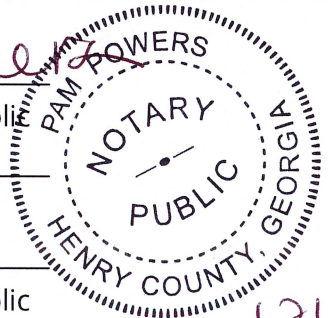
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA. 30014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

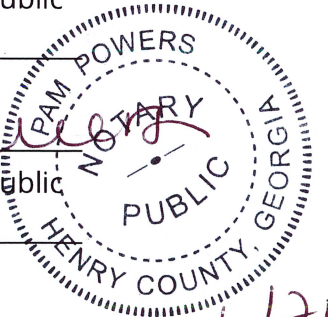
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Authorized Agent  
[Signature]  
1350 Kemp Ferry Ct  
Address McDonough, Ga  
30053

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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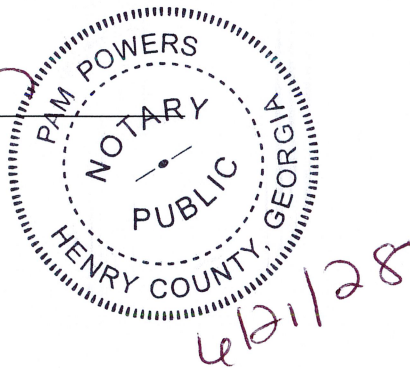
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4th day of February, 2024.

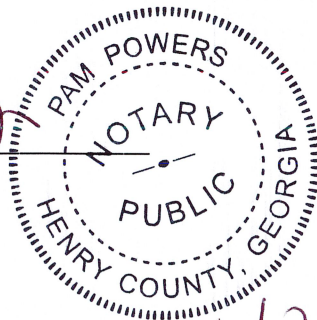
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



6/21/28

**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.

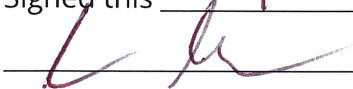
B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: [www.dca.state.ga.us/DRI/](http://www.dca.state.ga.us/DRI/).

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[xx] 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 4th day of February, 2024



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

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.

**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.

### CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

1/1

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:



\_\_\_\_\_  
Unofficial Witness

 (Seal)  
**BETTI JEFFORDS PHILLIPS**



\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

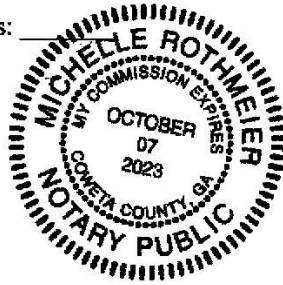
Carley Simpson  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.


**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:



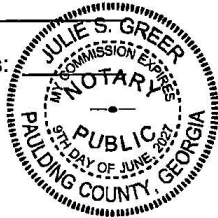
Unofficial Witness



Notary Public

My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR (SEAL)

JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

### LIMITED WARRANTY DEED

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**


SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

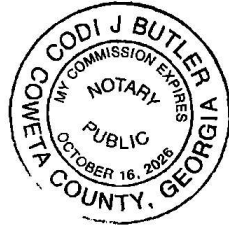
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR  
 \_\_\_\_\_ (SEAL)  
 JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
 GOSSETT AS EXECUTOR OF THE ESTATE OF  
 BETTI CAROLYN PHILLIPS A/K/A BETTI  
 JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





**Moore Bass Consulting, Inc.**  
 • Civil Engineering  
 • Land Surveying  
 • Development Consulting  
 • Environmental Permitting

www.moorebass.com  
 FAYETTEVILLE, ALABAMA  
 1350 Keys Ferry Court  
 McDonough, GA 30253  
 770-544-2294

PROJECT NAME: 265 LONGVIEW ROAD PARCELS, FAYETTEVILLE, GA 30214  
 CLIENT NAME: SUREN NANDLAL, 574 HIGHWAY 314, FAYETTEVILLE, GA 30214

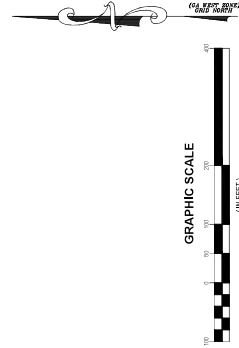
REVISIONS

NO.	DATE	DESCRIPTION
1	04/26/2026	ASSET TRACKING - REVISED
2	04/26/2026	CONTRACT # - 2311/2001
3	04/26/2026	DRAWN BY - MSJ/LV

DATE: 04/26/2026  
 CONTRACT #: 2311/2001  
 DRAWN BY: MSJ/LV

SEAL: MATTHEW W. GIBBY, P.E., SURVEYOR  
 STATE OF ALABAMA  
 NO. 19689  
**PRELIMINARY, NOT FOR CONSTRUCTION**

SHEET TITLE: 364  
 REZONING CONCEPT PLAN: 678  
 SHEET: 1.1

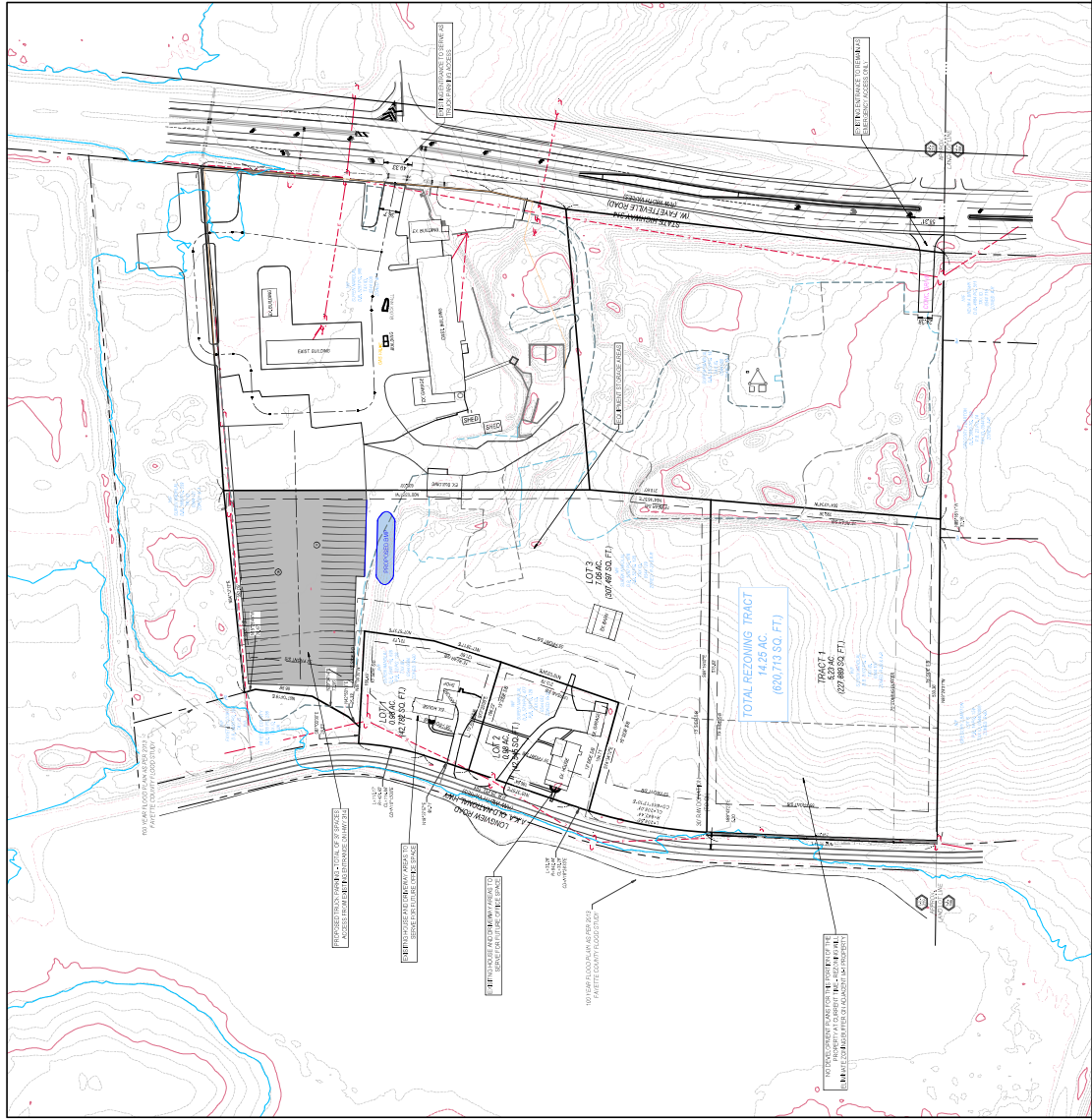


**DEVELOPMENT DATA**

1. PROPERTY OWNER: SUREN NANDLAL, 574 HIGHWAY 314, FAYETTEVILLE, GA 30214  
 2. ENGINEER/SURVEYOR: MOORE-BASS CONSULTING, INC., 1350 KEYS FERRY CT., MCDONOUGH, GA 30253, 770-544-2294, FAX: (770) 914-6688

REZONING PLAN SUBMITTED BY: MOORE-BASS CONSULTING, INC., UNINCORPORATED FAYETTE COUNTY, GA  
 DATED: 04-26-2026  
 TAX MAP ID #: 0544 000A, 0544 000B, 0544 126, 0544 107  
 CURRENT ZONING: R400 AND SPLIT ZONE R400 /AR  
 PROPOSED ZONING: M41  
 TOTAL AREA FOR REZONING: 14.25 AC.  
 RW DONATION: 0.05 AC.

4. SUBMISSION INFORMATION  
 SOURCE OF DATA: UNINCORPORATED FAYETTE COUNTY, GA  
 LOCATION: UNINCORPORATED FAYETTE COUNTY, GA  
 TAX MAP ID #: 0544 000A, 0544 000B, 0544 126, 0544 107



Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING CERTAIN PROPERTIES IN UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA PUBLIC HEARING to be held before the Fayette County Board of Commissioners on Tuesday, April 21, 2026, at 5:00 P.M., in the Fayette County Administrative Com-

plex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Petition 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-B)

0544 008A- Lot 1 (Petition 1378-26-C)

0544 032- Lot 2 (Petition 1378-26-D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting, Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219 of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23 acres);

Parcel No. 0544 129- Lot 3 (7.06 acres);

Parcel No. 0544 008A- Lot 1 (0.98 acres);

Parcel No. 0544 032- Lot 2 (0.98 acres)

For a total of 14.25 acres, from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1(Light Industrial District).

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) THE FOLLOWING COURSES AND DISTANCES ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 73° 20' 05" E, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND; THENCE S 19° 03' 24" W, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET; THENCE N 29° 34' 14" E, A DISTANCE OF 72.96 FEET TO A 1/2" REBAR SET; THENCE N 07° 04' 18" E, A DISTANCE OF 98.96 FEET TO A 1/2" REBAR SET; THENCE N 15° 25' 46" W, A DISTANCE OF 20.47 FEET TO A 1/2" REBAR SET; THENCE N 84° 12' 12" E, A DISTANCE OF 352.05 FEET TO A 1/2" REBAR SET; THENCE S 00° 03' 51" E, A DISTANCE OF 635.00 FEET TO A 1/2" REBAR SET; THENCE S 04° 46' 57" W, A DISTANCE OF 210.60 FEET TO A 1/2" REBAR SET; THENCE N 89° 16' 47" W, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 7.06 ACRES (307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 &

219; THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 5.20 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 16' 47" E, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET; THENCE S 04° 43' 34" W, A DISTANCE OF 399.36 FEET TO A 1/2" REBAR SET ON LAND LOT LINE 198 & 219; THENCE ALONG LAND LOT LINE 198 & 219 THE FOLLOWING COURSES AND DISTANCES N 89° 16' 11" W, A DISTANCE OF 32.15 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 89° 20' 31" W, A DISTANCE OF 530.36 FEET TO A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 5.23 ACRES (227,889 SQ. FT.)

3/25

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**The item was tabled at the April 21st BOC Meeting**

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate. Staff recommends DENIAL of the request to rezone to M-1. On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from R-20 to M-1.

Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.

If this is approved, staff recommends conditions 1. Demolition of structures & wells. 2. Existing driveway to be removed. 3. Combination of parcels 0544 129, 0544 008A, 0544 032, 0544 107, 0544 008 & 0544 088 to cure nonconformities. 4. No access to Longview Road to prevent creating a landlocked situation. 5. 75-foot planted buffer along Longview Road frontage.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-C**

**REQUESTED ACTION:** C. Rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 – 259 Longview Rd.

**LOT SIZE:** 0.98 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** April 21, 2026, at 7:00 PM

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**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

## **STAFF ASSESSMENT & RECOMMENDATION**

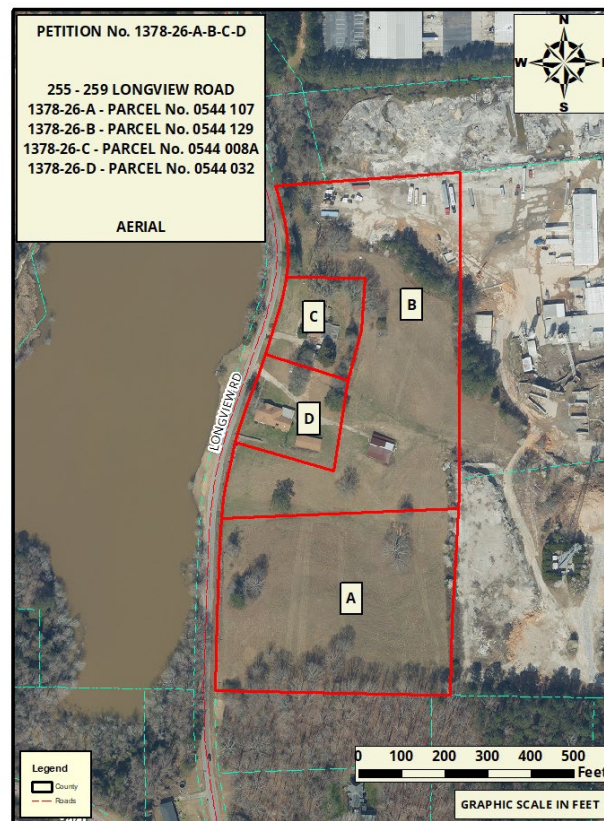
As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

**1378-26-C** - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. A demolition permit for all existing structures be obtained and executed within 90 days of the approval of the petition or prior to the submittal of a final plat for review, whichever comes first;
2. The existing driveway must be removed during the demolition of the structures;
3. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
4. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access; and
5. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road.

## **PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from R-20 to M-1. **Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.**



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

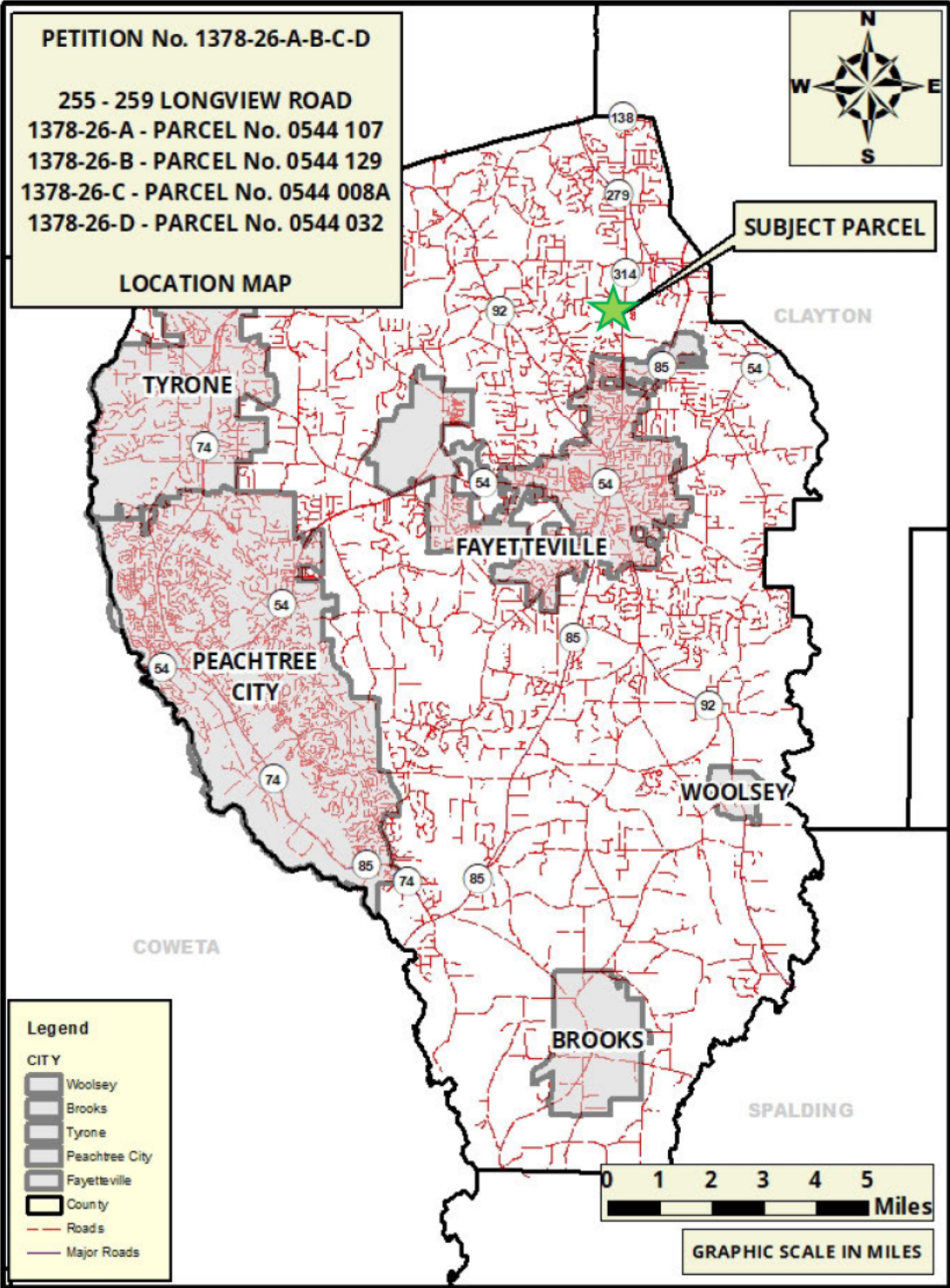
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

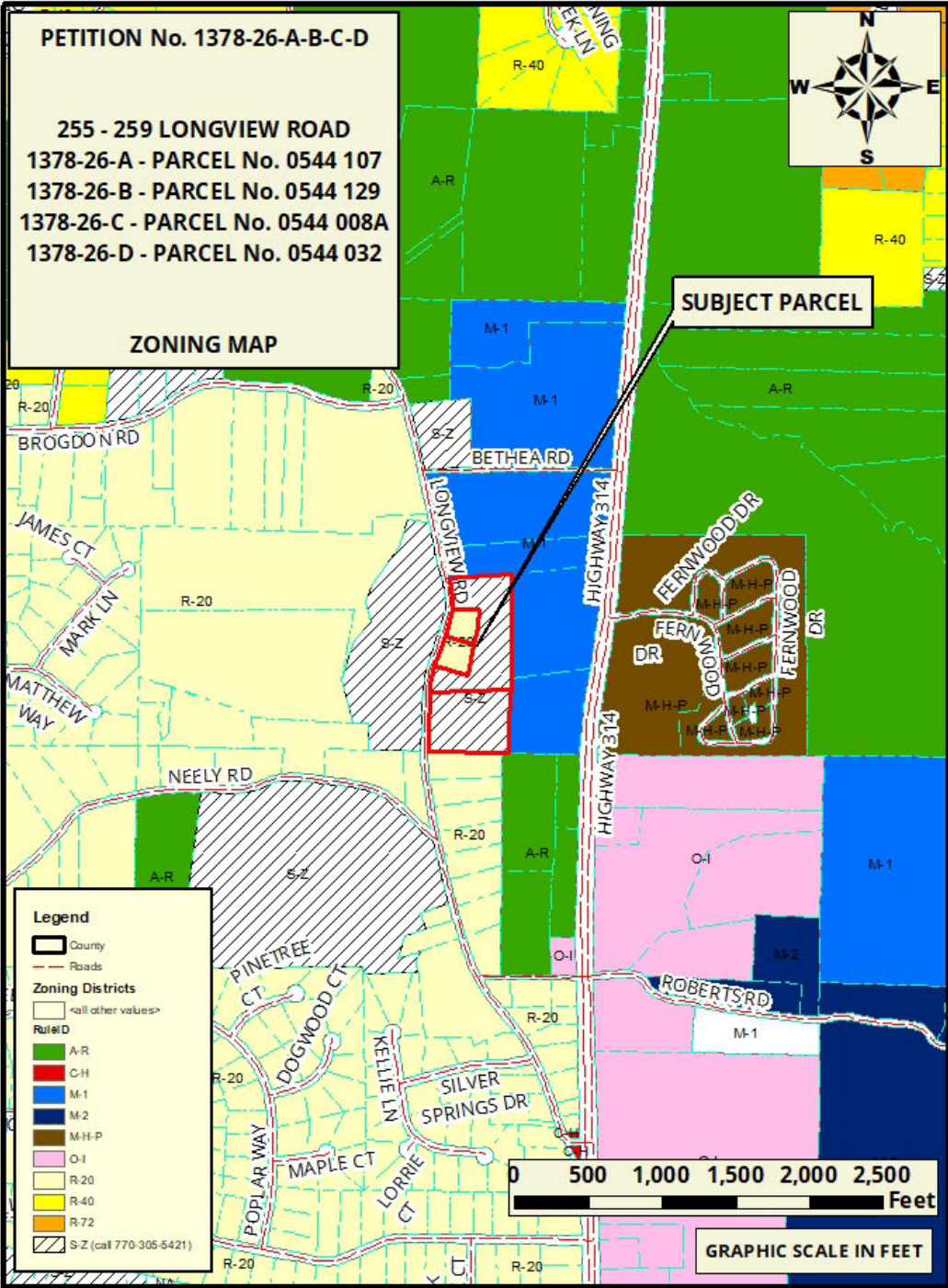
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

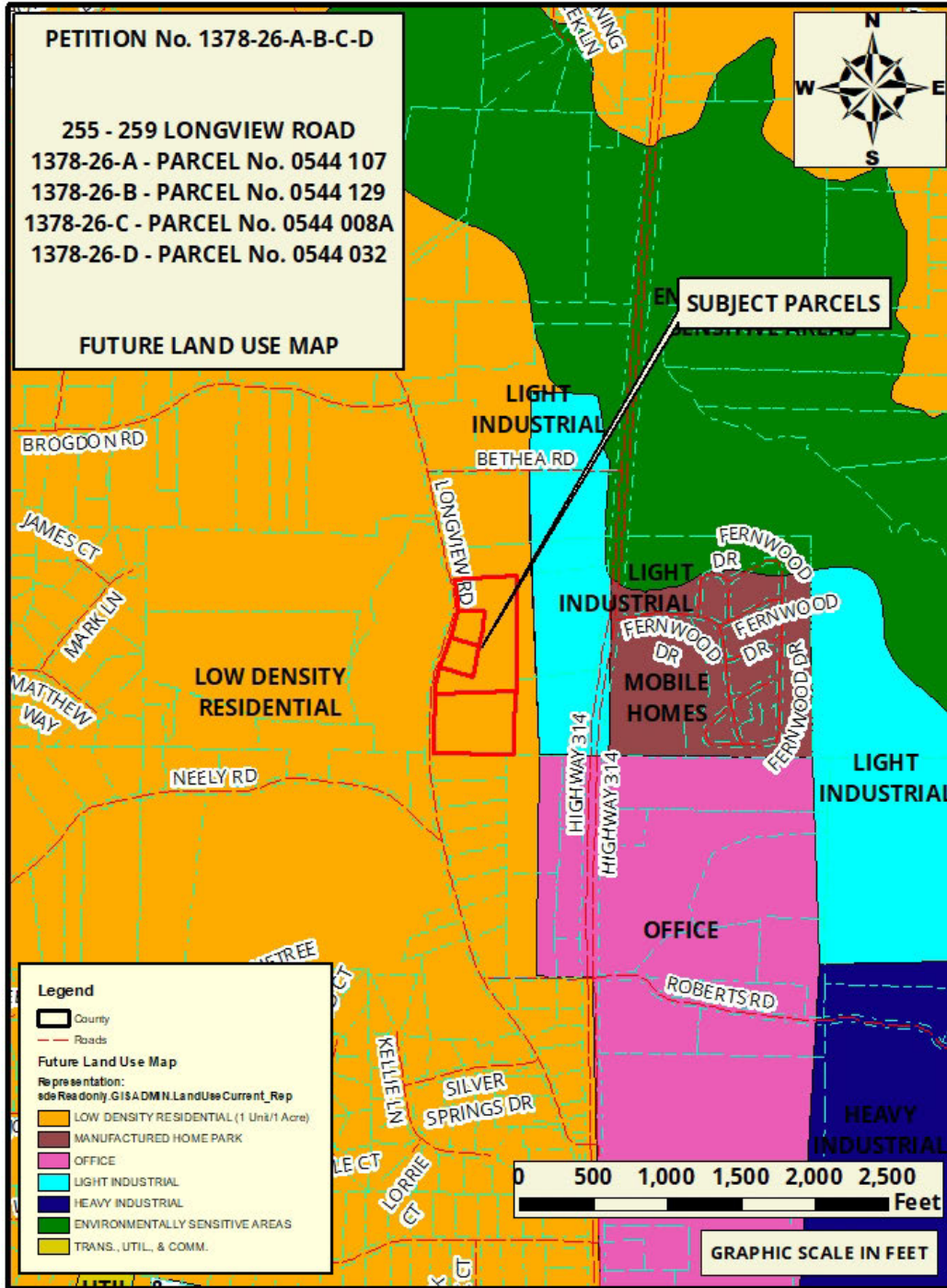
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

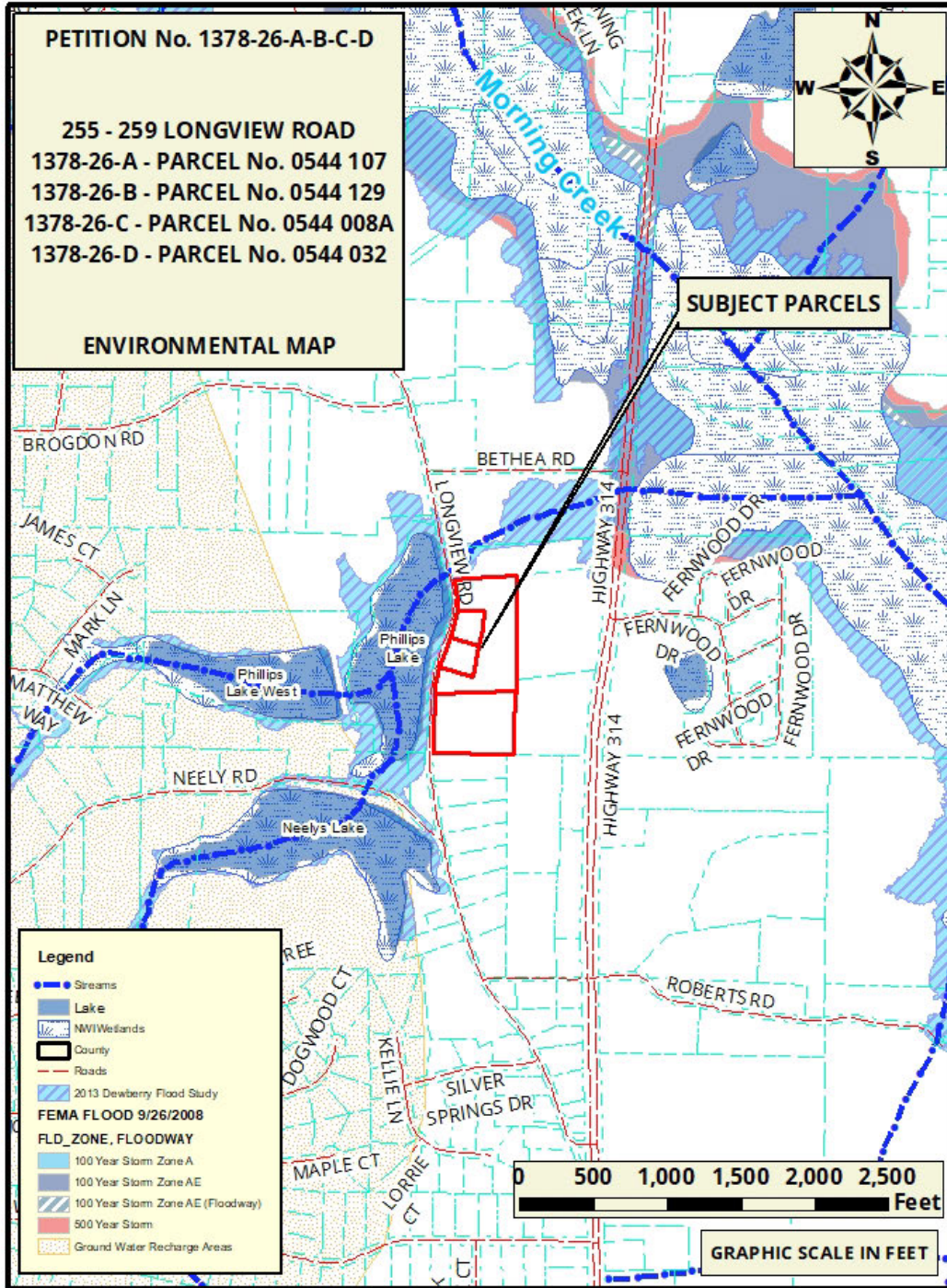
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

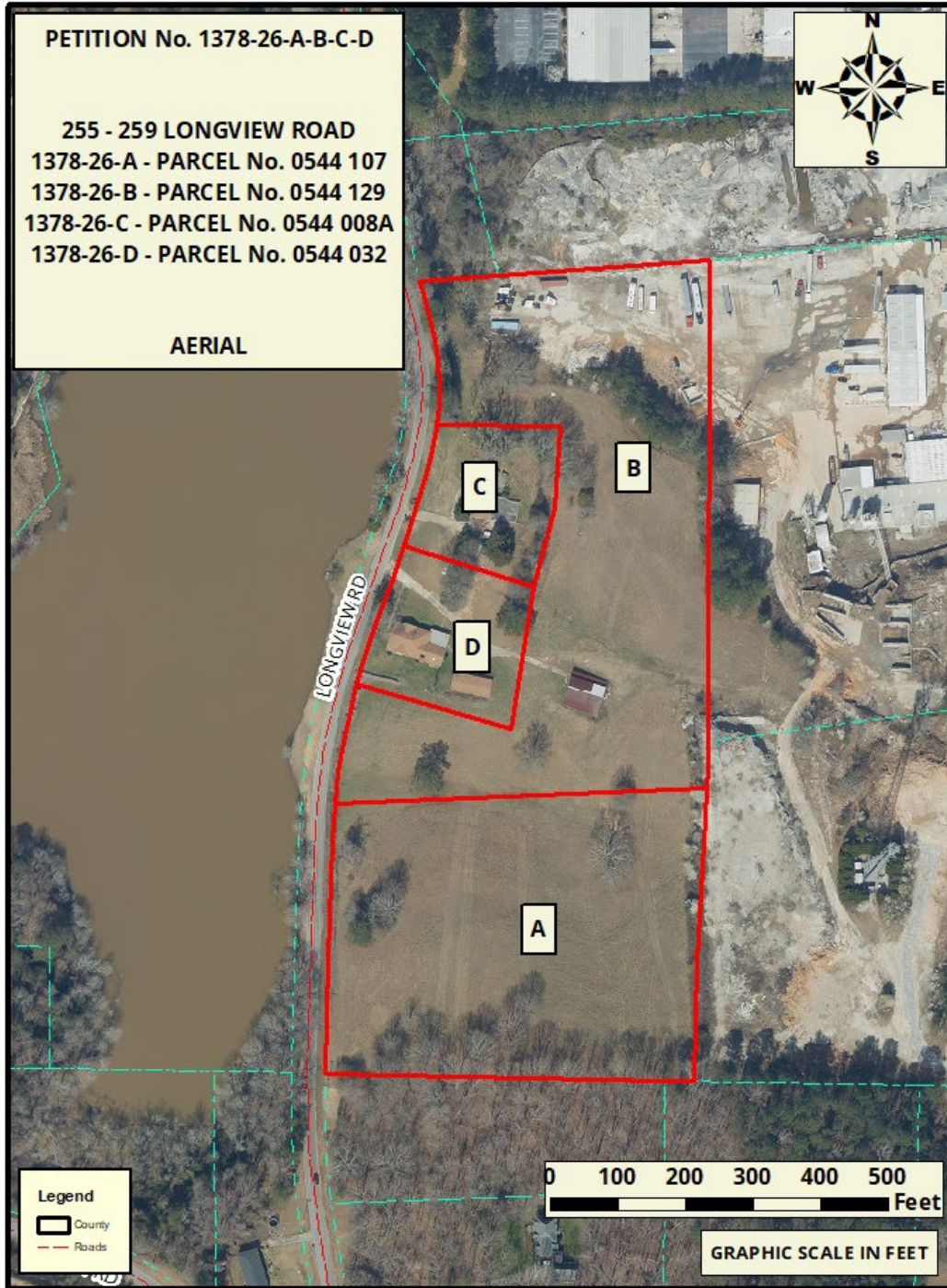
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).

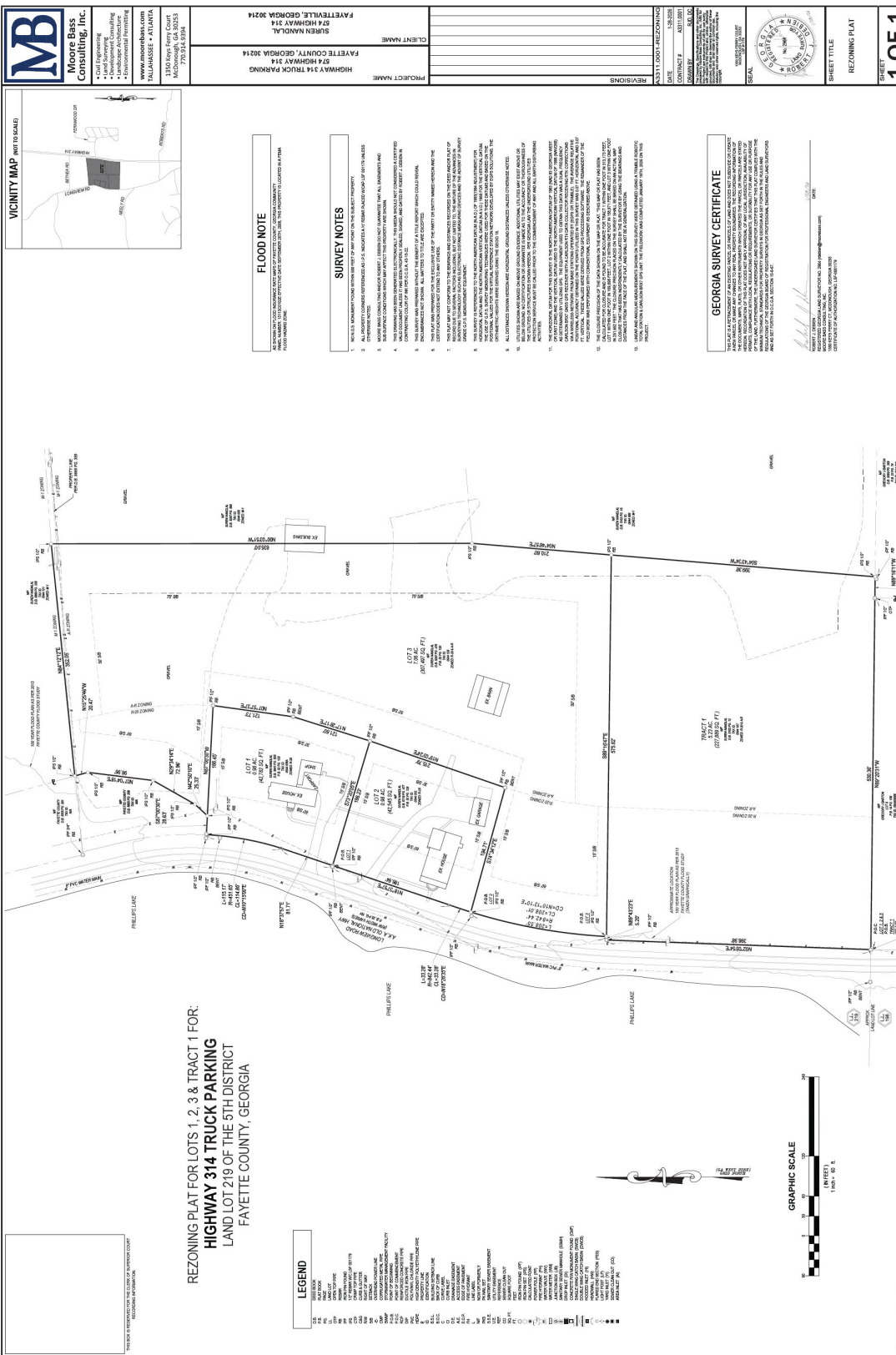












**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

*Spoke in opposition:*

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. **Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.**

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

*Spoke in opposition:*

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

*Spoke in opposition:*

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

\*\*\*\*\*

*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

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**DANNY ENGLAND, CHAIRMAN**

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**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-C**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial), be:

Approved     Withdrawn     Denied **5-0**  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION  
NO. 1378-26-C**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: C) To rezone Parcel 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1, and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal

Name Suren Nandlal

Address 574 GA-314

Address 574 GA-314

City Fayetteville

City Fayetteville

State GA Zip 30214

State GA Zip 30214

Email [REDACTED]

Email [REDACTED]

Phone 917-796-1468

Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.

Name \_\_\_\_\_

Address 1350 Keys Ferry Court

Address \_\_\_\_\_

City McDonough

City \_\_\_\_\_

State GA Zip 30253

State \_\_\_\_\_ Zip \_\_\_\_\_

Email atlpermitting@moorebass.com

Email \_\_\_\_\_

Phone 770-914-9394

Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026

Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
 Land District(s): 5th Land Lot(s): 219  
 Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
 Existing Use: N/A Proposed Use: Unknown  
 Structure(s): N/A Type: N/A Size in SF: N/A  
 Existing Zoning: R-20 & AR Proposed Zoning: M-1  
 Existing Land Use: N/A Proposed Land Use: Unknown  
 Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
 Land District(s): 5th Land Lot(s): 219  
 Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
 Existing Use: Vacant Proposed Use: Truck Parking  
 Structure(s): 1 Type: Barn Size in SF: 210  
 Existing Zoning: R-20 & AR Proposed Zoning: M-1  
 Existing Land Use: Vacant Proposed Land Use: Truck Parking  
 Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
 Land District(s): 5th Land Lot(s): 219  
 Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
 Existing Use: Vacant Proposed Use: Business  
 Structure(s): 1 Type: House Size in SF: 3,515  
 Existing Zoning: R-20 & AR Proposed Zoning: M-1  
 Existing Land Use: Vacant Proposed Land Use: Business  
 Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 107

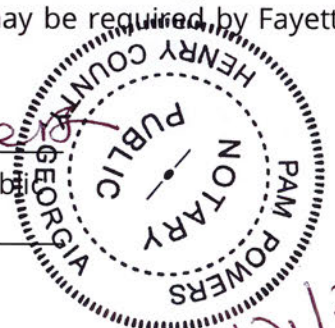
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 RA 314 Fayetteville  
Address Box 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/1/28

Signature of Property Owner 2  
Address

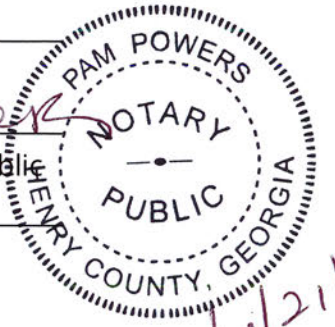
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keys Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

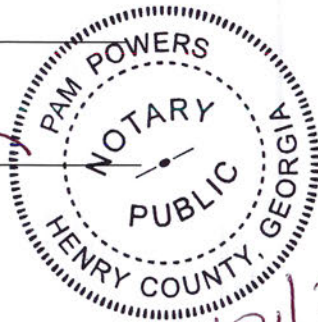
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



*2/21/28*

**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:  
Suren Nandlal

(Please Print)

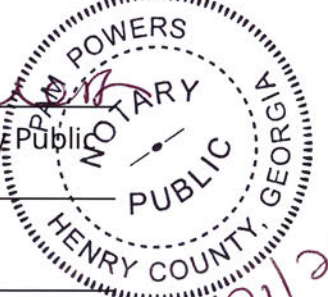
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

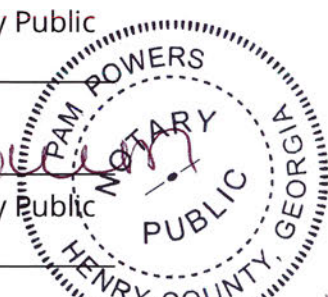
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

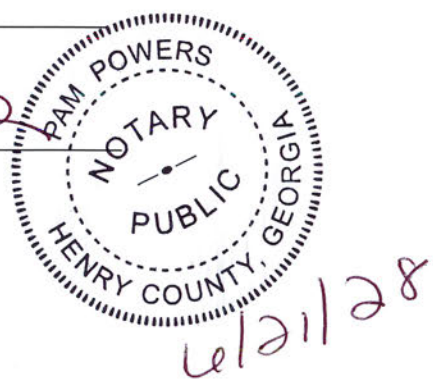
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

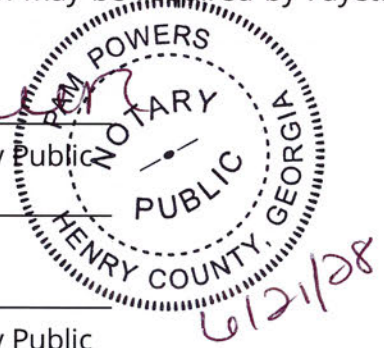
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 30114

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

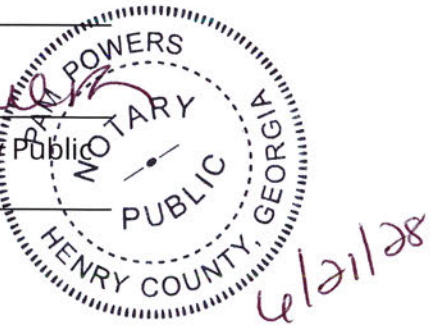
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

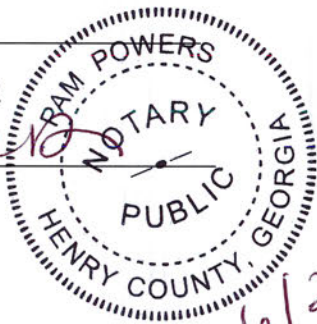
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



6/21/28

**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 032

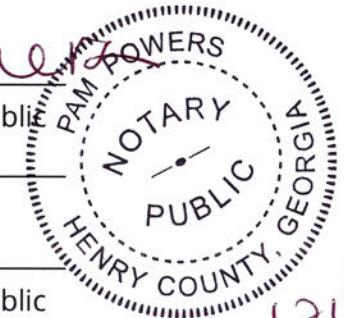
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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(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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville GA 30214  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address

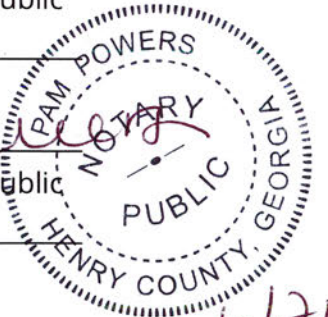
Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Property Owner 3  
\_\_\_\_\_  
Address

Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct McDonough, Ga 30253  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

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*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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- 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 day of April 2, 2026 at 7:00 P.M.

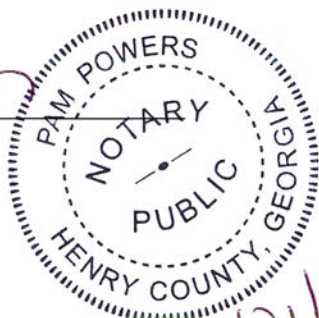
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4th day of February, 2024.

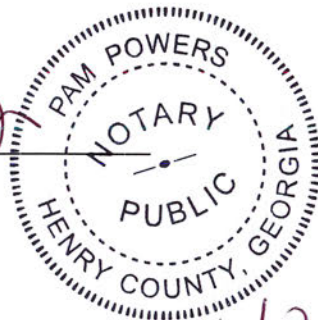
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



6/21/28

**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/](http://www.dca.state.ga.us/DRI/).

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[XX] 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 4th day of February, 2024



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

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.

**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.

### CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

1/1

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

(Seal)  
**BETTI JEFFORDS PHILLIPS**

\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

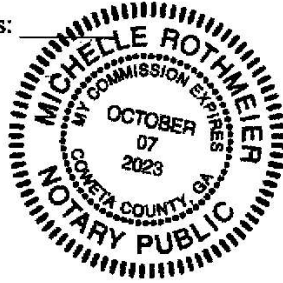
Carley Rip  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

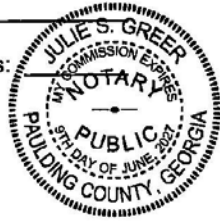
EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:


  
Unofficial Witness

  
Notary Public  
My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR  
(SEAL)  
JUSTIN C. GOSSETT A/K/A JUSTIN  
CORY GOSSETT  
AS EXECUTOR OF THE ESTATE OF  
BETTI CAROLYN PHILLIPS  
A/K/A BETTI J. PHILLIPS A/K/A BETTI  
JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

### LIMITED WARRANTY DEED

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**


SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR  
 \_\_\_\_\_ (SEAL)  
 JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
 GOSSETT AS EXECUTOR OF THE ESTATE OF  
 BETTI CAROLYN PHILLIPS A/K/A BETTI  
 JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

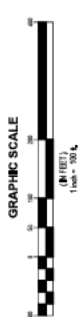
Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

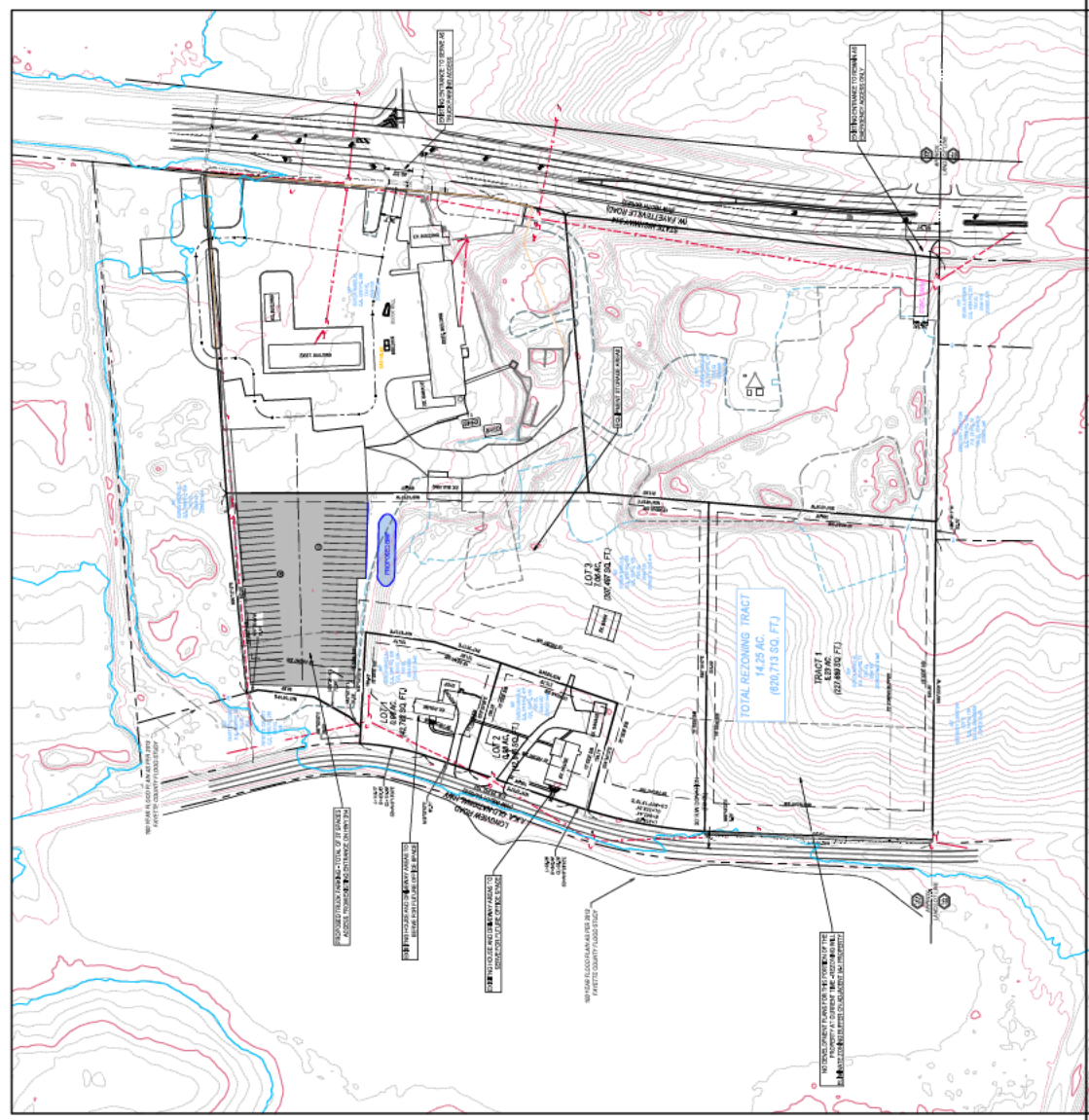
NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





**DEVELOPMENT DATA**

<b>1. PROPERTY OWNER:</b> SUREN MANDAL 674 HIGHWAY 214 FAYETTEVILLE, GA 30214	<b>2. ENGINEERING FIRM:</b> MOORE BASS CONSULTING, INC. 1330 KEYS FERRY CT. MCDONOUGH, GA 30253 770-244-2254 FAX: (770) 244-2254
<b>4. SUBMISSION CONTRIBUTION:</b> SOURCE OF DATA: RECORD PLAT SURVEY BY MOORE BASS, LLC, DATED 04-26-2026 UNINCORPORATED FAYETTE COUNTY, GA GSAH 008A GSAH 008B GSAH 107 GSAH 107 R40 AND SPLIT ZONE R40 / A40	<b>RECORD PLAT SURVEY BY:</b> MOORE BASS, LLC, DATED 04-26-2026 UNINCORPORATED FAYETTE COUNTY, GA GSAH 008A GSAH 008B GSAH 107 GSAH 107 R40 AND SPLIT ZONE R40 / A40
<b>CURRENT ZONING:</b> R40 AND SPLIT ZONE R40 / A40 <b>PROPOSED ZONING:</b> RM <b>TOTAL AREA FOR REZONING:</b> 14.26 AC. <b>RM DONATION:</b> 0.05 AC.	



Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING  
CERTAIN PROPERTIES  
IN UNINCORPORATED AREAS  
OF FAYETTE COUNTY, GEORGIA  
PUBLIC HEARING to be held be-  
fore the Fayette County Board of  
Commissioners on Tuesday, April  
21, 2026, at 5:00 P.M., in the Fay-  
ette County Administrative Com-

plex, 140 Stonewall Avenue West,  
Public Meeting Room, First Floor,  
Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Peti-  
tion 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-  
B)

0544 008A- Lot 1 (Petition 1378-  
26-C)

0544 032- Lot 2 (Petition 1378-26-  
D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting,  
Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219  
of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the  
following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23  
acres);

Parcel No. 0544 129- Lot 3 (7.06  
acres);

Parcel No. 0544 008A- Lot 1 (0.98  
acres);

Parcel No. 0544 032- Lot 2 (0.98  
acres)

For a total of 14.25 acres, from  
A-R (Agricultural-Residential) and  
R-20 (Single-Family Residential) to  
M-1(Light Industrial District).

A copy of the above is available in  
the office of the Fayette County  
Planning and Zoning Department,  
140 Stonewall Avenue West, Suite  
202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
ALONG SAID RIGHT-OF-WAY  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23" E,  
A DISTANCE OF 1/2" REBAR SET;  
THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55  
FEET (SAID ARC HAVING A RADI-  
US OF 842.44 FEET AND BEING  
SUBTENDED BY A CHORD  
BEARING N 10° 13' 10" E, WITH  
A CHORD DISTANCE OF 208.01  
FEET) TO A 1/2" REBAR SET;  
THENCE ALONG THE ARC OF A  
CURVE TO THE RIGHT, A DIS-  
TANCE OF 33.28 FEET (SAID ARC  
HAVING A RADIUS OF 842.44  
FEET AND BEING SUBTENDED  
BY A CHORD BEARING N 18° 26'  
35" E, WITH A CHORD DISTANCE  
OF 33.28 FEET) TO A POINT;  
THENCE N 18° 37' 57" E, A DIS-  
TANCE OF 186.64 FEET TO A 1/2"  
REBAR FOUND, SAID REBAR BE-  
ING THE POINT OF BEGINNING.  
THENCE ALONG RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) N 18° 37' 57" E, A DISTANCE  
OF 81.71 FEET TO A POINT;  
THENCE ALONG THE ARC OF  
A CURVE TO THE LEFT, A DIS-  
TANCE OF 115.17 FEET (SAID ARC  
HAVING A RADIUS OF 451.65  
FEET AND BEING SUBTENDED  
BY A CHORD BEARING N 10° 15'  
00" E, WITH A CHORD DISTANCE  
OF 114.86 FEET) TO A 1/2" REBAR  
FOUND; THENCE LEAVING SAID  
RIGHT-OF-WAY S 87° 00' 30" E, A  
DISTANCE OF 28.63 FEET TO A  
1/2" REBAR SET; THENCE S 87°  
00' 30" E, A DISTANCE OF 166.45  
FEET TO A 1/2" REBAR FOUND;  
THENCE S 07° 57' 37" W, A DIS-  
TANCE OF 121.73 FEET TO A 1/2"  
REBAR BENT FOUND; THENCE  
S 17° 28' 17" W, A DISTANCE OF  
121.60 FEET TO A 1/2" REBAR  
FOUND; THENCE N 73° 20' 05" W,  
A DISTANCE OF 196.23 FEET TO A  
1/2" REBAR FOUND ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING. DESCRIBED TRACT  
OF LAND CONTAINING 0.98  
ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23"  
E, A DISTANCE OF 1/2" REBAR  
SET; THENCE ALONG THE ARC  
OF A CURVE TO THE RIGHT,  
A DISTANCE OF 208.55 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 10° 13' 10" E, WITH A CHORD  
DISTANCE OF 208.01 FEET) TO  
A 1/2" REBAR SET, SAID REBAR  
BEING THE POINT OF BEGIN-  
NING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) THE FOLLOWING COURSES  
AND DISTANCES ALONG THE  
ARC OF A CURVE TO THE RIGHT,  
A DISTANCE OF 33.28 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 18° 26' 35" E, WITH A CHORD  
DISTANCE OF 33.28 FEET) TO A  
POINT; THENCE N 18° 37' 57" E,  
A DISTANCE OF 186.64 FEET TO  
A 1/2" REBAR FOUND; THENCE  
LEAVING SAID RIGHT-OF-WAY  
S 73° 20' 05" E, A DISTANCE OF  
196.23 FEET TO A 1/2" REBAR  
FOUND; THENCE S 19° 03' 24"  
W, A DISTANCE OF 215.79 FEET  
TO A 1/2" REBAR BENT FOUND;  
THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A  
1/2" REBAR SET ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING. DESCRIBED TRACT  
OF LAND CONTAINING 0.98  
ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
ALONG SAID RIGHT-OF-WAY  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23"  
E, A DISTANCE OF 1/2" REBAR SET,  
SAID REBAR BEING THE POINT  
OF BEGINNING. THENCE ALONG  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES) ALONG THE  
ARC OF A CURVE TO THE RIGHT,  
A DISTANCE OF 208.55 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 10° 13' 10" E, WITH A CHORD  
DISTANCE OF 208.01 FEET) TO  
A 1/2" REBAR SET; THENCE S  
74° 34' 12" E, A DISTANCE OF  
194.71 FEET TO A 1/2" REBAR  
BENT FOUND; THENCE N 19°  
03' 24" E, A DISTANCE OF 215.79  
FEET TO A 1/2" REBAR FOUND;  
THENCE N 17° 28' 17" E, A DIS-  
TANCE OF 121.60 FEET TO A 1/2"  
REBAR BENT FOUND; THENCE  
N 07° 57' 37" E, A DISTANCE OF  
121.73 FEET TO A 1/2" REBAR  
FOUND; THENCE N 87° 00' 30"  
W, A DISTANCE OF 166.45 FEET  
TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET;  
THENCE N 29° 34' 14" E, A DIS-  
TANCE OF 72.96 FEET TO A 1/2"  
REBAR SET; THENCE N 07° 04'  
18" E, A DISTANCE OF 98.96 FEET  
TO A 1/2" REBAR SET; THENCE  
N 15° 25' 46" W, A DISTANCE OF  
20.47 FEET TO A 1/2" REBAR SET;  
THENCE N 84° 12' 12" E, A DIS-  
TANCE OF 352.05 FEET TO A 1/2"  
REBAR SET; THENCE S 00° 03' 51"  
E, A DISTANCE OF 635.00 FEET  
TO A 1/2" REBAR SET; THENCE  
S 04° 46' 57" W, A DISTANCE OF  
210.60 FEET TO A 1/2" REBAR  
SET; THENCE N 89° 16' 47" W, A  
DISTANCE OF 575.62 FEET TO A  
1/2" REBAR SET ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING.

DESCRIBED TRACT OF LAND  
CONTAINING 7.06 ACRES  
(307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: BEGINNING AT A  
1/2" OPEN TOP PIPE FOUND ON  
EASTERN RIGHT-OF-WAY OF  
LONGVIEW ROAD (R/W VARIES)  
AND LAND LOT 198 &

219; THENCE LEAVING SAID  
LAND LOT LINE AND ALONG  
SAID RIGHT-OF-WAY THE FOL-  
LOWING COURSES AND DIS-  
TANCES N 02° 05' 54" E, A DIS-  
TANCE OF 398.98 FEET TO A  
1/2" REBAR FOUND; THENCE  
N 89° 43' 23" E, A DISTANCE  
OF 5.20 FEET TO A 1/2" REBAR  
SET; THENCE LEAVING SAID  
RIGHT-OF-WAY S 89° 16' 47" E,  
A DISTANCE OF 575.62 FEET TO  
A 1/2" REBAR SET; THENCE S  
04° 43' 34" W, A DISTANCE OF  
399.36 FEET TO A 1/2" REBAR  
SET ON LAND LOT LINE 198 &  
219; THENCE ALONG LAND LOT  
LINE 198 & 219 THE FOLLOW-  
ING COURSES AND DISTANCES  
N 89° 16' 11" W, A DISTANCE OF  
32.15 FEET TO A 1/2" OPEN TOP  
PIPE FOUND; THENCE N 89° 20'  
31" W, A DISTANCE OF 530.36  
FEET TO A 1/2" OPEN TOP PIPE  
FOUND ON EASTERN RIGHT-OF-  
WAY OF LONGVIEW ROAD (R/W  
VARIES), SAID OPEN TOP PIPE  
BEING THE TRUE POINT OF BE-  
GINNING.

DESCRIBED TRACT OF LAND  
CONTAINING 5.23 ACRES  
(227,889 SQ. FT.)

3/25

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

Staff recommends DENIAL of the request to rezone to M-1.

On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from R-20 to M-1. John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.

This petition was tabled at the April 21, 2026, meeting.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-D**

**REQUESTED ACTION:** D. Rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 – 259 Longview Rd.

**LOT SIZE:** 0.98 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** May 28, 2026, at 5:00 PM

*This item was tabled at the April 21, 2026, BOC meeting.*

---

**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

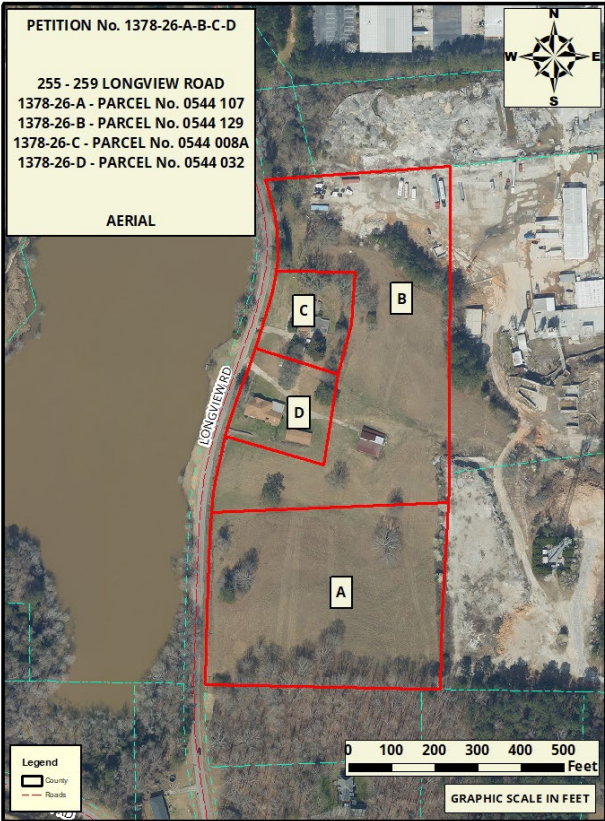
**STAFF ASSESSMENT & RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

**1378-26-D** - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial.

**PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from R-20 to M-1. **John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.**



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

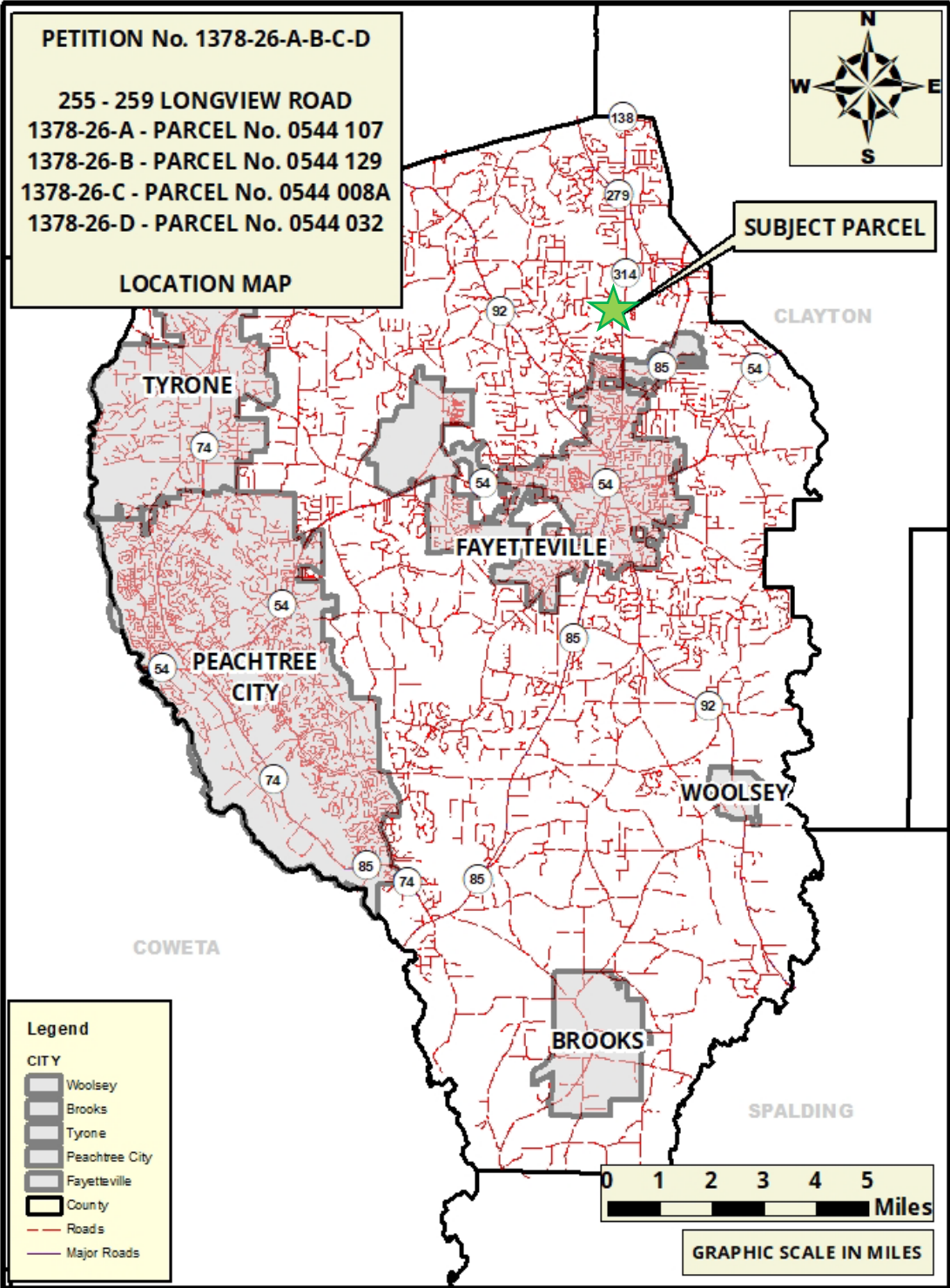
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

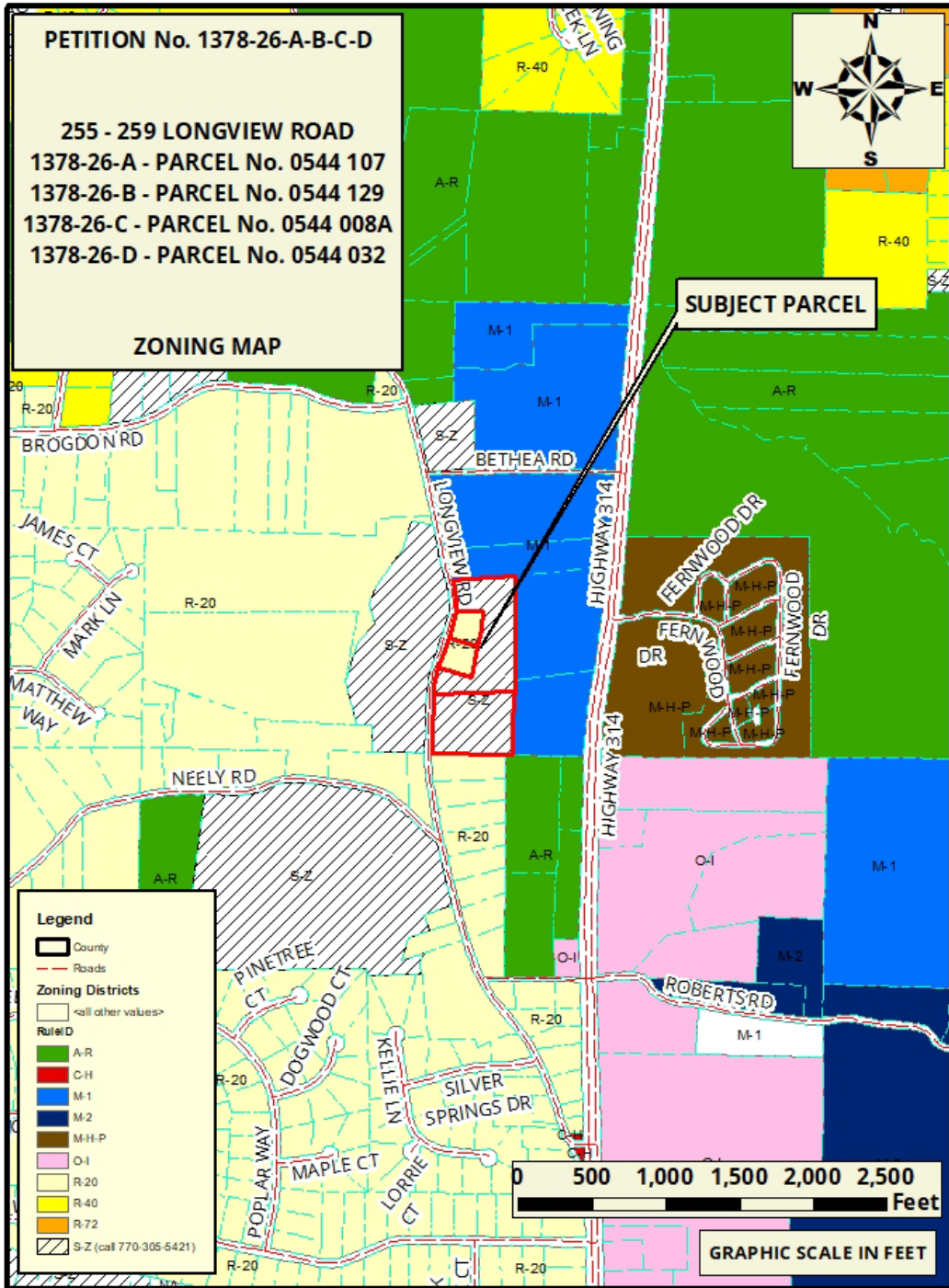
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

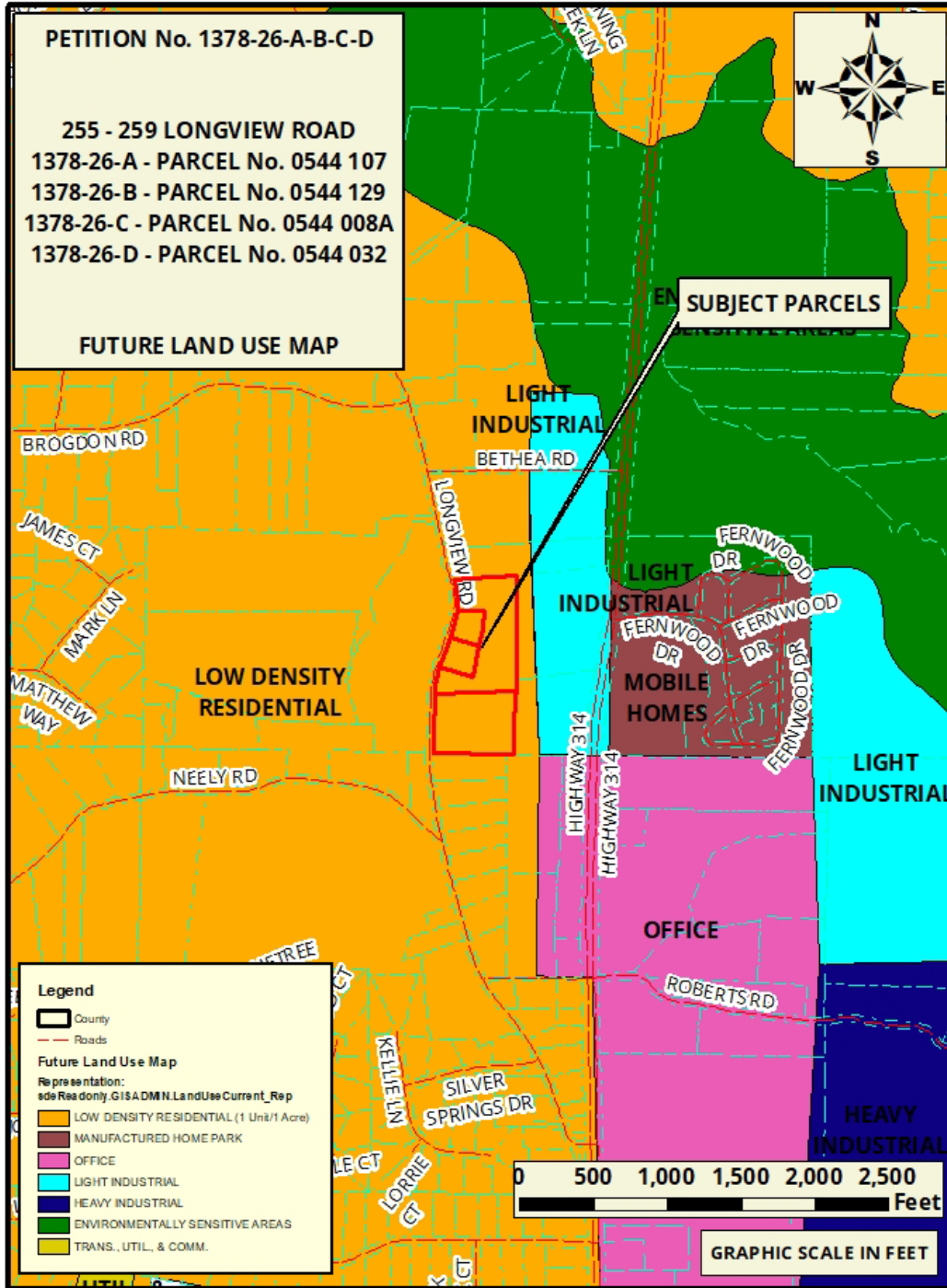
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

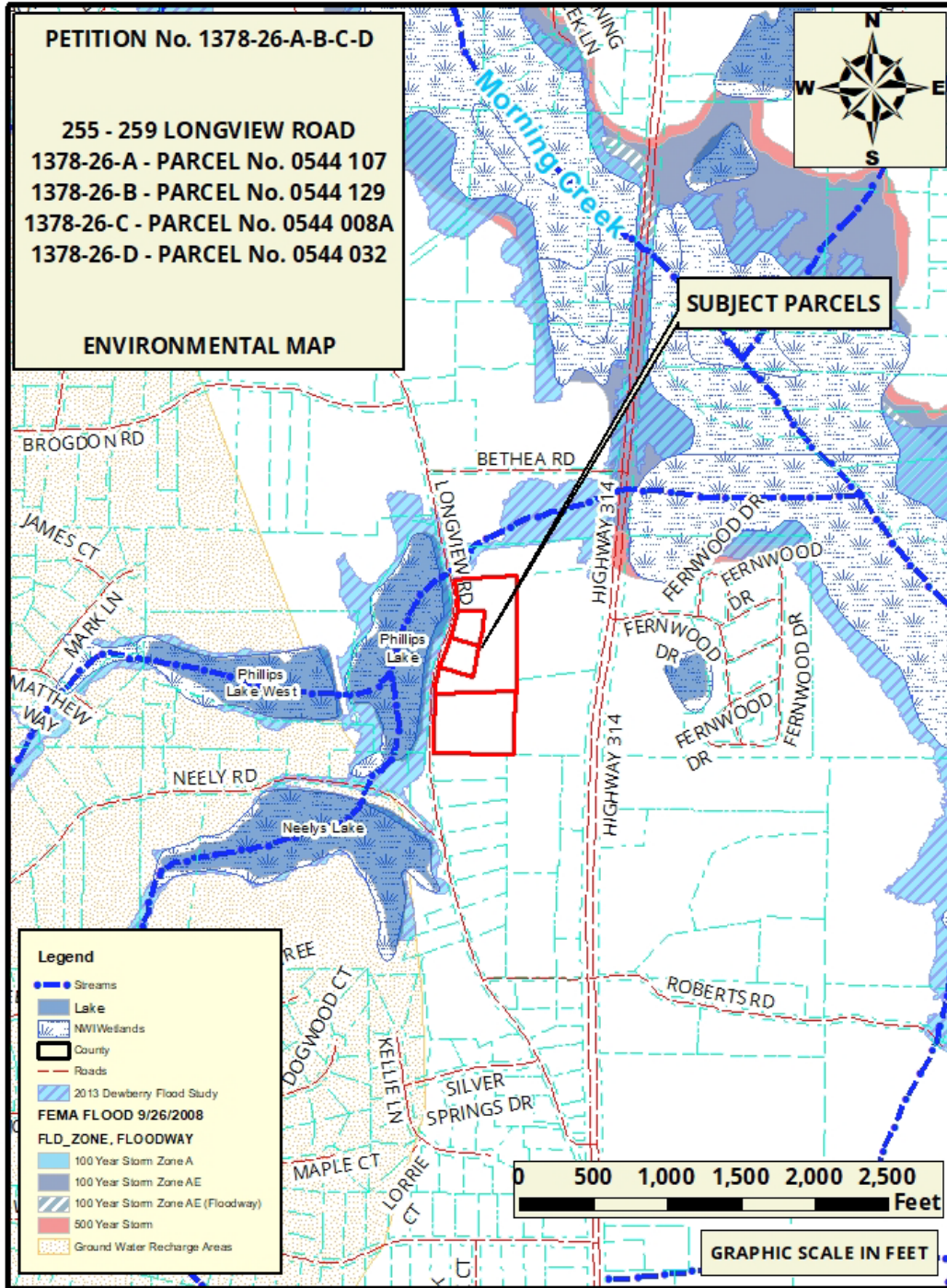
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

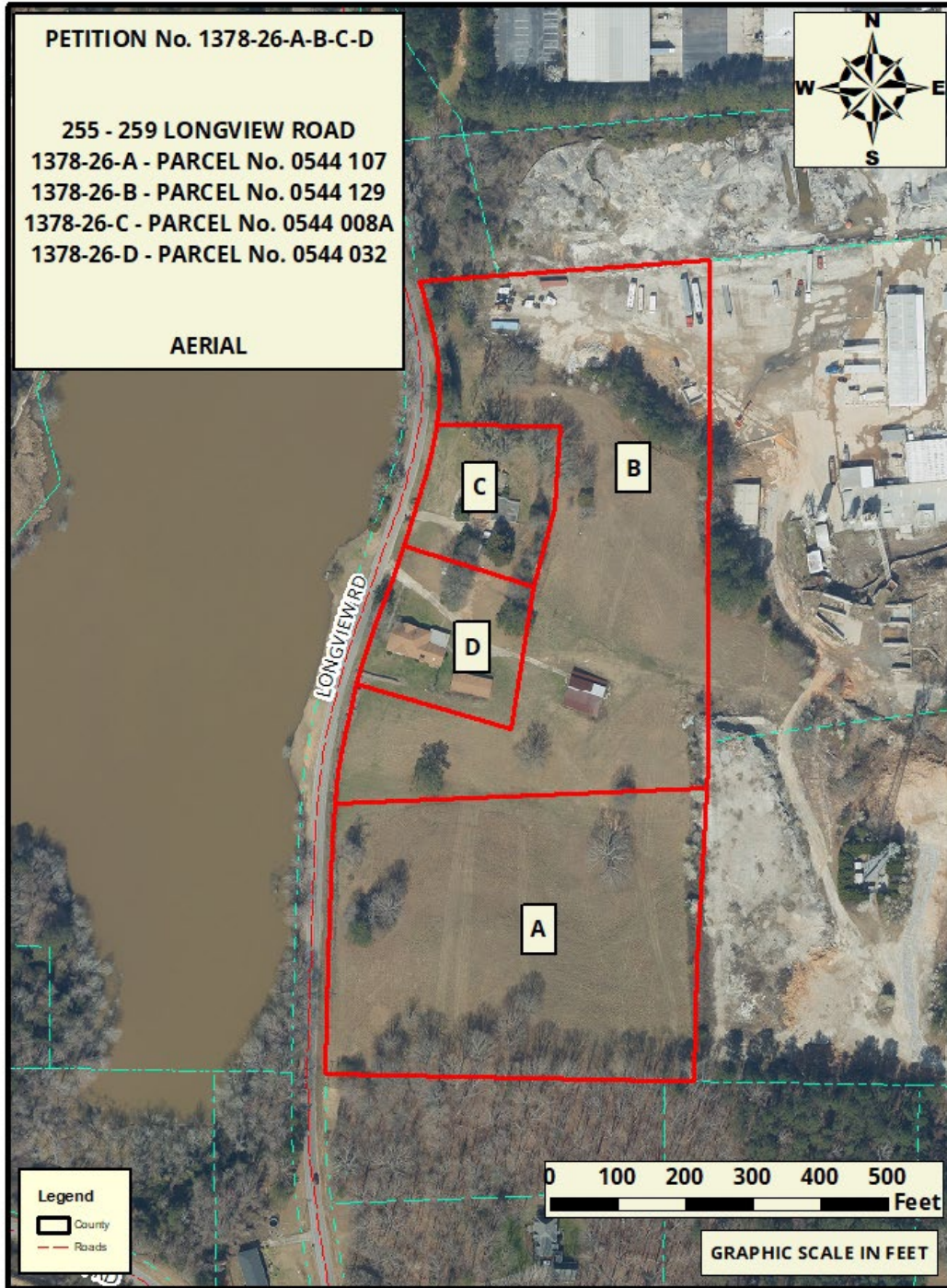
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).











**MB**  
**Moore Bass Consulting, Inc.**  
 1550 Kings Ferry Court  
 Marietta, Georgia 30067  
 (770) 534-4394

www.moorebass.com  
 • Land Surveying  
 • Professional Engineering  
 • Environmental Remediation

PROJECT NAME  
 HIGHWAY 314 TRUCK PARKING  
 574 HIGHWAY 314  
 FAYETTE COUNTY, GEORGIA 30214

CLIENT NAME  
 SUREN NANDAL  
 514 HENRYWAY #14  
 FAYETTEVILLE, GEORGIA 30214

REVISIONS

DATE	DESCRIPTION
12/28/2010 <td>ISSUED FOR PERMITS</td>	ISSUED FOR PERMITS
12/28/2010 <td>ISSUED FOR PERMITS</td>	ISSUED FOR PERMITS
03/11/2011 <td>REVISIONS</td>	REVISIONS
05/06/2011 <td>REVISIONS</td>	REVISIONS
08/18/2011 <td>REVISIONS</td>	REVISIONS
08/18/2011 <td>REVISIONS</td>	REVISIONS
09/14/2011 <td>REVISIONS</td>	REVISIONS
12/01/2011 <td>REVISIONS</td>	REVISIONS
03/26/2012 <td>REVISIONS</td>	REVISIONS
05/07/2012 <td>REVISIONS</td>	REVISIONS
08/28/2012 <td>REVISIONS</td>	REVISIONS

DESIGNER  
 C. J. GIBSON  
 SURVEYOR  
 C. J. GIBSON  
 25836  
 01111201

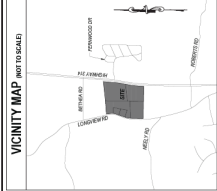
CHECKER  
 J. L. JONES  
 25836  
 01111201

DATE  
 08/28/2012



SHEET TITLE  
 REZONING PLAN

SHEET  
**1 OF 1**



### FLOOD NOTE

ALL LOTS SHOWN TO BE IN THE 1% ANNUAL FLOOD FLOODPLAIN. THE FLOODPLAIN IS LOCATED IN A FRACTIONAL SECTION 10, T31N, R12E, C14E, W. CO., GA. THE FLOODPLAIN IS LOCATED IN A FRACTIONAL SECTION 10, T31N, R12E, C14E, W. CO., GA. THE FLOODPLAIN IS LOCATED IN A FRACTIONAL SECTION 10, T31N, R12E, C14E, W. CO., GA.

### SURVEY NOTES

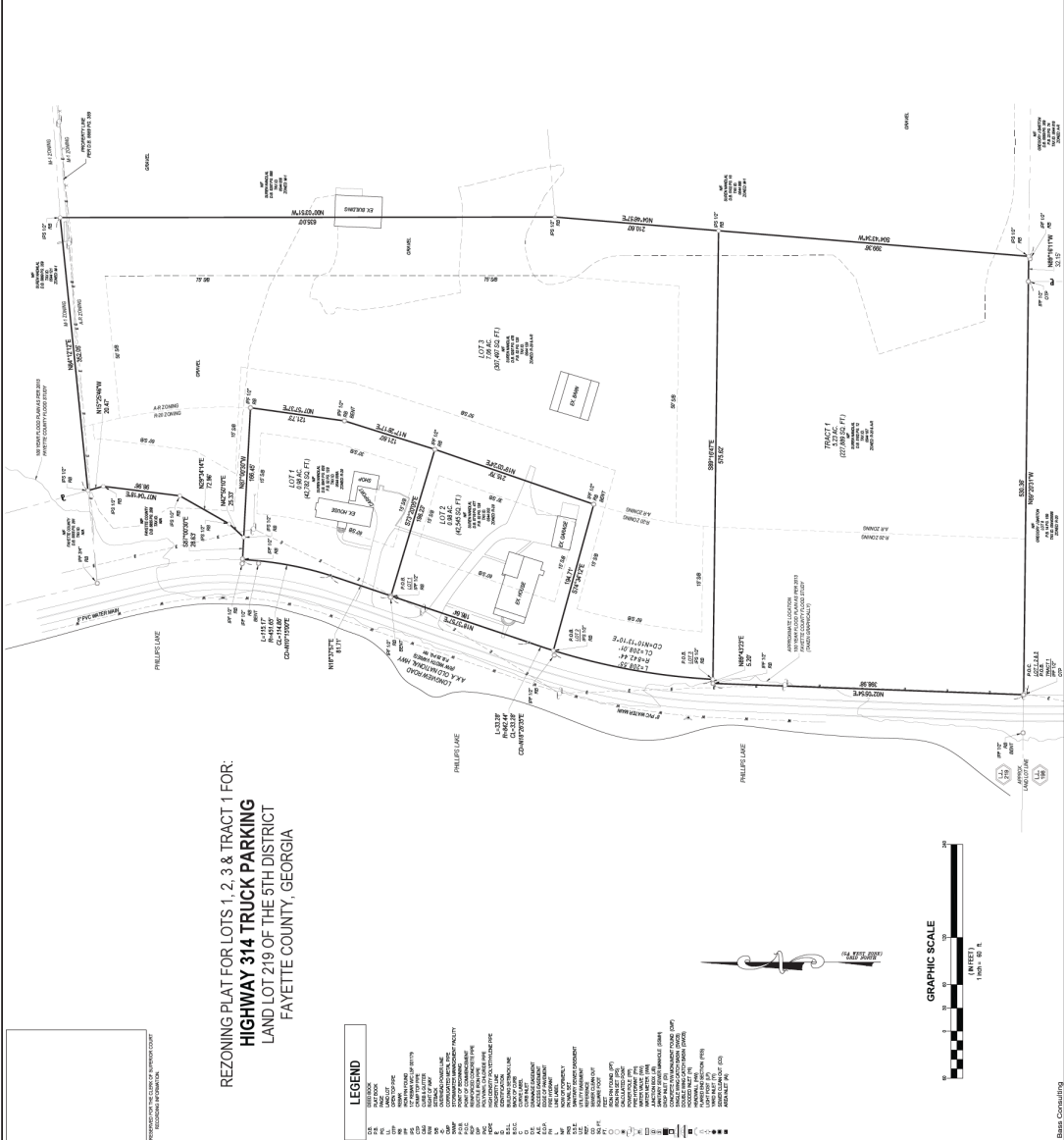
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT, CHAPTER 42, ARTICLES 1-13, OF THE OFFICIAL CODE OF GEORGIA.
2. ALL MEASUREMENTS WERE MADE BY MEANS OF THE DISTANCE MEASUREMENT SYSTEM (DMS) OF THE NATIONAL INSTRUMENTS SURVEYING SYSTEM (N.I.S.S.).
3. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.
4. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.
5. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.
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17. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.
18. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.
19. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.
20. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.

### GEORGIA SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT, CHAPTER 42, ARTICLES 1-13, OF THE OFFICIAL CODE OF GEORGIA. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR.

DATE: \_\_\_\_\_

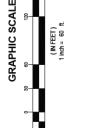
SURVEYOR: C. J. GIBSON



REZONING PLAN FOR LOTS 1, 2, 3 & TRACT 1 FOR  
 HIGHWAY 314 TRUCK PARKING  
 LAND LOT 219 OF THE 5TH DISTRICT  
 FAYETTE COUNTY, GEORGIA

LEGEND

[Symbol]	1% ANNUAL FLOOD FLOODPLAIN
[Symbol]	2% ANNUAL FLOOD FLOODPLAIN
[Symbol]	5% ANNUAL FLOOD FLOODPLAIN
[Symbol]	10% ANNUAL FLOOD FLOODPLAIN
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**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. *Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.*

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

Spoke in opposition:

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

*Spoke in opposition:*

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

- 1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

\*\*\*\*\*

*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

\_\_\_\_\_  
**DANNY ENGLAND, CHAIRMAN**

\_\_\_\_\_  
**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

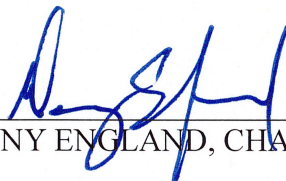
**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-D**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial)., be:

Approved       Withdrawn       Denied **5-0**  
 Tabled until \_\_\_\_\_  
 Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION  
NO. 1378-26-D**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: D) To rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1, and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_  
**REZONE-02-26-091432**

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 917-796-1468

Name Suren Nandlal  
Address 574 GA-314  
City Fayetteville  
State GA Zip 30214  
Email surennandlal@yahoo.com  
Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.  
Address 1350 Keys Ferry Court  
City McDonough  
State GA Zip 30253  
Email atlpermitting@moorebass.com  
Phone 770-914-9394

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: April 2, 2026

DATE OF COUNTY COMMISSIONERS HEARING: April 21, 2026

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026  
Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
Existing Use: N/A Proposed Use: Unknown  
Structure(s): N/A Type: N/A Size in SF: N/A  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: N/A Proposed Land Use: Unknown  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Truck Parking  
Structure(s): 1 Type: Barn Size in SF: 210  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Truck Parking  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 1 Type: House Size in SF: 3,515  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

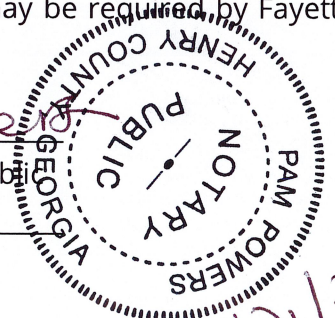
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 RA 314 Fayetteville  
Address Enc. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/1/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

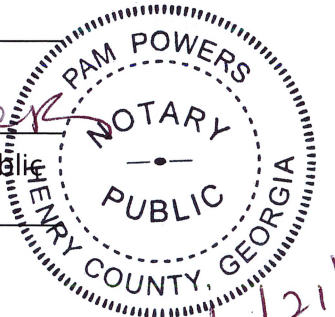
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

[Signature]  
Signature of Authorized Agent  
1350 Keys Ferry Ct  
Address McDonough, Ga  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

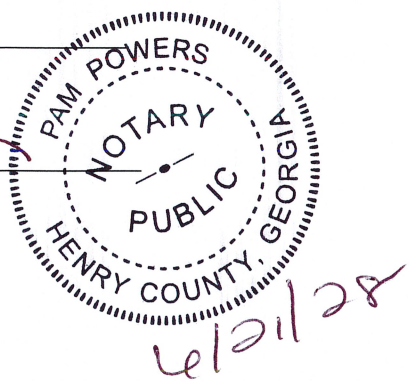
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

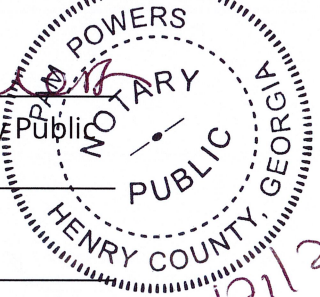
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

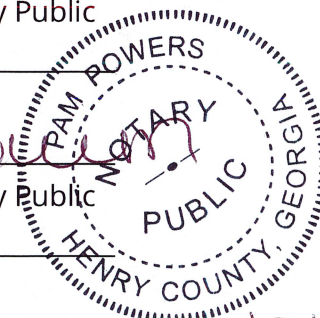
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

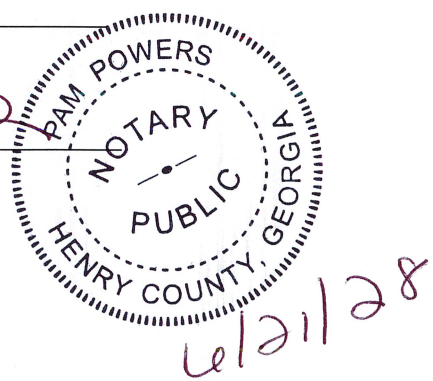
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

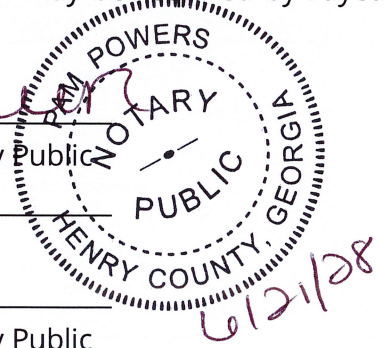
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(I) (We) hereby delegate authority to Moore Bass Consulting, Inc to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

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(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 3014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
Address

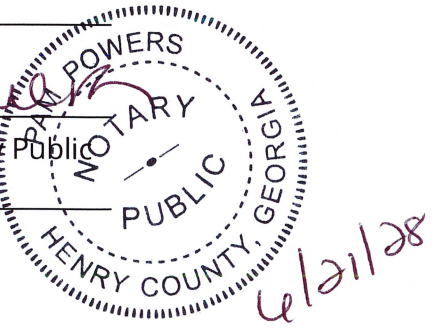
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

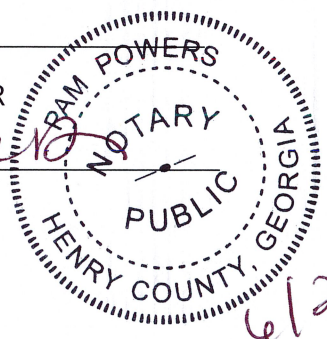
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PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

[Signature]  
SIGNATURE OF PROPERTY OWNER  
NOTARY PUBLIC



6/21/28

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 032

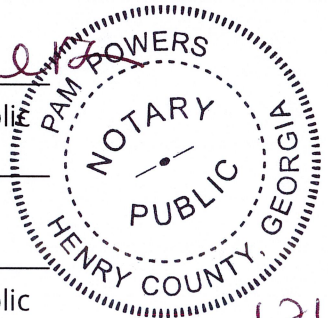
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(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA. 30014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

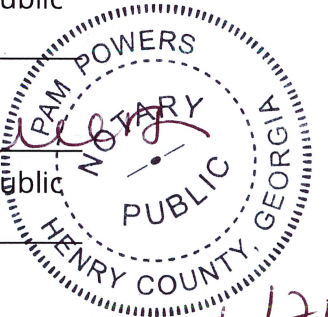
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct  
Address McDonough, Ga  
30053

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

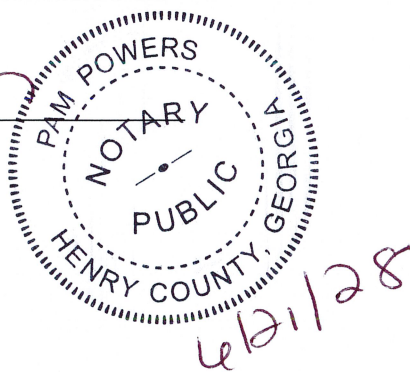
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4<sup>th</sup> day of February, 2024.

[Signature]

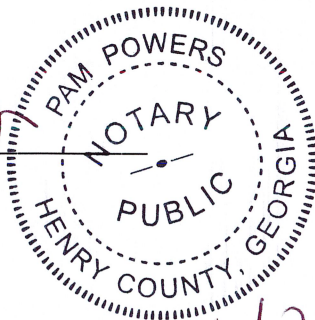
SIGNATURE OF PROPERTY OWNER

[Signature]

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



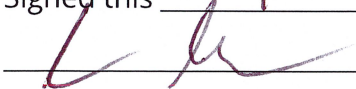
6/21/28

**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/](http://www.dca.state.ga.us/DRI/).
  
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [xx] 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 4th day of February, 2024



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.

**CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST**

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

Page 511 of 678  
**ATLANTA** | 770.914.9394  
**TALLAHASSEE** | 850.222.5678  
moorebass.com

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

1/1

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

(Seal)  
**BETTI JEFFORDS PHILLIPS**

\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

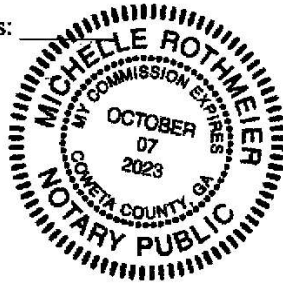
Carley Rip  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.


**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:



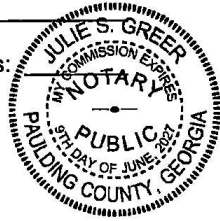
Unofficial Witness



Notary Public

My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR (SEAL)

JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**


SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

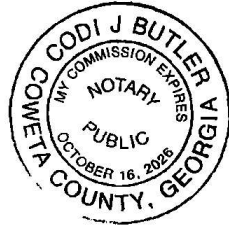
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR  
 \_\_\_\_\_ (SEAL)  
 JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
 GOSSETT AS EXECUTOR OF THE ESTATE OF  
 BETTI CAROLYN PHILLIPS A/K/A BETTI  
 JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





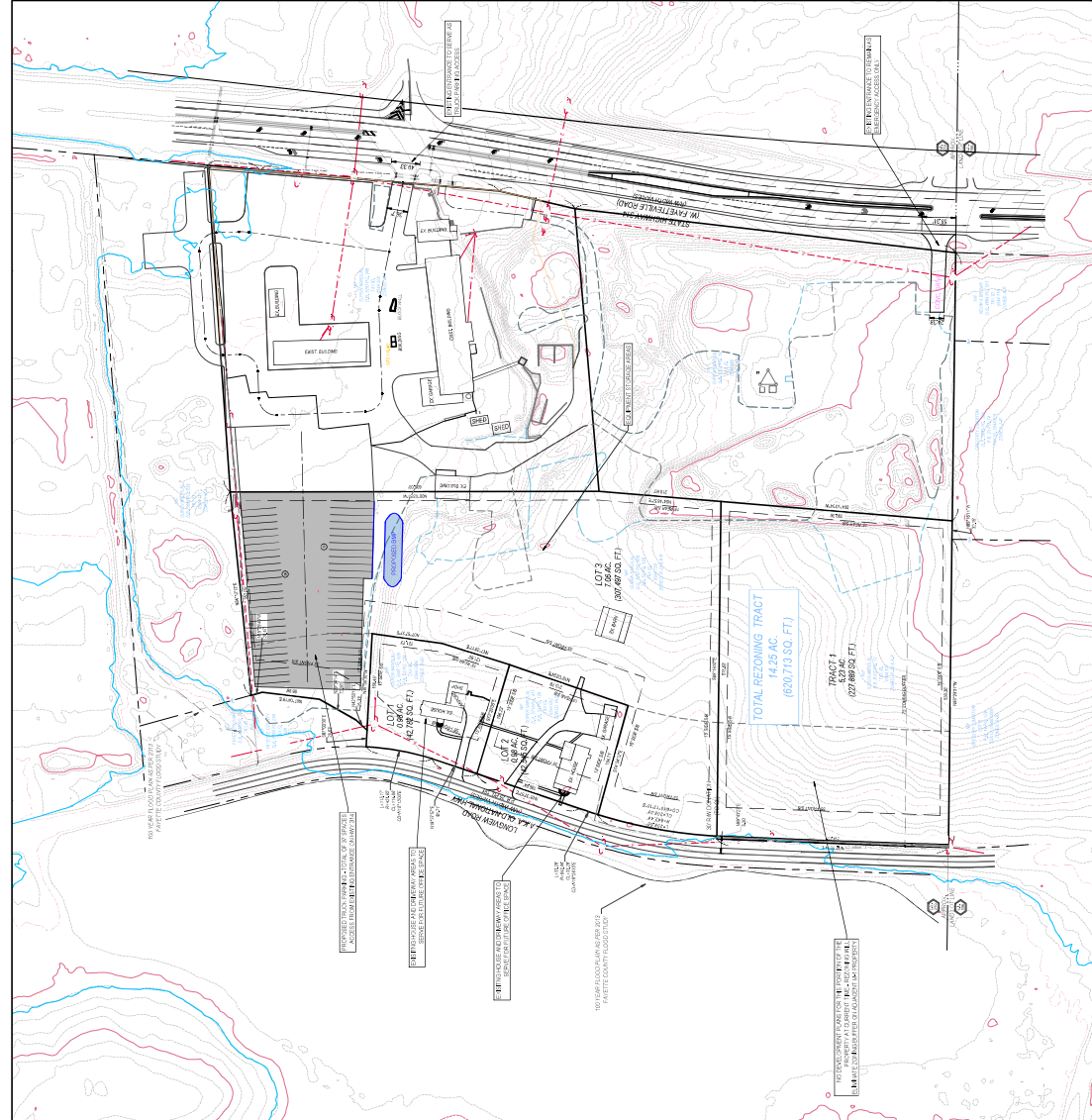
**Moore Bass Consulting, Inc.**  
 1515 Peachtree  
 Development Consulting  
 • Land Surveying  
 • Environmental Permitting  
 www.moorebass.com  
 1350 Keys Ferry Court  
 McDonough, GA 30253  
 770-544-2294

PROJECT NAME  
 255 LONGVIEW ROAD PARCELS  
 FAYETTE COUNTY, GA 30214  
 CLIENT NAME  
 SUREN NANDLAL  
 574 HIGHWAY 314  
 FAYETTEVILLE, GA 30214

REVISIONS  
 DATE 06/26/2025  
 CONTRACT # 2311/2001  
 DRAWN BY MSJ/ML  
 CHECKED BY  
 APPROVED BY  
 PROJECT NO. 255 LONGVIEW ROAD PARCELS  
 SHEET NO. 01 OF 02

SEAL  
 MATTHEW M. SMITH, P.E.  
 GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE  
 REZONING CONCEPT PLAN  
 SHEET NO. 01 OF 02  
 SCALE 1:1



DEVELOPMENT DATA	
1. PROPERTY OWNER SUREN NANDLAL 574 HIGHWAY 314 FAYETTEVILLE, GA 30214	REZONING PLAN SUBMITTED BY MOORE-BASS CONSULTING, INC. UNINCORPORATED FAYETTE COUNTY, GA 0544 008A 0544 128 0544 107
2. ENGINEER/SURVEYOR MOORE-BASS CONSULTING, INC. 1350 KEYS FERRY CT. MCDONOUGH, GA 30253 770-544-2294 FAX: (770) 914-6686	DATE: 04-28-2025 LOCATION: UNINCORPORATED FAYETTE COUNTY, GA TAX ID #: 0544 008A, 0544 128, 0544 107 CURRENT ZONING: R400 AND SPLIT ZONE R400 /A/R PROPOSED ZONING: M41 TOTAL AREA FOR REZONING: 14.25 AC. RW DONATION: 0.05 AC.
4. SUBMISSION INFORMATION SOURCE OF DATA: LOCATION: TAX ID #:	

Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING CERTAIN PROPERTIES IN UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA PUBLIC HEARING to be held before the Fayette County Board of Commissioners on Tuesday, April 21, 2026, at 5:00 P.M., in the Fayette County Administrative Com-

plex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Petition 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-B)

0544 008A- Lot 1 (Petition 1378-26-C)

0544 032- Lot 2 (Petition 1378-26-D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting, Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219 of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23 acres);

Parcel No. 0544 129- Lot 3 (7.06 acres);

Parcel No. 0544 008A- Lot 1 (0.98 acres);

Parcel No. 0544 032- Lot 2 (0.98 acres)

For a total of 14.25 acres, from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1(Light Industrial District).

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) N 18° 37' 57" E, A DISTANCE OF 81.71 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 115.17 FEET (SAID ARC HAVING A RADIUS OF 451.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 15' 00" E, WITH A CHORD DISTANCE OF 114.86 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 87° 00' 30" E, A DISTANCE OF 28.63 FEET TO A 1/2" REBAR SET; THENCE S 87° 00' 30" E, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR FOUND; THENCE S 07° 57' 37" W, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR BENT FOUND; THENCE S 17° 28' 17" W, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR FOUND; THENCE N 73° 20' 05" W, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) THE FOLLOWING COURSES AND DISTANCES ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 33.28 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 18° 26' 35" E, WITH A CHORD DISTANCE OF 33.28 FEET) TO A POINT; THENCE N 18° 37' 57" E, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S 73° 20' 05" E, A DISTANCE OF 196.23 FEET TO A 1/2" REBAR FOUND; THENCE S 19° 03' 24" W, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OF LAND CONTAINING 0.98 ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 & 219, THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 208.55 FEET (SAID ARC HAVING A RADIUS OF 842.44 FEET AND BEING SUBTENDED BY A CHORD BEARING N 10° 13' 10" E, WITH A CHORD DISTANCE OF 208.01 FEET) TO A 1/2" REBAR SET; THENCE S 74° 34' 12" E, A DISTANCE OF 194.71 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 19° 03' 24" E, A DISTANCE OF 215.79 FEET TO A 1/2" REBAR FOUND; THENCE N 17° 28' 17" E, A DISTANCE OF 121.60 FEET TO A 1/2" REBAR BENT FOUND; THENCE N 07° 57' 37" E, A DISTANCE OF 121.73 FEET TO A 1/2" REBAR FOUND; THENCE N 87° 00' 30" W, A DISTANCE OF 166.45 FEET TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET; THENCE N 29° 34' 14" E, A DISTANCE OF 72.96 FEET TO A 1/2" REBAR SET; THENCE N 07° 04' 18" E, A DISTANCE OF 98.96 FEET TO A 1/2" REBAR SET; THENCE N 15° 25' 46" W, A DISTANCE OF 20.47 FEET TO A 1/2" REBAR SET; THENCE N 84° 12' 12" E, A DISTANCE OF 352.05 FEET TO A 1/2" REBAR SET; THENCE S 00° 03' 51" E, A DISTANCE OF 635.00 FEET TO A 1/2" REBAR SET; THENCE S 04° 46' 57" W, A DISTANCE OF 210.60 FEET TO A 1/2" REBAR SET; THENCE N 89° 16' 47" W, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 7.06 ACRES (307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AS SHOWN, DATED JANUARY 22ND, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES) AND LAND LOT 198 &

219; THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N 02° 05' 54" E, A DISTANCE OF 398.98 FEET TO A 1/2" REBAR FOUND; THENCE N 89° 43' 23" E, A DISTANCE OF 5.20 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 16' 47" E, A DISTANCE OF 575.62 FEET TO A 1/2" REBAR SET; THENCE S 04° 43' 34" W, A DISTANCE OF 399.36 FEET TO A 1/2" REBAR SET ON LAND LOT LINE 198 & 219; THENCE ALONG LAND LOT LINE 198 & 219 THE FOLLOWING COURSES AND DISTANCES N 89° 16' 11" W, A DISTANCE OF 32.15 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE N 89° 20' 31" W, A DISTANCE OF 530.36 FEET TO A 1/2" OPEN TOP PIPE FOUND ON EASTERN RIGHT-OF-WAY OF LONGVIEW ROAD (R/W VARIES), SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINING 5.23 ACRES (227,889 SQ. FT.)

3/25

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**This item was tabled at the April 21st BOC Meeting**

**Background/History/Details:**

The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate. Staff recommends DENIAL of the request to rezone to M-1. On April 2, 2026, the Planning Commission voted to recommend DENIAL of the request to rezone from R-20 to M-1.

John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.

If this is approved, staff recommends conditions 1. Demolition of structures & wells. 2. Existing driveway to be removed. 3. Combination of parcels 0544 129, 0544 008A, 0544 032, 0544 107, 0544 008 & 0544 088 to cure nonconformities. 4. No access to Longview Road to prevent creating a landlocked situation. 5. 75-foot planted buffer along Longview Road frontage.

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1378-26-D**

**REQUESTED ACTION:** D. Rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial). This request is part of a 4-parcel rezoning petition 1378-26-A-B-C-D, as illustrated in the attached maps.

**EXISTING ZONING:** R-20

**PROPOSED ZONING:** M-1

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Light Industrial

**LOCATION:** 255 – 259 Longview Rd.

**LOT SIZE:** 0.98 Acres (14.25 Acres - total of all 4 parcels)

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 219

**OWNER(S):** Suren Nandlal

**APPLICANT(S):** Suren Nandlal

**AGENT(S):** Matt Gray, Moore Bass Consulting, Inc.

**PLANNING COMMISSION PUBLIC HEARING:** April 2, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** April 21, 2026, at 7:00 PM

---

**REQUEST:** The applicants are requesting to rezone this parcel along with three other parcels, to M-1, with the intent of operating a truck parking lot, business, and other unknown uses permitted in M-1.

## **STAFF ASSESSMENT & RECOMMENDATION**

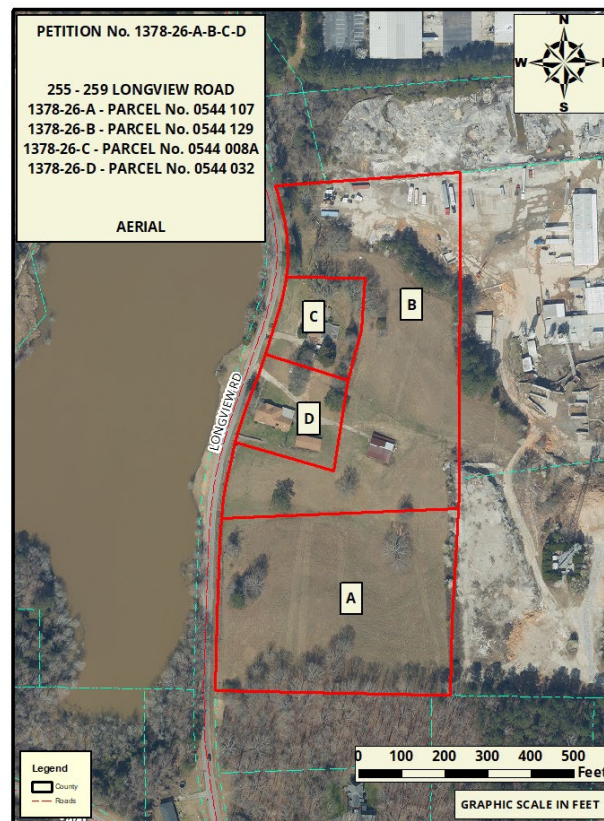
As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Low Density Residential is designated for this area, so the request for M-1 zoning district is not appropriate.

**1378-26-D** - Based on the Staff Analysis, Planning & Zoning Staff recommends **DENIAL** of the request for a zoning of M-1, Light-Industrial. Should the request be approved, staff recommends the following conditions:

1. A demolition permit for all existing structures be obtained and executed within 90 days of the approval of the petition or prior to the submittal of a final plat for review, whichever comes first;
2. The existing driveway must be removed during the demolition of the structures;
3. Parcels 0544 129, 0544 008A, 0544 032, and 0544 107 be combined with parcel 0544 008, and 0544 088 by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first;
4. The subject property shall have no direct access to Longview Road unless required by the Fire Marshal for emergency access; and
5. A 75-foot landscaped screening buffer shall be planted and maintained along Longview Road.

## **PLANNING COMMISSION RECOMMENDATION:**

On April 2, 2026, the Planning Commission voted to recommend **DENIAL** of the request to rezone from R-20 to M-1. **John Krusan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.**



## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject properties are currently zoned R-20 and A-R. The first 200' from Longview Rd. was zoned R-20 per the 1971 Fayette County Zoning Map. The remainder of the lots have been A-R since Fayette County initially assigned zoning.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

This area of SR 314 is part of the General State Route Overlay Zone and first and foremost a transportation corridor. The efficient flow of traffic must be maintained. This area along SR 314 provides a transition area between commercial and industrial development mixed with a manufactured home park, residential, and agricultural-residential zonings and uses. Care should be taken to protect the less intense uses from deprecating effects of industrial expansion.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	4.25	M-1	Light Industrial	Low Density Residential
East	14.4	M-1	Light Industrial	Low Density Residential
South	1.9	R-20	Single-Family Residential	Low Density Residential
West	15.21	R-20	Phillips Lake	Low Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management**
  - **Road Frontage Right-of-Way Dedication –**
    - State Route 314 right-of-way governed by GDOT.
    - Longview Road right-of-way meets the Thoroughfare Plan.
  - **Traffic Data**
    - In 2024 GDOT reports State Route 314 had 24,300 vehicles per day south of the existing access point on southbound Hwy 314.
    - Fayette County does not currently have traffic counts on Longview Road.
  - **Sight Distance and access**
    - GDOT will issue all driveway permits or improvement requirements.
    - Longview Road is classified as a Collector Road by the Fayette County Thoroughfare Plan and this site does not currently have commercial access onto the roadway.
  - **Floodplain Management** -- The property **DOES** contain floodplain per FEMA FIRM panel 13113C0102E dated September 26, 2008. The property **DOES** contain additional floodplain delineated in the Fayette County 2013 Limited Dewberry 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. Any future development plans will require a qualified consultant to verify if there are wetlands on the site during development review.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various sections of the document prior to any development within buffered areas.
  - **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 re-zoned and developed with more than 5,000 square feet of impervious surface.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to the landscaping requirements during redevelopment or future development.
- Fire** - No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** - The lots proposed for rezoning do not front on a state route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Low Density Residential Uses. This request does not conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and commercial uses. This rezoning could have an adverse affect on residential and commercially zoned properties.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on schools. This development could propose a significant impact on streets. Care must be taken to protect existing and future residential property.

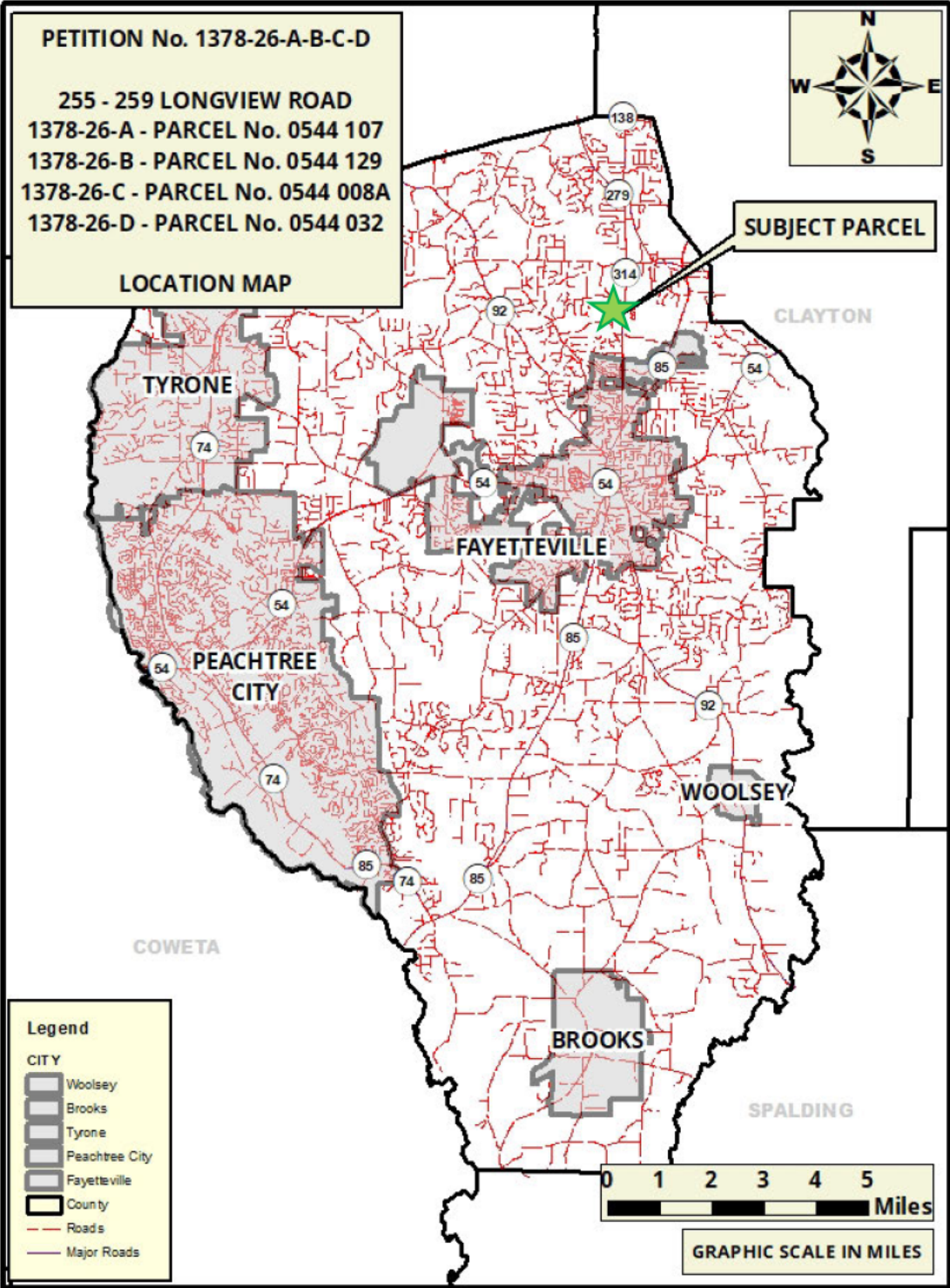
**ZONING DISTRICT STANDARDS****Sec. 110-146. M-1, Light Industrial District.**

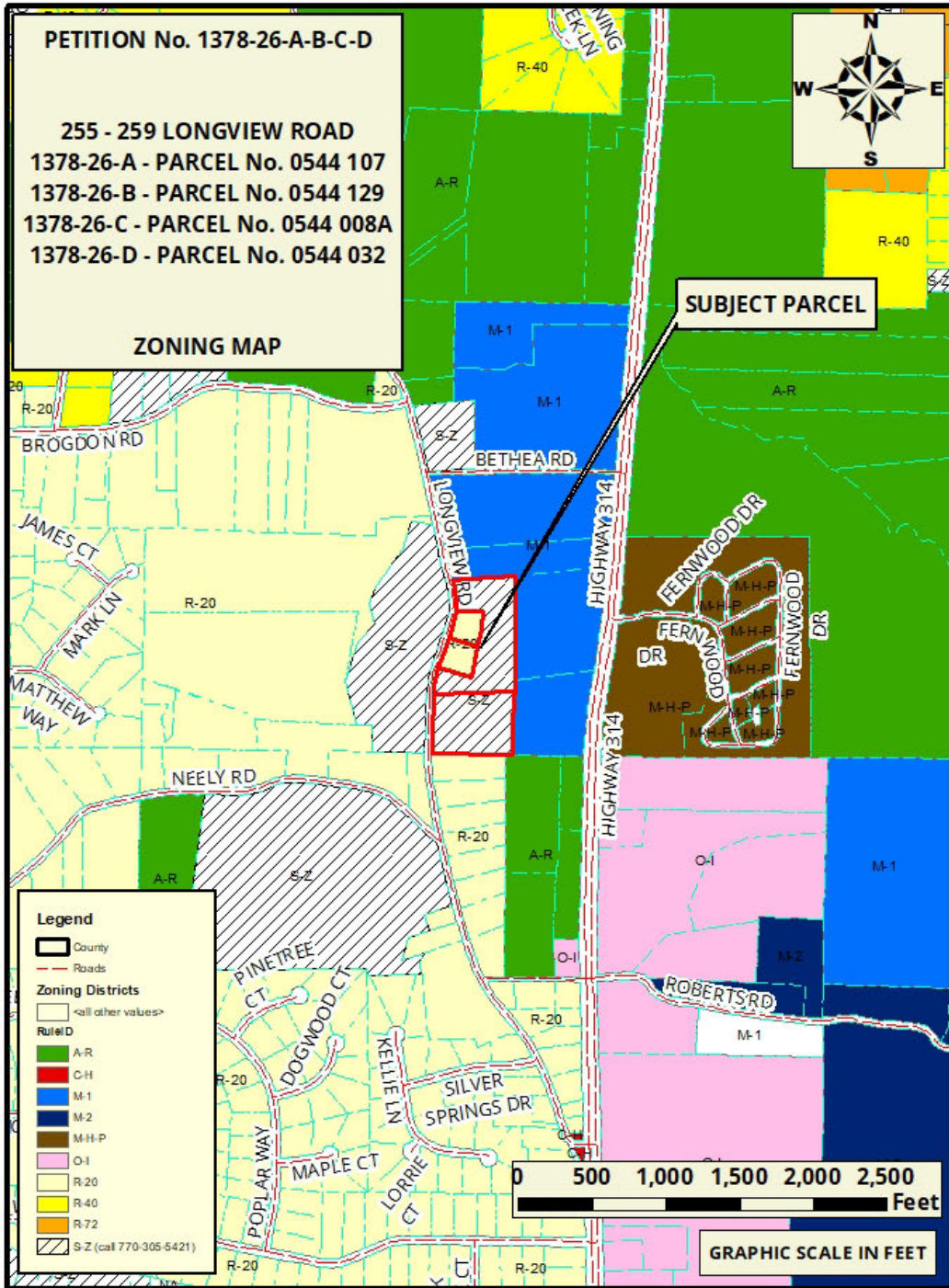
- (a) *Description of district.* This district is composed of certain lands and structures which are suitable for light industrial development, but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the M-1 zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement and recreational facilities, indoor or outdoor (athletic/sports instruction facilities and recreation and athletic fields and facilities);
  - (3) Appliance sales and/or repair;
  - (4) Architectural and/or design firms;
  - (5) Armories, for meeting and training of military organizations;
  - (6) Blueprinting and/or graphics service;
  - (7) Bookbinding;
  - (8) Building construction/contracting and related activities;
  - (9) Building supply sales;
  - (10) Bus passenger station;
  - (11) Cabinet manufacturing, sales, repair, and/or installation;
  - (12) Carwash and/or detailing facility;
  - (13) Charter motor coach service;
  - (14) Copy shop;
  - (15) Dental laboratory;
  - (16) Delivery and/or courier service;
  - (17) Electronic sales and/or repair;
  - (18) Emission testing facility (inside only);
  - (19) Engineering firms;
  - (20) Engraving;
  - (21) Farmer's market;
  - (22) Feed and/or fertilizer sales;
  - (23) Firearm sales and/or gunsmith;
  - (24) Flooring sales and/or installation;
  - (25) Freezer locker service;
  - (26) Freight express office;

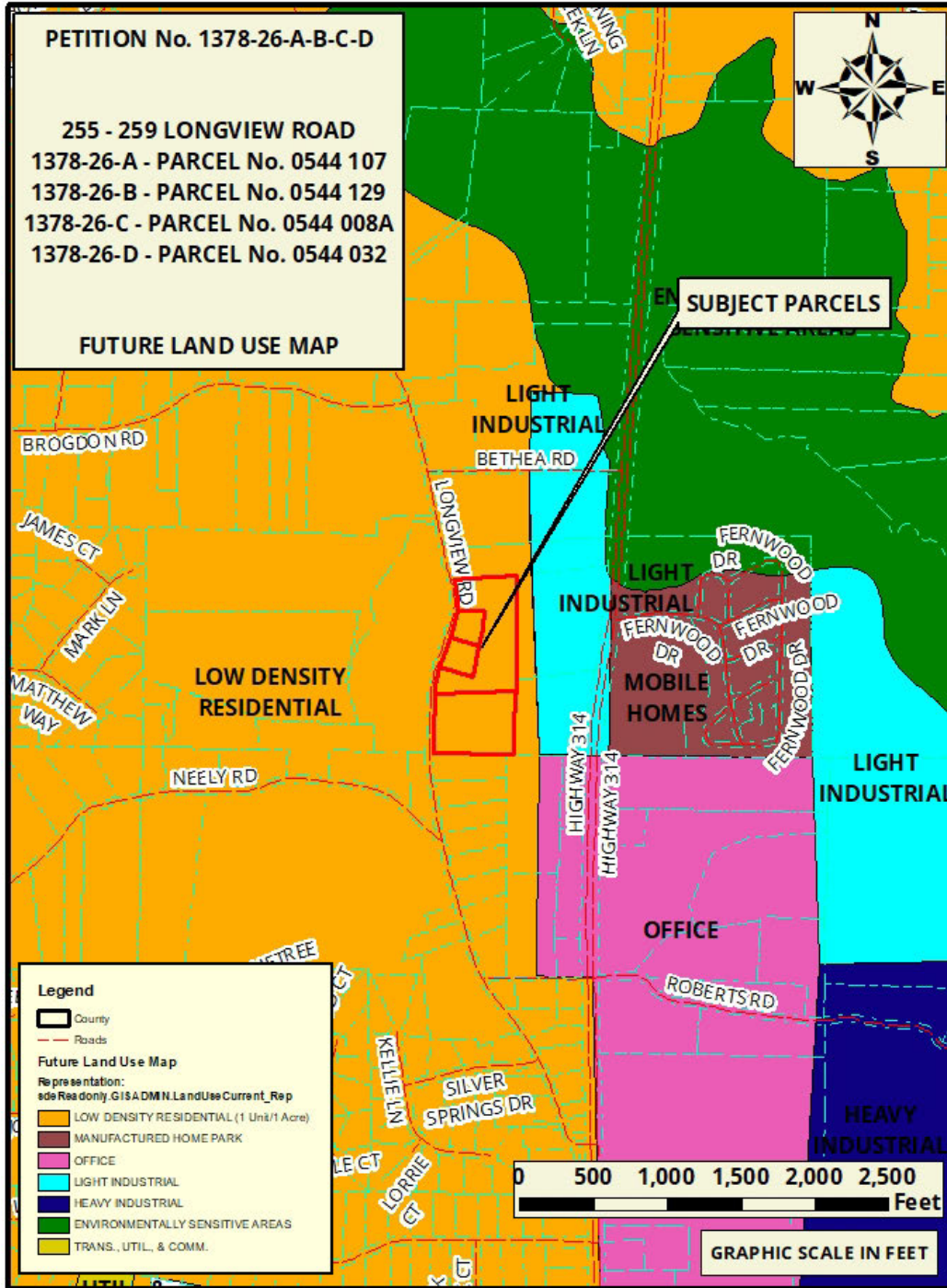
- (27) Furniture store;
- (28) Glass sales;
- (29) Grading service;
- (30) Greenhouse;
- (31) Home furnishings and accessories;
- (32) Horse show and equine activity facilities;
- (33) Ice storage;
- (34) Insecticide sales and/or storage;
- (35) Janitorial service and/or supply;
- (36) Land development firms;
- (37) Land surveying service;
- (38) Landscaping service;
- (39) Light manufacturing, including the following:
  - a. Appliance and/or electronic device assembly plant, including the manufacturing of parts for appliances and/or electronic devices;
  - b. Assembly of products from previously prepared materials;
  - c. Bottling and/or canning plant;
  - d. Ceramic products, provided that kilns shall only be by gas and/or electricity;
  - e. Construction of signs, including painted signs;
  - f. Cooperage;
  - g. Ice manufacturing;
  - h. Laundry, cleaning and/or dyeing plants;
  - i. Light sheet metal products such as ventilating ducts and eaves;
  - j. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
  - k. Machine/welding shop and related activities;
  - l. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
  - m. Production and/or sales of commercial/industrial hardware, such as tools, fasteners, fittings, machine parts, etc.;
  - n. Tinsmith and/or roofing service;
  - o. Concrete, gravel and/or mulch production and/or distribution;
- (40) Locksmith;
- (41) Magazine publication and/or distribution;
- (42) Medical laboratory;

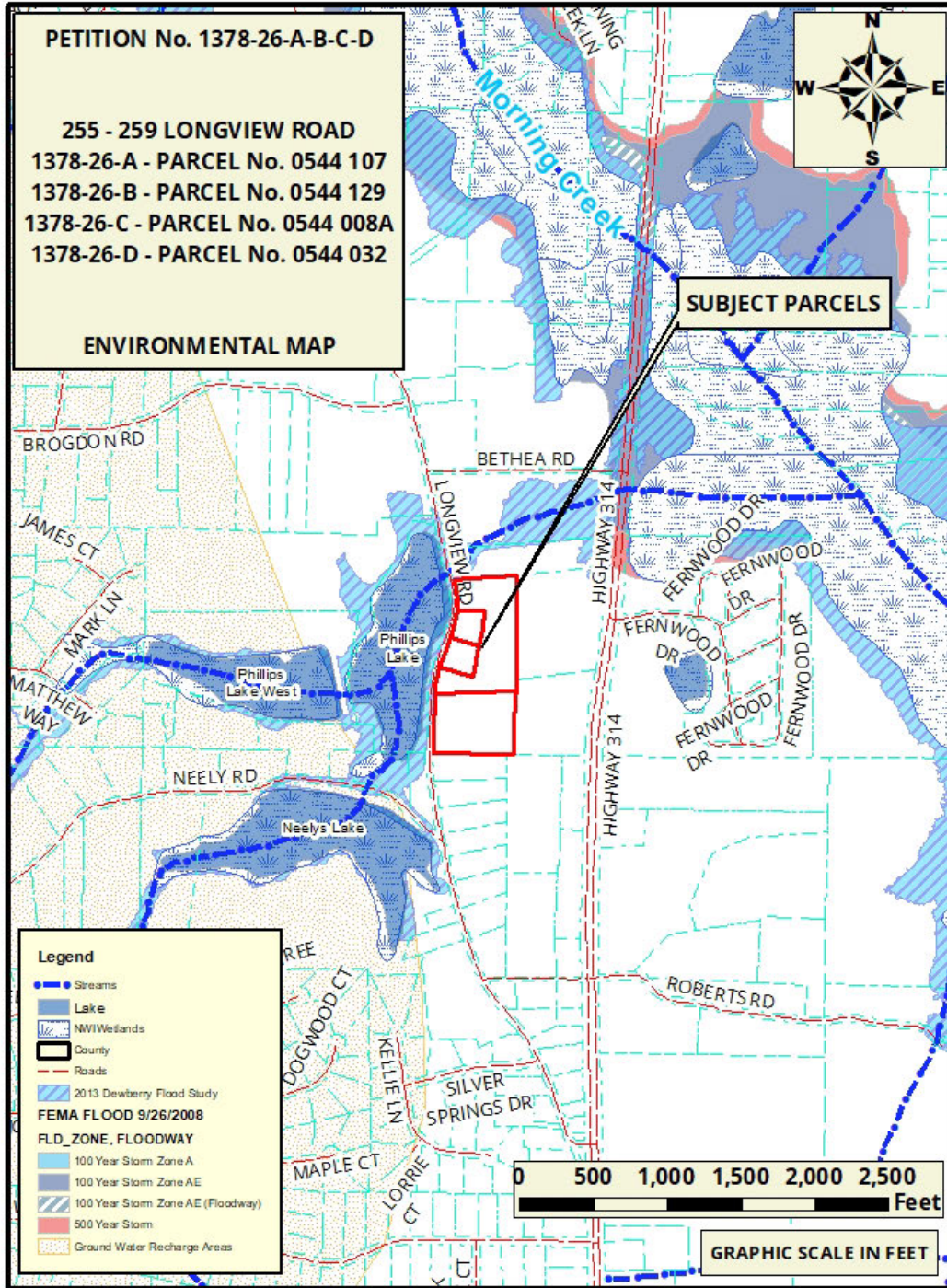
- (43) Manufactured home and/or building assembly and/or sales;
  - (44) Newspaper publication and/or distribution;
  - (45) Office equipment service and repair;
  - (46) Parking garage/lot;
  - (47) Pest control;
  - (48) Petroleum bulk plant (storage);
  - (49) Photostating;
  - (50) Planing and/or saw mill;
  - (51) Plant nursery, growing crops/garden and related sales;
  - (52) Printing plant;
  - (53) Radio studio;
  - (54) Railroad freight station;
  - (55) Railroad passenger station;
  - (56) Rent-alls;
  - (57) Restaurants (drive-in/drive-through prohibited);
  - (58) Restaurant supply;
  - (59) Rodeo/rodeo facilities;
  - (60) Seed sales and/or storage;
  - (61) Security system service;
  - (62) Shell home display;
  - (63) Solar farm;
  - (64) Taxidermist;
  - (65) Taxi service/limousine service/shuttle service/charter motor coach service;
  - (66) Television/movie studio/media productions;
  - (67) Tire sales;
  - (68) Trade school;
  - (69) Uniform services;
  - (70) Utility trailer sales and/or rentals;
  - (71) Warehousing and/or distribution;
  - (72) Wholesaling;
  - (73) Wrecker, towing, impoundment, and/or automotive recovery/transport; and
  - (74) Vehicle/boat sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the M-1 zoning district provided that all conditions specified in article V of this chapter are met:

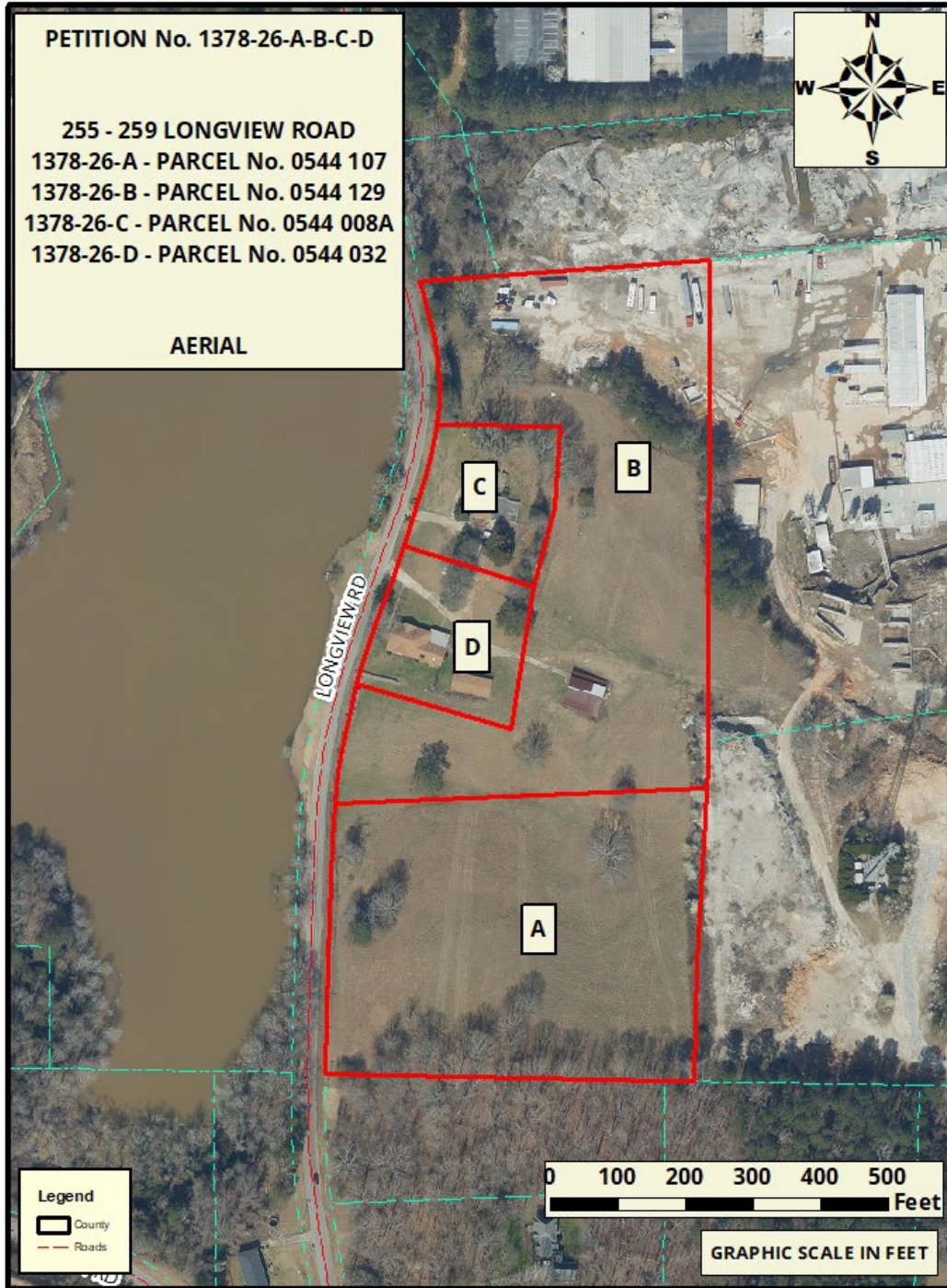
- (1) Aircraft landing area;
  - (2) Amphitheatre;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Experimental labs;
  - (5) Feed lot and/or commercial barn;
  - (6) Home occupation;
  - (7) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to, bungee and parachute jumping;
  - (8) Recycling facility;
  - (9) Self-storage facility (external and/or internal access);
  - (10) Shooting range, indoor;
  - (11) Shooting range, outdoor;
  - (12) Single-family residence and residential accessory structures and uses (see article III of this chapter);
  - (13) Stadium, athletic; and
  - (14) Wind farm.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the M-1 zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 100 feet.
      2. Collector: 80 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 25 feet.
  - (5) Side yard setback: 25 feet.
  - (6) Buffer: If the rear or side yard abuts a residential or A-R zoning district a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
  - (7) Height limit: 50 feet.
  - (8) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
  - (9) Screening dimensions for storage areas, loading docks and parking (see article III of this chapter and chapter 104).



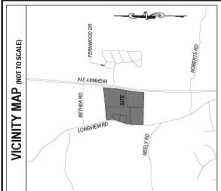








<p><b>Moore Bass Consulting, Inc.</b> 1550 Kings Ferry Court Lawrenceville, GA 30046 770.934.4394 www.moorebass.com</p>	<p>CLIENT NAME <b>SUREN NANDELA</b> 594 HIGHWAY 314 FAYETTEVILLE, GEORGIA 30214</p>	<p>PROJECT NAME <b>HIGHWAY 314 TRUCK PARKING</b> 574 HIGHWAY 314 FAYETTE COUNTY, GEORGIA 30214</p>	<p>DATE 1/28/2015</p> <p>CONTRACT # A31115001</p> <p>DRAWN BY SBA/AC</p> <p>CHECKED BY SBA/AC</p> <p>SCALE AS SHOWN</p>	<p>PROJECT NUMBER 1315001</p> <p>DATE 1/28/2015</p> <p>SHEET TITLE <b>REZONING PLAT</b></p> <p>SHEET <b>1 OF 1</b></p>
	<p>STATE OF GEORGIA PROFESSIONAL ENGINEER SBA/AC 1315001 1/28/2015</p>			



**FLOOD NOTE**

ALL AREAS SHOWN ARE BASED ON THE FLOOD ELEVATION DATA PROVIDED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR FAYETTE COUNTY, GEORGIA. THE FLOOD ELEVATION DATA IS BASED ON A 1% ANNUAL CHANCE FLOOD EVENT. THE FLOOD ELEVATION DATA IS BASED ON A 1% ANNUAL CHANCE FLOOD EVENT. THE FLOOD ELEVATION DATA IS BASED ON A 1% ANNUAL CHANCE FLOOD EVENT.

**SURVEY NOTES**

1. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF THE REZONING PLAT FOR THE PROJECT LOCATED AT 574 HIGHWAY 314, FAYETTE COUNTY, GEORGIA.
2. THE SURVEY WAS CONDUCTED ON 1/28/2015.
3. THE SURVEY WAS CONDUCTED BY MOORE BASS CONSULTING, INC.
4. THE SURVEY WAS CONDUCTED BY SBA/AC.
5. THE SURVEY WAS CONDUCTED BY SBA/AC.
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18. THE SURVEY WAS CONDUCTED BY SBA/AC.
19. THE SURVEY WAS CONDUCTED BY SBA/AC.
20. THE SURVEY WAS CONDUCTED BY SBA/AC.

**GEORGIA SURVEY CERTIFICATE**

I, **SBA/AC**, a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that I am a duly licensed Professional Engineer in the State of Georgia.



**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
April 02, 2026  
7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

**PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.  
The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
  2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
  3. Article VII Watershed Protection shall apply to the property after rezoning.
  4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.  
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

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*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

# Meeting Minutes 4/2/2026

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 2<sup>nd</sup>, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

1. Call to Order. *Chairman Danny England called the April 2, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

## **PUBLIC HEARING**

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

*Spoke in opposition:*

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. **Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner.** Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
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4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

**CONDITIONS:**

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
  2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
  3. *Article VII Watershed Protection shall apply to the property after rezoning.*
  4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7<sup>th</sup> District and fronts Quarters Road and Ebenezer Road.

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

**CONDITIONS:**

1. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
2. *The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

*Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.*

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

*Spoke in opposition:*

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

Spoke in opposition:

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5<sup>th</sup> District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

*Spoke in opposition:*

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5<sup>th</sup> District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.*

**CONDITIONS:**

- 1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

\*\*\*\*\*

*Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.*

*The meeting adjourned at 9:24 pm.*

**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

\_\_\_\_\_  
**DANNY ENGLAND, CHAIRMAN**

\_\_\_\_\_  
**MARIA BINNS, PC SECRETARY**

**PLANNING COMMISSION RECOMMENDATION**

**DATE:** April 2, 2026

**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. **1378-26-D**, the application of Suren Nandlal, Owner, proposes to Rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial)., be:

Approved     Withdrawn     Denied **5-0**

Tabled until \_\_\_\_\_

Approved with Conditions \_\_\_\_\_

This is forwarded to you for final action.

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

  
\_\_\_\_\_  
BORIS THOMAS, VICE CHAIRMAN

  
\_\_\_\_\_  
JOHN J. KRUZAN

  
\_\_\_\_\_  
JIM OLIVER

  
\_\_\_\_\_  
VIRGIL HOOPER

**Remarks:**  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

**RESOLUTION  
NO. 1378-26-D**

**WHEREAS**, Suren Nandlal, Owner, having come before the Fayette County Planning Commission on April 2, 2026, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Applicant proposes the following: D) To rezone Parcel 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial), to operate a truck parking lot, business, and other unknown uses permitted in M-1, and

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

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

This decision is based on the following reason:

Not compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
MARIA BINNS, PC SECRETARY

  
\_\_\_\_\_  
DANNY ENGLAND, CHAIRMAN

PETITION No (s): 1378-26-A-B-C-D

SAGES REFERENCE No.: \_\_\_\_\_

STAFF USE ONLY

**APPLICANT INFORMATION**

**PROPERTY OWNER INFORMATION**

Name Suren Nandlal

Name Suren Nandlal

Address 574 GA-314

Address 574 GA-314

City Fayetteville

City Fayetteville

State GA Zip 30214

State GA Zip 30214

Email [REDACTED]

Email [REDACTED]

Phone 917-796-1468

Phone 914-796-1468

**AGENT(S) (if applicable)**

Matt Gray

Name Moore Bass Consulting, Inc.

Name \_\_\_\_\_

Address 1350 Keys Ferry Court

Address \_\_\_\_\_

City McDonough

City \_\_\_\_\_

State GA Zip 30253

State \_\_\_\_\_ Zip \_\_\_\_\_

Email atlpermitting@moorebass.com

Email \_\_\_\_\_

Phone 770-914-9394

Phone \_\_\_\_\_

**(THIS AREA TO BE COMPLETED BY STAFF)**

Application Insufficient due to lack of:

Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

Staff: Maria Binns Date: 02/05/2026

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from DGG GA CONTRACTING, LLC a check in the amount of \$ 1,200.00 for application filing fee, and \$ 100.00 for deposit on frame for public hearing sign(s). (5)

Date Paid: 02/05/2026

RECEIVED  
FEB 05 2026

Receipt Number: 026468  
026470  
026471  
026469

BY: MB

PETITION No.: 1378-26-A Fees Due: 350.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 107 - Tract 1 Acreage: 5.23 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/358 Road Classification: Minor Collector  
Existing Use: N/A Proposed Use: Unknown  
Structure(s): N/A Type: N/A Size in SF: N/A  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: N/A Proposed Land Use: Unknown  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 200'

PETITION No.: 1378-26-B Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 129 - Lot 3 Acreage: 7.06 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/360 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Truck Parking  
Structure(s): 1 Type: Barn Size in SF: 210  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Truck Parking  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-C Fees Due: 250.00 Sign Deposit Due: 20.00 (1)

STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 008A - Lot 1 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/242 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 1 Type: House Size in SF: 3,515  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 30'

PETITION No.: 1378-26-D Fees Due: 350.00 Sign Deposit Due: 40.00 (2)  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): 0544 032 - Lot 2 Acreage: 0.98 acres  
Land District(s): 5th Land Lot(s): 219  
Road Name/Frontage L.F.: Longview Road/216 Road Classification: Minor Collector  
Existing Use: Vacant Proposed Use: Business  
Structure(s): 2 Type: House/Detached Garage Size in SF: 3,455/1,120  
Existing Zoning: R-20 & AR Proposed Zoning: M-1  
Existing Land Use: Vacant Proposed Land Use: Business  
Water Availability: Yes Distance to Water Line: 0' Distance to Hydrant: 190'

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

PETITION No.: \_\_\_\_\_ Fees Due: \_\_\_\_\_ Sign Deposit Due: \_\_\_\_\_  
STAFF USE ONLY

**PROPERTY INFORMATION** (please provide information for each parcel)

Parcel # (Tax ID): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Land District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_  
Road Name/Frontage L.F.: \_\_\_\_\_ Road Classification: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Structure(s): \_\_\_\_\_ Type: \_\_\_\_\_ Size in SF: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
Water Availability: \_\_\_\_\_ Distance to Water Line: \_\_\_\_\_ Distance to Hydrant: \_\_\_\_\_

**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:  
Suren Nandlal

(Please Print)

Property Tax Identification Number(s) of Subject Property: 0544 107

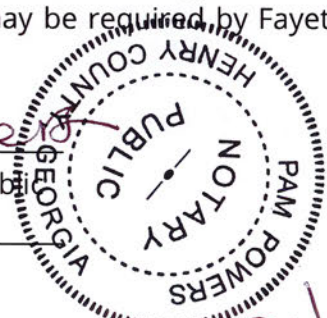
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 5.23 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 RA 314 Fayetteville  
Address Box 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/1/28

Signature of Property Owner 2  
Address

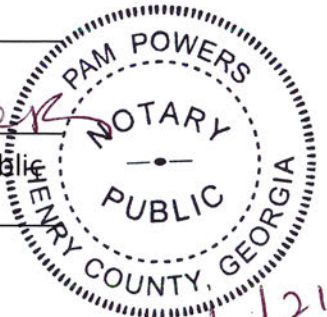
Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keys Ferry Ct  
Address McDonough, Ga 30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



4/2/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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:

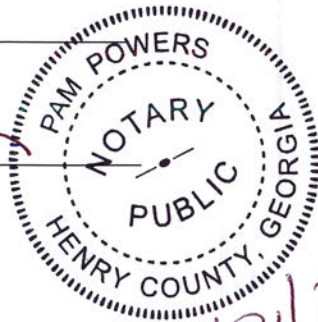
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]  
NOTARY PUBLIC



2/21/28

**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:  
Suren Nandlal

(Please Print)

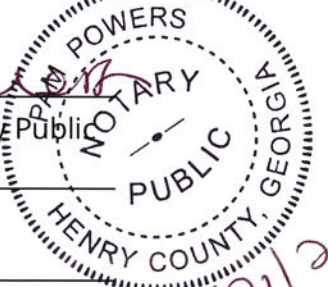
**Property Tax Identification Number(s) of Subject Property:** 0544 129

(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) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 7.06 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA. 30214

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
Signature of Notary Public  
2/21/28

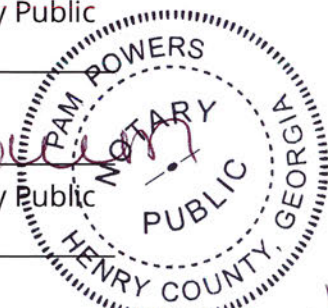
Signature of Property Owner 2  
Address

Signature of Notary Public  
Date

Signature of Property Owner 3  
Address

Signature of Notary Public  
Date

[Signature]  
Signature of Authorized Agent  
1350 Keep Ferry Ct  
Address McDonough Ga  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date  
  
[Signature]  
2/21/28

PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 390.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

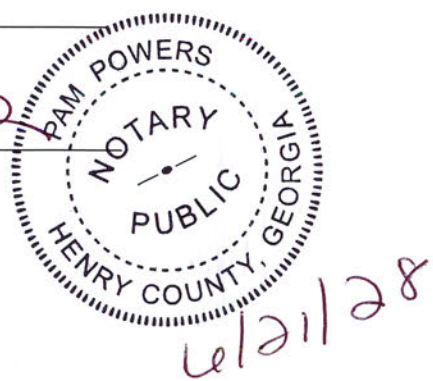
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026

[Signature]  
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 008A

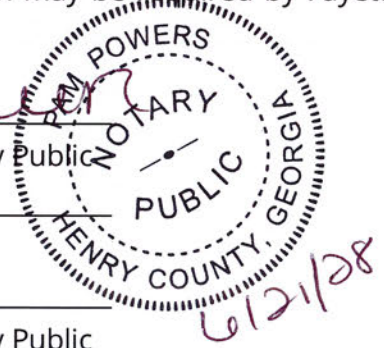
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville  
Address GA 3014

[Signature]  
Signature of Notary Public  
2/4/24  
Date



Signature of Property Owner 2  
\_\_\_\_\_  
Address \_\_\_\_\_

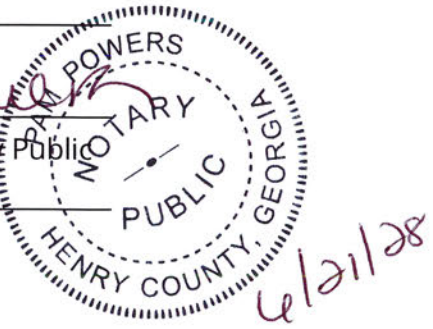
Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

Signature of Property Owner 3  
\_\_\_\_\_  
Address \_\_\_\_\_

Signature of Notary Public  
\_\_\_\_\_  
Date \_\_\_\_\_

[Signature]  
Signature of Authorized Agent  
1350 Kuyper Ct  
Address Mc Donough Ave  
30253

[Signature]  
Signature of Notary Public  
2/4/24  
Date



PETITION No.: \_\_\_\_\_

**OWNER'S AFFIDAVIT**

*(Please complete an affidavit for each parcel being rezoned; ALL property owners must sign.)*

NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

Suren Nandlal affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 270.00 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M-1.

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 day of April 2, 2026 at 7:00 P.M.

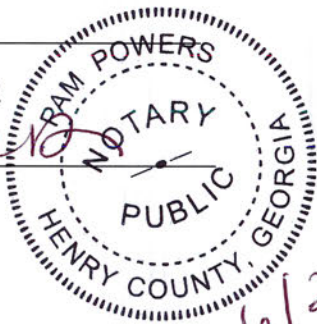
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2026  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
[Signature]

NOTARY PUBLIC



**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:  
Suren Nandlal

(Please Print)

**Property Tax Identification Number(s) of Subject Property:** 0544 032

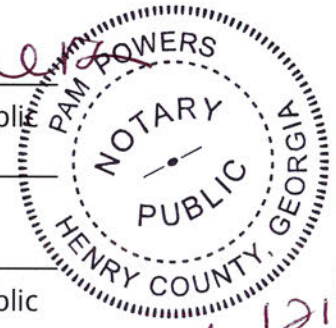
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 219 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 0.98 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Moore Bass Consulting, Inc 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.

(II) [Signature]  
Signature of Property Owner 1  
574 GA 314, Fayetteville GA 30214  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

Signature of Property Owner 2  
\_\_\_\_\_  
Address

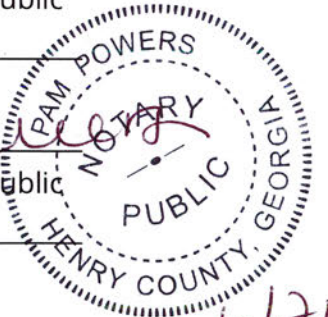
Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Property Owner 3  
\_\_\_\_\_  
Address

Signature of Notary Public  
\_\_\_\_\_  
Date

Signature of Authorized Agent  
[Signature]  
1350 Keep Ferry Ct McDonough, Ga 30253  
Address

[Signature]  
Signature of Notary Public  
2/4/24  
Date



6/21/28

PETITION No.: \_\_\_\_\_

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NAME: Suren Nandlal

ADDRESS: 574 GA-314, Fayetteville, Georgia

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

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- See attached legal description on recorded deed for subject property or
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PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day of April 2, 2026 at 7:00 P.M.

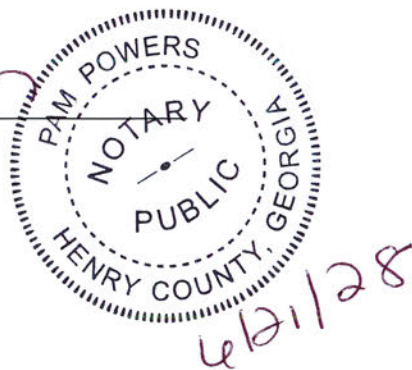
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 23, 2026 at 5:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF February, 2024  
[Signature]

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER  
Pam Powers

NOTARY PUBLIC



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

I/We, Suren Nandlal, 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 Longview Road 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 4<sup>th</sup> day of February, 2024.

[Signature]

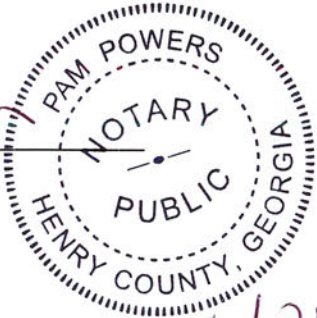
SIGNATURE OF PROPERTY OWNER

[Signature]

SIGNATURE OF PROPERTY OWNER

Pam Powers

NOTARY PUBLIC



6/21/28

**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/](http://www.dca.state.ga.us/DRI/).

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[XX] 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 4th day of February, 2024



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.

**CHECKLIST OF ITEMS REQUIRED FOR REZONING REQUEST**

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- Application form and all required attachments completed, signed, and notarized, as applicable.
- Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- Boundary Survey (Separate from Conceptual Plan; 1 paper copy and 1 electronic copy in .pdf format), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor.
- Legal Description (must have metes and bounds) – 1 paper copy and 1 electronic copy in Microsoft Word .docx format
  - A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, granting this application
- Conceptual Plan (1 paper copy and 1 electronic file in .pdf format). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey; however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
  - \_\_\_\_\_ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
  - \_\_\_\_\_ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
  - \_\_\_\_\_ e. Minimum zoning setbacks and buffers, as applicable.
  - \_\_\_\_\_ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
  - \_\_\_\_\_ g. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
  - \_\_\_\_\_ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- A letter of intent for a non-residential rezoning request, including the proposed use(s).



- 🏠 LAND USE PLANNING
- 🔦 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

February 4<sup>th</sup>, 2026

Fayette County – Planning and Zoning Department  
140 Stonewall Ave, Suite 202  
Fayetteville, GA 30214

RE: 255 Longview Road Parcels – Rezoning Letter of Intent

To: Fayette County Staff,

The following serves as a narrative for the reasons and intent for the application to rezone parcels 0544 008A, 0544 032, 0544 129, and 0544 107 from R-20 and split zoned R-20 / A-R to M-1:

Mr. Nandlal is the owner of all the proposed rezoning parcels and the adjacent 574 Hwy 314 parcels. The current R-20 and split zoned R-20 / A-R zoning for these subject parcels does not serve the purpose of Mr. Nandlal's commercial business. The existing houses along Longview do not have tenants, and it is the intent of Mr. Nandal to use these structures as office space rentals for small businesses.

Based on historical imagery from Google Earth, portions of the 0544 129 parcel has always served as an extension of the adjacent M-1 parcel. The original use of the adjacent parcel was for the concrete block. The intent of rezoning is to extend the existing truck parking areas connected to the 574 Hwy 314 parcel. Concrete blocking is currently used as the division between the two parcels.

The rezoning will also eliminate a 75' zoning buffer between Mr. Nandlal's A-R property and his M-1 property. This zoning buffer is causing undue hardship that reduces the capacity to provide truck parking on the currently zoned M-1 parcels. The desired Site Plan for the adjacent M-1 property is unable to proceed until the zoning buffer is removed.

Sincerely,

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.

Type: WD  
Recorded: 9/1/2020 2:04:00 PM  
Fee Amt: \$230.00 Page 1 of 4  
Transfer Tax: \$205.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

After recording return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2161

Participant ID: 1138094925

**BK 5102 PG 12 - 15**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

*Betti Jeffords Phillips* (Seal)  
**BETTI JEFFORDS PHILLIPS**

\_\_\_\_\_  
Notary Public

My commission expires:

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common intersection of Land Lots 198, 199, 218 and 219, thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 598.5 feet to an iron pin and THE POINT OF BEGINNING; thence proceed South 87 degrees 33 minutes 14 seconds West along the Southerly boundary of Land Lot 219 a distance of 562.51 feet to an iron pin located on the Easterly right-of-way of Longview Road (also known as Old National Highway), a 50 foot right-of-way; thence proceed North 0 degrees 49 minutes 07 seconds West along the Easterly right-of-way of Longview Road a distance of 398.92 feet to an iron pin; thence proceed North 87 degrees 32 minutes 23 seconds East a distance of 580.70 feet to an iron pin; thence proceed South 1 degree 47 minutes 07 seconds West a distance of 400.00 feet to an iron pin and the POINT OF BEGINNING.

The subject tract or parcel of land contains a total of 5.23 acres and is fully depicted on a plat of survey prepared for Larry Phillips by Lee Engineering Company, dated October 23, 1986. Such a plat of survey is, by this reference, incorporated in and made a part hereof.

Said realty is the same conveyed to Charles E. Phillips, a/k/a Charles Eugene Phillips, by Warranty Deed from R. Larry Phillips dated January 1991, filed for recording January 25, 1991 and recorded in Deed Book 638, Page 309, Fayette County, Georgia records.

For informational purposes only: Tax Parcel No. 0544 107.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.

After Recording Return To:  
Lawson, Beck & Sandlin, LLC  
560 Newnan Crossing Bypass  
Suite 100  
Newnan, GA 30265

After recording return of:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File No.: 20-LAW-2162

Type: WD  
Recorded: 6/7/2021 3:36:00 PM  
Fee Amt: \$385.00 Page 1 of 4  
Transfer Tax: \$360.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

Participant ID: 1138094925

**BK 5297 PG 478 - 481**

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 30<sup>th</sup> day of July, 2020 by and between **BETTI JEFFORDS PHILLIPS**, a Georgia resident (herein referred to as "Grantor"), and **SUREN NANDLAL**, a Georgia resident (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING** in Land Lot 219 of the 5<sup>th</sup> Land District, Fayette County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered on the date above written.

Signed, sealed and delivered  
in the presence of:

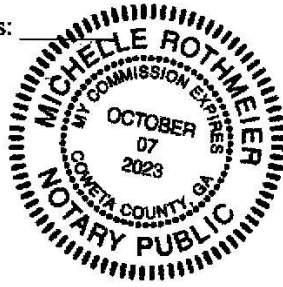
Carley Rip  
Unofficial Witness

Beth Jeffords Phillips (Seal)  
**BETH JEFFORDS PHILLIPS**

Michelle Rothmeier  
Notary Public

My commission expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 219 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way of Longview Rd. (50' right of way), said pin being located 398.92 feet north along said right of way from its intersection with the south line of Land Lot 219; continue thence along said right of way line and a curve concave to the east, said curve having a chord bearing of North 7°03'26" East and a chord distance of 209.30 feet, for a distance of 209.80 feet to an iron pin set; thence leaving said right of way line, South 77°43'38" East, a distance of 200.00 feet to an iron pin set; thence North 15°55'45" East, a distance of 215.84 feet to an iron pin set; thence North 14°27'15" East, a distance of 121.66 feet to an iron pin set; thence North 04°45'30" East, a distance of 121.83 feet to an iron pin set; thence South 89°53'40" West, a distance of 200.00 feet to an iron pin set on the easterly right of way of Longview Rd. and the beginning of a curve concave to the west; thence along said right of way and curve, having a chord bearing North 08°33'50" West and a chord distance of 124.34 feet, for a distance of 124.72 feet to a point; thence continuing along said right of way North 16°22'36" West tangent to said curve, a distance of 63.99 feet to a point; thence leaving said right of way, passing through a 1" rebar found, North 81°01'24" East, a distance of 471.45 feet to an iron pin set; thence South 03°15'15" East, a distance of 635.00 feet to an iron pin set; thence South 01°35'33" West, a distance of 210.60 feet to an iron pin set; thence South 87°31'49" West, a distance of 580.70 feet to the Point of Beginning.

Containing 7.47 ACRES, more or less.

For informational purposes only: Tax Parcel No. 0544 008A.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. All restrictive covenants and easements of record.
3. Rights or claims of parties in possession.
4. All matters as shown on that certain plat recorded in Plat Book 25, Page 191, as recorded in Fayette County, Georgia records.
5. Right of Way Deed as recorded in Deed Book 52, Page 425, Fayette County, Georgia records.
6. Easement as recorded in Deed Book 677, Page 188, Fayette County, Georgia records.
7. All matters as shown on that certain plat recorded in Plat Book 3, Page 36, as recorded in Fayette County, Georgia records.

Doc ID: 011847820002 Type: ESTD  
 Recorded: 08/10/2023 at 10:25:00 AM  
 Fee Amt: \$160.00 Page 1 of 2  
 Transfer Tax: \$135.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5641 PG 628-629

*E. Slepian*  
 SLEPIAN & SCHWARTZ, LLC  
 42 EASTBROOK BEND  
 PEACHTREE CITY, GA 30269  
 (770)486-1220  
 22-1077-JOY/Julie Greer

TAX PARCEL ID: 0544 008A

STATE OF GEORGIA  
 COUNTY OF FAYETTE

### EXECUTOR'S DEED

THIS INDENTURE is made as of **August 7, 2023**, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI CAROLYN JEFFORDS PHILLIPS A/K/A BETTI J. PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS** (hereinafter referred to as the "Deceased"), late of FAYETTE COUNTY, GEORGIA (hereinafter referred to as "Grantor") and **SUREN NANDLAL**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated and recorded in the Court of Probate of FAYETTE COUNTY, GEORGIA, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee to following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA RLS # 2696 OF FOUR CORNERS SURVEYING, DATED JULY 7, 2023 AND RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

(hereinafter referred to as the "Land"). If described in an exhibit, said exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

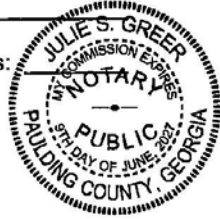
EXECUTED under seal as of the date above.

Signed this 7th day of August, 2023 in the presence of:


  
Unofficial Witness

  
Notary Public  
My Commission Expires:

[Notary Seal]



GRANTOR:

BY:  AS EXECUTOR  
(SEAL)  
JUSTIN C. GOSSETT A/K/A JUSTIN  
CORY GOSSETT  
AS EXECUTOR OF THE ESTATE OF  
BETTI CAROLYN PHILLIPS  
A/K/A BETTI J. PHILLIPS A/K/A BETTI  
JEFFORDS PHILLIPS

①

Doc ID: 011995230002 Type: WD  
 Recorded: 05/08/2024 at 10:30:00 AM  
 Fee Amt: \$125.00 Page 1 of 2  
 Transfer Tax: \$100.00  
 Fayette, Ga. Clerk Superior Court  
 Sheila Studdard Clerk of Court  
 BK 5719 PG 477-478

**After Recording Return To:**  
**SLEPIAN & SCHWARTZ, LLC**  
 Eric A. Slepian  
 42 Eastbrook Bend  
 Peachtree City, GA 30269  
 (770)486-1220

**TAX PARCEL ID:** 0544 032

**Order.No.:** 24-0480-JOY

### LIMITED WARRANTY DEED

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 6th day of May, 2024, between **JUSTIN C. GOSSETT A/K/A JUSTIN CORY GOSSETT AS EXECUTOR OF THE ESTATE OF BETTI CAROLYN PHILLIPS A/K/A BETTI JEFFORDS PHILLIPS**, as party or parties of the first part, hereinafter called Grantor, and **SUREN NANDLAL**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN AS LOT 2 ON THE MINOR FINAL PLAT OF PHILLIPS & SUREN PROPERTY PREPARED FOR JUSTIN GOSSETT BY RONALD T. GODWIN, GEORGIA R.L.S # 2969, OF FOUR CORNERS SURVEYING, DATED APRIL 14, 2023, RECORDED IN PLAT BOOK 52, PAGES 128-129, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.**


SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on this 6th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

BY:  EXECUTOR  
 \_\_\_\_\_ (SEAL)  
 JUSTIN C. GOSSETT A/K/A JUSTIN CORY  
 GOSSETT AS EXECUTOR OF THE ESTATE OF  
 BETTI CAROLYN PHILLIPS A/K/A BETTI  
 JEFFORDS PHILLIPS



2



Doc ID: 011995240014 Type: SD  
Recorded: 05/08/2024 at 10:30:00 AM  
Fee Amt: \$25.00 Page 1 of 14  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 5719 PG 479-492

**RETURN TO:**  
ERIC SLEPIAN  
SLEPIAN & SCHWARTZ, LLC  
42 EASTBROOK BEND  
PEACHTREE CITY, GA 30269

24-0480-104

[SPACE ABOVE RESERVED FOR RECORDER'S USE]

**CLERK'S COVER SHEET / HB 974 DISCLOSURES**

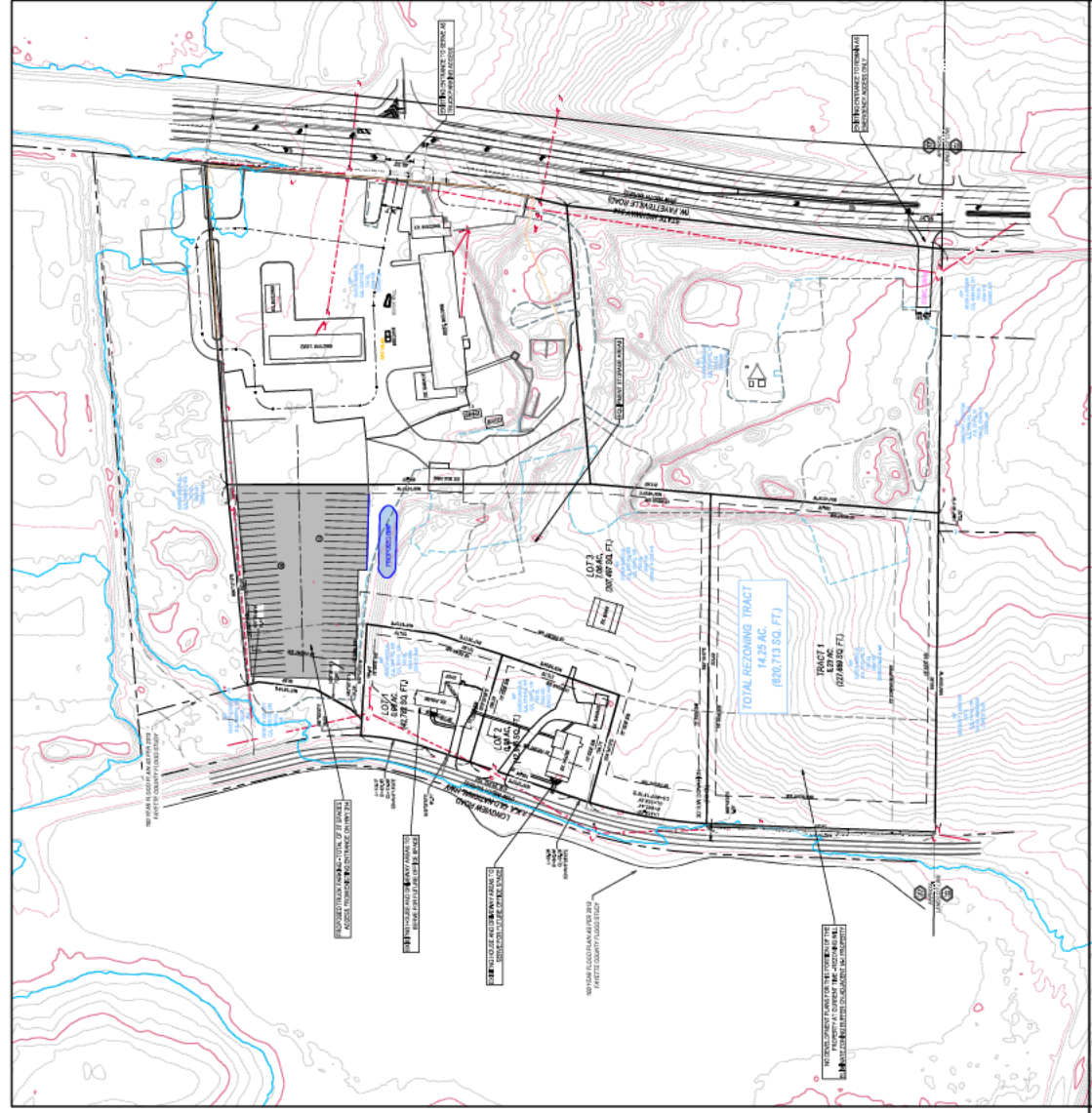
Please Record and Return to: Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

After Recording, Return to: Summer Vaughn  
Slepian & Schwartz, LLC  
42 Eastbrook Bend, Peachtree City, GA 30269

- 1. Date of the Document: May 6, 2024
- 2. Signatories to the Document: Grantor - SUREN NANDLAL
- 3. Mailing Address of Grantee: 4641 WOODSTOCK RD., SUITE 208-202, Roswell, GA 30075
- 4. Map and Parcel ID No(s): 0544 032
- 5. Original Loan Amount: \$70,000.00
- 6. Initial Maturity Date: August 1, 2024
- 7. Intangible Recording Tax: \$0.00
- 8. Intangible Recording Tax Exemption Authority: N/A  
(if applicable)

NOTE: THIS COVER SHEET DOES NOT MODIFY THE TERMS OF THE ATTACHED INSTRUMENT.





**DEVELOPMENT DATA**

1. PROPERTY OWNER:  
 SUREN MANDAL  
 674 HIGHWAY 214  
 FAYETTEVILLE, GA 30214

2. ENGINEERING SURVEYOR:  
 MOORE-BASS CONSULTING, INC.  
 1300 NEWS FERRY CT.  
 MCDONOUGH, GA 30253  
 770-244-2254  
 FAX: (770) 244-2256

4. SUBMITTER CONTRIBUTION:  
 SOURCE OF DATA:  
 UNINCORPORATED FAYETTE COUNTY, GA  
 TAX ID #:  
 6544 008A  
 6544 008B  
 6544 107  
 6544 107  
 6544 107

CURRENT ZONING:  
 PROPOSED ZONING:  
 TOTAL AREA FOR REZONING: 14.25 AC.  
 RW DONATION: 0.05 AC.

RESUBMITTAL SURVEY BY:  
 MOORE-BASS CONSULTING, INC. DATED: 04-28-2020  
 UNINCORPORATED FAYETTE COUNTY, GA  
 6544 008A  
 6544 008B  
 6544 107  
 6544 107  
 R40 AND SPLIT ZONE R40 / R40

Wednesday, March 25, 2026

Continued from page B4

PETITION FOR REZONING  
CERTAIN PROPERTIES  
IN UNINCORPORATED AREAS  
OF FAYETTE COUNTY, GEORGIA  
PUBLIC HEARING to be held be-  
fore the Fayette County Board of  
Commissioners on Tuesday, April  
21, 2026, at 5:00 P.M., in the Fay-  
ette County Administrative Com-

plex, 140 Stonewall Avenue West,  
Public Meeting Room, First Floor,  
Fayetteville, Georgia.

Petition No: 1378-26-A-B-C-D

Parcel No: 0544 107- Tract 1 (Peti-  
tion 1378-26-A)

0544 129- Lot 3 (Petition 1378-26-  
B)

0544 008A- Lot 1 (Petition 1378-  
26-C)

0544 032- Lot 2 (Petition 1378-26-  
D)

Owner: Suren Nandlal

Agent(s): Moore Bass Consulting,  
Inc. - Matt Gray

Zoning District: A-R and R-20

Area of Property: 14.25 acres

Land Lot(s)/District: Land Lot 219  
of the 5th District

Fronts on: Longview Road

Proposed: Applicant proposes the  
following: To rezone the following:

Parcel No. 0544 107- Tract 1 (5.23  
acres);

Parcel No. 0544 129- Lot 3 (7.06  
acres);

Parcel No. 0544 008A- Lot 1 (0.98  
acres);

Parcel No. 0544 032- Lot 2 (0.98  
acres)

For a total of 14.25 acres, from  
A-R (Agricultural-Residential) and  
R-20 (Single-Family Residential) to  
M-1(Light Industrial District).

A copy of the above is available in  
the office of the Fayette County  
Planning and Zoning Department,  
140 Stonewall Avenue West, Suite  
202, Fayetteville, Georgia.

LEGAL DESCRIPTION

LOT 1

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
ALONG SAID RIGHT-OF-WAY  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23" E,  
A DISTANCE OF 1/2" REBAR SET;  
THENCE ALONG THE ARC OF A

RIGHT, A DISTANCE OF 208.55  
FEET (SAID ARC HAVING A RADI-  
US OF 842.44 FEET AND BEING  
SUBTENDED BY A CHORD  
BEARING N 10° 13' 10" E, WITH  
A CHORD DISTANCE OF 208.01  
FEET) TO A 1/2" REBAR SET;  
THENCE ALONG THE ARC OF A  
CURVE TO THE RIGHT, A DIS-  
TANCE OF 33.28 FEET (SAID ARC  
HAVING A RADIUS OF 842.44  
FEET AND BEING SUBTENDED  
BY A CHORD BEARING N 18° 26'  
35" E, WITH A CHORD DISTANCE  
OF 33.28 FEET) TO A POINT;  
THENCE N 18° 37' 57" E, A DIS-  
TANCE OF 186.64 FEET TO A 1/2"  
REBAR FOUND, SAID REBAR BE-  
ING THE POINT OF BEGINNING.  
THENCE ALONG RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) N 18° 37' 57" E, A DISTANCE  
OF 81.71 FEET TO A POINT;  
THENCE ALONG THE ARC OF  
A CURVE TO THE LEFT, A DIS-  
TANCE OF 115.17 FEET (SAID ARC  
HAVING A RADIUS OF 451.65  
FEET AND BEING SUBTENDED  
BY A CHORD BEARING N 10° 15'  
00" E, WITH A CHORD DISTANCE  
OF 114.86 FEET) TO A 1/2" REBAR  
FOUND; THENCE LEAVING SAID  
RIGHT-OF-WAY S 87° 00' 30" E, A  
DISTANCE OF 28.63 FEET TO A  
1/2" REBAR SET; THENCE S 87°  
00' 30" E, A DISTANCE OF 166.45  
FEET TO A 1/2" REBAR FOUND;  
THENCE S 07° 57' 37" W, A DIS-  
TANCE OF 121.73 FEET TO A 1/2"  
REBAR BENT FOUND; THENCE  
S 17° 28' 17" W, A DISTANCE OF  
121.60 FEET TO A 1/2" REBAR  
FOUND; THENCE N 73° 20' 05" W,  
A DISTANCE OF 196.23 FEET TO A  
1/2" REBAR FOUND ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING. DESCRIBED TRACT  
OF LAND CONTAINING 0.98  
ACRES (42,782 SQ. FT.)

LEGAL DESCRIPTION

LOT 2

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23"  
E, A DISTANCE OF 1/2" REBAR  
SET; THENCE ALONG THE ARC  
OF A CURVE TO THE RIGHT,  
A DISTANCE OF 208.55 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 10° 13' 10" E, WITH A CHORD  
DISTANCE OF 208.01 FEET) TO  
A 1/2" REBAR SET, SAID REBAR  
BEING THE POINT OF BEGIN-  
NING.

## Fayette County News B5

THENCE ALONG RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) THE FOLLOWING COURSES  
AND DISTANCES ALONG THE  
ARC OF A CURVE TO THE RIGHT,  
A DISTANCE OF 33.28 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 18° 26' 35" E, WITH A CHORD  
DISTANCE OF 33.28 FEET) TO A  
POINT; THENCE N 18° 37' 57" E,  
A DISTANCE OF 186.64 FEET TO  
A 1/2" REBAR FOUND; THENCE  
LEAVING SAID RIGHT-OF-WAY  
S 73° 20' 05" E, A DISTANCE OF  
196.23 FEET TO A 1/2" REBAR  
FOUND; THENCE S 19° 03' 24"  
W, A DISTANCE OF 215.79 FEET  
TO A 1/2" REBAR BENT FOUND;  
THENCE N 74° 34' 12" W, A DIS-

TANCE OF 194.71 FEET TO A  
1/2" REBAR SET ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING. DESCRIBED TRACT  
OF LAND CONTAINING 0.98  
ACRES (42,545 SQ. FT.)

LEGAL DESCRIPTION

LOT 3

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCING FROM  
A 1/2" OPEN TOP PIPE FOUND  
ON EASTERN RIGHT-OF-WAY  
OF LONGVIEW ROAD (R/W VAR-  
IES) AND LAND LOT 198 & 219,  
THENCE LEAVING SAID LAND  
LOT LINE AND ALONG SAID  
RIGHT-OF-WAY THE FOLLOW-  
ING COURSES AND DISTANCES  
ALONG SAID RIGHT-OF-WAY  
N 02° 05' 54" E, A DISTANCE OF  
398.98 FEET TO A 1/2" REBAR  
FOUND; THENCE N 89° 43' 23" E,  
A DISTANCE OF 1/2" REBAR SET,  
SAID REBAR BEING THE POINT  
OF BEGINNING. THENCE ALONG  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES) ALONG THE  
ARC OF A CURVE TO THE RIGHT,  
A DISTANCE OF 208.55 FEET  
(SAID ARC HAVING A RADIUS  
OF 842.44 FEET AND BEING SUB-  
TENDED BY A CHORD BEARING  
N 10° 13' 10" E, WITH A CHORD  
DISTANCE OF 208.01 FEET) TO  
A 1/2" REBAR SET; THENCE S  
74° 34' 12" E, A DISTANCE OF  
194.71 FEET TO A 1/2" REBAR  
BENT FOUND; THENCE N 19°  
03' 24" E, A DISTANCE OF 215.79  
FEET TO A 1/2" REBAR FOUND;  
THENCE N 17° 28' 17" E, A DIS-  
TANCE OF 121.60 FEET TO A 1/2"  
REBAR BENT FOUND; THENCE  
N 07° 57' 37" E, A DISTANCE OF  
121.73 FEET TO A 1/2" REBAR  
FOUND; THENCE N 87° 00' 30"  
W, A DISTANCE OF 166.45 FEET  
TO A 1/2" REBAR SET; THENCE

25-33 FEET TO A 1/2" REBAR SET;  
THENCE N 29° 34' 14" E, A DIS-  
TANCE OF 72.96 FEET TO A 1/2"  
REBAR SET; THENCE N 07° 04'  
18" E, A DISTANCE OF 98.96 FEET  
TO A 1/2" REBAR SET; THENCE  
N 15° 25' 46" W, A DISTANCE OF  
20.47 FEET TO A 1/2" REBAR SET;  
THENCE N 84° 12' 12" E, A DIS-  
TANCE OF 352.05 FEET TO A 1/2"  
REBAR SET; THENCE S 00° 03' 51"  
E, A DISTANCE OF 635.00 FEET  
TO A 1/2" REBAR SET; THENCE  
S 04° 46' 57" W, A DISTANCE OF  
210.60 FEET TO A 1/2" REBAR  
SET; THENCE N 89° 16' 47" W, A  
DISTANCE OF 575.62 FEET TO A  
1/2" REBAR SET ON EASTERN  
RIGHT-OF-WAY OF LONGVIEW  
ROAD (R/W VARIES), SAID RE-  
BAR BEING THE TRUE POINT OF  
BEGINNING.

DESCRIBED TRACT OF LAND  
CONTAINING 7.06 ACRES  
(307,497 SQ. FT.)

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF  
LAND LYING OR BEING IN LAND  
LOT 219 OF THE 5TH DISTRICT  
OF FAYETTE COUNTY, GEORGIA,  
AS SHOWN, DATED JANUARY  
22ND, 2026, AND BEING MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: BEGINNING AT A  
1/2" OPEN TOP PIPE FOUND ON  
EASTERN RIGHT-OF-WAY OF  
LONGVIEW ROAD (R/W VARIES)  
AND LAND LOT 198 &

219; THENCE LEAVING SAID  
LAND LOT LINE AND ALONG  
SAID RIGHT-OF-WAY THE FOL-  
LOWING COURSES AND DIS-  
TANCES N 02° 05' 54" E, A DIS-  
TANCE OF 398.98 FEET TO A  
1/2" REBAR FOUND; THENCE  
N 89° 43' 23" E, A DISTANCE  
OF 5.20 FEET TO A 1/2" REBAR  
SET; THENCE LEAVING SAID  
RIGHT-OF-WAY S 89° 16' 47" E,  
A DISTANCE OF 575.62 FEET TO  
A 1/2" REBAR SET; THENCE S  
04° 43' 34" W, A DISTANCE OF  
399.36 FEET TO A 1/2" REBAR  
SET ON LAND LOT LINE 198 &  
219; THENCE ALONG LAND LOT  
LINE 198 & 219 THE FOLLOW-  
ING COURSES AND DISTANCES  
N 89° 16' 11" W, A DISTANCE OF  
32.15 FEET TO A 1/2" OPEN TOP  
PIPE FOUND; THENCE N 89° 20'  
31" W, A DISTANCE OF 530.36  
FEET TO A 1/2" OPEN TOP PIPE  
FOUND ON EASTERN RIGHT-OF-  
WAY OF LONGVIEW ROAD (R/W  
VARIES), SAID OPEN TOP PIPE  
BEING THE TRUE POINT OF BE-  
GINNING.

DESCRIBED TRACT OF LAND  
CONTAINING 5.23 ACRES  
(227,889 SQ. FT.)

3/25

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1380-26, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot 70 of the 5th District and fronts Highway 85 South.

**Background/History/Details:**

The applicant is requesting to rezone Parcel 0517 115 from R-40 to C-H. It was rezoned from A-R to R-40, Conditional, under Petition No. 1132-04, approved October 28, 2004. The condition at the time was for an extended front yard setback.

If this is rezoned to C-H, it will be subject to the State Route Overlay requirements and the condition is no longer necessary. The area is designated for Commercial under the Future Land Use Plan so the request IS CONSISTENT with the Comprehensive Plan.

Staff recommends APPROVAL of the request to rezone to C-H.

On May 7, 2026, the Planning Commission voted to recommend APPROVAL of the request to rezone from R-40 to C-H. Virgil Hooper made the motion to recommend APPROVAL of Petition 1380-26. John Kruzan seconded the motion. The motion passed 4-0 (Jim Oliver was absent).

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1380-26, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot 70 of the 5th District and fronts Highway 85 South.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1380-26**

**REQUESTED ACTION:** Rezone parcel 0517 115 from R-40 to C-H to develop as a commercial property.

**EXISTING ZONING:** R-40

**PROPOSED ZONING:** C-H

**EXISTING USE:** Vacant Land

**PROPOSED USE:** Highway Commercial

**LOCATION:** S Highway 85

**LOT SIZE:** 2.02 Acres, total

**DISTRICT/LAND LOT(S):** 5<sup>th</sup> District, Land Lot(s) 70

**OWNER(S):** Mark Wurster

**APPLICANT(S):** Mark Wurster

**AGENT(S):** Dave Barber

**PLANNING COMMISSION PUBLIC HEARING:** May 7, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** May 28, 2026, at 5:00 PM

---

**REQUEST:** The applicant is requesting to rezone to C-H, with the intent of developing the lot for C-H purposes.

**STAFF ASSESSMENT & RECOMMENDATION**

As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Commercial is designated for this area, so the request for C-H zoning district is appropriate.

Based on Staff Analysis, Planning & Zoning Staff recommends **APPROVAL** of the request for a zoning of C-H, Highway Commercial.

**PLANNING COMMISSION RECOMMENDATION**

On May 7, 2026, the Planning Commission voted to recommend APPROVAL of the request to rezone from R-40 to C-H. Virgil Hooper made the motion to recommend APPROVAL of Petition 1380-26. John Kruzan seconded the motion. The motion passed 4-0 (Jim Oliver was absent).

## **INVESTIGATION**

### **A. GENERAL PROPERTY INFORMATION**

The subject property is currently zoned R-40, Conditional. It was rezoned from A-R to R-40, Conditional, under Petition No. 1132-04, approved October 28, 2004. The condition attached to the R-40 rezoning required any structure on the subject property to meet additional setbacks based upon the proposed widening of S.R. 85 South based on information obtained from GDOT. If this parcel is rezoned to C-H, it will be subject to the General State Route Overlay, and the former condition is unnecessary.

### **B. ADJACENT ZONING AND FUTURE LAND USE**

The property in the surrounding area is evolving from single-family residential and agricultural-residential to commercial uses. The Future Land Use Map for this property is commercial and the surrounding properties are commercial or low density residential. See the attached Zoning Map and Future Land Use Map for additional details.

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Future Land Use Plan</b>
North	7.972	C-H	Vacant Land	Commercial
East	3.20	A-R	Agricultural-Residential	Low Density Residential - 2 (1 unit /2 acres)
South	6.14	A-R	Agricultural-Residential	Commercial/Low-Density Residential
West	10.00	C-H	Self-Storage Facility	Commercial/Low-Density Residential

### **C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management** – No objections.
  - **Road Frontage Right of Way Dedication** – State Route 85 right-of-way governed by GDOT.
  - **Traffic Data** – In 2024, GDOT reports State Route 85 had 13,700 vehicles per day measured one mile south of this site.
  - **Sight Distance and access** – GDOT will issue all driveway permits and any access improvements. (GDOT was informed of the request for rezoning and has not yet responded to Fayette County with comments.)
  - **Floodplain Management** -- The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0112E dated September 26, 2008.
  - **Wetlands** -- The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.
  - **Watershed Protection** -- There **ARE** state waters located on the subject property, and it **WILL BE** subject to the Fayette County Article VII Watershed Protection Ordinance. The owner should reference the various section of the document prior to any development within buffered areas.

- **Groundwater** -- The property **IS NOT** within a groundwater recharge area.
  - **Post Construction Stormwater Management** -- This development **WILL BE** subject to Article XIV – Post-Construction Stormwater Management for New Development and Redevelopment.
  - **Landscape and Tree Replacement Plan** -- This development **WILL BE** subject to Article V – Nonresidential Development Landscape Requirements and Article VI – Tree Retention, Protection, & Replacement ordinances.
- Fire** – No comments.
  - Environmental Health** - This office has no objection to the proposed rezoning.
  - GDOT** – No comment.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Commercial Uses. This request does conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various commercial and residential uses. Staff does not anticipate that this rezoning will have an adverse impact on the adjacent parcels.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on streets, utilities, or schools.
4. The proposal is consistent in character and use with the surrounding uses as commercial.

**ZONING DISTRICT STANDARDS****Sec. 110-144. C-H, Highway Commercial District.**

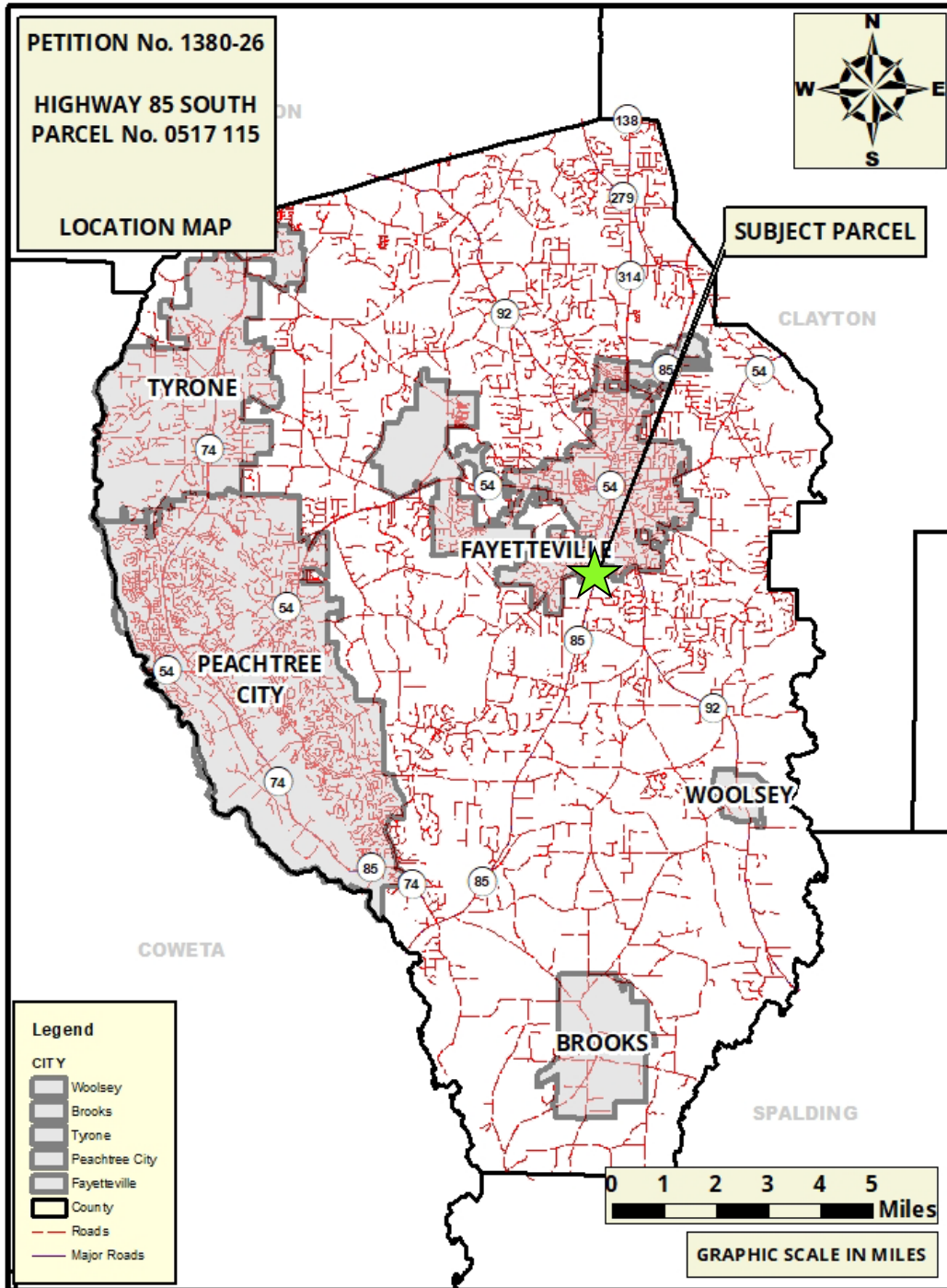
- (a) *Description of district.* This district is composed of certain lands and structures to provide and encourage proper grouping and development of roadside uses, which include a wide variety of sales and services that will best accommodate the needs of the county and the traveling public, reducing traffic congestion, hazards and blight along the public streets.
- (b) *Permitted uses.* The following uses shall be permitted in the C-H zoning district:
- (1) Ambulance service, including non-emergency medical transport service;
  - (2) Amusement or recreational facility, indoor or outdoor;
  - (3) Appliance sales, installation and/or repair;
  - (4) Armories, for meetings and training military organizations;
  - (5) Art studio;
  - (6) Auto/vehicle repair. All service, repairs and diagnostics, with the exception of emissions testing, shall be conducted within an enclosed building;
  - (7) Bakery;
  - (8) Bank and/or financial institution;
  - (9) Banquet hall/event facility;
  - (10) Bookbinding;
  - (11) Building/development, contracting, and related activities (including, but not limited to: door and window sales and/or installation, electrical, flooring sales and/or installation, entertainment system sales and/or installation, general contractor, grading, gutter sales and/or installation, insulation sales and/or installation, landscaping, lighting sales and/or installation, painting, pressure washing, plumbing, remodeling, roofing sales and/or installation, siding sales and/or installation, sales and storage of building supplies and materials, security system sales, installation and service, solar and wind equipment sales and/or installation, and incidental contractor equipment maintenance);
  - (12) Bus passenger station (pick-up and drop-off only);
  - (13) Cabinet manufacturing, sales, repair and/or installation;
  - (14) Car wash and/or detailing facility;
  - (15) Catering service;
  - (16) Church and/or other place of worship excluding outdoor recreation, parsonage, and cemetery or mausoleum;
  - (17) Clothing store and/or variety store;
  - (18) College and/or university, including classrooms and/or administration only;
  - (19) Copy shop;
  - (20) Cultural facility;
  - (21) Day spa;

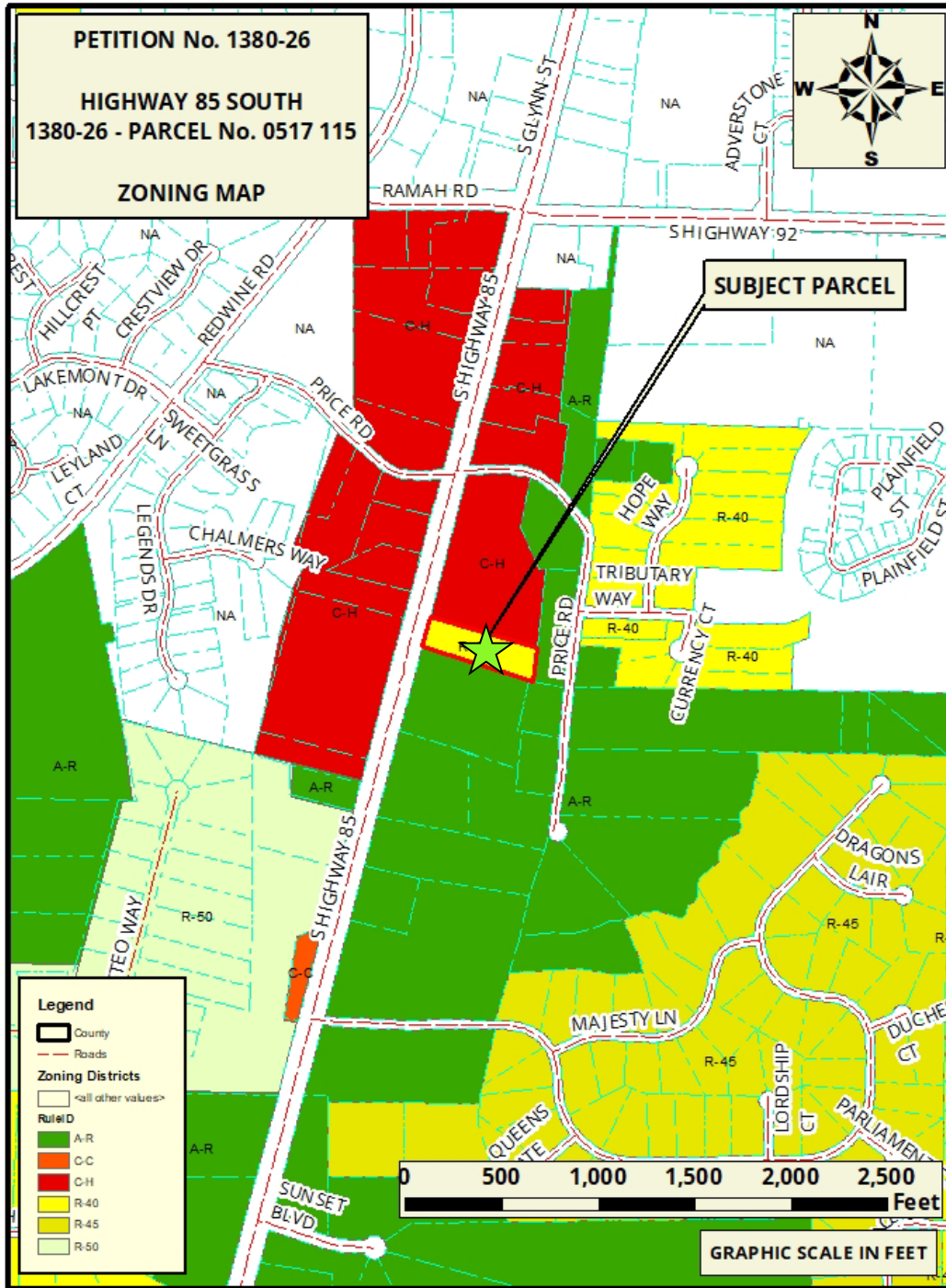
- (22) Department store;
- (23) Drug store;
- (24) Educational/instructional/tutoring facilities, including, but not limited to: academic; art; computer; dance; driving and/or DUI; music; professional/business/trade; martial arts; and similar facilities;
- (25) Electronic sales and/or repair;
- (26) Emission testing facility (inside only);
- (27) Engraving;
- (28) Firearm sales and/or gunsmith;
- (29) Flea market, indoor;
- (30) Florist shop;
- (31) Freezer locker service, ice storage;
- (32) Freight express office;
- (33) Funeral establishment (where funeral services, excluding a crematorium, may be provided);
- (34) Gift shop;
- (35) Glass sales;
- (36) Grocery store;
- (37) Hardware store;
- (38) Health club and/or fitness center;
- (39) Hotel;
- (40) Jewelry shop;
- (41) Laboratory serving professional requirements, (e.g., medical, dental, etc.);
- (42) Library;
- (43) Magazine publication and/or distribution;
- (44) Manufactured home and/or building sales;
- (45) Medical/dental office (human treatment);
- (46) Messenger/courier service;
- (47) Military recruiting office;
- (48) Movie theatre and/or drive-in;
- (49) Museum;
- (50) Music teaching studio;
- (51) Newspaper publication and/or distribution;
- (52) Office;
- (53) Office equipment sales and/or service;
- (54) Parking garage/lot;

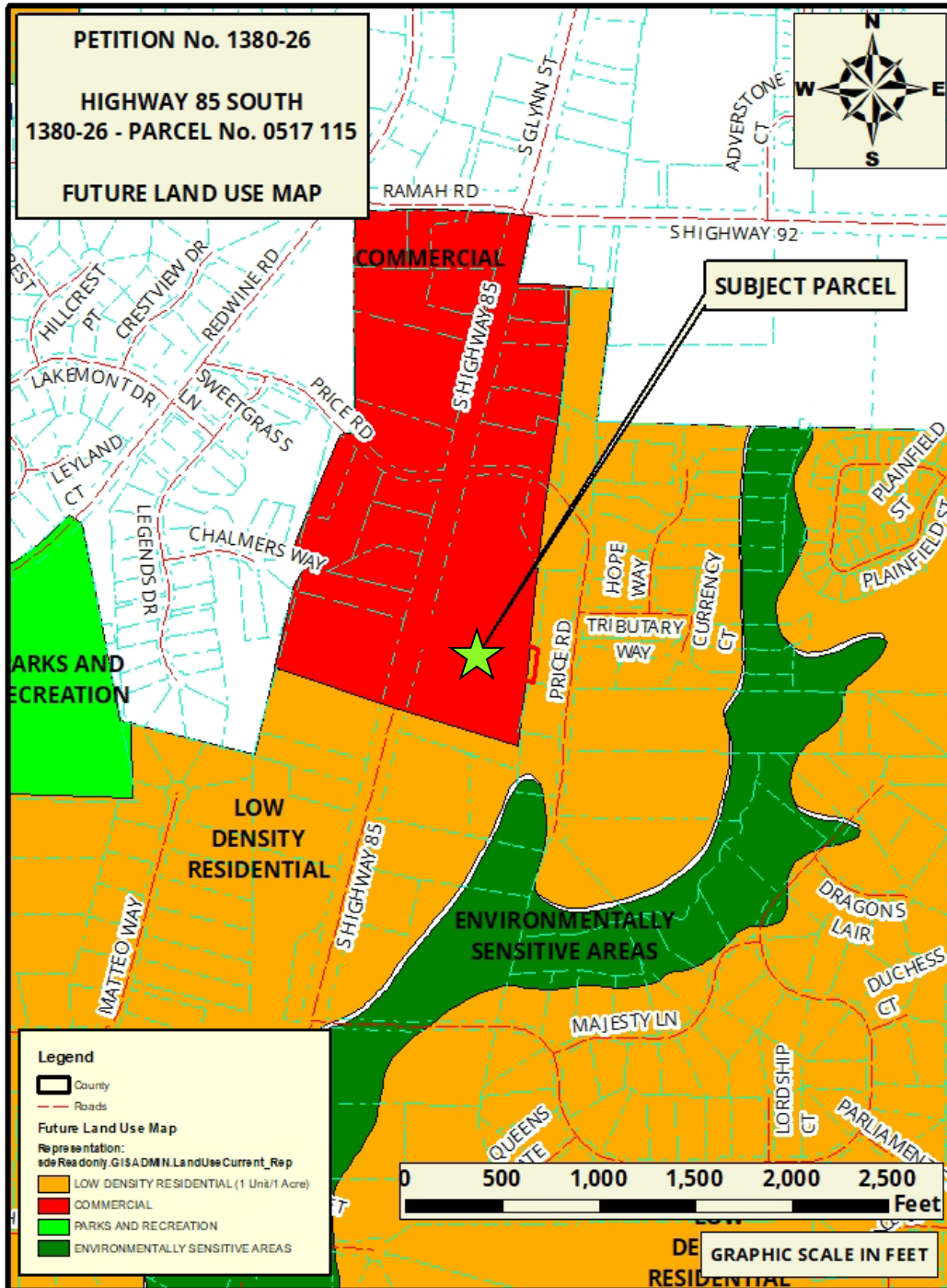
- (55) Pawn shops;
  - (56) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;
  - (57) Pest control;
  - (58) Plant nursery, growing crops/garden, and/or related sales;
  - (59) Printing, graphics, and/or reproductions;
  - (60) Private clubs and/or lodges;
  - (61) Private school, including classrooms and/or administration only;
  - (62) Recording studio (audio and video);
  - (63) Radio studio;
  - (64) Railroad station;
  - (65) Rent-alls;
  - (66) Restaurant, including drive-in and/or drive-through;
  - (67) Retail establishment;
  - (68) Smoking lounge (subject to state and local tobacco sales and smoking laws);
  - (69) Tattoo parlor;
  - (70) Taxidermist;
  - (71) Taxi service/limousine service/shuttle service (no on-site maintenance and/or repair);
  - (72) Television/movie studio;
  - (73) Upholstery shop; and
  - (74) Utility trailers sales and/or rental.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the C-H zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Adult day care facility;
  - (2) Amphitheater;
  - (3) Animal hospital, kennel (commercial or noncommercial), and/or veterinary clinic;
  - (4) Automobile service station, including gasoline sales and/or inside or outside emission testing, in conjunction with a convenience store;
  - (5) Campground facilities;
  - (6) Care home, convalescent center, and/or nursing home;
  - (7) Cemetery;
  - (8) Charter motor coach service;
  - (9) Church and/or other place of worship;

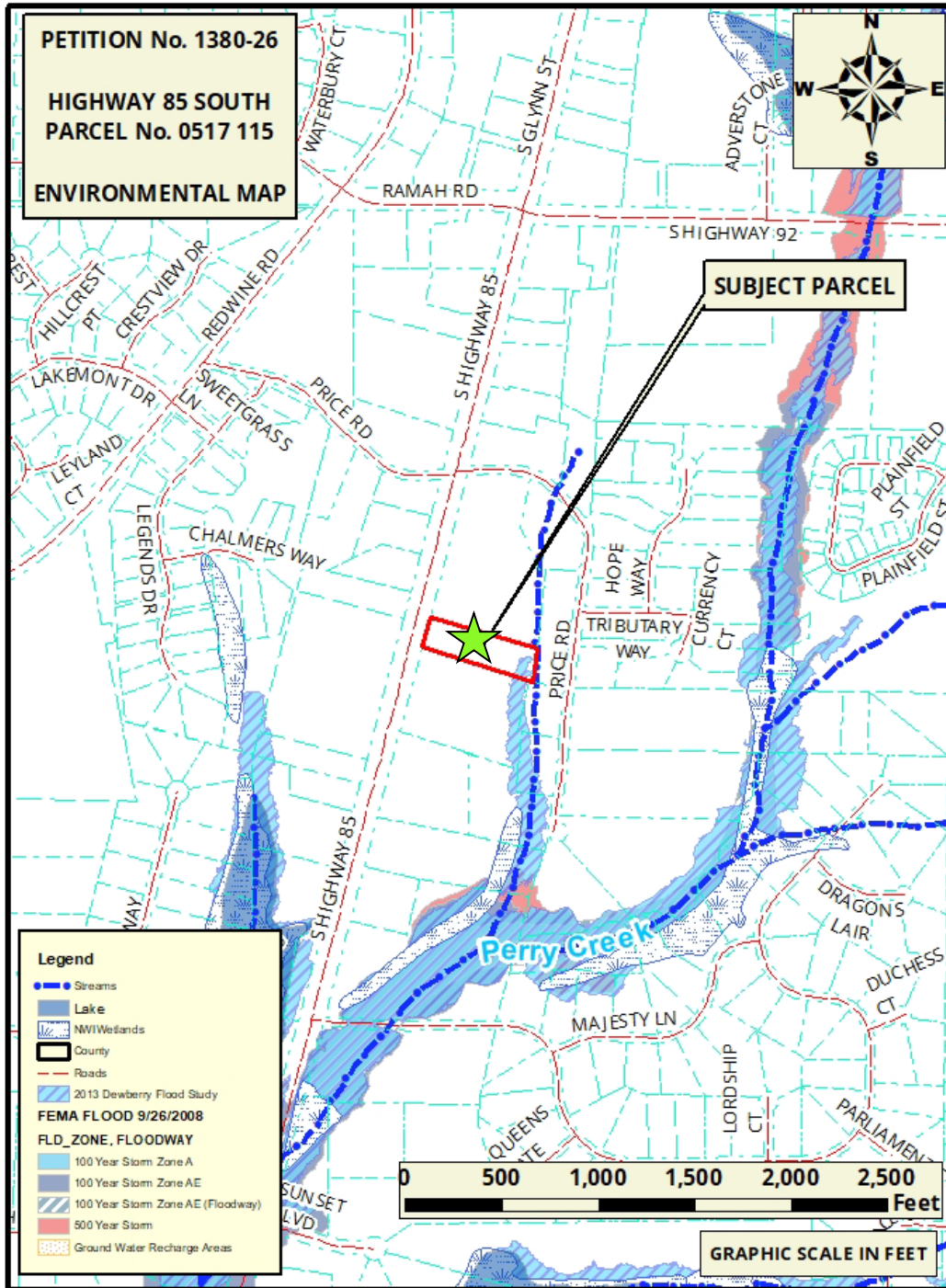
- (10) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
  - (11) Commercial driving range and related accessories;
  - (12) Child care facility;
  - (13) Dry cleaning plant;
  - (14) Experimental laboratory;
  - (15) Golf course (minimum 18-hole regulation) and related accessories;
  - (16) Home occupation;
  - (17) Horse show, rodeo, carnival, and/or community fair;
  - (18) Hospital;
  - (19) Laundromat, self-service or otherwise;
  - (20) Outdoor amusement facilities, rides, structures over 35 feet in height, including, but not limited to bungee and parachute jumping;
  - (21) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium;
  - (22) Religious tent meeting;
  - (23) Seasonal sales, outdoor;
  - (24) Self-storage facility (external and/or internal access);
  - (25) Single-family residence and residential accessory structures and/or uses (see article III of this chapter);
  - (26) Shooting range, indoor;
  - (27) Stadium, athletic; and
  - (28) Temporary tent sales.
  - (29) Vehicle/boat sales.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the C-H zoning district shall be as follows:
- (1) Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one acre).
    - b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half acre).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      1. Arterial: 75 feet.
      2. Collector: 70 feet.
    - b. Minor thoroughfare: 65 feet.
  - (4) Rear yard setback: 15 feet.

- (5) Side yard setback: 15 feet.
- (6) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.
- (7) Height limit: 35 feet.
- (8) Screening dimensions for parking and service areas as provided in article III of this chapter and chapter 104.
- (9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.









THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GRID NORTH WEST ZONE 1960 93

GRID NORTH WEST ZONE 1960 93

SURVEYORS CERTIFICATION:

This plat is a subdivision of an existing parcel or parcels of land and does not subdivide or create new parcels of land and does not supersede or create new parcels of land. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AGENCY OR AGENCY OF THE STATE OF GEORGIA. THE 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.G.A. Section 19-6-67.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT SHOWS THE CORNER SECTIONS OF THE GEORGIA PLAT ACT (O.G.A. SECTION 19-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR, NO. 1620 DATE: 11/1/025



Prepared For:  
**MARK WURSTER**

Parcel ID: 0617115 F.W.P.D.: 1106925 Job No: SA24J13A2arms  
Scale: 1" = 60' Land Lot: 70 District: 5TH  
County: FAYETTE, GA

Date: 11/1/025



CLOSURE STATEMENT

THE FIELD DATA, WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING A TRIPLET GPS RECEIVER USING REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 9.07 FEET PER OBSERVATION POINT.

THIS SURVEY BASIS FOR DIRECTIONS SHOWN HEREON ARE GRID NORTH AS DETERMINED BY WAD 83. THE FIELD DATA WAS COLLECTED BY WAD DETERMINED THROUGH RTK-GPS METHODS UTILIZING EPPS SOLUTIONS VRS NETWORK.

FIELD CLOSURE - N/A  
ANGLE POINT ERROR - N/A  
EQUIPMENT USED - CHC NAVI 89 AND CHC NAVI BASE  
COLLECTION METHOD - N/A  
ADJUSTMENT METHOD - N/A  
FURN. CLOSURE - 1 IN 90,000 +

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORDS AND EASEMENTS ADVISORS AND RECORDS SHOULD BE OBTAINED FROM THE COUNTY AND JANNONCORATED AREAS DATED SEPTEMBER 26, 2008 MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

FLOOD STATEMENT  
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND JANNONCORATED AREAS DATED SEPTEMBER 26, 2008 PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- D.S. - DEED BOOK
- E.P. - EDGE OF PAVEMENT
- F.W.P.D. - FIELD WORK PERFORMED DATE
- L.L. - LAND LOT
- L.M. - LINE OF MOUNTAIN
- N.F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- P.C. - PAGE
- P.O.B. - POINT OF BEGINNING
- R.B.S. - REBAR SET
- R.W. - RIGHT OF WAY
- U.P. - UTILITY POLE
- OH UTIL - OVERHEAD UTILITY LINES

MARK WURSTER  
N/E  
P.B. 101 PG. 585

JEFFREY A. & MARY E. HARRIS  
N/E  
D.B. 3740 PG. 233

2.012 Acres  
D.B. 920 PG. 183

100 GEORGIA POWER EASEMENT

100 YEAR FLOOD PLAIN AS PER FAYETTE COUNTY FLOOD STUDY TAKEN GRAPHICALLY FROM THE FAYETTE COUNTY GIS MAP

APPROX. C.I.L. OF THE CREEK

ELIZABETH RINGER  
N/F  
D.B. 4234 PG. 346

JUDY ARNOLD WELCH  
N/F  
D.B. 4676 PG. 172

PAULINE ARNOLD DALCOE  
N/F



S.A. GASKINS & ASSOCIATES, LLC.  
SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS  
981 Camp Ground Road Griffin, GA 30223  
678-618-5067  
john.1.16@sagaskins55@gmail.com

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Consideration of Petition 1381-26, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential); property located in Land Lots 249 of the 4th District and fronts McBride Rd.

**Background/History/Details:**

The applicant is requesting to rezone Parcel 0448 034 from A-R to R-80. The lot is a legal lot of record, recorded in Plat Book 101 Page 633, on June 3, 2024. It meets or exceeds all the requirements of the R-80 zoning district. The Future Land Use Map designates this area as Rural Residential-3, which has a 3-acre minimum parcel size, so the request to rezone to R-80, which has a 3-acre minimum lot size, IS CONSISTENT with the Future Land Use Map and the Comprehensive Plan.

Staff recommends CONDITIONAL APPROVAL of the request to rezone to R-80. 1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 40-ft of right of way as measured from the existing centerline of McBride Road within 90 days.

On May 7, 2026, the Planning Commission voted to recommend CONDITIONAL APPROVAL of the request to rezone from A-R to R-80. John Kruzan made the motion to recommend CONDITIONAL APPROVAL of Petition 1380-26. Boris Thomas seconded the motion. The motion passed 4-0 (Jim Oliver was absent).

**What action are you seeking from the Board of Commissioners?**

Consideration of Petition 1381-26, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential); property located in Land Lots 249 of the 4th District and fronts McBride Rd.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

**PETITION No. 1381-26**

**REQUESTED ACTION:** Rezone 8.227 acres from A-R to R-80

**PARCEL NUMBER:** 0448 034

**EXISTING ZONING:** A-R

**PROPOSED ZONING:** R-80

**EXISTING USE:** Single-Family Residential

**PROPOSED USE:** Single-Family Residential

**LOCATION:** McBride Road

**LOT SIZE:** 8.227 Acres

**DISTRICT/LAND LOT(S):** 4<sup>th</sup> District, Land Lot(s) 249

**OWNER(S):** Wright Chancey McBride, LLC

**APPLICANT(S):** Wright Chancey McBride, LLC

**AGENT(S):** Steven Jones, Attorney

**PLANNING COMMISSION PUBLIC HEARING:** May 7, 2026, at 7:00 PM

**BOARD OF COMMISSIONERS PUBLIC HEARING:** May 28, 2026, at 5:00 PM

---

**REQUEST**

The applicant is requesting to rezone the property from A-R to R-80.

**STAFF ASSESSMENT & RECOMMENDATION**

The lot is a legal lot of record, recorded in Plat Book 101 Page 633, on 06/03/2024. It meets or exceeds all the requirements of the R-80 zoning district. The Future Land Use Map designates this area as Rural Residential-3, which has a 3-acre minimum parcel size, so the request to rezone to R-80 is consistent with the Future Land Use Map and the Comprehensive Plan.

There WILL be sufficient area for the development of 2 residential lots under the R-80 zoning, even after the dedication of right-of-way.

Staff recommends **CONDITIONAL APPROVAL** of the request to rezone from A-R to R-80, subject to the following conditions:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 40-ft of right of way as measured from the existing centerline of McBride Road within 90 days of this rezoning request, or prior to the submittal of a final plat, whichever comes first.

**PLANNING COMMISSION RECOMMENDATION**

On May 7, 2026, the Planning Commission voted to recommend CONDITIONAL APPROVAL of the request to rezone from A-R to R-80. John Kruzan made the motion to recommend CONDITIONAL APPROVAL, with conditions as read by staff, of Petition 1380-26. Boris Thomas seconded the motion. The motion passed 4-0 (Jim Oliver was absent).

**INVESTIGATION****A. GENERAL PROPERTY INFORMATION**

The subject property is currently zoned A-R, Agricultural-Residential. The property is currently undeveloped.

**B. ADJACENT ZONING AND FUTURE LAND USE**

The parcels surrounding the subject property are zoned R-70, having been part of the aforementioned blanket rezoning in 1973. Many other parcels in the general area are zoned A-R. The Future Land Use Map for this property and all the surrounding properties is Rural Residential-2, 1 Unit/2 Acres. See the attached Zoning Map and Future Land Use Map.

Direction	Acreage	Zoning	Use	Future Land Use Plan
North (across McBride Rd)	71	A-R	Single-Family Residential	Rural Residential-2 (1 unit /2 acres)
East	38+	A-R	Single-Family Residential	Rural Residential-3 (1 unit /3 acres)
South	100+	R-80	Single-Family Residential	Rural Residential-3 (1 unit /3 acres)
West	50+	A-R	Single-Family Residential	Rural Residential-3 (1 unit /3 acres)

**C. DEPARTMENTAL COMMENTS**

- Water System** – No objections.
- Public Works/Environmental Management** – No objections.
  - **Access Management**
    - McBride Road (Proposed Tract 2) fronts a Collector Road, requiring a right of way of 40-foot from the centerline of McBride Road. No traffic data for this road. Right-of-Way dedication required.
  - **Site Distance**
    - The speed limit on McBride Road is 35 MPH, requiring 390 ft. of sight distance.
  - **Floodplain Management**
    - The property **DOES** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0118E dated September 26, 2008.
    - Any improvements on the site must meet all regulations, including but not limited to MFFE (Minimum Finished Floor Elevations).
  - **Wetlands** - The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. The owner or developer will be responsible for submitting proper documentation during the development process as to the existence or non-existence of wetlands.
  - **Watershed Protection** - There **ARE** state waters located on the subject property and the site **WILL BE** subject to the Fayette County Watershed Protection Ordinance upon subdivision.

- **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 re-zoned and developed with more than 5,000 square feet of impervious surfaces for a
  - **Fire** - No comments.
  - **Environmental Health** - This office has no objection to the proposed rezoning.
  - **GDOT** - Not applicable, not on State Route.

## **STANDARDS**

### **Sec. 110-300. - Standards for map amendment (rezoning) evaluation.**

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the land use plan and related development policies of the county. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing a request for rezoning:

- (1) Whether the zoning proposal is in conformity with the land use plan and policies contained therein;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, utilities, or schools;
- (4) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## **STAFF ANALYSIS**

1. The subject property lies within an area designated for Rural Residential-3 Uses. This request does conform to the Fayette County Comprehensive Plan.
2. The area around the subject property is an area that already has various residential and agricultural uses. Staff does not anticipate that this rezoning will have an adverse impact on the adjacent parcels.
3. It is staff's opinion that the zoning proposal will not have an excessive or burdensome impact on streets, utilities, or schools.
4. The proposal is consistent in character and use with the surrounding uses as rural residential.

**ZONING DISTRICT STANDARDS****Sec. 110-129. - R-80, Single-Family Residential District.**

(a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.

(b) *Permitted uses.* The following permitted uses shall be allowed in the R-80 zoning district:

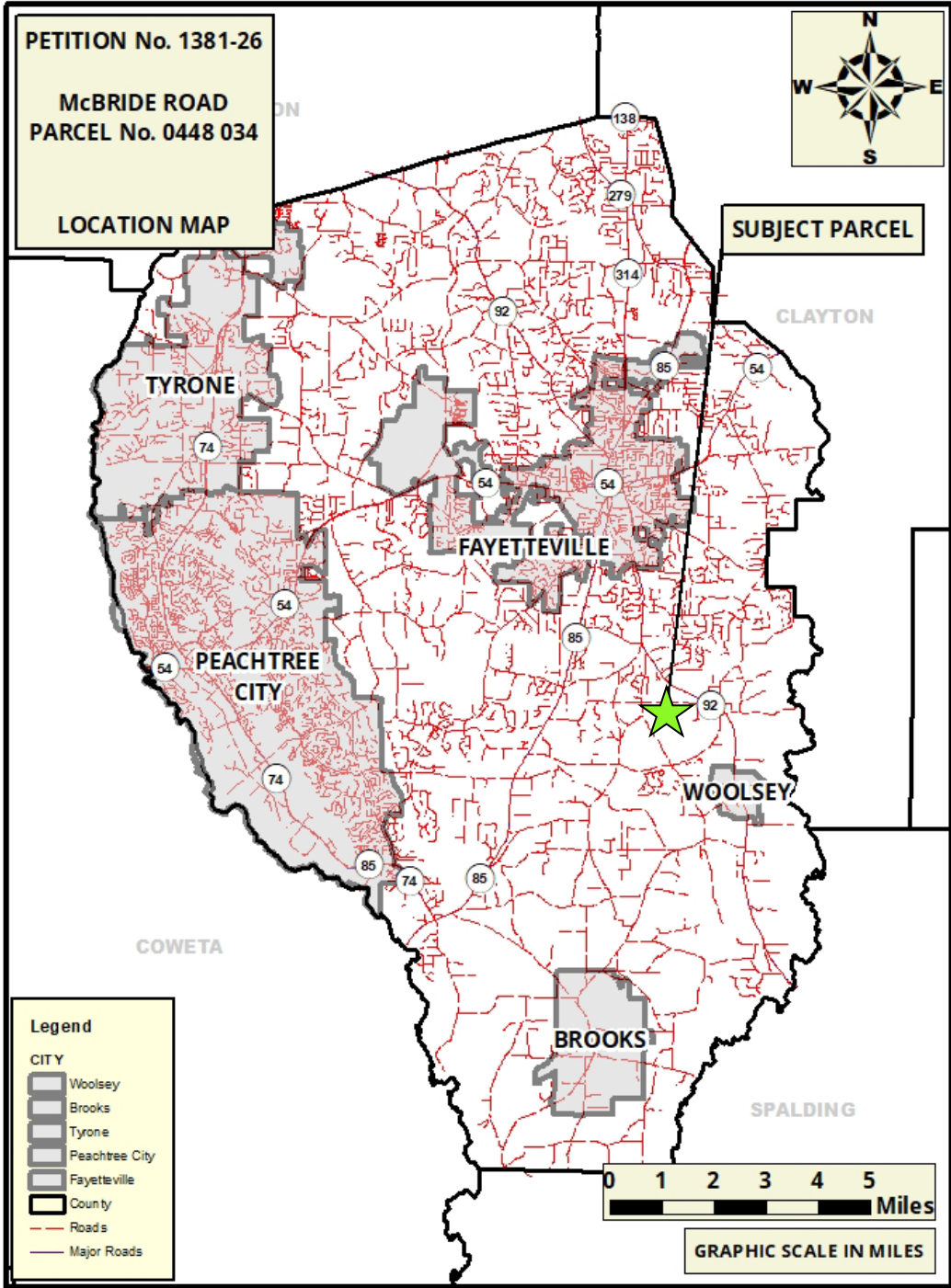
- (1) Single-family dwelling;
- (2) Residential accessory structures and uses (see article III of this chapter); and
- (3) Growing crops, gardens.

(c) *Conditional uses.* The following conditional uses shall be allowed in the R-80 zoning district provided that all conditions specified in article V of this chapter are met:

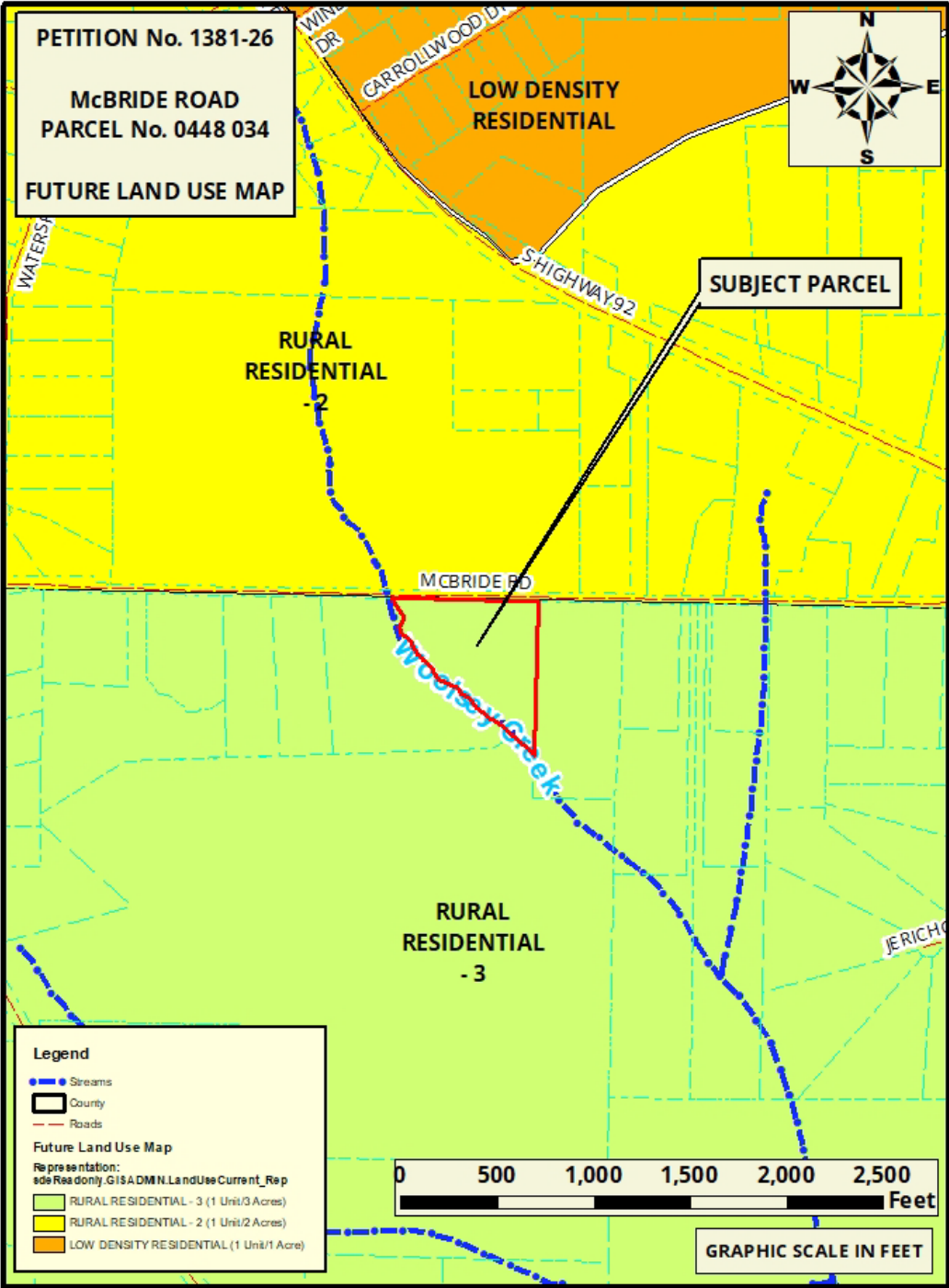
- (1) Church and/or other place of worship;
- (2) Developed residential recreational/amenity areas;
- (3) Home occupation;
- (4) Horse quarters; and
- (5) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium.

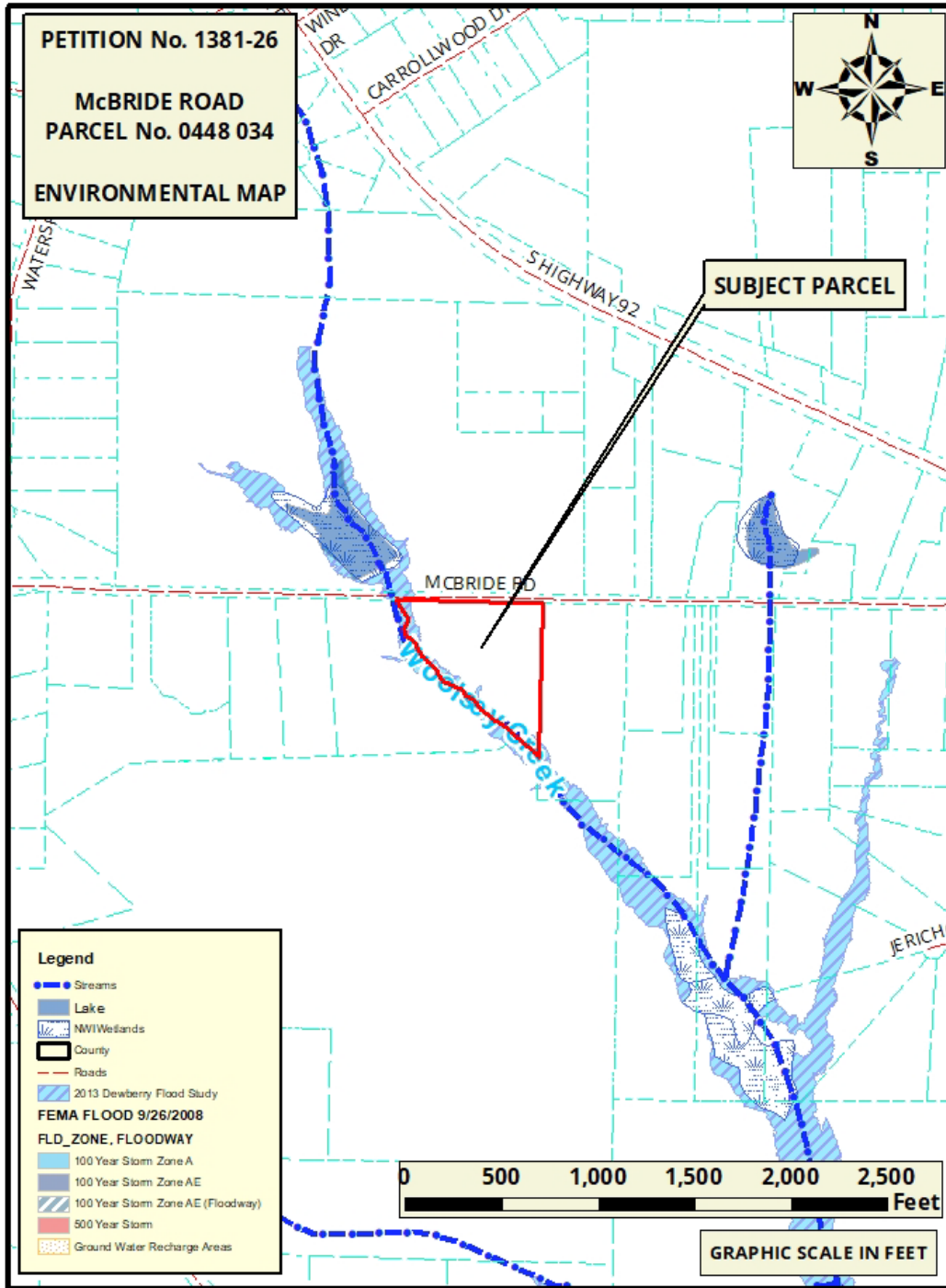
(d) *Dimensional requirements.* The minimum dimensional requirements in the R-80 zoning district shall be as follows:

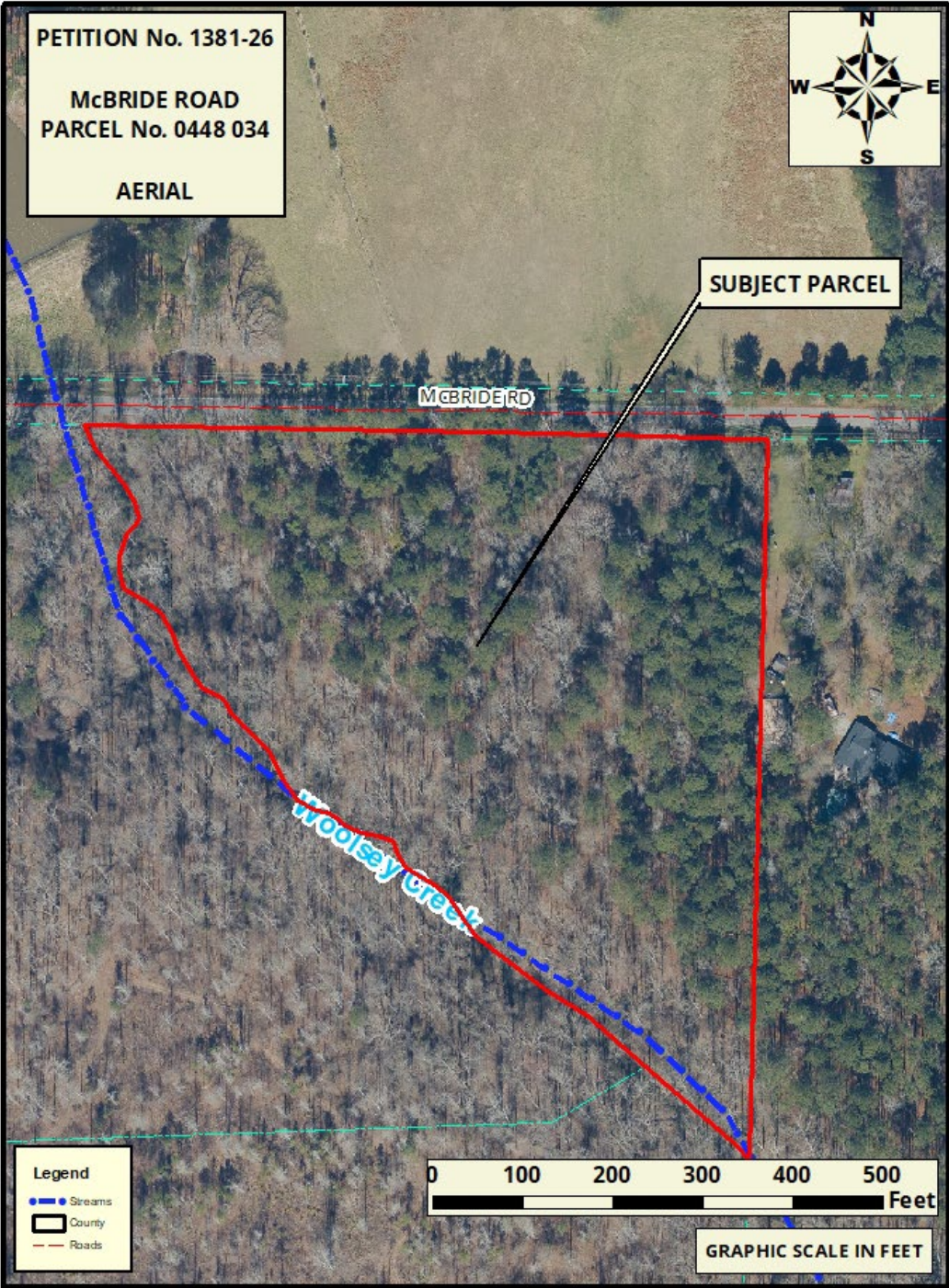
- (1) Lot area per dwelling: 130,680 square feet (three acres).
- (2) Lot width: 175 feet.
- (3) Floor area: 2,500 square feet.
- (4) Front yard setback:
  - a. Major thoroughfare:
    1. Arterial: 75 feet.
    2. Collector: 75 feet.
  - b. Minor thoroughfare: 50 feet.
- (5) Rear yard setback: 50 feet.
- (6) Side yard setback: 30 feet.
- (7) Height limit: 35 feet.

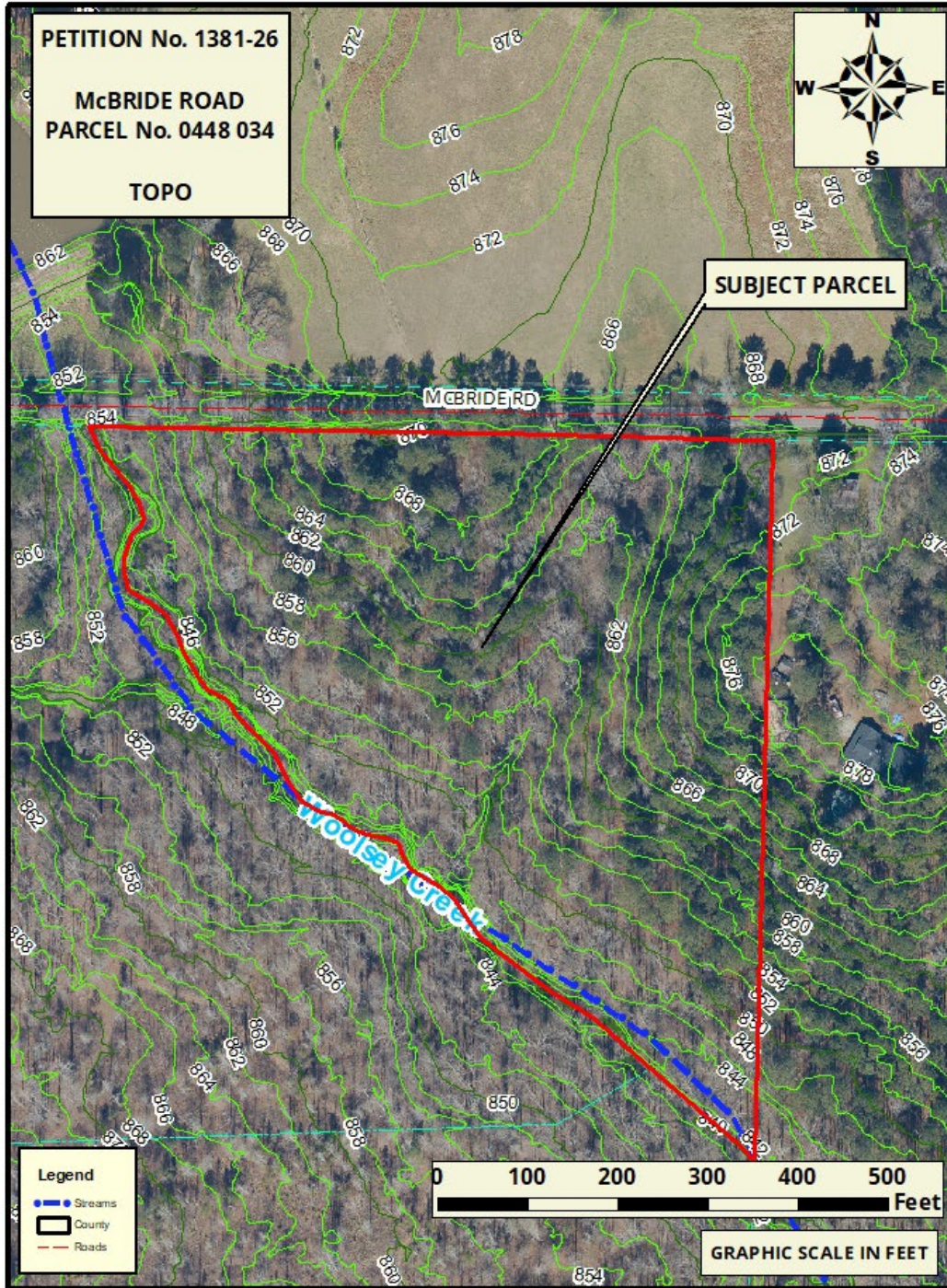














# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:  #8

**Wording for the Agenda:**

Approval of Resolution 2025-11 to adopt the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029.).

**Background/History/Details:**

As required by the Georgia Development Impact Fee Act and the Minimum Planning Standards, Fayette County in collaboration with Tyrone, Brooks, and Woolsey, has prepared the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029.) This is the public hearing to present the report for approval to transmit to ARC/DCA. Brooks, Tyrone and Woolsey approved the report for transmittal to ARC for coordination of state and regional review.

We received notification of compliance from the Georgia Department of Community Affairs and the Atlanta Regional Commission for the 2024 Fire Services Impact Fee Report including amendment to the Capital Improvements Element and Short Term Work Program of the Comprehensive Plan. The BOC approved the Resolution to Transmit the report to DCA on February 27, 2025.

The next step is for each local government to adopt the Report and for the adopting Resolutions to be transmitted to ARC. The Towns of Brooks, Tyrone and Woolsey each passed a resolution to adopt the 2024 Report. The deadline for this adoption and transmittal of the adopting Resolutions to ARC is June 30, 2025. These actions are required for each government to retain its Qualified Local Government status.

**What action are you seeking from the Board of Commissioners?**

Approval of Resolution 2025-11 to adopt the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029.).

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

To: Board of Commissioners

From: Debbie Bell, Director of Planning and Zoning

Date: May 28, 2026

Re: Resolution to Adopt - 2025 Impact Fee Annual Report & Capital Improvement Element (CIE) Update

Each year, we are required to send an IMPACT FEE Annual Report and CIE update to the Georgia Department of Community Affairs. This shows how we have collected, allocated, and spent impact fee funds. It is our accountability that we have used these funds properly.

As required by the Georgia Development Impact Fee Act and the Minimum Planning Standards, Fayette County, in collaboration with Tyrone, Brooks, and Woolsey, has prepared the Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2026-FY2030.)

A public hearing of the report and update was held before the Board of Commissioners on February 26, 2026, and a Resolution approved to transmit the update to ARC/DCA for state and regional review. Brooks, Tyrone and Woolsey also held the required public hearings and approved the report for transmittal to ARC.

On March 18, 2026, we received notification of compliance from the Georgia Department of Community Affairs and the Atlanta Regional Commission for the 2025 Fire Services Impact Fee Report, including amendments to the Capital Improvements Element and Short-Term Work Program of the Comprehensive Plan. The final steps are adoption by each jurisdiction, which is complete, and adoption by the County.

The deadline for this adoption and transmittal of the adopting Resolutions to ARC is June 30, 2026. These actions are required for each government to retain its Qualified Local Government status.

**COUNTY OF FAYETTE  
STATE OF GEORGIA**

**RESOLUTION NO. 2026-**

**A RESOLUTION TO ADOPT THE FAYETTE COUNTY 2025 ANNUAL REPORT ON FIRE SERVICES IMPACT FEES (FY2025), INCLUDING COMPREHENSIVE PLAN AMENDMENTS FOR UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT AND SHORT-TERM WORK PROGRAM (FY2026 - FY2030)**

**WHEREAS**, Fayette County has in collaboration with the towns of Tyrone, Brooks, and Woolsey prepared the “Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), Including, Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2026-FY2030),” and

**WHEREAS**, the annual update was prepared in accordance with requirements of the Georgia Development Impact Fee Act and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

**WHEREAS**, on the 26th day of February 2026, the Fayette County Board of Commissioners conducted a public hearing on the 2025 Fire Services Impact Fee Report and proposed Comprehensive Plan amendments; approved that report and authorized transmittal to the Atlanta Regional Commission for coordination of regional and state review; and

**WHEREAS**, the Regional and State reviews have been completed and a notification of compliance has been received from ARC.

**BE IT THEREFORE RESOLVED THAT** the Fayette County Board of Commissioners does hereby adopt the “Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025) Including Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2026-FY2030).”

**ADOPTED** by the Fayette County Board of Commissioners on this 28th day of May 2026.

**FAYETTE COUNTY  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Lee Hearn, Chairman  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk

<b>Fayette County and Towns of Brooks, Tyrone, and Woolsey Summary Impact Fee Financial Report FY2025 *</b>	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$ -
Impact Fees Collected in FY 2025 By Jurisdiction	
Fayette County	\$ 116,947.60
Brooks	\$ 1,801.71
Tyrone	\$ 6,770.10
Woolsey	\$ 600.57
Total	\$ 126,119.98
Accrued Interest	\$ 158.02
(Administrative Other Costs)	\$ (3,673.05)
(Impact Fee Refunds)	\$ -
(Impact Fee Expenditures)	\$ (122,604.95)
Impact Fee Fund Balance Ending FY 2025	\$ -
Impact Fees Encumbered	\$ -

\* The service area for the Fire Impact Fee does not include Peachtree City and Fayetteville.

Fayette County Impact Fee Financial Report FY2025	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$ -
Impact Fees Collected in FY 2025 By Jurisdiction	
Fayette County	\$ 116,947.60
Accrued Interest	\$ 138.39
(Administrative Other Costs)	\$ (3,405.91)
(Impact Fee Refunds)	\$ -
(Impact Fee Expenditures)	\$ (113,680.08)
Impact Fee Fund Balance Ending FY 2025	\$ -
Impact Fees Encumbered	\$ -

**TOWN OF BROOKS  
STATE OF GEORGIA**

**RESOLUTION NO. 2026-03**

**A RESOLUTION TO ADOPT THE FAYETTE COUNTY & TOWNS 2025 ANNUAL REPORT ON FIRE SERVICES IMPACT FEES (FY 2025), INCLUDING COMPREHENSIVE PLAN AMENDMENTS FOR UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT AND SHORT-TERM WORK PROGRAM (FY2026- FY2030) – BROOKS SUBSECTION**

**WHEREAS**, Fayette County has in collaboration with the towns of Brooks, Tyrone, and Woolsey prepared the “Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), Including, Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2026-FY2030),” and

**WHEREAS**, the annual update was prepared in accordance with requirements of the Georgia Development Impact Fee Act and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

**WHEREAS**, on the 26th day of January 2026, the Brooks Town Council conducted a public hearing on the 2025 Fire Services Impact Fee Report and proposed Comprehensive Plan amendments; approved that report and authorized transmittal to the Atlanta Regional Commission for coordination of regional and state review; and

**WHEREAS**, the Regional and State reviews have been completed, and a notification of compliance has been received from ARC.

**BE IT THEREFORE RESOLVED THAT** the Brooks Town Council does hereby adopt the “Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025) Including Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2026-FY2030)” – Brooks Subsection.

**ADOPTED** by the Brooks Town Council this 20<sup>th</sup> day of April 2026.



**BROOKS, GEORGIA**

*Daniel C. Langford, Jr.*  
Daniel C. Langford, Jr.  
Mayor, Town of Brooks

ATTEST:

*Lorey Spohr*  
Lorey Spohr  
Town Clerk, Town of Brooks

Brooks Impact Fee Financial Report FY2025	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$ -
Impact Fees Collected in FY 2025 By Jurisdiction	
Brooks	\$ 1,801.71
Accrued Interest	\$ 2.26
(Administrative Other Costs)	\$ (52.47)
(Impact Fee Refunds)	\$ -
(Impact Fee Expenditures)	\$ (1,751.50)
Impact Fee Fund Balance Ending FY 2025	\$ -
Impact Fees Encumbered	\$ -

TOWN OF TYRONE  
STATE OF GEORGIA

RESOLUTION 2026-02

CIE &STWP TRANSMITTAL RESOLUTION

WHEREAS, the Town of Tyrone has prepared an annual update to a Capital Improvements Element and Short-Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on January 15, 2026.

BE IT THEREFORE RESOLVED that the Town of Tyrone does hereby submit the annual update of the Capital Improvements Element and Short-Term Work Program covering the five-year period of FY 2026 to FY 2030 to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 15<sup>th</sup> day of January, 2026

BY:



Eric Dial  
Mayor, Town of Tyrone

ATTEST:



Dee Baker  
Town Clerk, Town of Tyrone

Tyrone Impact Fee Financial Report FY2025	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$ -
Impact Fees Collected in FY 2025 By Jurisdiction	
Tyrone	\$ 6,770.10
Accrued Interest	\$ 16.62
(Administrative Other Costs)	\$ (197.18)
(Impact Fee Refunds)	\$ -
(Impact Fee Expenditures)	\$ (6,589.54)
Impact Fee Fund Balance Ending FY 2025	\$ -
Impact Fees Encumbered	\$ -

**TOWN OF WOOLSEY  
STATE OF GEORGIA**

**RESOLUTION NO. 2026- 05**

**A RESOLUTION TO ADOPT THE FAYETTE COUNTY 2025 ANNUAL REPORT ON FIRE SERVICES IMPACT FEES (FY 2025), INCLUDING COMPREHENSIVE PLAN AMENDMENTS FOR UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT AND SHORT-TERM WORK PROGRAM (FY2026- FY2030) – WOOLSEY SUBSECTION**

**WHEREAS**, Fayette County has in collaboration with the towns of Brooks, Tyrone, and Woolsey prepared the “Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2023), Including, Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2026-FY2030),” and

**WHEREAS**, the annual update was prepared in accordance with requirements of the Georgia Development Impact Fee Act and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

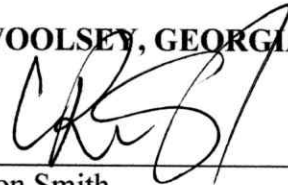
**WHEREAS**, on the 12th day of January 2026, the Woolsey Town Council conducted a public hearing on the 2025 Fire Services Impact Fee Report and proposed Comprehensive Plan amendments; approved that report and authorized transmittal to the Atlanta Regional Commission for coordination of regional and state review; and

**WHEREAS**, the Regional and State reviews have been completed and a notification of compliance has been received from ARC.

**BE IT THEREFORE RESOLVED THAT** the Woolsey Town Council does hereby adopt the “Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025) Including Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2026-FY2030)” – Woolsey Subsection.

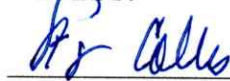
**ADOPTED** by the Woolsey Town Council this 11<sup>th</sup> day of May, 2026.

**WOOLSEY, GEORGIA**



Ron Smith  
Mayor, Town of Woolsey

ATTEST:



Stacey Collins  
Town Clerk, Town of Woolsey

<b>Woolsey Impact Fee Financial Report FY2025</b>	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$ -
Impact Fees Collected in FY 2025 By Jurisdiction	
Woolsey	\$ 600.57
Accrued Interest	\$ 0.75
(Administrative Other Costs)	\$ (17.49)
(Impact Fee Refunds)	\$ -
(Impact Fee Expenditures)	\$ (583.83)
Impact Fee Fund Balance Ending FY 2025	\$ -
Impact Fees Encumbered	\$ -

**FY2026 - FY2030**

**SCHEDULE OF IMPROVEMENTS-STWP ADDENDUM**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Fire Training Center (In progress - 99% complete; expected completion date March 2026)	Unincorporated Fayette County; Brooks; Tyrone; Woolsey*	FY2018	FY2026	\$1,120,000	22.65%; \$253,680	Impact Fees; Balance of project funded from Fire Tax	Fayette County
Fire Station 14: Sandy Creek Road at Flat Creek Trail	Unincorporated Fayette County; Brooks; Tyrone; Woolsey*	FY2028	FY2030	\$1,613,773	100%	Impact Fees	Fayette County
Fire Station 15: Gingercake Road at Graves Road	Unincorporated Fayette County; Brooks; Tyrone; Woolsey*	FY2028	FY2030	\$2,061,333	100%	Impact Fees	Fayette County
Rescue Truck (on order, expected July 2027)	Unincorporated Fayette County; Brooks; Tyrone; Woolsey*	FY2024	FY2026	\$224,334	100%	Impact Fees	Fayette County
Brush Truck - COMPLETE - delivered FY2026	Unincorporated Fayette County; Brooks; Tyrone; Woolsey*	FY2025	FY2026	\$57,011	100%	Impact Fees	Fayette County
Engine Pumps (8 total; 4 purchased since 2018; 2 on order, expected Jan 2026)	Unincorporated Fayette County; Brooks; Tyrone; Woolsey*	FY2018	FY2026	\$3,252,082	100%	Impact Fees	Fayette County

\* Fayette County provides Fire Services for unincorporated Fayette County, Town of Brooks, Town of Tyrone and Town of Woolsey. The Service Area for the Fire Impact Fee does not include Peachtree City or City of Fayetteville.

**From:** [Donald Shockey](#)  
**To:** [Deborah L Bell](#)  
**Cc:** [Andrew Smith](#)  
**Subject:** FW: Fayette County & Towns CIE Update: Approved  
**Date:** Wednesday, March 18, 2026 11:17:53 AM  
**Attachments:** [image954950.png](#)  
[image269717.png](#)  
[image733999.png](#)  
[image613627.png](#)  
[image281313.png](#)  
[image184607.png](#)  
[RSImage-106592.png](#)  
[RSImage-106597.png](#)  
[RSImage-106595.png](#)  
[RSImage-106596.png](#)  
[RSImage-106594.png](#)

**\*External Email\*** Be cautious of sender, content, and links

Hi Deborah,

Per the below, the DCA has approved the County’s CIE Update and the County can now proceed with adoption. Once that’s done, please submit the adopted version including the resolution and we’ll follow up with the DCA on the QLG extension.

Best,

**Donald Shockey** AICP-CUD, LEED GA, CNU-A  
Senior Planner  
Community Development



(O) 470.378.1531 | [DShockey@atlantaregional.org](mailto:DShockey@atlantaregional.org)



Atlanta Regional Commission | 229 Peachtree Street, NE | Suite 100  
Atlanta, Georgia 30303

CONFIDENTIALITY NOTICE: This message and all attachments, sent from [DShockey@atlantaregional.org](mailto:DShockey@atlantaregional.org) to [dbell@fayettecountyga.gov](mailto:dbell@fayettecountyga.gov) on Wed Mar 18 11:17:43 EDT 2026 , are covered by the [Electronic Communications Privacy Act, 18 U.S.C. 2510-2521](#) and may contain legally privileged, confidential, or otherwise protected by law information intended solely for the addressee. If you are not the intended recipient [dbell@fayettecountyga.gov](mailto:dbell@fayettecountyga.gov) you should immediately stop reading this message and delete it from your system. Any unauthorized reading, distribution, copying, or other use of this message or its attachments is strictly prohibited. Any views or opinions presented in this email are solely those of the author. If you received this message in error, please notify the sender and delete the message immediately.

**From:** Planning <[planning@dca.ga.gov](mailto:planning@dca.ga.gov)>

**Sent:** Tuesday, March 17, 2026 2:21 PM  
**To:** Andrew Smith <ASmith@atlantaregional.org>  
**Cc:** Planning <planning@dca.ga.gov>; Donald Shockey <DShockey@atlantaregional.org>  
**Subject:** Fayette County & Towns CIE Update: Approved

Andrew:

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for Fayette County, Town of Brooks, Town of Tyrone, and Town of Woolsey and finds that it adequately addresses applicable requirements. The next step is for the local governments to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local governments that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Thanks,



**GEORGIA DEPARTMENT  
of COMMUNITY AFFAIRS**

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**Planning**  
[dca.georgia.gov](http://dca.georgia.gov)

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Approval to declare fourteen vehicles and miscellaneous equipment unserviceable and to sell the assets online using a contracted auction services and for all proceeds to be returned to the Vehicle Replacement Fund.

**Background/History/Details:**

The attached list identifies fourteen vehicles and miscellaneous equipment that have been removed from service. Staff recommends declaring these items as surplus and authorizing their sale through an on-line auction, with all proceeds returned to the vehicle replacement fund.

The County has an existing contract with Auctions International for auction services and it is recommended the assets be sold on-line using this vendor.

List attached.

**What action are you seeking from the Board of Commissioners?**

Approval to declare fourteen vehicles and miscellaneous equipment unserviceable and to sell the assets online using a contracted auction services and for all proceeds to be returned to the Vehicle Replacement Fund.

**If this item requires funding, please describe:**

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>VIN</b>
1998	Case	590 Super L	JJG0211874
1980	Custom Trailers	Equipment Trailer	1H9FB1620E1047059
1998	Custom Trailers	12T262EDLP	1KX271865W1001876
	Case	460 Trencher	JAF0311681
	Vermeer	Vac-Tron FM150SGT-H	100496
2007	Kut-Kwik	SSM38-72D	52891
	John Deere	25A Flail Mower	P00025A639737
2000	Sterling	LT-9500	2FZXEECB2YAF27425
2000	Sterling	LT-9500	2FZXEECB4YAF27426
1995	Ford	LT-9000	1FDZU90T6SVA83560
1998	Ford	LT-9513	1FDZS96T7WVA38145
	Warren	Spreader	
	Thieman	M-16 Liftgate	T-58699
	Misc	Stakebody	

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Approval to transfer funding to and from the appropriate Capital Project Contingency account and to close the related projects.

**Background/History/Details:**

As part of the budget process, Administration reviews all outstanding CIP projects for any additional needs or funds that are available for use in another project. Attached is the list of the FY2026 CIP Realignment.

The FY2026 realignment list is presented separately so realignment funds used to fund new projects can move forward quickly and to close any \$0 balance projects.

General Fund, 911 and Water System have a zero impact on their respective contingency accounts.

**What action are you seeking from the Board of Commissioners?**

Approval to transfer funding to and from the appropriate Capital Project Contingency account and to close the related projects.

**If this item requires funding, please describe:**

Funds will be transferred to and from the Project Contingency for General Fund, 911, and Water System, as described in the attached.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

Need to de-activate and close projects as soon as possible and ensure no additional charges are made.

Project #	Project Fund	Project Description	Project Transfers (to)/from Contingency
NEW 2026		Copier	\$8,555
<b>Total</b>	<b>Animal Control</b>		<b>\$8,555</b>
251AD	372	Justice Center Landscaping	\$20,780
NEW		Stonewall Wood Façade Replacement	\$12,000
261AB	372	Old Courthouse Sound Replacement	\$26,600
<b>Total</b>	<b>Building &amp; Grounds</b>		<b>\$59,380</b>
NEW		Black and White Copier	\$7,355
<b>Total</b>	<b>Probate Court</b>		<b>\$7,355</b>
241AB	375	Elections Storage Building	\$1,445
251AM	372	Elections Copier Machine	(\$1,445)
<b>Total</b>	<b>Elections</b>		<b>\$0</b>
NEW		Color Copier	\$8,555
NEW		JAMEX Credit Card/Coin Op	\$5,487
256AO	372	Library Flooring - Carpeting Project	\$47
266AA	372	Library LG Meeting Room AV Upgrade	(\$47)
<b>Total</b>	<b>Library</b>		<b>\$14,042</b>
NEW		Brooks Park Field House Drainage	\$25,000
NEW		East Fayette Gym Floor Refurbishment	\$25,000
256AL	375	Kenwood Park Retaining Wall - Erosion Stabilization	\$100,000
256AM	375	Brooks Park Field Fencing Replacements	\$204,924
246AE	375	East Fayette Gym Ceiling Tile Refurbishment	(\$13,005)
226AD	375	Brooks Park Field Refurbishment	(\$34,665)
236AD	375	McDonough Road Park Development Project	(\$245,916)
246AF	375	Kiwanis Replacement Center Ceiling Tile Refurbishment	(\$25,000)
256AE	372	McCurry Park Soccer Trash Receptacle Replacement	(\$18,767)
266AC	372	East Fayette Gym tree Removal	(\$2,050)
246AH	372	Brooks Park Pipe Replace	(\$146)
256AJ	372	McCurry Park Path Const Football Area	(\$12,285)
256AK	372	McCurry Park Path Realign	(\$620)
266AB	372	Scoreboard Replacement Brooks	(\$2,470)
<b>Total</b>	<b>Recreation</b>		<b>\$0</b>
NEW		Target System	\$53,500
253AQ	375	Replacement Body-Dash & Interview Camera Systems	(\$53,500)
<b>Total</b>	<b>Sheriff's Office</b>		<b>\$0</b>
NEW		Customer Service Area Reconfiguration	\$12,000
<b>Total</b>	<b>Tax Assessor</b>		<b>\$12,000</b>
202AA	375	3rd Floor Justice Center Build Out	(\$101,332)
<b>Total</b>	<b>Judicial Center</b>		<b>(\$101,332)</b>
NEW	375	Computer Upgrades/Portable Radios/FFA	\$103,950
NEW	375	Bi-Directional Antenna-Animal Control Facility	\$39,972
NEW	375	911 Replace HVAC units at three (3) tower sites	\$100,000
243KU	375	Kitchen Upgrade	\$800
253SU	375	911 Center Security Upgrades (Spillman)	(\$244,722)
<b>Total</b>	<b>911</b>		<b>\$0</b>
NEW FY2028	507	Day Pond Aerators	\$112,000
NEW FY2030	507	Lake Horton Paths Paving	\$492,969
20WSF	507	Sodium Hypochlorite Crosstown	\$686,067
22WSI	507	SR 85 Relocation GDOT PI 721290	\$127,240
24WSE	507	Lake Kedron Intake	\$10,244
6SCAD	507	SCADA	(\$135,000)
214BA	507	Advanced Metering Infrastructure (AMI) - Badger	(\$127,240)
20WSA	507	Water System Yard Piping Crosstown	(\$192,224)
25WSC	507	Drying Bed Replacement - Crosstown	(\$287,989)
23WSA	507	Fluoride Upgrade Crosstown	(\$686,067)
<b>Total</b>	<b>Water System</b>		<b>\$0</b>

Project to be Closed

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Approval to renew a two-year contract with Midwest Employers Casualty Company at an annual cost of \$179,772 from July 1, 2026 to June 30, 2028.

**Background/History/Details:**

Fayette County's Workers Compensation coverage is a "self-insured" arrangement utilizing third parties for excess insurance and claims administration and uses Quadrant Insurance Managers as broker. The County uses Georgia Administrative Services as the third party administrator for workers compensation claims administration and Midwest Employee Casualty Company (MECC) for excess insurance and claims services.

Quadrant Insurance Managers requested quotes from the few vendors still in the business of underwriting this type of insurance for the public sector. The only viable quote received was from our current carrier, Midwest.

Staff's recommendation is to renew with Midwest for excess insurance with a two year contract at an annual cost of \$179,772 as listed in the attached backup. This rate increase does not require an increase to our specific retention which will remain at \$750,000 per claim. Renewal rate specifics are attached for your review.

**What action are you seeking from the Board of Commissioners?**

Approval to renew a two-year contract with Midwest Employers Casualty Company at an annual cost of \$179,772 from July 1, 2026 to June 30, 2028.

**If this item requires funding, please describe:**

These funds reside in the Workers Compensation Self-Insurance Fund, 60110595-523182.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

26F973804



**QUOTATION**  
**QUADRANT INSURANCE MANAGERS<sup>SM</sup>**  
 EPOCH UNDERWRITING MANAGEMENT AGENCY CORP  
 6797 N. HIGH ST., SUITE 335, WORTHINGTON, OHIO 43085  
 PHONE: 614/841-1425 – FAX: 614/841-1426

**QUOTE NO.:** 24F921405

**DATE:** April 24, 2026

**TO:** Kennya Carter & Lewis Patterson / Fayette County BOC

**FROM:** Mark D. Harris, CIC

**INSURED:** Fayette County Board of Commissioners

**ADDRESS:** 140 Stonewall Ave. West, Suite 213, Fayetteville, GA 30214

**COVERAGE:** Excess Workers Compensation

**INSURER:** Midwest Employers Casualty Company (Admitted)  
**AM BEST RATING:** A+ XV

**EXPIRING POLICY #:** EWC006548

**POLICY PERIOD:** Effective Date: July 1, 2026  
 Term: One (1) and Two (2) Year Options available  
 Starting at 12:01 a.m. Local Standard Time

**PREMIUM OPTIONS**

	<b>OPTION 1 YEAR TERM \$600,000 Retention</b>	<b>OPTION 2 YEAR TERM \$600,000 Retention</b>
<b>ESTIMATED PREMIUM</b>	\$179,772	\$359,544

**SPECIFIC RETENTION:** (\$750,000) -Class 7710 GA – Firefighters & Drivers  
 -Class 7720 GA – Policy Officers & Drivers

**COMMISSION:** -None

**CONDITIONS:** -MECC must be notified of any aircraft changes occurring during the Policy period.

**SUBJECT TO:** The Company’s receipt, review and approval of the following items and additional information:  
 -None



## Excess Workers Compensation Quotation Sheet

Insurer: Midwest Employers Casualty Company

Policy Effective Date: 07/01/2026

Insured: Fayette County Board of Commissioners

Policy #: EWC006548

### QUOTE OPTIONS

POLICY TERMS	0261568	0261649
Named States	GA	GA
<b>SPECIFIC:</b>		
Specific Limit	STATUTORY	STATUTORY
Specific Retention	\$600,000	\$600,000
Specific Retention - 7710 GA	\$750,000	\$750,000
Specific Retention - 7720 GA	\$750,000	\$750,000
<b>EMPLOYERS LIABILITY:</b>		
Employers Liability Limit	\$1,000,000	\$1,000,000
Employers Liability Retention	See Specific	See Specific
<b>AGGREGATE:</b>		
Aggregate Limit	NA	NA
Aggregate Retention	NA	NA
Estimated Aggregate Retention	NA	NA
Minimum Aggregate Retention	NA	NA
<b>RATING BASE:</b>		
Est. Annual Payroll	\$60,488,584	\$60,488,584
Est. Annual Manual Premium	\$1,138,046	\$1,138,046
Length of Policy (Years)	1.000000	2.000000
Est. Policy Normal Premium	\$1,138,046	\$2,276,092
Rate per \$100 of Payroll	0.2972	0.2972
<b>PREMIUM:</b>		
Total Est Policy Prd Premium (including Flat Charges)	\$179,772	\$359,544
Policy Minimum Premium	\$161,795	\$323,590
Deposit Premium	\$179,772	\$179,772
Deposit Flat Charge(s)	NA	NA
<u>Total Deposit Due*</u>	\$179,772	\$179,772
Terrorism Risk Ins Act of 2002 <u>(incl in Total Deposit Due above)</u>	\$5,393	\$5,393

\* The following states are subject to a premium surcharge: GA. The amount of the surcharge is not included in any premium amount shown above; it is in addition to the premium amount(s) above. The amount of the surcharge is subject to change as directed by the Department of Insurance and other agencies.

### CONDITIONS / COMMENTS:

\* MECC must be notified of any aircraft changes occurring during the policy period.

**Endorsement Schedule  
Quotation**

Insurer: Midwest Employers Casualty Company

Policy Effective Date: 07/01/2026

Insured: Fayette County Board of Commissioners

Policy #: EWC006548

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Quote Option(s) 0261649 Include(s) the following Endorsements:

CMB-187	Two Year Policy Short Rate Table
ISI-285	More Than One Premium Adjustment

The following endorsements apply to all quote options:

CMB-1	Amendment to Schedule Item 1
CMB-6-CLS	Amendment to Schedule Item 6
CMB-11	Amendment to Schedule Item 11
CMB-199	Policyholder Disclosure Notice of Terrorism Insurance
ISI-254-EXC	Aircraft Exclusion
ISI-261	Voluntary Compensation
ISI-GA (11-16)	Georgia

26F973804



***Higher limits may be available.***

***You must contact us in writing to bind. No binding authority is extended.***

***Payment is due 10 days after binding. Flat cancellation is not permitted.***

***This Quote is good until 07/01/2026.***

***All quotes, binders, policies, and endorsements to be provided via email unless otherwise requested in writing.***

The Quote embodies the terms, conditions and coverages the underwriters are willing to offer, regardless of what was requested in your submission. By receiving our Quote, you are acknowledging and accepting that the Quote may not be entirely consistent with your submission. Accordingly, we strongly encourage you to carefully read our Quote and compare our Quote to the coverages you requested in your submission. In addition, we strongly encourage you to carefully read the entire sample policy, if provided, to assist you in deciding whether or not you wish to accept the coverages offered by our Quote.

The sole purpose of this Quote is to facilitate your understanding of the proposed insurance program and is intended for reference only. Our Quote does not affirmatively or negatively amend, extend or alter the coverage afforded by any policy that may be issued to you. Please carefully read the actual policies for specific terms, conditions, limitations and exclusions that will govern in the event of a loss.

The information provided by our Quote has been provided to us by you and has not been verified by us. No representations or warranties, expressed or implied, have or will be made, and no responsibility or liability is or will be accepted by us or our broker, or by any of our respective subsidiaries, affiliates, officers, directors or agents as to, or in relation to, the accuracy or completeness of this Quote or any other written or oral information made available to you and any liability is hereby expressly disclaimed. In particular, no representation or warranty is given as to whether the coverage offered under the Quote or insurance policy covers all of your exposures to loss.

If there are certain exposures that need to be evaluated, please bring these exposures to our attention. Should any exposures change after coverage is bound, such as beginning new operations, hiring employees in new states, buying additional property, etc., please notify us immediately so proper coverage(s) can be discussed.

Please note that if between the date of your application and the effective date of binding coverage there exist any material changes in the information (including but not limited to claims or potential claims) originally submitted or subsequently requested by the Insurer, the applicant is required to advise the potential Insurer immediately and prior to binding the coverage. The potential Insurer fully reserves its rights with respect to the underwriting acceptance or denial of the account in the event of such a material change in information.

In order to complete the underwriting process, we require that you send us the additional information requested above. We are not required to bind coverage prior to our receipt, review and underwriting approval of the above information. However, if we do bind coverage prior to such approval, it shall be for a temporary period of not more than 30 days. Such temporary binding of coverage shall be void ab initio ("from the beginning") if we have not received, reviewed and approved in writing such materials within 30 days from the effective date of the temporary binder. Payment of premium shall not operate to extend the binding period or nullify the automatic voiding as described above.

**QUADRANT INSURANCE MANAGERS<sup>SM</sup>**  
 EPOCH UNDERWRITING MANAGEMENT AGENCY CORP  
 6797 N. HIGH STREET, SUITE 335  
 WORTHINGTON, OHIO 43085



**Policyholder Disclosure  
Notice of Terrorism  
Insurance Coverage**

Coverage for acts of terrorism, as defined in the Terrorism Risk Insurance Act as amended, (the "Act"), is included in the quote for your policy.

As defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Act.

However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 80% beginning on January 1, 2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Act contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism, as defined in the Act is shown below, and does not include any charges for the portion of losses covered by the United States government under the Act.

Quote Option	<u>0261568</u>	<u>0261649</u>
TRIA Charge:	\$5,393	\$5,393
	=====	=====

Name of Insurer: Midwest Employers Casualty Company  
Name of Insured: Fayette County Board of Commissioners

**BOARD OF COUNTY COMMISSIONERS**

Lee Hearn, Chairman  
Edward Gibbons, Vice Chairman  
Eric K. Maxwell  
Charles D. Rousseau  
Charles W. Oddo



**FAYETTE COUNTY, GEORGIA**

Steve Rapson, County Administrator  
Dennis A. Davenport, County Attorney  
Tameca P. Smith, County Clerk  
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West  
Public Meeting Room  
Fayetteville, GA 30214



**MINUTES**

May 14, 2026  
5:00 p.m.

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Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

**Call to Order**

Chairman Lee Hearn called the May 14, 2026 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present. Vice Chairman Edward Gibbons was absent.

**Invocation and Pledge of Allegiance by Commissioner Charles Rousseau**

Commissioner Charles Rousseau gave the Invocation and led the audience in the Pledge of Allegiance.

**Acceptance of Agenda**

Commissioner Charles Oddo moved to approve the agenda as written. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

PROCLAMATION/RECOGNITION:

- 1. Recognition and certificate presentation to the Fire & Emergency Services Citizen Fire Academy graduates for successful completion of the 10-week Citizen Fire Academy.**

Fire Chief Jeff Hill presented the Fire & Emergency Services Citizen Fire Academy graduates to the Board. He gave a brief description of what the graduates learned in the 10-week program. He outlined that members of the class had the unique opportunity to experience behind the scenes operations and the training of department members. Class members received their heart saver CPR certification, were trained in First Aid, to use a fire extinguisher, and completed EMA preparedness training. CFA members observed department members performing vehicle extrication with the "Jaws of Life," toured the Fire Safety Education Bus, toured fire stations and had dinner at a fire station with the on-duty crew, toured the 911 Center and EOC, and learned firsthand about thermal imaging cameras, cardiac monitors, LUCAS devices, and self-contained breathing apparatus.

PUBLIC HEARING:

- 2. Consideration of staff's recommendation to approve a new 2026 On-Premise Spirits/Beer/Wine Alcohol License (M26-03096) for Levy Premium Foodservice Limited Partnership, located at 910 Veterans Parkway, Fayetteville, GA 30214.**

Chief Marshal Lem Miller stated that this item was seeking Board approval of a new 2026 On-Premise Spirits/Beer/Wine Alcohol License (M26-03096) for Levy Premium Foodservice Limited Partnership, located at 910 Veterans Parkway, Fayetteville, GA 30214. He noted that the applicant submitted an application for consideration. Upon review the applicant met all requirements per the Fayette County Code of Ordinances. Chief Miller stated that staff recommended approval of the request.

No spoke in favor or opposition.

Commissioner Oddo moved to approve a new 2026 On-Premise Spirits/Beer/Wine Alcohol License (M26-03096) for Levy Premium Foodservice Limited Partnership, located at 910 Veterans Parkway, Fayetteville, GA 30214. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

### **PUBLIC COMMENT:**

### **CONSENT AGENDA:**

Commissioner Oddo moved to approve the Consent Agenda. Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

3. **Approval to reappoint Peachtree City Fire/Rescue David Winkles to Position 1 of the Region 4 Emergency Medical Services Advisory Council for a three-year term beginning July 1, 2026 and expiring June 30, 2029.**
4. **Acknowledgment of Sheriff Barry H. Babb's decision to accept one (1) vehicle from the Fayette County Sheriff's Foundation.**
5. **Approval of the Water Line Easement agreement between QTS Fayetteville I, LLC and Fayette County, Georgia to provide access to the Fayette County Water System infrastructure along Highway 54.**
6. **Approval of the Water Line Easement agreement between QTS Fayetteville I, LLC and Fayette County, Georgia to provide access to the Fayette County Water System infrastructure along Tyrone Road.**
7. **Approval to accept a State funded supplemental grant award for the DUI Accountability Court in the amount of \$11,500 with \$0 match for Law Enforcement Award.**
8. **Approval of the April 21, 2026, Board of Commissioners Meeting Minutes.**

### **OLD BUSINESS:**

### **NEW BUSINESS:**

9. **Request to accept a \$1,000,000 federal-aid grant for the Preliminary Engineering (PE) phase of the Kenwood Road Path Project (R-6) and approval of the corresponding Project Framework Agreement (PFA) with Georgia Department of Transportation (GDOT) (PI 0021592).**

Public Works Director Phil Mallon stated that this item was seeking Board approval to accept a \$1,000,000 federal-aid grant for the Preliminary Engineering (PE) phase of the Kenwood Road Path Project (R-6) and approval of the corresponding Project Framework Agreement (PFA) with Georgia Department of Transportation (GDOT).

Commissioner Rousseau moved to approve to accept a \$1,000,000 federal-aid grant for the Preliminary Engineering (PE) phase of the Kenwood Road Path Project (R-6) and approval of the corresponding Project Framework Agreement (PFA) with Georgia

Department of Transportation (GDOT) (PI 0021592). Commissioner Oddo seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

Commissioner Rousseau commended staff for their efforts in looking for alternative modes of transportation for the citizens of Fayette County. He noted that he was happy to see this project moving forward and coming to fruition.

**10. Request to approve Task Order 26-11 for Arcadis (Contract 2378-S: Water System Engineer of Record) to perform permitting, bidding and award, and construction management for the implementation of the chemical system upgrades at Crosstown Water Treatment Plant in the amount of \$246,993.**

Water System Director Vanessa Tigert stated that this request was seeking Board approval to award Task Order 26-11 for Arcadis (Contract 2378-S: Water System Engineer of Record) to perform permitting, bidding and award, and construction management for the implementation of the chemical system upgrades at Crosstown Water Treatment Plant.

Commissioner Oddo moved to approve Task Order 26-11 for Arcadis (Contract 2378-S: Water System Engineer of Record) to perform permitting, bidding and award, and construction management for the implementation of the chemical system upgrades at Crosstown Water Treatment Plant in the amount of \$246,993. Chairman Hearn seconded.

Chairman Hearn asked for a brief explanation of what this upgrade project would do and/or include.

Ms. Tigert stated that chemical system upgrades at Crosstown Water Treatment Plant included:

1. Conversion of chlorine disinfection system from chlorine gas to liquid sodium hypochlorite as a safety improvement.
2. Addition of a water softening process to aid in increasing the stability of the bulk hypochlorite when diluted.
3. Conversion of the fluoride feed system from bagged, powdered sodium silicofluoride to liquid hydrofluosilicic acid for improved safety.
4. Ventilation upgrades to the chemical storage area to prevent any mixing of airborne chemical residues or off-gases.
5. Plumbing upgrades for chemical handling and dosing to meet current plumbing codes.
6. Resurfacing of chemical building roofing to eliminate leaks from rainwater collection on the roof.
7. Demolition of dry fluoride system and chlorine gas system while maintaining continual plant operations.

Commissioner Oddo moved to approve Task Order 26-11 for Arcadis (Contract 2378-S: Water System Engineer of Record) to perform permitting, bidding and award, and construction management for the implementation of the chemical system upgrades at Crosstown Water Treatment Plant in the amount of \$246,993. Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

**11. Request to approve Resolution 2026-10 to dispose of a 6.9+/- acre parcel of land located in Land Lots 54 and 56 of the 6th District, through conveyance to the Fayette County Development Authority.**

County Administrator Steve Rapson stated that this request was seeking approval of a conveyance of a 6.9+/- acre parcel of land located in Land Lots 54 and 56 of the 6th District, adjacent to the airport. He noted that Resolution 2026-10 was ready for Board approval to authorize the conveyance.

Commissioner Oddo moved to approve Resolution 2026-10 to dispose of a 6.9+/- acre parcel of land located in Land Lots 54 and 56 of the 6th District, through conveyance to the Fayette County Development Authority. Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

**ADMINISTRATOR'S REPORTS:**

Mr. Rapson advised that the County hosted a successful annual Retreat on May 13<sup>th</sup>. He also proudly shared that Fire Chief Hill successfully graduated his post-certification training and was named "Top-Gun".

### **ATTORNEY'S REPORTS:**

**Notice of Executive Session:** County Attorney Dennis Davenport stated that there were two items for Executive Session. One item involving threatened litigation and the review of the April 9, 2026 Executive Session Minutes.

### **COMMISSIONERS' REPORTS:**

#### **Commissioner Maxwell**

Commissioner Maxwell stated that prior to the Board Meeting tonight he attended the new Starr's Mill Tunnel Ribbon Cutting Ceremony and it was a beautiful project and he was proud of the work that was done. He noted that he looked forward to completing more projects just like it.

#### **Commissioner Oddo**

Commissioner Oddo reiterated Commissioner Maxwell's comments about the new Starr Mill Tunnel noting how nice it was and congratulated Fire Chief Hill on his post-certification.

#### **Commissioner Rousseau**

Commissioner Rousseau extended a thank you to citizens for their engagement and participation during the voting process. He stated that regardless of your party affiliation exercising your civic duty was important. He also extended a thank you to the Elections Office for a job well done in running a smooth process. Commissioner Rousseau concluded extending a job well done to both Fire Chief Hill for his recent post-certification and Mr. Mallon for the Starr's Mill Tunnel project.

#### **Chairman Hearn**

Chairman Hearn reiterated comments regarding the Starr's Mill Tunnel project, send commendation to the Publix Works team as well as the Purchasing Department. He also issued a job well done to Piedmont Paving for their partnership and work on the project.

### **EXECUTIVE SESSION:**

**One item involving threatened litigation and the review of the April 9, 2026 Executive Session Minutes.** Commissioner Oddo moved to go into Executive Session. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

Commissioner Maxwell left the meeting.

The Board recessed into Executive Session at 5:17 p.m. and returned to Official Session at 5:38 p.m.

**Return to Official Session** Rousseau moved to return to Official Session. Commissioner Oddo seconded. The motion passed 3-0. Vice Chairman Gibbons and Commissioner Maxwell were absent.

**Approval to Sign the Executive Session Affidavit:** Commissioner Oddo moved for the Chairman to sign the Executive Session Affidavit. Chairman Hearn seconded. The motion passed 3-0. Vice Chairman Gibbons and Commissioner Maxwell were absent.

**Approval of the April 9, 2026 Executive Session Minutes:** Commissioner Oddo moved to approve April 9, 2026 Executive Session Minutes. Chairman Hearn seconded. The motion passed 3-0. Vice Chairman Gibbons and Commissioner Maxwell were absent.

### **ADJOURNMENT:**

Commissioner Oddo moved to adjourn the May 14, 2026 Board of Commissioners meeting. Chairman Hearn seconded. The motion passed 3-0. Vice Chairman Gibbons and Commissioner Maxwell were absent.

The May 14, 2026 Board of Commissioners meeting adjourned at 5:39 p.m.

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Tameca P. Smith, County Clerk

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Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 28<sup>th</sup> day of May 2026. Attachments are available upon request at the County Clerk's Office.

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Approval to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030.

**Background/History/Details:**

The Fayette County Board of Elections is a body comprised of three members that has jurisdiction over the conduct of primaries and elections conducted within Fayette County, and is responsible for the selection, appointment, and training of poll workers in elections. One member is appointed by the political party which received the highest number of votes within the county for its candidate for Governor in the general election preceding the appointment of the member. The second member is appointed by the political party which received the second-highest number of votes within the county for its candidate for Governor in the general election preceding the appointment of the member. The third member is selected by the county governing authority.

The vacancy to the Board of Elections was advertised and four individuals made application and were interviewed. The Selection Committee recommends Beverly Daniel.

**What action are you seeking from the Board of Commissioners?**

Approval to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030.

**If this item requires funding, please describe:**

Not Applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**



APPLICATION FOR APPOINTMENT  
Fayette County Board of Elections



The **Board of Elections** is comprised of three members appointed to four-year terms. Meetings are scheduled to be held on a monthly basis; typically, the fourth Tuesday of each month. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia. Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings.

**Applicants are encouraged to attend as many Board of Elections meetings as possible in an effort to become familiar with the responsibilities of the post.** Applicants must be a legal resident of the State of Georgia and have been a resident of Fayette County for at least six months prior to the date an application is submitted.

Fayette County would like to inform all interested Fayette County citizens that one (1) vacant position on its Board of Elections is available to be filled. **The terms will begin immediately and will expire on January 31, 2030.**

Please take a few minutes to complete the application and return it with a resume, if available, to Tameca Smith, County Clerk, at [tsmith@fayettecountyga.gov](mailto:tsmith@fayettecountyga.gov) or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 **no later than 5:00 p.m. on Friday, March 6, 2026.**

If you have any questions, please call (770) 305-5103.

*NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.*

NAME: Beverly Daniel

ADDRESS: 235 Jayee Ct. (city) Fayetteville (30215)

TELEPHONE (cell) [REDACTED] (home) NA

EMAIL: [REDACTED]

Beverly Daniel  
Signature

February 11, 2026  
Date



## APPLICATION FOR APPOINTMENT Fayette County Board of Elections

**1. How long have you been a resident of Fayette County?**

I have been a resident of Fayette County for over 21 years.

**2. Why are you interested in serving on the Board of Elections?**

Having previously served as County Registrar and Interim Director of Elections, I understand both the operational and governance sides of election administration. I am interested in serving to support secure, transparent, and well-managed elections and to contribute institutional knowledge that strengthens continuity and public confidence.

**3. What qualifications and experience do you possess that should be considered for appointment to the Board of Elections?**

I have over five years of county-level election administration experience, including supervision of staff, oversight of absentee and advance voting, candidate qualification, campaign finance compliance, Logic & Accuracy testing, and coordination with state and county agencies. I am certified through the Georgia Election Official Certification program and have extensive knowledge of Georgia election law, procedures, and systems.

**4. List your recent employment experiences to include name of company and position.**

Fayette County Board of Elections & Voter Registration- County Registrar (10.2020 -11.14.25)

**5. Do you have any past experience related to this position? If so, please describe.**

Yes. As the former County Registrar and Interim Director, I worked directly with the Board of Elections, prepared meeting materials, ensured compliance with Open Meetings and Open Records laws, and implemented board policies. I also administered elections at the operational level.

**6. Are you currently serving on a commission/board/authority or in an elected capacity with any government? No.**

**7. Have you attended any Board of Elections meetings in the past two years and, if so, how many?**

Yes. I attended meetings in my official capacity as County Registrar during my tenure.  
Approximately 50.

**8. Are you willing to attend seminars or continuing education classes at county expense?**

Yes.

**9. Would there be any possible conflict of interest between your employment or your family and you serving on the Board of Elections?**

No. I do not have any employment or family relationships that would create a conflict of interest.

10. Are you in any way related to a County Elected Official or County employee? If so, please describe.  
No.

11. Describe your current community involvement.

I volunteer with Fayette Senior Services, supporting programs and activities that serve our senior community. I value opportunities to give back locally and stay engaged with residents across Fayette County.

12. Have you been given a copy of the county's Ethics Ordinance? Yes.

13. Is there any reason you would not be able to comply with the Ethics Ordinance? No.

Fayetteville, Georgia | **Beverly Daniel**

### Professional Summary

Experienced election administrator with over five years of county-level election leadership, including service as Fayette County Registrar and Interim Director of Elections. Extensive knowledge of Georgia election laws, voter registration systems, campaign finance compliance, and Board of Elections governance procedures. Committed to nonpartisan leadership, operational integrity, and secure, transparent elections.

### Core Competencies

- Voter Registration Administration
- Georgia Election Law & Compliance
- Board Governance & Open Meetings Compliance
- Campaign Finance & Filing Officer Duties
- Advance Voting & Absentee Ballot Management
- Logic & Accuracy Testing
- Poll Worker Recruitment & Training
- Election Equipment Deployment
- Public Records & Open Records Compliance
- Interdepartmental Coordination (HR, IT, Finance)
- Payroll & Budget Coordination
- Public Communication & Community Engagement

### Professional Experience

Fayette County Elections Department -- Fayetteville, GA  
October 2020-November 2025

County Registrar

Interim Director: January 2024 - May 2024

Registration Clerk: Elections preparation

Seasonal: Technical Team (Logic & Accuracy)

Poll Manager: Precinct 5

- Directed daily operations of the Registration Department and supervised full-time and seasonal staff.
- Served as Interim Director overseeing all election preparation and execution.
- Prepared Board of Elections agendas, minutes, and ensured compliance with Open Meetings and Open Records laws.

- Served as Local Filing Officer; managed candidate qualification and campaign finance compliance.
- Oversaw absentee ballot operations, advance voting, provisional ballot procedures, and poll worker training.
- Assisted with Logic & Accuracy testing and coordinated election equipment deployment.
- Assisted with RLA (Risk-Limit Audit)
- Maintained voter registration records and assigned districts and precincts.
- Collaborated with County Administration, IT, Finance, HR, and Facilities.
- Ensured transparent public communication through website updates and community outreach.

### **Education**

Bachelor of Science, Professional Studies / Information Resource Management

Troy State University, Montgomery, AL

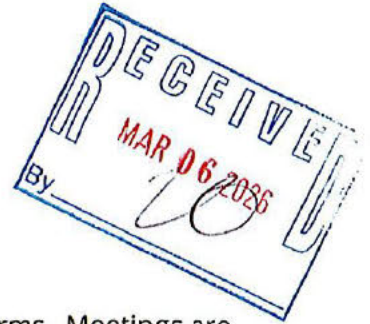
### **Certifications & Professional Affiliations**

- Georgia Election Official Certification (GEOC) – 2023, 2024
- Municipal Election Official Certification (MEOC) – 2024
- Georgia Records Association (GRA) – 2025
- Notary Public – 2022–2026
- Georgia Association of Voter Registration & Election Officials (GAVREO) – Membership & Region 3 Committees
- Georgia Secretary of State – GARVIS Systems Committee (State Software Tester)

### **Community Involvement**

- Volunteer – Fayette Senior Services

# OTHER APPLICANTS



APPLICATION FOR APPOINTMENT  
Fayette County Board of Elections

The **Board of Elections** is comprised of three members appointed to four-year terms. Meetings are scheduled to be held on a monthly basis; typically, the fourth Tuesday of each month. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia. Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings.

**Applicants are encouraged to attend as many Board of Elections meetings as possible in an effort to become familiar with the responsibilities of the post.** Applicants must be a legal resident of the State of Georgia and have been a resident of Fayette County for at least six months prior to the date an application is submitted.

Fayette County would like to inform all interested Fayette County citizens that one (1) vacant position on its Board of Elections is available to be filled. **The terms will begin immediately and will expire on January 31, 2030.**

Please take a few minutes to complete the application and return it with a resume, if available, to Tameca Smith, County Clerk, at [tsmith@fayettecountyga.gov](mailto:tsmith@fayettecountyga.gov) or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 **no later than 5:00 p.m. on Friday, March 6, 2026.**

If you have any questions, please call (770) 305-5103.

*NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.*

NAME Leonard Presberg

ADDRESS 273 Kite Lake Rd (city) Fayetteville

TELEPHONE (cell) [REDACTED] (home) \_\_\_\_\_

EMAIL [REDACTED]

[Signature]  
Signature

3/6/26  
Date



APPLICATION FOR APPOINTMENT  
Fayette County Board of Elections

1. How long have you been a resident of Fayette County?  
*Just short of 29 years.*
2. Why are you interested in serving on the Board of Elections?  
*see attached*
3. What qualifications and experience do you possess that should be considered for appointment to the Board of Elections?  
*see attached*
4. List your recent employment experiences to include name of company and position.  
*Women's Medical Center, CFO*
5. Do you have any past experience related to this position? If so, please describe.  
*see attached*
6. Are you currently serving on a commission/board/authority or in an elected capacity with any government?  
*no*
7. Have you attended any Board of Elections meetings in the past two years and, if so, how many?  
*no*
8. Are you willing to attend seminars or continuing education classes at county expense?  
*yes*
9. Would there be any possible conflict of interest between your employment or your family and you serving on the Board of Elections?  
*no*
10. Are you in any way related to a County Elected Official or County employee? If so, please describe.  
*no*
11. Describe your current community involvement.  
*see attached*
12. Have you been given a copy of the county's Ethics Ordinance?  
*yes*
13. Is there any reason you would not be able to comply with the Ethics Ordinance?  
*no*

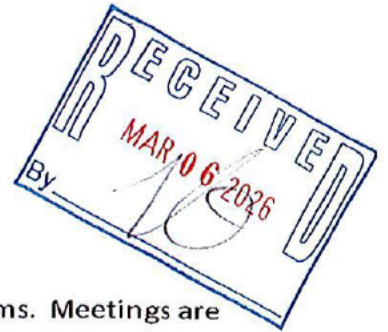
Leonard Presberg, additional answers

2. I am interested in serving on the Board of Elections because our country and democracy is based on citizen participation and voting. Being able to protect that process in Fayette County would be a great honor. While the minimum requirements are following the law relating to voting in Fayette County, I would like to serve on a Board of Elections that helps facilitate and promote the vote of every eligible citizen.

3. I have served as an elected School Board member here in Fayette County as well as a political party chair. I have participated deeply in the voting process at all levels from being a candidate, to being a voter, to supervising poll watchers, to running voter registration drives, to name a few.

5. In addition to that mentioned, I have served on numerous diverse boards of directors in national, state and local non profit organizations.

11. The local organizations that I currently serve on the Board of are the Fayette County Education Foundation and Building Babies Brains. I also serve as a mentor to several elementary students through the FCBOE Friends Mentoring Program.



APPLICATION FOR APPOINTMENT  
Fayette County Board of Elections

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**Applicants are encouraged to attend as many Board of Elections meetings as possible in an effort to become familiar with the responsibilities of the post.** Applicants must be a legal resident of the State of Georgia and have been a resident of Fayette County for at least six months prior to the date an application is submitted.

Fayette County would like to inform all interested Fayette County citizens that one (1) vacant position on its Board of Elections is available to be filled. **The terms will begin immediately and will expire on January 31, 2030.**

Please take a few minutes to complete the application and return it with a resume, if available, to Tameca Smith, County Clerk, at [tsmith@fayettecountyga.gov](mailto:tsmith@fayettecountyga.gov) or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 no later than 5:00 p.m. on Friday, March 6, 2026.

If you have any questions, please call (770) 305-5103.

*NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.*

NAME: Andrew Rose

ADDRESS: 265 Gaelic Way

City: Tyrone

TELEPHONE (Cell): [REDACTED]

(Home): (770) 486-5490

EMAIL: [REDACTED]

Signature

March 6, 2026

Date



APPLICATION FOR APPOINTMENT  
Fayette County Board of Elections

1. How long have you been a resident of Fayette County?  
*47 years. My parents first moved here in 1979 when I was 16 years old.*
2. Why are you interested in serving on the Board of Elections?  
*I am now retired, have time to serve my county and also want to ensure that Fayette County maintains election integrity through proper compliance.*
3. What qualifications and experience do you possess that should be considered for appointment to the Board of Elections?  
*My former work experiences detailed in the attached resume summarize my career background and highlight the elements needed to successfully participate as a BOE member. Additionally, I have served as an Assistant Poll Manager for the 2025 Primary, Runoff and General Elections.*
4. List your recent employment experiences to include name of company and position.  
*Please see the attached resume.*
5. Do you have any past experience related to this position? If so, please describe.  
*I have successfully completed poll-worker training several times last year and served as Assistant Poll Manager during the 2025 election cycle. Previous career work assignments involved negotiations, review and application of legal documents, including consultation with legal counsel, and project management.*
6. Are you currently serving on a commission/board/authority or in an elected capacity with any government?  
*No, and never have.*
7. Have you attended any Board of Elections meetings in the past two years and, if so, how many?  
*Yes, I have attended several BOE meetings and have also reviewed some video recorded meetings. I have also attended two State Elections Board meetings at the Capitol.*
8. Are you willing to attend seminars or continuing education classes at county expense?  
*Yes, I am a firm believer in continuing education and place an emphasis on personal responsibility to stay in tune on the most recent policy and practice updates.*
9. Would there be any possible conflict of interest between your employment or your family and you serving on the Board of Elections?  
*None that I am aware of at this time.*
10. Are you in any way related to a County Elected Official or County employee? If so, please describe.  
*No*

11. Describe your current community involvement.

***1) 21 year Board Member of the non-profit Southern Crescent Chorale – VP of Communications; 2) Gaelic Glen HOA Board member; 3) Sleep in Heavenly Peace volunteer.***

12. Have you have been given a copy of the county's Ethics Ordinance?

***Yes***

13. Is there any reason you would not be able to comply with the Ethics Ordinance?

***No***

**Andrew Rose**  
 265 Gaelic Way  
 Tyrone, GA 30290

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## Summary

Retired Sales and Marketing professional seeking opportunities to utilize my career of work experiences for volunteer and civic service positions.

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## WORK HISTORY

### 1990-2019 United Parcel Service (Retired)

#### *2003-2019 UPS Strategic Alliance Manager UPS Ready Program*

Managed and negotiated 3<sup>rd</sup> party relationships that enable vendors to integrate UPS technology within their business solutions. Integrated solutions include UPS products and services that allow customers to streamline operations and focus on growing their businesses while reducing costs. Relationships included Pitney Bowes, SAP, Oracle and Intuit.

#### *2000-2003 eCommerce Account Manager, UPS*

Leveraged UPS technology portfolio in consultative and technical sales with UPS National and Major Account Segments. Increased package volume and revenue demonstrating the value associated with UPS technologies. Developed key relationships within Sales, Marketing, and Technology Deployment functions. Successful integrations include Home Depot, Unisource, Federated Department Stores, Alston & Bird and Morris, Schnieder & Prior.

#### *1990-2000 Business Development, UPS*

Managed the process to close sales with prospects and customers in a variety of customer segments. Interacted with National Account Managers in developing sales strategies for JCPennes, Xerox, WW Grainger, Ford, and other major companies. Exceeded volume and revenue goals consistently.

#### *1990-1994 Part-time, UPS*

Preloader, Air Exception Driver, and Next Day Air Driver while attending Georgia State University. Regularly participated in the Operation Center's K.O.R.E. meetings.

#### *1988-1990 Default Prevention Specialist, The American College for the Applied Arts*

Developed and implemented debt management and loan counseling programs to reduce loan default rates as mandated by Federal regulations. Researched and compiled statistics on the requirements of financing a college education. Counseled the college faculty, staff, and students on financial aid and administrated the school's aid program. Succeeded in reducing the default rate from 33% to 19%.

#### *1986-1988 Senior Admission / Financial Aid Counselor, Oxford College of Emory Univ.*

Recruited prospective students, screened applicants, performed financial needs analysis, and determined financial aid awards. Organized on campus activities for students and parents.

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## EDUCATION

- *MBA in General Business, emphasis in International Business, Georgia State Univ., 1990*
- *BA in Liberal Arts; AA in Science, Emory University, 1986*

President, Circle K Club; GA Circle K President Award; President, Intramural Athletic Council; President, Toastmasters International UPS; Taught school & worked part-time to fund college.

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## INTERESTS & ACTIVITIES

Board Member Southern Crescent Chorale – VP Communications; Church elder; Volunteer work with the Fayette Sumaritans and Sleep in Heavenly Peace; Active member of Emory Alumni Committee. Golfing, stamp collecting, gardening, and travelling.



APPLICATION FOR APPOINTMENT  
Fayette County Board of Elections

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Fayette County would like to inform all interested Fayette County citizens that one (1) vacant position on its Board of Elections is available to be filled. **The terms will begin immediately and will expire on January 31, 2030.**

Please take a few minutes to complete the application and return it with a resume, if available, to Tameca Smith, County Clerk, at \_\_\_\_\_ or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 **no later than 5:00 p.m. on Friday, April 17, 2026.**

If you have any questions, please call (770) 305-5103.

*NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.*

NAME Paula K. Barnes

ADDRESS 130 5<sup>th</sup> Street (city) Fayetteville

TELEPHONE (cell) [REDACTED] (home) n/a

EMAIL [REDACTED]

PK Barnes Signature April 7, 2026 Date



**APPLICATION FOR APPOINTMENT**  
**Fayette County Board of Elections**

1. How long have you been a resident of Fayette County?

7 years

2. Why are you interested in serving on the Board of Elections?

Please see other side

3. What qualifications and experience do you possess that should be considered for appointment to the Board of Elections?

Please see other side

4. List your recent employment experiences to include name of company and position.

I retired from Federal government employment on January 3, 2020, having served 42 years, primarily representing CDC and ATSDR

5. Do you have any past experience related to this position? If so, please describe.

I have previously served on Boards as further described in my resume (attached)

6. Are you currently serving on a commission/board/authority or in an elected capacity with any government? No

7. Have you attended any Board of Elections meetings in the past two years and, if so, how many?

Yes. Beginning in early 2025 I attended the majority of the Board of Elections meetings.

8. Are you willing to attend seminars or continuing education classes at county expense?

Absolutely.

9. Would there be any possible conflict of interest between your employment or your family and you serving on the Board of Elections?

No

10. Are you in any way related to a County Elected Official or County employee? If so, please describe.

No

11. Describe your current community involvement.

Please see other side

12. Have you been given a copy of the county's Ethics Ordinance?

Yes

13. Is there any reason you would not be able to comply with the Ethics Ordinance?

No

# Paula K. Barnes

130 5th Street, Fayetteville, GA 30214

Phone: [REDACTED]

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## PROFESSIONAL EXPERIENCE

Assistant Deputy General Counsel (HHS), US Department of Health and Human Services, Centers for Disease Control and Prevention (CDC) and the Agency for Toxic Substances and Disease Registry (ATSDR): joined 1987 – retired January 2020

- Led the CDC legal office 2005 - 2020
- Supervised 22 attorneys providing legal advice and litigation support

## EDUCATION

Juris Doctor (JD)

Emory University School of Law, Atlanta, Georgia, 1980

Bachelor of Arts

Coe College, Cedar Rapids, Iowa, 1977

## TEACHING EXPERIENCE

Adjunct Professor, Public Health Law

- Georgia State University School of Law
- Emory University School of Law
- Guest Lecturer at Duke University School of Law (12 years)

## VOLUNTEER EXPERIENCE

- Board Chair, Two Sparrows Village: A nonprofit providing housing and day programs for neurodivergent adults. January 2026 - Present. Previously Board Member, March 2024 - January 2026
- CDC Federal Credit Union Board of Directors Member
- Parent Representative on the Board for the Emory Center for Child Development and Enrichment that integrates typically developing children with autistic children
- ACLU Volunteer, Voter Access Project. Representative since February 2025, attending monthly Fayette County Board of Elections' meetings
- Volunteer Docent, David J. Sencer CDC Museum
- Ambassador, Trilith Foundation
- Member of team that works with therapy dogs at various organizations such as senior living centers, colleges, and Two Sparrows Village

## AWARDS, RECOGNITIONS & PUBLICATIONS

- American Public Health Association (APHA) Law Section Lifetime Achievement in Public Health Law Award, October 2020
- Congressional Record Remarks December 5, 2019 on the retirement of Ms. Barnes by the Honorable John Lewis in the U.S. House of Representative and U.S. flag flying at the U.S. Capitol
- Contributed Chapter, *Law in Public Health Practice - Second Edition 2006*

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

**Wording for the Agenda:**

Request to approve Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA Construction, Inc. for \$1,545,735.00 for a contract total to date of \$1,838,235.00.

**Background/History/Details:**

The Fayette County Animal Shelter Phase II project has completed the design phase of the project and is approaching the construction phase. MEJA were appointed as Construction Manager at Risk (CMAR) at the January 22, 2026 Board of Commissioners meeting. The initial contract amount of \$292,500 for MEJA (for GC's & GR's plus the Construction Manager fee) will ultimately be increased by \$3,079,766.00 for the Guaranteed Maximum Price (GMP) of \$3,372,266.00. Step 1 of the 2-step increase for construction is requested at this time.

Since being appointed, MEJA and the Project Team have carried out a constructibility review of the design and have worked on developing the Guaranteed Maximum Price (GMP). MEJA received pricing from their sub-contractors which was reviewed by the Project Team and a GMP of \$3,372,266.00 is being offered. An independent Cost Estimate was conducted on the drawings and the price was \$3,473,265. The project team reviewed all sub-contract packages and costs for completeness and accuracy.

The proposed schedule to start on site is June 2026 with all construction being completed by February 2027.

**What action are you seeking from the Board of Commissioners?**

Approval of Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA Construction, Inc. for \$1,545,735.00 for a contract total to date of \$1,838,235.00.

**If this item requires funding, please describe:**

Project Funding is available under R23AF in the sum of \$1,658,098.62. \$1.5M is pending FY2027 budget approval.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

\$1.5M allocated in FY2027 TRIP funds.



**Purchasing Department**  
 140 Stonewall Avenue West, Ste 204  
 Fayetteville, GA 30214  
 Phone: 770-305-5420  
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Colette Cobb *CC*

Date: May 28, 2026

**Subject: Contract 26054-P: Fayette County Animal Shelter Phase II – CMAR  
 Change Order #1: Guaranteed Maximum Price – Stage 1**

On January 22, 2026, the Board of Commissioners awarded construction of the Fayette County Animal Shelter Phase II - CMAR to MEJA Construction, Inc. This project consists of a 3,218 square foot building with kennels, a barn/stable area, outside fenced dog runs and walking paths around the property with pavilions and gazebos.

As the Construction Manager at Risk (CMAR), MEJA provided construction advice during the pre-construction and design phase, and developed a Guaranteed Maximum Price (GMP).

The initial contract price of \$292,500.00 awarded on 1/22/2026 included MEJA's Construction Management fee, pre-construction fee, and anticipated General Conditions and General Requirements Costs. As is customary for a CMAR project, the actual construction costs are to be added by change order. To better match the timing of progress payments with SPLOST deposits, the authorization of construction expenditures will be added via two change orders as follows:

Construction Phase - Stage 1 (Change Order 1):	\$1,545,735.00
Construction Phase - Stage 2 (Future Change Order):	<u>1,534,031.00</u>
Total Construction Phase:	\$3,079,766.00

The initial pre-construction phase of \$292,500.00 plus the total construction phase of \$3,079,766.00 will ultimately bring the contract Guaranteed Maximum Price to \$3,372,266.00. Specifics of the proposed change order are as follows:

<b>Contract Name</b>	26054-P: Fayette County Animal Shelter Phase II – CMAR
<b>Change Order</b>	#1: Guaranteed Maximum Price
<b>Contractor</b>	MEJA Construction, Inc.
<b>Contract Amount:</b>	
Initial Contract	\$ 292,500.00
Change Order #1	<u>1,545,735.00</u>
Total Thru C.O.1	\$1,838,235.00

**Budget:**

Fund	327	2023 SPLOST
Org Code	32730910	Animal Control SPLOST
Object	541210	Other Improvements
Project	R23AF	Walking Trails & Livestock Bldg.
Available	\$1,658,098.62	As of 5/21/2026

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:  #15

**Wording for the Agenda:**

Request to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept \$1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT).

**Background/History/Details:**

In April, the Governor and Legislature have amended the state budget for Fayette County to receive an additional \$1,184,256.23 in CY 2026 for roadway maintenance. These funds will require no local match.

In accordance with LMIG program guidelines, County staff has prepared a project list in excess of this amount. The continued focus of the 2026 list is on roadway pavement maintenance; including asphalt resurfacing, milling, patching, micro surfacing and striping.

Fayette County LRA application and project list must be submitted to GDOT by June 15, 2026. A check for the grant funds up to \$1,184,256.23 will then be sent to Fayette County.

**What action are you seeking from the Board of Commissioners?**

Approval of Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept \$1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT).

**If this item requires funding, please describe:**

No local match is required for this grant.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**

Adjustments will be made once funds are received.



**Public Works Department**

115 McDonough Road  
Fayetteville, GA 30214  
Phone: 770-461-3142  
[www.fayettecountyga.gov](http://www.fayettecountyga.gov)

May 28<sup>th</sup>, 2026

Ms. Brandy Spiller  
Local Government Coordinator  
115 Transportation Blvd  
Thomaston, GA 30286

RE: Fayette County – 2026 LRA request and status update of LMIG & LRA Projects

Dear Ms. Spiller,

Enclosed is Fayette County's Local Road Assistance (LRA) Supplemental application package for 2026. Our project list (attached) includes asphalt resurfacing in residential subdivisions.

2025 LMIG Status Update – Fayette County has completed 100% of the 2025 LMIG and we have submitted the *Statement of Final Expenditures*.

2025 Local Road Assistance Administration funds (LRA) Update – Fayette County is currently in the process of expending these funds on the approved project list submitted May 8<sup>th</sup>, 2025 and is currently expected to have this grant closed out by June 30<sup>th</sup>, 2026.

2026 LMIG Status Update - Fayette County is currently in the process of expending these funds on the approved project list and is currently expected to have this grant closed out by June 30<sup>th</sup>, 2026.

Please call Bradley Klinger at 770-320-6039 or [bklinger@fayettecountyga.gov](mailto:bklinger@fayettecountyga.gov) if you need any additional information pertaining to this request.

Fayette County remains appreciative of the LRA & LMIG programs. It is administered well and the money it provides to local governments is essential for maintaining off-system infrastructure.

Sincerely,

Lee Hearn, Chairman  
*Fayette County Board of Commissioners*

Enclosures

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT  
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LRA Supplemental**  
*TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.*

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, \_\_\_\_\_ (Name), the \_\_\_\_\_ (Title), on behalf of \_\_\_\_\_ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print)  
Mayor / Commission Chairperson  
\_\_\_\_\_  
(Date)

**LOCAL GOVERNMENT SEAL (required):**

\_\_\_\_\_  
E-Verify Number

Sworn to and subscribed before me,

This \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

In the presence of:

NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

**NOTARY PUBLIC SEAL (required):**

**CERTIFICATION OF COMPLIANCE WITH  
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/  
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts (“GDA&A”) for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a “Sanctuary Policy” in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

\_\_\_\_\_  
Title of Authorized Officer or Agent

\_\_\_\_\_  
Date

Form Date - May 10, 2024

**2026 LAR PROJECT REPORT**  
**COUNTY/CITY: FAYETTE COUNTY**

ROAD NAME	BEGINNING	ENDING	LENGTH (Miles)	DESCRIPTION OF WORK	CONTRACTOR PROJECT COST
Blackberry Run	Yates Drive	Dead End	0.5	Resurfacing	\$144,101.80
Butterfield Lane	Pepperdine Way	Dead End	0.74	Resurfacing	\$214,289.35
Cedar Creek Court	Christopher Drive	Dead End	0.26	Resurfacing	\$62,404.48
Deerfield Lane	Ponderosa Dr	Gingercake Trail	0.29	Resurfacing	\$87,946.76
Dorsett Drive	Gingercake Dr	Dead End	0.8	Resurfacing	\$95,719.84
Gingercake Trail	Gingercake Road	Dead End	0.94	Resurfacing	\$250,449.68
Glenfare Trace	Monarch Dr	Jefferson Woods Dr	0.15	Resurfacing	\$39,412.44
Glenwood Chase	Jefferson Woods Dr	Dead End	0.09	Resurfacing	\$26,154.23
Hickory Hollow Drive	Dorsett Dr	Dead End	0.19	Resurfacing	\$64,939.72
Jefferson Woods Drive	Redwine Road	Dead End	0.53	Resurfacing	\$107,396.95
Lucky Leaf Place	Blackberry Run	Dead End	0.2	Resurfacing	\$51,451.72
Millers Oak Way	Cornith Road	Dead End	0.30	Resurfacing	\$77,623.44
Mockingbird Trail	Jefferson Woods Dr	Dead End	0.22	Resurfacing	\$58,792.69
Monarch Drive	Redwine Road	Dead End	0.31	Resurfacing	\$98,902.01
N. Waterford Drive	Dorsett Dr	Dead End	0.07	Resurfacing	\$22,100.34
Octavia Court	Pepperdine Way	Dead End	0.06	Resurfacing	\$20,681.60
Orchard Trail	Yates Drive	Dead End	0.1	Resurfacing	\$23,923.72
Patricia Lane	Gingercake Road	Dead End	0.54	Resurfacing	\$176,218.22
Pepperdine Way	Eastin Road	Dead End	0.52	Resurfacing	\$147,606.18
Ponderosa Drive	Gingercake Road	Gingercake Trail	0.73	Resurfacing	\$207,847.58
Reed Creek Court	Cedar Creek Court	Dead End	0.11	Resurfacing	\$26,976.00
S. Waterford Drive	Dorsett Dr	Dead End	0.06	Resurfacing	\$22,175.27
Stars Mill Drive	Padgett Road	Dead End	0.35	Resurfacing	\$100,443.14
Sweetwater Drive	Dead End	Dead End	0.30	Resurfacing	\$81,112.84
Tall Pine Drive	Patricia Lane	Gingercake Trail	0.41	Resurfacing	\$118,572.01
Thickett Court	Wildhorse Way	Dead End	0.04	Resurfacing	\$11,809.49
Timberlane Trail	Forest Drive	Hood Road	0.18	Resurfacing	\$52,965.38
West Creek Court	Jefferson Woods Dr	Dead End	0.27	Resurfacing	\$70,382.38
Wildhorse Way	Callaway Rd	Dead End	0.12	Resurfacing	\$37,883.80
Yates Drive	Eastin Road	Butterfield Lane	0.28	Resurfacing	\$88,716.07
2026 Formula Amount	\$1,184,256.23		9.66	ESTIMATED TOTAL	\$2,588,999.12
2026 County Match	\$0.00				
2026 TOTAL	\$1,184,256.23				

# COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:  #16

**Wording for the Agenda:**

Request to approve Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of \$65,580 to replace the Kenwood Road water line at Morning Creek.

**Background/History/Details:**

The Kenwood Road water distribution line provides hydraulic connectivity between Ellis Road and Hwy 92 Water System storage tanks. In July 2024, this water distribution line broke on the east side of the bridge where the bridge transitions to the ramp leading up to the bridge causing significant erosion along the right of way and underneath Kenwood Road.

At the January 22, 2026, Board of Commissioners meeting the Board approved a \$362,775 change order for the on-call contractor to replace the trellised water distribution line by boring and installing this main under Morning Creek. This work began in April.

This Change Order No. 2: 1) allows for an improved receiving pit location creating safer construction conditions; 2) provides needed water main alignment through the crossing area; 3) ensures appropriate valve depth and tie-in configuration for long-term maintenance and operation; 4) allows for the church's leaking 2-in. service line to be fixed without having to replace their entrance driveway.

**What action are you seeking from the Board of Commissioners?**

Approval of Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of \$65,580 to replace the Kenwood Road water line at Morning Creek.

**If this item requires funding, please describe:**

Funding is available in 2004 SPLOST R-6 for repairs to this water distribution line in the amount of \$876,374.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* 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

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

**Staff Notes:**



**Purchasing Department**  
 140 Stonewall Avenue West, Ste 204  
 Fayetteville, GA 30214  
 Phone: 770-305-5420  
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Colette Cobb *CC*

Date: May 28, 2026

Subject: Contract 2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure  
 Task Order 2: 10" Main - Kenwood Rd at Morning Creek Bridge  
 Change Order 2

Shockley Plumbing, Inc. was awarded 2563-B on July 24, 2025, for the On-Call Annual Contract for Water Distribution & Stormwater Infrastructure.

This Task Order was authorized to repair a 10" water main at Morning Creek Bridge. The break is at or near the bend where the water line turns away from the road. The actual break has not been seen. The water line is close to the road and approximately 12' deep. Traffic control will be needed.

In January 2026, Change Order 1 was issued for additional repairs due to pipe depth.

In July 2024 this water distribution line broke on the east side of the bridge where the bridge transitions to the ramp leading up to the bridge. This caused significant erosion along the right of way and underneath Kenwood Road. Change Order 2 will replace the Kenwood Road water line at Morning Creek.

Specifics of the proposed task order are as follows:

<b>Contract Name</b>	2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure
<b>Contractor</b>	Shockley Plumbing, Inc.
<b>Task Order 2</b>	10" Main - Kenwood Rd at Morning Creek Bridge
<b>Change Order 2</b>	Water Line Replacement
<b>Current Amount</b>	\$432,207.00
<b>Change Order 2:</b>	<b><u>\$ 65,580.00</u></b>
Not to Exceed Amount	\$497,787.00

**Budget:**

Org Code	32140220	SPLOST-CWD
Object	541210	Other Improvements
Project	R-6	Kenwood Rd Op Improv 08
Available	\$1,137,225.00	As of 5/14/2026

**ATTACHMENT A**

**TASK ORDER COST PROPOSAL SUMMARY**

**TASK ORDER #** Kenwood Rd. Updated Estimate  
Morning Creek Bore

PAY ITEM	TASK DESCRIPTION	TASK ORDER			
		QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL SCHEDULED VALUE
	Due to existing leak and location of existing pipe on West side of Morning Creek, Shockley Plumbing proposes to extend the new pipe further West before making tie-in.				
	Additional Items				
150-1000B	Traffic Control, MUTCD TA-3 5 Additional Days	5	ED	1,000	5,000
*** 615-1000C	Tack and Bore 24 in steel casing,12 in DIP	30	LF	550	16,500
670-4520	Concrete Thrust Collar	2	EA	3,500	7,000
670-5020	Water Service Line 2 in	20	LF	200	4,000
670-8050	Dble Strap Saddle	1	EA	2,000	2,000
670-1120	Water Main 12 in	250	LF	120	30,000
700-6910	Permanent Grassing	.02	AC	2,000	40
700-8000	Fertilizer Mixed Grade	.02	TN	2,000	40
716-2000	Erosion Control Mats	50	SY	20	1,000
	****If a Free Bore Is possible despite the existing leak, DEDUC \$8,000****				
	R. W. Shockley				
				<b>TOTAL TASK ORDER VALUE</b>	<b>\$ 65,580.00</b>