

BOARD MEMBERS

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
April 4, 2024
7:00 pm

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on March 7, 2024
5. Approval of Minor Final Plat for Sterling Ridge

PUBLIC HEARING

6. ~~Consideration of Revised Development Plan RDP-017-24 Xavier Hill, owner; requests to remove Lot 10A from Lafayette Estates Subdivision. 119 Lafayette Dr. is 0.481 undeveloped acres. The property is located in Land Lot 219 of the 13th District and fronts on Lafayette Dr.~~ WITHDRAWN BY PETITIONER

Meeting Minutes 3/7/2024

THE FAYETTE COUNTY PLANNING COMMISSION met on March 7, 2024, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John H. Culbreth Sr., Chairman
John Kruzan, Vice-Chairman
Danny England
Jim Oliver
Boris Thomas

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Christina Barker, Zoning Coordinator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda. *Danny England made a motion to approve the agenda with the following item number 5 changed to read Approval of Paislee Park. John Kruzan seconded the motion. The motion passed 5-0.*
4. Consideration of the Minutes of the meeting held on February 1, 2024. *Danny England made a motion to approve the minutes of the meeting held on February 1, 2024. John Kruzan seconded the motion. The motion passed 5-0.*
5. Approval of ~~Minor Final Plat for Sterling Ridge~~. *Item number 5 was amended to read Approval of Major Final Plat for Paislee Park. John Kruzan made a motion to approve the Major Final Plat for Paislee Park. Danny England seconded the motion. The motion passed 5-0.*
Rod Wright is here tonight to request the approval of the Final Plat for Paislee Park.
John Culbreth asks if there are any questions from the board. There were none.

PUBLIC HEARING

6. Consideration of Petition No. 1344-24, Stephen Willoughby Homes, owner; Rick Lindsey, agent, request to rezone 41.10-acres from A-R to R-40 for the purposes of developing a subdivision of single-family detached homes; property is located in Land Lot 230 of the 5th District and fronts on Kenwood Road and Longview Road.

Debbie Bell reviews the staff report for Petition No. 1344-24. Low-density residential, 1 unit per 1- acre is designated in this area, so the request for R-40 zoning is appropriate. Staff recommends conditional approval of the petition with recommended conditions.

RECOMMENDED CONDITIONS

1. Kenwood Road is a minor arterial on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 50 feet of right-of-way as measured from the existing centerline of Kenwood Road. The corner at the intersection of Kenwood Road and Longview Road shall be chamfered 20 feet along tangent legs.
2. Longview Road is a collector of the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 40 feet of right-of-way as measured from the existing centerline of Longview Road.
3. Submittal of all warranty deed(s) and legal descriptions for right-of-way dedications shall be provided to the County within 60 days of the approval of the rezoning request, or prior to the submittal of a development site plan, whichever comes first.
4. The development shall have no more than eight (8) homes with direct road frontage onto Kenwood Road and Longview Road.
5. Any new road constructed to access lots shall be built with a deceleration lane and acceleration taper per the Fayette County Entrance and Striping Detail.
6. The development shall provide a 30-foot access easement from the interior street to the right-of-way on Kenwood Road.

There were no specific objections by staff. Most of the conditions you heard about are related to transportation uses. The property is located in North Fayette County, specifically at the southwest corner of Kenwood Road and Longview Road. It is currently zoned A-R and has one single-family home on it. You can see the land-use plan is low-density residential. There are some environmental features on the property that will be subject to the watershed protection ordinance. This is a closer look at the property by the aerial. You can see there is currently a single-family home on the lot now. That home does meet or exceed R-40 so if it remains that is no issue. Here is a survey of the property.

Good evening, Mr. Chairman. My name is Rick Lindsey, and I am here tonight representing Stephen Willoughby Homes. My client would like to develop a high-quality subdivision. The price point of the homes is projected to be \$800,000 and up. As Debbie was describing there are some water issues on the NW corner and there is an easement that crosses over the property. We will comply with all the local ordinances with setbacks and such for the sensitive areas that are up in that part. I believe the conditions are acceptable. I would like to talk about the 30-foot easement that connects to Kenwood. I had a conversation with Debbie, and I believe if we put a street up there that connects Kenwood with the subdivision, that could serve as the access easement. Is that correct?

Debbie Bell, "That is correct. The purpose of the request is in the long-range transportation planning. There are plans for a multi-use path along Kenwood Road. That hasn't been specifically engineered.

Rick Lindsey stated that, "At this time there have been no definitive plans drawn. There have been some drawings back and forth, talking to the civil engineers, but no final plan as to what the subdivision street would look like. But the plan is for there to be internal streets with all the homes facing inward internally and not on Kenwood or

Longview. On the west side of the property, those properties are already zoned R-40. Those to the south and the east are zoned A-R, and to the north right across the is a Baptist Church. It does fit in the neighborhood, and it also complies with the future land plan and the comprehensive plan of the county. Again, my client wants to develop a new quality subdivision for new residents coming into the northern part of our county. This area was developed primarily in the 70's and 80's and there hasn't been development in a long, long time. This will bring a new home product to a market where there hasn't been any meaningful development in this area for a long time. This will be a new home product for those looking for new construction and to live in expensive homes. Hopefully, this will provide some new shoppers who will patronize the stores and the restaurants in the northern part of the county. My client seeks to be a good neighbor and bring a quality product to the county. I would like to reserve the rest of my time for any rebuttal and to respond to anyone who might be opposed to this development.

John Culbreth asked if anyone else would like to speak on behalf of the petitioner or in opposition.

"Hello, my name is Darrell Carlson and I live on Longview Road. The side of my property is actually where this property backs up. I have a few concerns as do some of my neighbors. We haven't been able to get a lot of the neighbors here tonight, but we are worried about our property values. I think that is probably out of the worry realm right now because of what was said about the \$800,000. R-40 stipulates 1,500 s.f. or larger, which is not an \$800,000 home. I am concerned about maybe a different classification of perhaps R-55 or something that would demand a bigger home. There are very nice homes in this area and many of us are worried about the decline of our homes. So, he has cleared up the \$800,000 home so that must be at least 3,500 square feet. So, also a concern is I don't know if the existing home that was there is going to stay. Also, how far off of Longview are these homes going to be? According to the description of the map, it looks like all of these homes are going to have frontage on Longview, because of the existing drive and what's already there. I know the property well and I tried to buy it a number of years ago. My neighbors and I are very concerned about the homes that are going to front on Longview. This is a 25-mile-an-hour small road to live on and we have already increased the traffic on it probably two or three times from when the bridge was out on Kenwood, and it has made our street very disastrous. I have had 4-5 accidents last year just out in front of my house. That is my main concern, and I don't know if it is possible to reclassify it to an R-55 or what control we have over this. I just want to be here in opposition just to make sure that it doesn't devalue our homes in any way shape or form. It is also a concern; I would like to see a plat that shows where the homes are going to go. On the existing home, there was probably a 25- or 30-acre area that was cleared. It's got many pines growing up now, but I don't know if they can answer that. Where the positioning of these homes is going to be. If they are putting acceleration and deceleration lanes on our small street, it is going to have to be redone. If there are 8 homes off the street, how far will they be off the road? I don't know what zoning requires for that.

Thank you, sir, is there anyone else in opposition? John Culbreth asks.

Good evening, I am Cynthia Cunningham, and I am Daryll's neighbor across the street. One of our concerns is what it would do to property values, but hearing the \$800,000

valuation, I am not concerned about that. The lady over there spoke of a potential future project regarding pathways and in speaking about a future road. We have not seen a plan and he has not spoken to the engineers about it. If there was a new road then all the homes would be facing inward, with all the access from this new street that doesn't currently exist. If they didn't opt for that plan, then you wouldn't have a road there and all the houses would be backing up onto Longview. The addition of an acceleration or deceleration lane wouldn't alleviate the concern that Daryll has about car accidents in front of his home. Within the last year, seriously, there have been at least 5 accidents. Each accident involves 3 fire trucks, a couple of police cars, and a couple of ambulances, and the whole street is completely blocked. This is because there is a dangerous turn on a road that has not had a lot of maintenance. I don't, personally, think the current state of the road properly handles the volume and the speed of the vehicles that go down it now. I can only imagine how if this development were to come to fruition how the traffic would increase and I would think improvements to Longview need to be made, because who wants someone to get killed just so someone can build some new houses? Let's make people safe, please.

"Thank you, anyone else in opposition," said John Culbreth.

Hello, my name is Steve Cunningham. A lot of concerns I have, one is that a lot of the homes out there have 5,6, 7 -acres. Having a development out there is kind of alarming. It comes out of the blue actually. You know there is a lot of wildlife out there. A lot of deer call that home out there. I am not sure they took surveys, but it is going to force them into other communities or the roads. It is a danger zone just the way it is. I am not sure anyone has been out there, but it can barely handle the volume it handles now. I just think it is a bad idea. If they could do 5-acre lots, perfect, there would be minimal impact on the environment. There are not a lot of trees out there so maybe they could plant some trees and keep it natural out there instead of a lot of noise and then abatements here, abatements there. It is just a mess. And the road is barely constructed the way it is. Thank you.

Thank you. Anyone else?

Hello, my name is Eloise Delaine, and my concern is Kenwood. The street now, where the houses are is called roadkill because every day there is some animal that has been killed on that curve and you are saying that you want to put that many houses coming onto a curve, you are asking for trouble, and we have been living there. The speed limit is 35, but if you go 35, you will be passed. And Kenwood and Longview to turn onto that road, you can't turn onto that road if someone is sitting on Longview. Because of that ditch, there is a ditch. So nowhere did he talk about improving the road on Kenwood or Longview. So, we need improvement on Longview and Kenwood, thank you.

Thank you, is there anyone else who would like to speak against the petitioner? Llewellyn Bryant, thank you. I wanted to say that I do agree with all the opposition as they are my neighbors. What I am hearing here is this, Longview is not going to take that kind of development here. It is just too curvy and when that bridge went out it became really hazardous....it really did. So, not once or twice a year, but 6 times a year someone comes around that curve too fast and gets hurt. I don't think so with an \$800,000 home. That is going to devalue what we have, and we moved out there for a reason not to have development out there. We are not concerned about the people who

need high-end homes. That is not a high-end home to me. That needs to start at about \$1.5 million if they are going to do something they should be \$1.5 million plus. I can see that. That would give them \$1.5, and I do think something needs to be there on that site because it is becoming a landfill, but people see the house as abandoned then they just pull in a dump their trash, but again I don't see that type of development coming out there. I have been out there for 20 years, and I didn't move out there for this. I just don't see \$800,000 houses out there...eh no. So, that is all I have to say. Where do we get the plat and where they are going to build the houses and such?

Debbie Bell, "All of the information in the agenda package, that is published online. Usually about a week to two weeks before the meeting, so all of this information is publicly available."

Danny England, "The plat is not required for rezoning. So, we don't need a plat to rezone the property. Even if that were the case, there is no impetus for the developer to share the plat for public approval. It is provided to us, we approve it. We just approved one right before this case. So, we approve the plat, and we can approve or deny it, but that is not a matter of public input. This is all that is required for rezoning. We look at the possible uses that may go in, we say yes or no, but a plat is not required."

Is there anyone else in opposition?

Hello, my name is Debra Basso and I live on Thornton Drive. I have a couple of questions. One is there any guarantee that this is the size of the house they are going to put on, because if they are asking for 1,600 s.f. why wouldn't they go for more? Second, why aren't we able to see what they are going to put? They are saying what they are going to put but why can't we see it? I have nothing against this gentleman, but it is just his word. I think we are entitled to see something more concrete."

Danny England, "Well, you can return at the time this final plat is submitted to be approved."

Debra Basso, "But then do we vote for that?"

Danny England, "You can voice your opinions, yes."

Debra Basso, "Why wouldn't they approve it for larger homes, now?"

Danny England, "The zoning code only has the minimum square footage. It doesn't put a cap on the maximum. It is considered to be the baseline for the development standard. I can tell you mathematically that someone buying 41-acres and splitting it up for 8 homes from a development standpoint does not make any sense from a development standpoint."

Debra Basso, "Is there certain acreage that they are allowed to have to build this size of homes, like is it 1-acre, 2-acre?"

Danny England, "The land use plan is one house per acre. So now we are looking at this development would be a 5-acre lot. This is a much larger piece of property."

Debra Basso, "So they are not going to put one-acre, one-acre, one-acre."

Danny England, "It is stipulated in the conditions that they can put no more than 8 homes on this piece of property."

"Oh, hold on. That is 8 homes that can front."

Debra Basso, "So that is not how many homes that is how many can front, that is a whole different story then."

Debbie Bell, "May I please clarify?"

Danny England, "I apologize, I read that incorrectly. I read it as 8 homes total."

Mr. Culbreth, "Alright, Debbie has the floor, please."

Debbie Bell, "The request to rezone is for R-40 which permits 1-acre lots. The stipulation about 8 is if homes have direct access to the road, they are limited to 8 new driveways on those roads. If they build an internal road like in a conventional subdivision there is not a limit of 8."

Debra Basso, "So they can put 40 homes there."

Debbie Bell, "Well that wouldn't account for infrastructure. There may be soils, and roads, infrastructure, stormwater. Things that go into creating a development plan that they can do 1-acre lots. So however many 1-acre lots they can fit into their design is what they are going to do."

Debra Basso, "So, they are going to put in a lot more homes. So, now these people are going to have to worry about that. So, now we are not worried about 8 houses we are worried about 20 or 30."

Debbie Bell, "They can develop it as a conventional subdivision."

Mr. Culbreth, "Is there anyone else in opposition?"

Hello, my name is Kimberly Ball and I live in the subdivision next door which is Bethsaida Woods South. I have been in the community for about 25 years and now that I hear that this could be 20 to 30 homes, that is a problem. I am concerned about the devaluation of my home and the traffic flow. I am concerned that there will be a bunch of houses in that one small area, so I do stand in opposition to this.

John Culbreth asks if there is anyone else who wishes to speak in opposition or if not for the petitioner to come for rebuttal, please.

Rick Lindsey says, "Thank you Mr. Chairman. As has been stated, the minimum size for any lot is 1-acre but there is a huge portion of this property that is not developable. Debbie, can I have the slide? There is a large area in the northwest corner of the parcel that is not developable under state law or county ordinances. The projected number of homes is somewhere between 25-27. I know Debbie has in her report, dealing with traffic that it might go up to 29, but I don't believe we are going to get that many homes there because we will have internal streets. There isn't a final site plan because the engineers are still working on this, and we have to get it rezoned first. When there is a site plan, as Mr. England has stated, it comes back to this body and there will be an opportunity for folks to weigh in. Of course, we will have to meet all the requirements of Fayette County but the R-40 that is requested, complies with the land use plan that was adopted by the county. The question of how close the houses will be to Longview. Again, each of the lots will be an acre, at least, if not more. In addition to that, the county is making sure that we have adequate right-of-way along Kenwood and also along Longview to apply with the county ordinances which were probably not in effect at the time those roads were developed. So, there will be some property that will be carved off of this plat that will be dedicated to the county if the county wants to widen the road, but it won't belong to any individual homeowner. The acceleration and deceleration lanes are requirements of the county for any type of subdivision not just this one. I believe there is information in the packet from the people at the county.

People who want to be in our county for the good school system, who are willing to pay the prices of homes here. I appreciate the gentleman who would like to see \$1.5 million homes, but I am here to report that most people can't afford \$800,000 and that is a very high quality and high-priced home. My client wants to be a good neighbor and

for the homes to fit in and not be considered to be a problem. He wants to make sure that the neighborhood stays nice and also to attract new residents who are good quality folks who can afford homes of this price. Again, it complies with the land use plan, and I believe it complies with all the requirements of the county. So, for those reasons, I propose that the planning commission recommend approval for rezoning. Thank you. Mr. Culbreth states, "Thank you, if there are no further questions or comments, we will bring this back to the board. Are there any questions that you would like to have addressed that you have not heard addressed?"

Boris Thomas says, "I have a question. I was looking at the congestion in that area and how it would impact church activities and some of the activities on the street itself. I have been out here like 30 years myself. It is a little more crowded than it used to be. I would like to know if the county is planning to do any widening or any type of improvements to the road to help the ingress and egress with your 26 or so more neighbors."

John Culbreth asked, "Let me address that to staff when we get to that point. Can we require a traffic study when we get to that point?"

Debbie Bell states, "There usually wouldn't be a requirement for a traffic study for a development of this size. Usually, that would be closer to a development with 100 lots there might be a requirement for a traffic study."

Ok, any other questions for the commissioners? If there are no further questions, shall we entertain a motion?

Jim Oliver made a motion to approve Petition No. 1344-24 with conditions. Danny England seconded the motion. The motion passed 5-0.

ADJOURNMENT:

Danny England moved to adjourn the meeting. John Kruzan seconded. The motion passed 5-0.

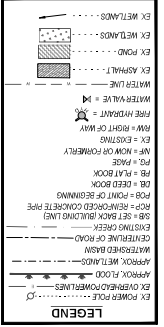
The meeting adjourned at 7:42 p.m.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

**JOHN CULBRETH, SR.
CHAIRMAN**

ATTEST:

**CHRISTINA BARKER
PLANNING COMMISSION SECRETARY**



RDP-017-24

REQUESTED ACTION: Revise the Development Plan for Lafayette Estates Subdivision

PARCEL NUMBER: 1306 087

PROPOSED USE: R- 40 Residential Single-Family Subdivision

EXISTING USE: Undeveloped lot in single-family residential neighborhood

LOCATION: Lot 10A, Lafayette Estates aka 119 Lafayette Drive

ZONING: R-40, Single-Family Residential

LOT SIZE: 0.481 Acres

DISTRICT/LAND LOT(S): 13th District, Land Lot 219

OWNER(S): 1246 Hwy 314 Fayette Co, LLC

AGENT: Xavier Hill

PLANNING COMMISSION PUBLIC HEARING: April 4, 2024

BOARD OF COMMISSIONERS PUBLIC HEARING: April 23, 2024 *(Note: This meeting is on a Tuesday)*

REQUEST

Per Sec. 104-595.(2)h.2., proposed revisions to a recorded major final plat shall, after prescribed public notice, be considered in public hearings before the planning commission and board of commissioners.

APPLICANT'S INTENT

Applicant proposes to revise the development plan for Lafayette Estates Subdivision by removing Lot 10A, consisting of 0.481 acres, from the subdivision. The applicant wishes to combine this tract with Parcel # 1306 011 and #1306 117 for the purposes of developing a single-family residential subdivision. This lot, with frontage on an existing public street, would serve as the entrance to the subdivision.

STAFF ASSESSMENT

At 0.481 acres, the lot is currently a legal nonconforming lot because it is smaller than the current R-40 Zoning district requirements of 1 acre. Because the subdivision plat was recorded prior to November 13, 1980, all the lots are considered legal nonconforming. Removing the lot from the subdivision will cause the current nonconforming lot to be illegal because of the substandard lot size. It is staff's opinion that this change in the development may adversely impact the existing subdivision by adding a new street in place of a residential lot.

	FACTORS TO CONSIDER	STAFF ASSESSMENT
(i)	<i>Street character.</i> Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.	<i>This request does not add or alter the location or setback of any structures. Changing the lot from a residential lot to a road right-of-way would change the character.</i>
(ii)	<i>Lot size character.</i> Whether the request will result in a lot that will be out of character with the size of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lots sizes, the number of lots within a size range, the average lot size and the degree proposed lots will be smaller than existing lots.	<i>This request would change the character of the residential lot. The lot would no longer exist; a road would be built here as an entrance to a new subdivision.</i>
(iii)	<i>Lot width character.</i> Whether the request will result in a lot that will be out of character with the width of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lot widths, the lot widths within a range, the average lot width and the degree proposed lots will be more narrow than existing lots.	<i>The lot in question would no longer exist. The area would be used for a new road.</i>
(iv)	<i>Change of principal use.</i> Whether the change of use will adversely affect the existing use or usability of adjacent or nearby property, will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, or utilities, or other conditions which give supporting grounds for either approval or disapproval of the change of use proposal.	<i>The proposed entrance to a new development will fundamentally alter the residential nature of the neighborhood. In addition, it will increase the burden on a neighborhood street.</i>

Staff Note: At the time of this report, the applicant has conducted unpermitted land disturbance on the property, including encroachment into a State Waters buffer. Environmental Management is addressing these violations.

INVESTIGATION

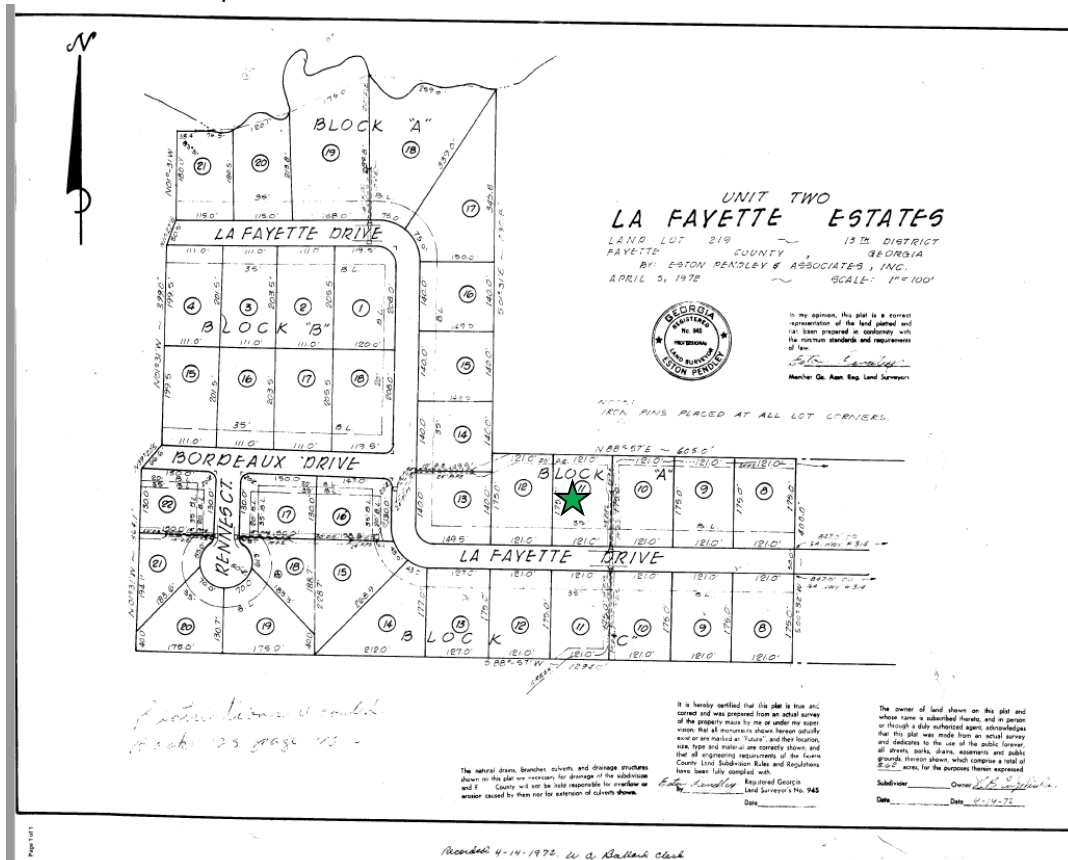
A. GENERAL PROPERTY INFORMATION

The subject property is currently zoned R-40 (Single-Family Residential). It is platted as lot 10A in Phase II of La Fayette Estates, recorded in Plat Book 6 Page 197, on April 14th, 1972. This property is not located in an Overlay District, although the parcels it will be combined with are in the State Route Overlay District, which will then make the entire project subject to the Overlay.

Rezoning History:

On September 10, 1971, the Board of Commissioners approved an amendment to the County's 1960 Zoning Ordinance, which included adding Land Lot 219 to the Official Zoning Map. This is reflected in the 1971 Zoning Map, which documents the designation as an R-40 Zoning District.

Subdivision Plat, April 14, 1972:



B. SURROUNDING ZONING AND USES

The parcels surrounding the subject property are all zoned R-40 and the Future Land Use Map for all these parcels is Low Density Residential, 1 Unit/1 Acre. See the following table and the attached Zoning Map. The subject property is bounded by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	45.30	R-40	Undeveloped	Low Density Residential – 1-acre minimum
South	0.485	R-40	Single-family Residential	Low Density Residential – 1-acre minimum
East	0.531	R-40	Single-Family Residential	Low Density Residential – 1-acre minimum
West	0.454	R-40	Single-Family Residential	Low Density Residential – 1-acre minimum

C. COMPREHENSIVE PLAN

Future Land Use Plan: The subject property lies within an area designated for Low Density Residential on the Future Land Use Plan map. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

Access & Right-of Way: The property has existing access on Lafayette Drive.

Site Plan: The applicant submitted a final plat for the property. It DOES NOT meet the *current* requirements for R-40, which requires that a parcel be at least 1 acre in size. Therefore, there is a condition upon this request that the applicant combine this parcel with the adjacent parcel under his ownership.

F. DEPARTMENTAL COMMENTS

- ☐ **Water System** – no comment.
- ☐ **Public Works/Environmental Management** - No objections on removing from original subdivision. However, providing access to a future subdivision will have to meet Public Works and Environmental Management Department Ordinances.
- ☐ **Environmental Health Department** – This office has no objection to the proposed combination per the application.
- ☐ **Fire** – No comment.
- ☐ **GDOT** – Not applicable, not on State Route.

STANDARDS FOR CONSIDERATION OF A REVISED DEVELOPMENT PLAN

Article XV. – Subdivision Regulations.

Sec. 104-595. – Approval of subdivisions.

(2) Major or minor final plat.

h. *Revision to a recorded final plat.*

[Staff Note: Please refer to the table on the page 2 for staff assessment of these factors.]

1. A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See [section 104-596](#) for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section.
2. Proposed revisions to a recorded major final plat of any existing residential or agricultural-residential subdivisions which adds property to, increases the number of platted lots, or changes the principal use on a lot shall be considered in public hearings before the planning commission and the board of commissioners and public notification shall comply with [section 110-301](#), Public notification. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing these requests:
 - i. *Street character.* Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.
 - ii. *Lot size character.* Whether the request will result in a lot that will be out of character with the size of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lots sizes, the number of lots within a size range, the average lot size and the degree proposed lots will be smaller than existing lots.
 - iii. *Lot width character.* Whether the request will result in a lot that will be out of character with the width of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lot widths,

the lot widths within a range, the average lot width and the degree proposed lots will be more narrow than existing lots.

- iv. *Change of principal use.* Whether the change of use will adversely affect the existing use or usability of adjacent or nearby property, will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, or utilities, or other conditions which give supporting grounds for either approval or disapproval of the change of use proposal.

ZONING DISTRICT STANDARDS

Sec. 110-137. - R-40, Single-Family Residential District.

(a) *Description of district.* This district is composed of certain lands and structures in the county, having a low density single-family residential character and is 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-40 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-40 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 within the R-40 zoning district shall be as follows:

(1) Lot area per dwelling unit:

a. Where central sanitary sewage or central water distribution systems are provided: 43,560 square feet (one acre).

b. Where neither a central sanitary sewage nor a central water distribution system is provided: 65,340 square feet (1.5 acres).

(2) Lot width:

a. Major thoroughfare:

1. Arterial: 150 feet.

2. Collector: 150 feet.

b. Minor thoroughfare: 125 feet.

(3) Floor area: 1,500 square feet.

(4) Front yard setback:

a. Major thoroughfare:

1. Arterial: 60 feet.

2. Collector: 60 feet.

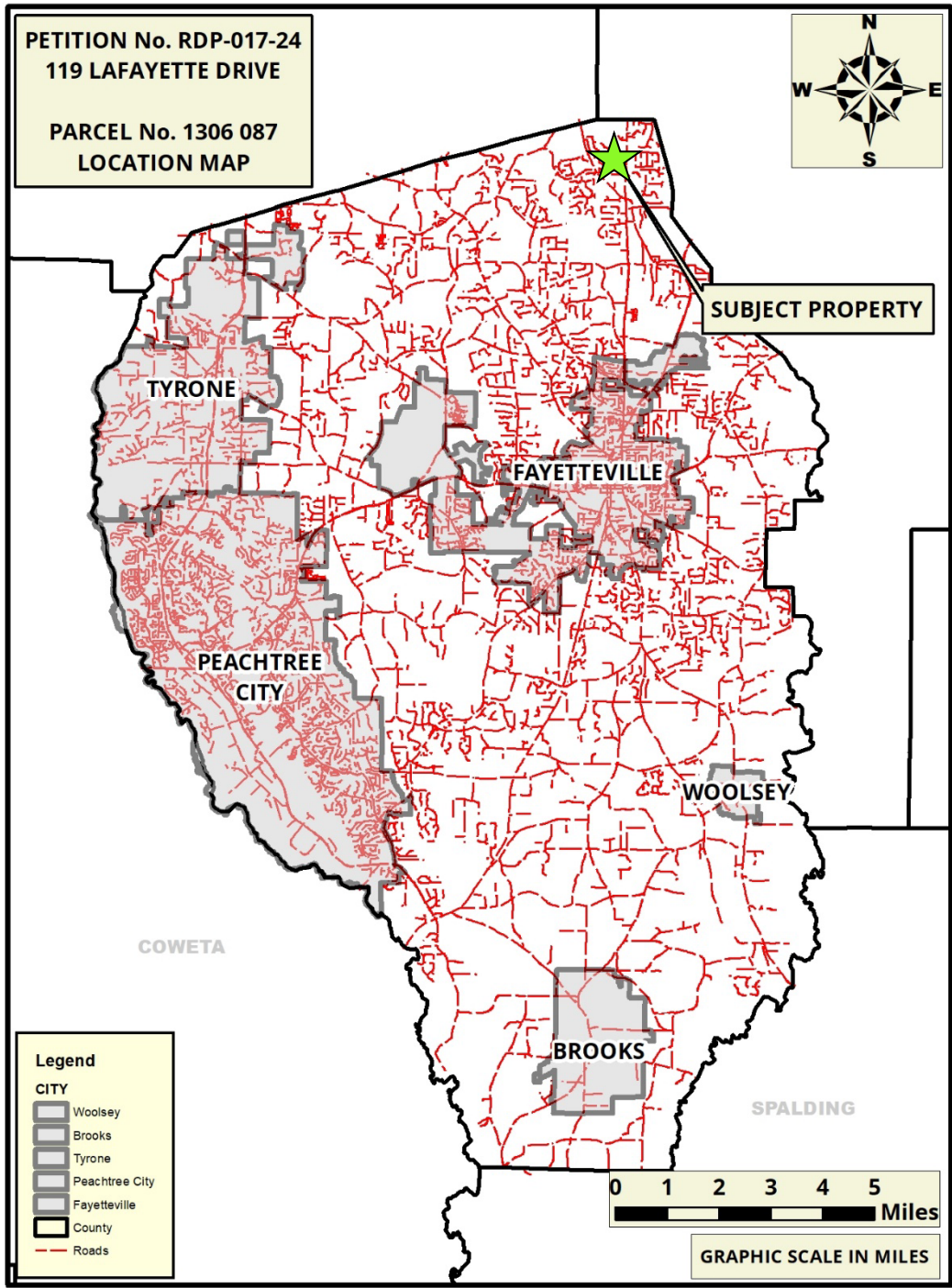
b. Minor thoroughfare: 40 feet.

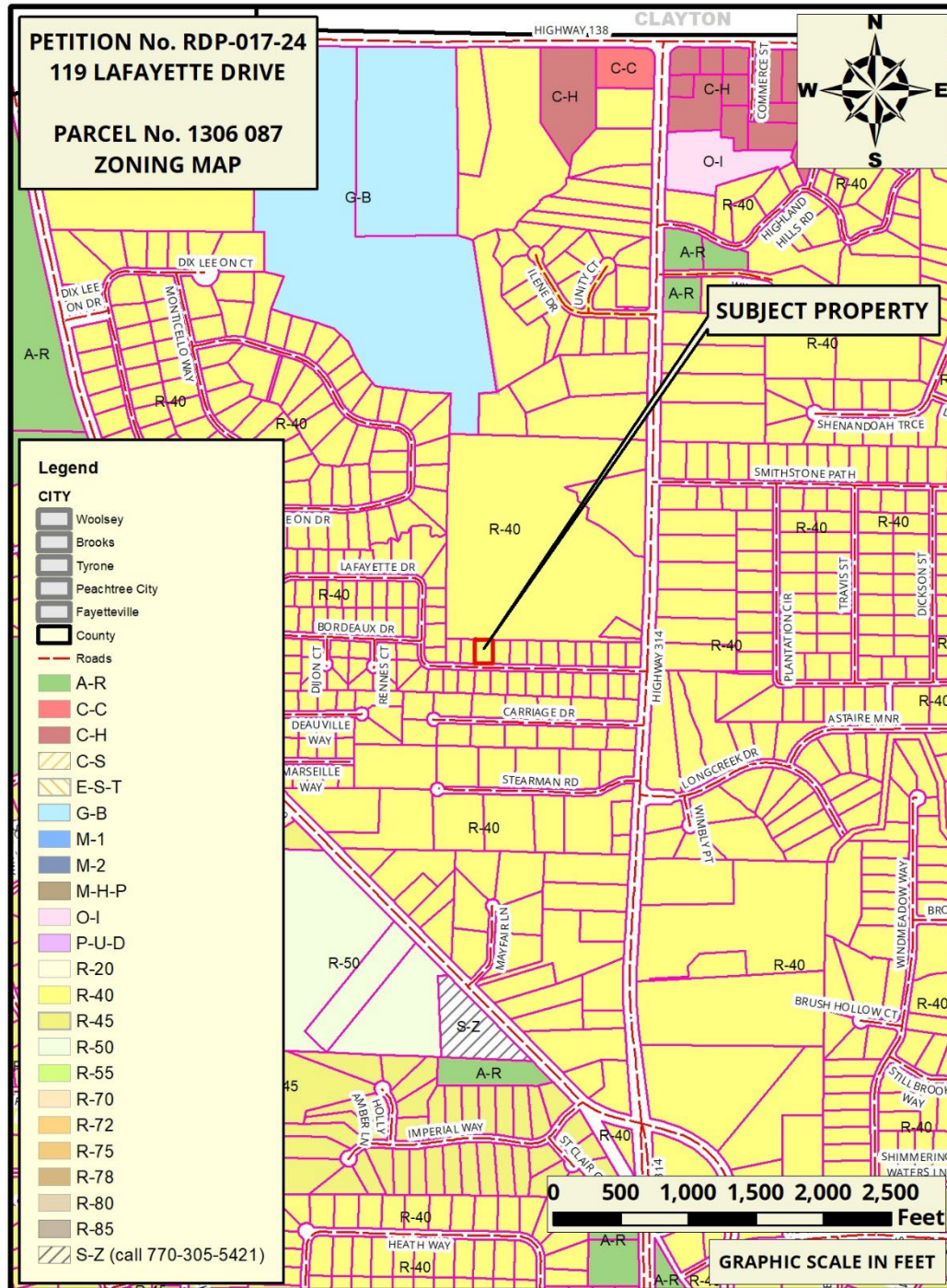
(5) Rear yard setback: 30 feet.

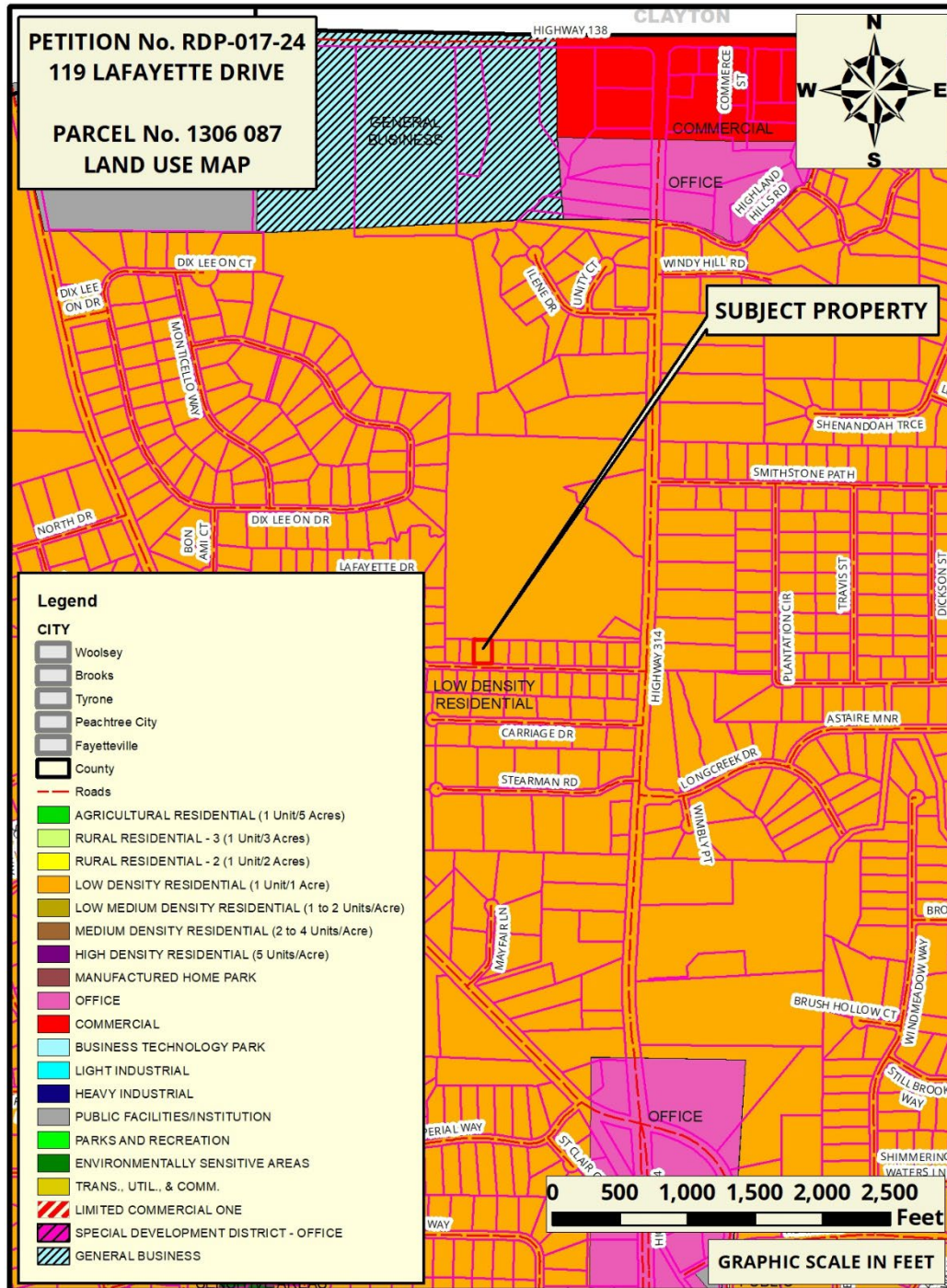
(6) Side yard setback: 15 feet.

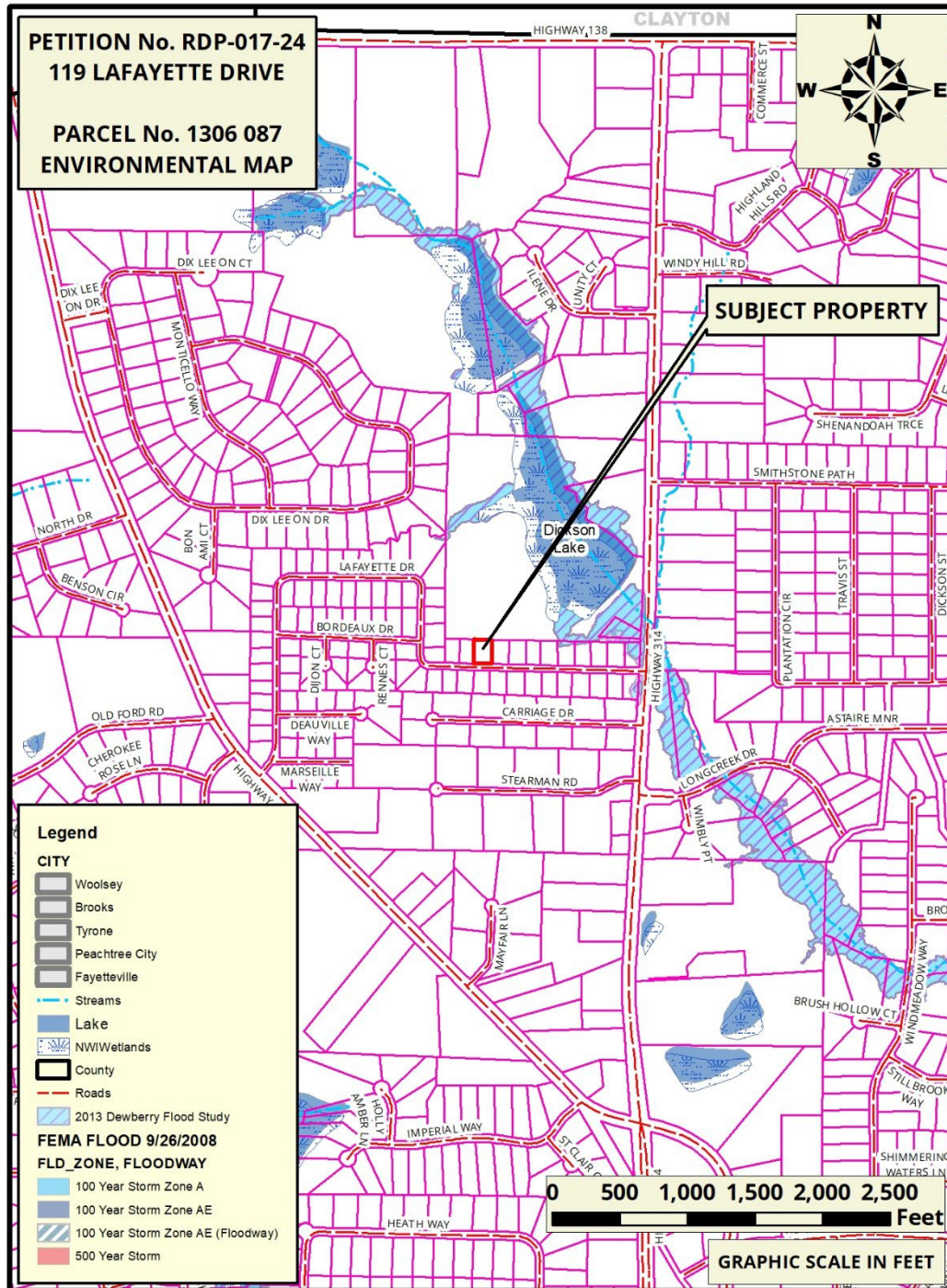
(7) Height limit: 35 feet.

(Code 1992, § 20-6-13; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2018-03, § 13, 9-22-2018)

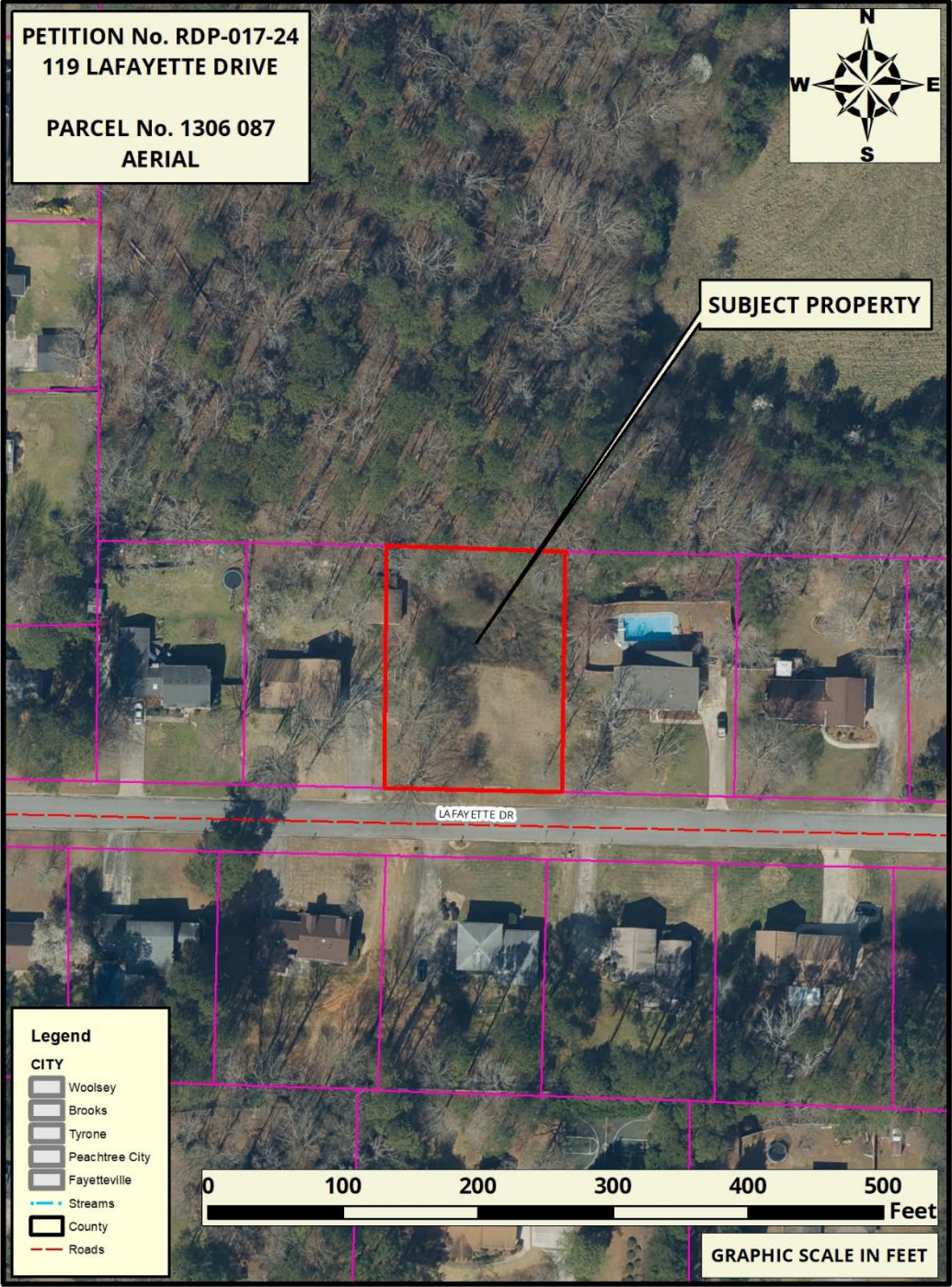












UNPERMITTED LAND DISTURBANCE IN STREAM BUFFER



UNPERMITTED LAND DISTURBANCE IN STREAM BUFFER



PETITION No (s): RDP-017-24
STAFF USE ONLY

APPLICANT INFORMATION

Name Xavier Hill
Address 4584 Moreland Ave
City Conley
State GA Zip 30288
Email xavier.hill@gmail.com
Phone 6786379790

PROPERTY OWNER INFORMATION

Name 1246 Hwy 314 LLC
Address 1246 Hwy 314
City Fayetteville
State GA Zip 307
Email xavier.hill@gmail.com
Phone 6786379790

AGENT(S) (if applicable)

Name _____
Address _____
City _____
State _____ Zip _____
Email _____
Phone _____

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: _____ Date: _____

DATE OF PLANNING COMMISSION HEARING: April 4, 2024

DATE OF COUNTY COMMISSIONERS HEARING: April 25, 2024

Received from Xavier Hill a check in the amount of \$ 250.00 for application filing fee, and \$ 50.00 for deposit on frame for public hearing sign(s).

Date Paid: February 7, 2024 Receipt Number: _____

PETITION No.: _____ Fees Due: _____ Sign Deposit Due: _____

STAFF USE ONLY

PROPERTY INFORMATION (please provide information for each parcel)

Parcel # (Tax ID): 1306 087 Acreage: .481
Land District(s): 13th Land District Land Lot(s): _____
Road Name/Frontage L.F.: LaFayette Dr Road Classification: _____
Existing Use: Residential Proposed Use: AR / Pod Lounge + Retreat / Subdivision
Structure(s): _____ Type: _____ Size in SF: _____
Existing Zoning: R 40 Proposed Zoning: Combine
Existing Land Use: _____ Proposed Land Use: _____
Water Availability: Yes Distance to Water Line: 20' Distance to Hydrant: 60'

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:

1244 Hwy 314 LLC
(Please Print)

Property Tax Identification Number(s) of Subject Property: 1306087

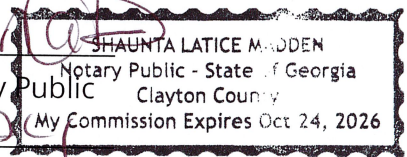
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) _____ of the 13th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of .481 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Xavier Hill 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) Xavier Hill
Signature of Property Owner 1
4584 Moreland Ave
Clayton Ga 30228
Address

Shaunta Latice Madden
Signature of Notary Public
February 7, 2026
Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Authorized Agent

Signature of Notary Public

Address

Date

PETITION No.: _____

OWNER'S AFFIDAVIT

(Please complete an affidavit for each parcel being rezoned)

NAME: 1246 Hwy 314

ADDRESS: 1246 Hwy 314 Fayetteville Ga 30274

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

1246 Hwy 314 LLC / Xavier 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 \$ 300 to cover all expenses of public hearing. He/She petitions the above named to change its classification to _____.

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 4, 20 24 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the day of April 25, 20 24 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF Feb, 2024.

Xavier Full

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

Shaunta Lattice Madden

NOTARY PUBLIC
SHAUNTA LATTICE MADDEN
Notary Public - State of Georgia
Clayton County
My Commission Expires Oct 24, 2026

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, 1246 Hwy 314 LLC, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, feet of right-of-way along La Fayette 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 7th day of Feb, 2024.

Xavier Luis

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

SHAUNTA LATICE MADDEN
Notary Public - State of Georgia
Clayton County
My Commission Expires Oct 24, 2026

Shaunta L. Madden

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: www.dca.state.ga.us/DRI/.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
- [☒] 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 7th day of Feb, 2024.

Xavier Kelly

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
- ☐ 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).

Type: WD
Recorded: 11/2/2023 10:45:00 AM
Fee Amt: \$35.00 Page 1 of 2
Transfer Tax: \$10.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 3227306427

BK 5668 PG 276 - 277

Return to:

John R. Grimes, Esq
Lefkoff, Duncan, Grimes, McSwain, Hass & Hanley, P.C.
3715 Northside Parkway NW Bldg 300, Ste 600
Atlanta, GA 30327

Tax Parcel Nos 1306 087

WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2023 between **CARLA N. DAVIS** ("Grantor"), and **1246 HIGHWAY 314 FAYETTE CO, LLC** ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, in hand paid at the delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND laying and being in Land Lot 219 of the 13th District of Fayette County, Georgia, being Lot 10, Block A, Unit Two, Lafayette Estates (also known as La Fayette Estates), as per plat recorded in Plat Book 6, Page 197, Fayette County7 GA Records, which plat is made part of this description by reference thereto.

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 Grantee, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth in Exhibit "A" attached hereto, Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

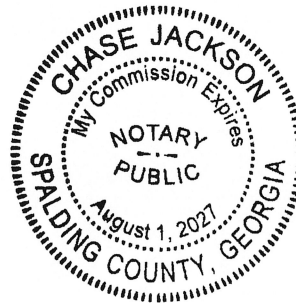
Signed, sealed and delivered
in the presence of:

David White
Unofficial Witness

Carla N. Davis (SEAL)
CARLA N. DAVIS

Chase Jackson
Notary Public

(NOTARY SEAL)



Letter of intent

March 25, 2024

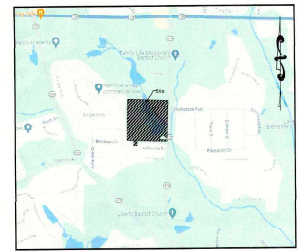
Xavier Hill
1246 Hwy 314, Fayette Co LLC

Fayette County Zoning Department,

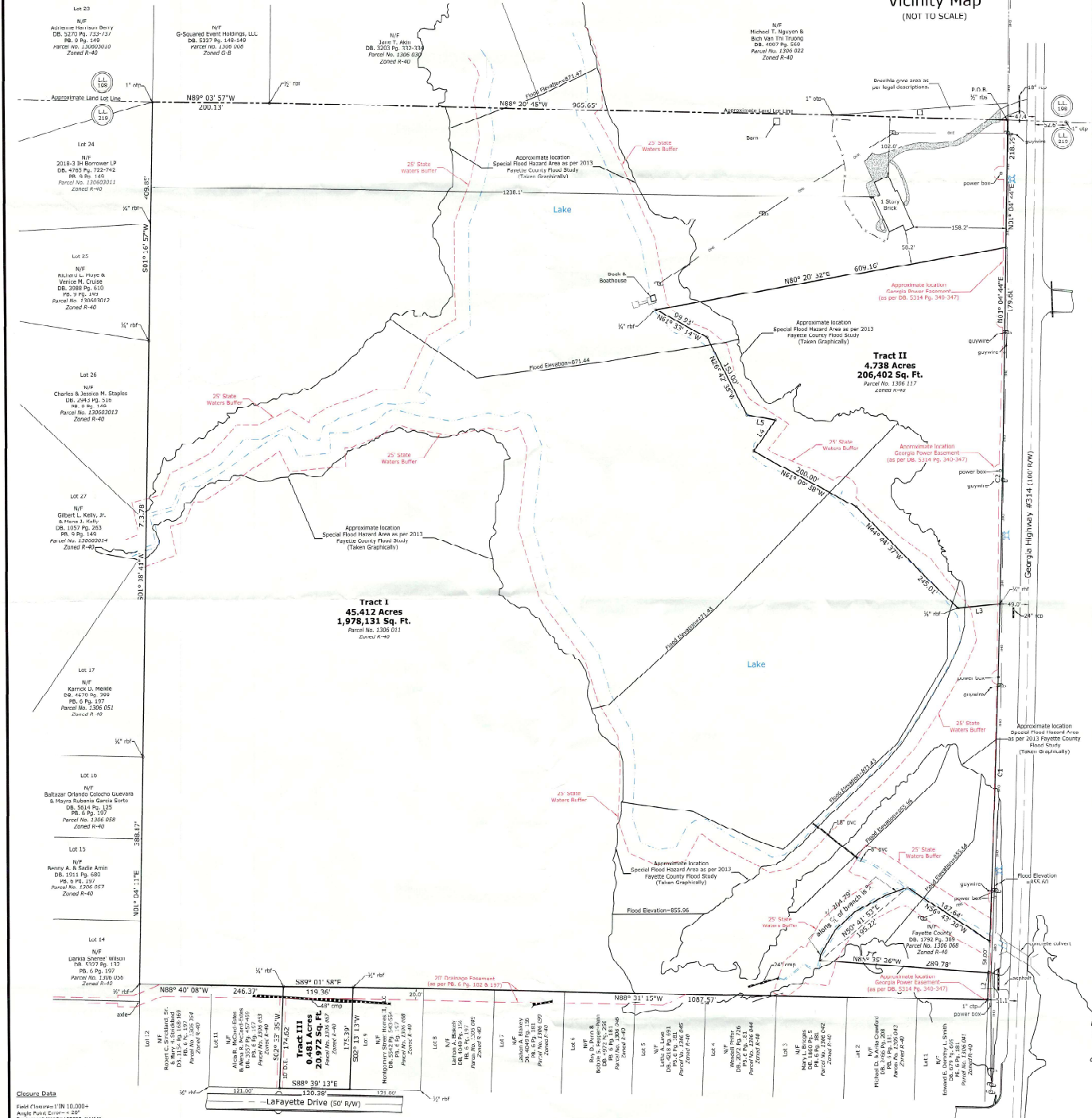
1246 Hwy 314 Fayette Co LLC is the owner of 119 Lafayette Dr would like to submit a letter of intent to remove the lot from Lafayette Estate S/D with the intention of using it for the entrance to Lafayette Estate 2, which will comprises 10 to 15 home sites with lot sizes between 1 acres to 2 acres with the price range of the homes from 600k to 1 million plus for the homes with a minimum square footage of 3,000 SQF.

Curve Table			
Curve #	Length	Radius	Bearing
C1	430.81	42330.60'	N01° 22' 00" E
C2	576.84	42330.60'	N02° 02' 55" E

Line Table		
Line #	Direction	Length
L1	S67° 53' 18" E	299.68'
L2	N02° 26' 29" E	45.44'
L3	S85° 07' 08" W	12.24'
L4	N35° 15' 27" E	64.00'
L5	N79° 32' 38" W	50.00'



Vicinity Map
(NOT TO SCALE)



Survey Data
 Field Closure: 1111.0004
 Angle Point Closure: 25"
 Equipment: Leica 1200i, Sokkia SV, & Carlson BR7 GPS System
 Adjustment: Helmert-Blocker Rule
 Plot Closure: 1111.0004

- LEGEND:**
- OTY=OPEN TOP PIPE
 - REF=REBAR SETTING
 - RES=REBAR SET
 - R/W=RIGHT OF WAY
 - L/L=LAND LOT
 - NFE=MINIMUM FINISHED FLOOR ELEVATION
 - S/W=SEWER MAIN
 - D.C.=DRAINAGE EASEMENT
 - U.C.=UTILITY EASEMENT
 - P.I.R.=RIGHT OF RIGHTING
 - B/L=BUILDING LINE
 - N/C=NOW OR COMING
 - F.W.P.=FIELD WORK PERFORMED DATE
 - S.=SINK
 - W.=WATER
 - U.=UTILITY POLE
 - D.=DRAIN
 - H.=HOLE
 - W.=WATER VALVE
 - L.=LIGHT POLE
 - M.=MANHOLE
 - S.=SEWER
 - W.=WATER EASEMENT
 - D.=DRAINAGE EASEMENT
 - S.=SEWER EASEMENT

Minimum Dimensional Zoning
 R-40 Zoning District
 Minimum lot width at front setback line = 150' (Arterial) - 125' (Minor)
 Minimum floor area of house = 1,500 Sq. Ft.
 Minimum lot size = 1 (Acre) 43,560 Sq. Ft.
 Front yard = 60' (Arterial) - 40' (Local)
 Side yard = 15'
 Rear yard = 30'
 Maximum height of structure = 35'

- In my opinion a portion of this property appears to be within a Special Flood Hazard Area, according to Fayette County's MFGMD 2013 Limited Detail Study. It appears not to lie within a Special Flood Hazard Area according to FEMA Flood Insurance Rate Map for Fayette County incorporated areas dated November 20, 2008 Map #1311300000C.
- This survey does not constitute a title search by surveyor. The surveyor is not responsible for any information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-way, adoptions, and other instruments that might affect the tract shown or not shown, recorded or not recorded.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- There was nothing on adjacent property located hereon permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.

The term "Certification" as used in Rule 1180-6-09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. §16-6-100 and (1), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

Surveyors' Certificate:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Furthermore, the undersigned and surveyors certify that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

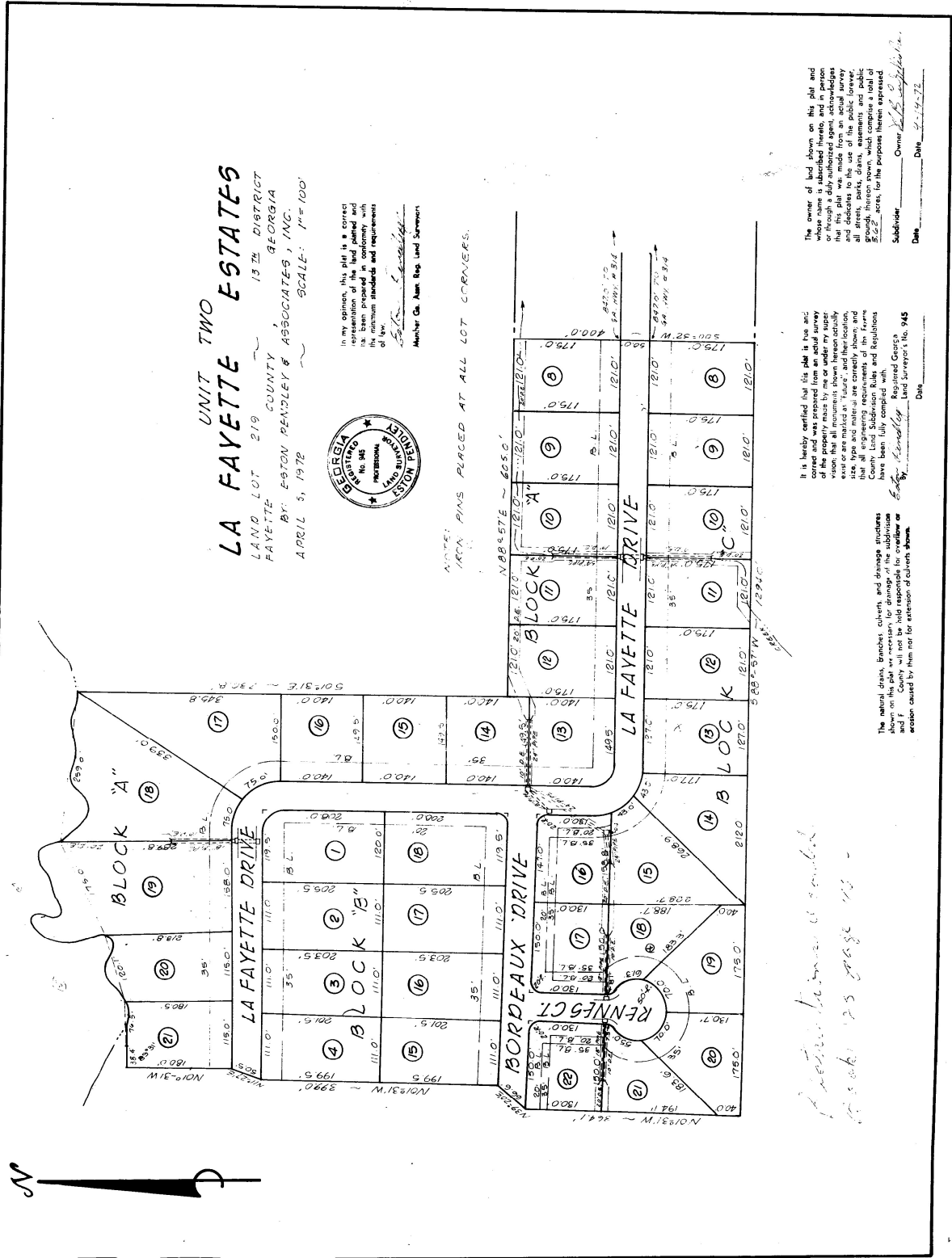


Job #: 23-206
Drawn By: JCB
Reviewed By: RIG
Date: 12/11/2023
F.W.P.: 12/04/2023
Scale: 1" = 80'
Sheet: 1 of 1

Boundary Re-tracement Survey
1246 Highway 314 & 119 Lafayette Drive
 Land Lot 219 of the 13th Land District, Fayette County, Georgia
 Parcel No. 1306 011, 1306 117, & 1306 087

Plat/Deed Book	Page
DB 4147	311-313
DB 13	135
DB 5673	553-555
DB 5214	340-343
DB 5314	344-347
DB 5668	270
DB 6	197

FOUR CORNERS SURVEYING
 P.O. BOX 15 Tyne, GA 30260 770-560-3910 & 770-873-8377
 FOURCORNERSURVEYING.COM
 FOURCORNERSURVEYING@GMAIL.COM



Wednesday, March 20, 2024

Fayette County News B5

PETITION FOR REVISION
TO DEVELOPMENT PLAN OF
LAFAYETTE ESTATES SUBDI-
VISION
IN UNINCORPORATED AREAS
OF FAYETTE COUNTY, GEOR-
GIA

PUBLIC HEARING to be held be-
fore the Fayette County Planning
Commission on Thursday, April 4,
2024, at 7:00 P.M., and before the
Fayette County Board of Commis-
sioners on Tuesday, April 23, 2024,
at 5:00 P.M. (Note: This meeting
is on a Tuesday), in the Fayette
County Administrative Complex,
140 Stonewall Avenue West, Public
Meeting Room, First Floor, Fay-
etteville, Georgia.

Petition No.: RDP-017-24

Owner/Agent: Xavier Hill

Zoning District: R-40

Parcel Number: 1306087

Area of Property: .481 acres

Land Lot(s)/District: Land lot 219
of the 13th District

Fronts on: Lafayette Drive

Proposed: Request approval of Re-
vised Development Plan to remove
parcel #130687 from the Lafayette
Estates Subdivision.

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL
OF LAND laying and being in Land
Lot 219 of the 13th District of Fay-
ette County, Georgia, being Lot 10,
Block A, Unit Two, Lafayette Es-
tates (also known as La Fayette Es-
tates), as per plat recorded in Plat
Book 6, Page 197, Fayette County,
GA Records, which plat is made
part of this description by refer-
ence thereto.

03/30

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