AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 4, 2018
7:00 pm

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

1. Election of the Chairman.

2. Election of the Vice-Chairman.

3. Election of the Secretary.

4. Consideration of the Minutes of the meeting held on December 21, 2017.

PUBLIC HEARING

5. Consideration of Petition No. 1270-17, Richard C Dickson, Owner, request to rezone 11.862 acres from A-R to R-45 to develop a Single-Family Residential Subdivision consisting of three (3) lots. This property is located in 73 & 88 of the 5th District and fronts on Dixon Circle.
REQUESTED ACTION:  A-R to R-45

PROPOSED USE:  Residential

EXISTING USE:  Residential

LOCATION:  Dixon Circle

DISTRICT/LAND LOT(S):  5th District, Land Lot(s) 73 & 88

OWNER:  Richard C Dickson

PLANNING COMMISSION PUBLIC HEARING:  January 4, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING:  January 25, 2018

_____________________________________________________________________________

APPLICANT'S INTENT

Applicant proposes to develop a single-family Residential Subdivision consisting of three (3) lots on 11.862 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE CONDITION

1.  1270-17
A. PROPERTY SITE

The subject property is an 11.862 acre tract fronting on Dixon Circle in Land Lot(s) 73 & 88 of the 5th District. Dixon Circle is classified as a Local road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is an 11.862 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-45. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Use</th>
<th>Comprehensive Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>14.1</td>
<td>A-R</td>
<td>Single-family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td>South (across Dixon Circle)</td>
<td>18.5</td>
<td>R-45</td>
<td>Undeveloped</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td></td>
<td>2.58</td>
<td>R-40</td>
<td>Single-family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td></td>
<td>2.5</td>
<td>R-40</td>
<td>Single-family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td>East</td>
<td>12.39</td>
<td>R-45</td>
<td>Single-family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td>West</td>
<td>9.4</td>
<td>A-R</td>
<td>Single-family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
</tbody>
</table>

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-45 for the purpose of developing a single-family Residential Subdivision consisting of three (3) lots on 11.862 acres.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable. See Public Works/Engineering comments below.
E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

City of Fayetteville Water Service Area.

Public Works/Engineering

Dixon Circle is an existing paved, dead-end road. Turn arounds are made at the end of the road but there is not a designed cul-de-sac or hammer-head road layout. The current road configuration provides approximately 250 feet of road frontage, enough to support development of two lots on the north side of the road.

Construction of a cul-de-sac or a road extension are required for the development of three or more lots. Road improvements necessary to support a development such as this are normally completed by the Developer and then provided to Fayette County through the Final Plat process. In this case, the Developer would have to submit a Preliminary Plat, Construction Plans and then the Final Plat. All plans and field improvements would have to meet the standards and specifications of Fayette County.

Alternatively, if the owner were to develop two lots using the existing road frontage, staff’s recommendation to the Board would be for the County to construct a turn-around at some point in the future if the land for a cul-de-sac is dedicated to the County by the owner as part of the development process.

Environmental Management

Floodplain  The property CONTAINS AND IS ADJACENT TO floodplain per FEMA FIRM panel 13113C0116E dated Sept 26, 2008.

Wetlands  According to the National Wetlands Inventory wetlands are present. A wetland study will be required. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.
Watershed Protection DOES apply based on geographic information systems review.

Groundwater The property IS NOT within a groundwater recharge area. This development IS subject to all applicable development regulations including Watershed Protection and Floodplain Management.

Environmental Health Department

No objections to rezoning.

Fire

Approved

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-45 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools. The development of the property as depicted on the concept plan will require the construction of a cul-de-sac (see Public Works/Engineering comments above).

4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends APPROVAL WITH ONE CONDITION.
RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved R-45 CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for any required right-of-way prior to the approval of the Final Plat and said dedication area shall be shown on the Final Plat. (This condition is to ensure the provision of adequate right-of-way for future road improvements.)
APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: Richard C. Dickson

MAILING ADDRESS: 165 Corrington Lane, Brooks, Ga 30205

PHONE: 770-289-2244 E-MAIL: marauders55@icloud.com

AGENT FOR OWNERS: __________________________

MAILING ADDRESS: __________________________________________

PHONE: __________________________ E-MAIL: __________________________________________

254 Dixon Circle, Fayetteville, GA Rezoning Property Address

PROPERTY LOCATION: LAND LOT 73 LAND DISTRICT S PARCEL ______

PROPERTY LOCATION: LAND LOT 88 LAND DISTRICT S PARCEL ______

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 11.862

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-45

ZONING OF SURROUNDING PROPERTIES: AR & R-45

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: Residential

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: Dixon Cir

LOCATION OF NEAREST WATER LINE: __________________________

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-177-17

[   ] Application Insufficient due to lack of: __________________________

by Staff: __________________________ Date: __________________________

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

by Staff: __________________________ Date: __________________________

DATE OF PLANNING COMMISSION HEARING: __________________________

DATE OF COUNTY COMMISSIONERS HEARING: __________________________

Received from __________________________ a check in the amount of $ __________ for application filing fee, and $ __________ for deposit on frame for public hearing sign(s).

Date Paid: __________________________ Receipt Number: 6057548 Sign

REZONING APPLICATION, FAYETTE COUNTY, GA
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:

[Signature]

Please Print Names

Property Tax Identification Number(s) of Subject Property: [6519-042]

(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) 73+88 of the 15th District, and (if applicable to more than one land district) Land Lot(s) __________ of the ________ District, and said property consists of a total of 11.72 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to N/A to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

[Signature]

Address

[Signature]

Address

[Signature]

Address

[Signature]

Address

[Signature]

Address

[Signature]

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[Signature]

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[Signature]

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[Signature]

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

I/We, _____________________________, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, ______________________feet of right-of-way along ______________________ as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

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

Sworn to and subscribed before me this ____________ day of ________________ , 2017.

______________________________
SIGNATURE OF PROPERTY OWNER

______________________________
SIGNATURE OF PROPERTY OWNER

______________________________
NOTARY PUBLIC

REZONING APPLICATION, FAYETTE COUNTY, GA
Concept Plan for Dixon Circle
Land Lot 73 & 88 of the 5th District
Fayette County, Georgia
November 30, 2017

Total Area
516,706 Sq. Ft.
11.852 Acres
Zoned: A-R
Proposed: R-45

Tract 1
79,371 Sq. Ft.
1.822 Acres
1.124 Acres Contiguous

Tract 2
306,923 Sq. Ft.
7,046 Acres
3.653 Acres Contiguous

Tract 3
121,639 Sq. Ft.
2,792 Acres
1,865 Acres Contiguous

SURVEYOR’S CERTIFICATE:
I hereby certify that this plan is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the state of Georgia and that all measurements shown herein are factually exact, and that the elevations shown are factually correct. The Plan and Description of the Property, herein shown, is true to scale and true to fact. All corners and points shown are true to scale and true to fact.

BY:
SA RLS Associate T. C. Queen
Registered Land Surveyor No. 3135
11/30/2017

DISCLAIMER:
Information regarding the proposed presence, size, character and location of existing underground utilities and structures is shown herein. These data are not intended to be used as engineering or planning data. The surveyor is not responsible for the soundness or sufficiency of the information. This survey was performed without the benefit of a current and accurate Title search, therefore any encumbrances, liens, or easements are not shown.

OWNER’S CERTIFICATE:
The undersigned owners of the Richard C. Dickson Subdivision, hereby dedicate the rights-of-way for public use, and hereby agree to place the easements shown herein as the same may from time to time be called for and required by the proper authorities.

DISCLAIMER:
Information regarding the underground utilities and structures is shown herein. These data are not intended to be used as engineering or planning data. The surveyor is not responsible for the soundness or sufficiency of this information. This survey was performed without the benefit of a current and accurate Title search, therefore any encumbrances, liens, or easements are not shown.