

**BOARD MEMBERS**

Brian Haren, Chairman  
John H. Culbreth, Sr., Vice-Chairman  
Al Gilbert  
Jim Graw  
Danny England

**STAFF**

Peter A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning & Zoning Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**May 17, 2018**  
**7:00 pm**

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

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1. Consideration of the Minutes of the meeting held on May 3, 2018.

**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of Popatiya's Palazzo. The property will consist of three residential lots zoned R-70, is located in Land Lot(s) 54 & 75 of the 7<sup>th</sup> District and front(s) on Adams Road and Sun Road.

**PUBLIC HEARING**

3. Consideration of Petition No. 1273-18, Travis & Sabrina Williamson, Owner, request to amend a condition of rezoning to reduce a 75 foot front yard setback from Eastin Road to 60 feet for Lot 21 of Mackenzie Walk Subdivision. This property is located in land lot 21 of the 7<sup>th</sup> District.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: May 10, 2018  
Subject: Minor Subdivision Plat to be considered on May 17, 2018

**MINOR SUBDIVISION PLAT**

Minor Subdivision Plat of Popatiya's Palazzo

**OWNER/APPLICANT**

Rafiq D. Farishta

Recommend **APPROVAL** for the Minor Subdivision Plat.

# MINOR SUBDIVISION PLAT OF:

# POPATIYA'S PALAZZO

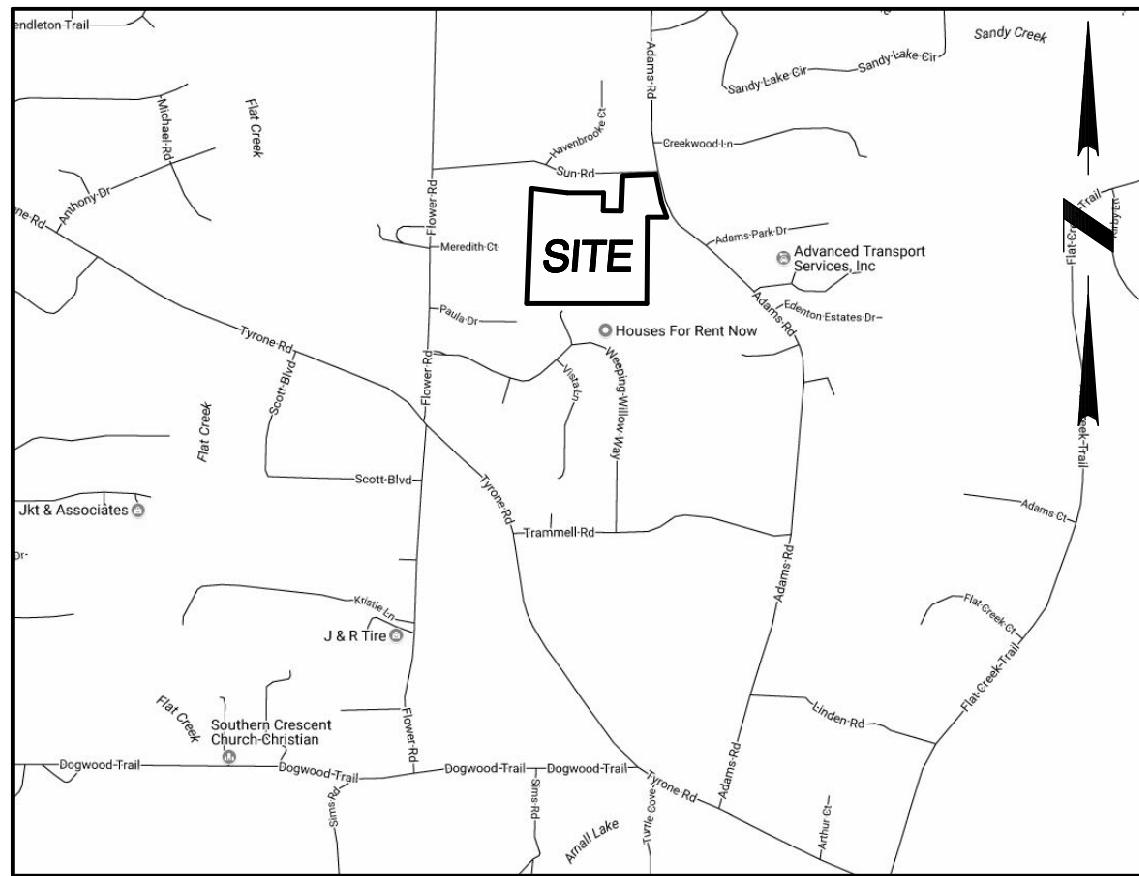
LOCATED IN LAND LOTS 54 & 75 OF 7th DISTRICT  
FAYETTE COUNTY, GA.

### SHEET INDEX

SHEET 1 COVER, NOTES  
SHEET 2 LOT LAYOUT

### GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: N/A
- NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH, (GA. NAD 83 WEST ZONE)
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
- CURRENT ZONING OF PROPERTY: R-70.
- RIGHT-OF-WAY ADAMS ROAD ESTABLISHED AT 40' FROM MEAN CENTERLINE OF EXISTING ROADWAY FOR PURPOSES OF THIS SUBDIVISION AND DEEDED TO FAYETTE CO. ANY ADDITIONAL R.O.W. CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- RIGHT-OF-WAY OF SUN ROAD ESTABLISHED AT 40' FROM MEAN CENTERLINE OF EXISTING ROADWAY (80' ROW) AS PER DB. PG. \_\_\_\_\_ IN FAYETTE CO. RECORDS. ANY ADDITIONAL R.O.W. CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS SURVEY.
- NO JURISDICTIONAL WETLANDS SHOWN ARE ON THIS PROPERTY AS PER JURISDICTIONAL WATERS REPORT BY DANNY R. ROYAL, GA. REG. FORESTER, DATED JANUARY 12, 2018. ANY JURISDICTIONAL WETLANDS SHOWN OR NOT SHOWN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO WETLANDS WITHOUT PROPER AUTHORIZATION.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
- SOILS INFORMATION AS PER LEVEL 3 SOIL MAP PREPARED BY ERIC HAMILTON, APPLIED ENVIRONMENTAL SCIENCES, DATED: \_\_\_\_\_
- THIS SITE IS LOCATED IN A GROUNDWATER RECHARGE AREA OF FAYETTE CO.
- ALL EXISTING STRUCTURES LOCATED ON LOT 3 WILL BE REMOVED PRIOR TO ISSUANCE OF A BUILDING PERMITS.
- THERE ARE STATE JURISDICTIONAL WATERS LOCATED ON THIS PROPERTY AS PER JURISDICTIONAL WATERS REPORT BY DANNY R. ROYAL, GA. REG. FORESTER, DATED JANUARY 12, 2018 AND SHOWN HEREON.



VICINITY MAP  
(NTS)

### FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 13113C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LOT #3 EITHER CONTAINS OR IS ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE CO. 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING BASEMENT.

### APPROVALS

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
(LEVEL III SOIL SURVEY REQUIRED PRIOR TO OBTAINING SEPTIC SYSTEM PERMIT)  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ ENVIRONMENTAL MANAGEMENT DEPT.

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ FIRE MARSHAL

### LEVEL III SOIL SURVEY

I, \_\_\_\_\_ do hereby certify that the Level III Soil Survey information provided on this plat was performed by \_\_\_\_\_ in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Signature of Soil Classifier Professional \_\_\_\_\_ Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer Registration No. \_\_\_\_\_ License Numbers \_\_\_\_\_  
Company Address & Telephone \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

By: Steve J. Reeves, GA. RLS No. 2765 DATE: 03/30/2018

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. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: Steve J. Reeves, GA. RLS No. 2765 DATE: 03/30/2018

### OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PLATTED PROPERTY, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. WE THE UNDERSIGNED OWNERS UNDERSTAND THIS MINOR SUBDIVISION PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THIS BECOME VOID IF THE MINOR SUBDIVISION PLAT IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS OF THE DATE OF APPROVAL BY THE FAYETTE COUNTY PLANNING COMMISSION.

By: \_\_\_\_\_ OWNER DATE \_\_\_\_\_

By: \_\_\_\_\_ OWNER DATE \_\_\_\_\_

SHEET 1 OF 2

MINOR SUBDIVISION PLAT OF:

POPATIYA'S PALAZZO

### LOT AREA CHART

LOT #	TOTAL AREA	CONTIGUOUS AREA*
LOT 1	15.14 Ac.	2.3± Ac. & 4.4± Ac.
LOT 2	11.34 Ac.	2.8± Ac.
LOT 3	15.93 Ac.	5.1± Ac. & 5.5± Ac.
DEDICATED R/W	0.41 Ac.	
TOTAL AREA	42.88 Ac. (TO CL. OF ADAMS RD.)	

\*Each residential building lot has a minimum contiguous area (0.9 Ac.) that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 68,000+ ft. and an angular error of 0.8" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS603 was used to obtain linear measurements and a TOPCON GTS603 was used to obtain angular measurements.  
It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 108-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

### SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 42.33 ACRES  
TOTAL NUMBER OF LOTS - 3  
SITE ZONING: R-70  
MIN. LOT AREA - 2.00 ACRES  
MIN. LOT WIDTH - 175 Feet  
MIN. STREET FRONTAGE - 100 Feet

FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE)  
COLLECTOR - 75 Feet  
LOCAL - 50 Feet  
REAR YARD SETBACK - 50 Feet  
SIDE YARD SETBACK - 25 Feet  
HEIGHT LIMIT - 35 Feet  
MIN. FLOOR AREA - 1,500 Sq.Ft.

WATER PROVIDED BY ON SITE INDIVIDUAL WELLS  
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM

THIS PROPERTY IS LOCATED IN A GROUNDWATER RECHARGE AREA.

THERE ARE EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT TIME OF SURVEY (TO BE REMOVED).

ALL THAT PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF ADAMS RD. HAVING A MINIMUM REQUIRED 80 FOOT RIGHT-OF-WAY, 40 FEET SHALL BE DEDICATED TO CREATE A MINIMUM 40 FOOT RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON AND ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY, UPON RECORDATION OF SAID MINOR SUBDIVISION PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.

### OWNER:

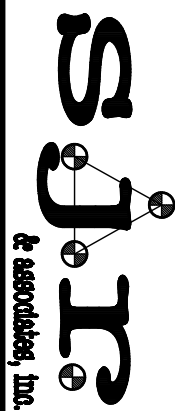
RAFIQ D. FARISHTA  
24 WILLIAMS CIRCLE  
SHARPSBURG, GA. 30277

### PREPARED BY:

**s.j. reeves & associates, inc.**

P.O. BOX 653 \* 11491 HIGHWAY 19 N \* ZEBULON, GA. 30295  
770-584-5203 \* sjreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



Rev. 03/30/2018 per Fayette Co. comments

LANDLOT 54,75 DISTRICT 7th  
CITY N/A COUNTY FAYETTE

DATE OF FIELD WORK 12/08/2017

DATE OF PLAT 02/05/2018

JOB NO. SCALE N/A

GRID NORTH

**LEGEND**

(33.20')  
DEED DISTANCE  
IRON PIN (1/2" MIN) SET  
CORNER MONUMENT FOUND

PROPERTY LINE  
RIGHT-OF-WAY LINE  
EXIST. CONTOURS  
CONCRETE SIDEWALK  
EDGE PAVEMENT  
OVERHEAD UTILITIES  
EXISTING FENCE  
EXISTING WATER LINE  
EXISTING GAS LINE  
EXISTING SANITARY SEWER LINE  
CURB  
CURB & GUTTER  
STORM DRAIN PIPE  
APPROX. SOIL BOUNDARY  
SOIL TYPE  
GATE VALVE  
FIRE HYDRANT  
DOUBLE-WING CATCH BASIN  
SINGLE-WING CATCH BASIN  
WATER METER  
CURB INLET

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	250.68'	S15°20'05"E	250.53'	2133.83'	125.48'
C2	56.62'	S24°49'17"E	56.61'	779.55'	28.32'
C3	74.57'	N25°39'06"W	74.53'	739.55'	37.31'
C4	244.92'	N15°19'08"W	244.78'	2093.83'	122.60'

**SOIL INTERPRETIVE DATA**

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (in/in)	Recommended Hydraulic Loading Rate (gal/day/sq. ft.)	Soil Suit. Code
Cecil	>72	>72	2-10	30-48	60	---	A1
Hard Labor	>72	30-40	2-10	12-18	85	0.10	C2
Helena	>72	18-22	2-6	---	---	---	F2
Pacolet	>72	>72	2-12	24-48	45	---	A1
Starr	>72	>72	2-12	---	---	---	F4
Wash Over Pacolet	>72	>72	2-12	36-48	60	---	A2

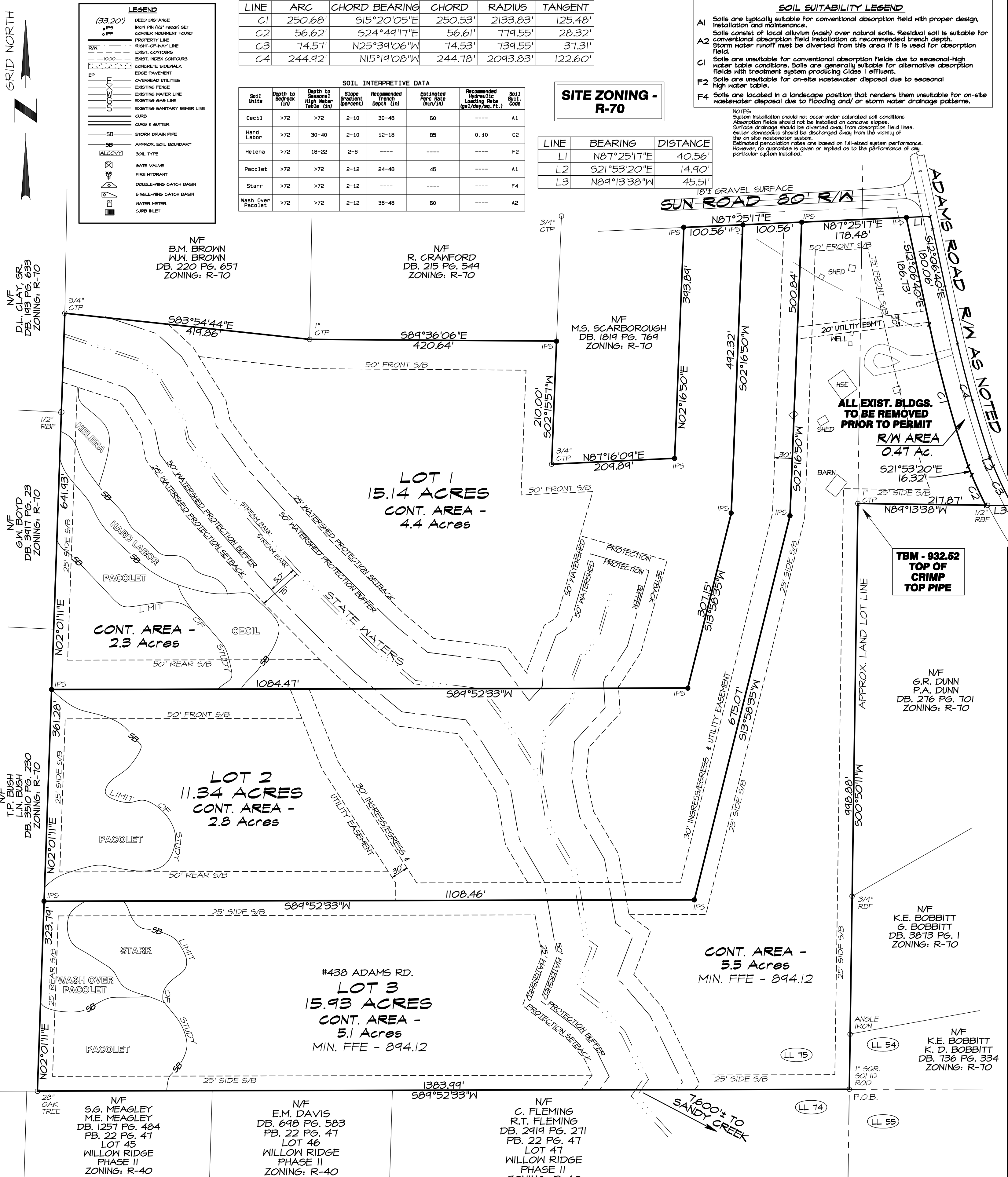
**SITE ZONING - R-70**

LINE	BEARING	DISTANCE
L1	N87°25'17"E	40.56'
L2	S21°53'20"E	14.90'
L3	N89°13'38"W	45.51'

**SOIL SUITABILITY LEGEND**

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium (wash) over natural soils. Residual soil is suitable for conventional absorption field installation at the recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- C1 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
- F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.

NOTES:  
System installation should not occur under saturated soil conditions  
Absorption fields should not be installed on concave slopes.  
Surface drainage should be diverted away from absorption field lines.  
Gutter downspouts should be discharged away from the vicinity of the on-site wastewater system.  
Estimated percolation rates are based on full-sized system performance.  
However, no guarantee is given or implied as to the performance of any particular system installed.



Rev.  
03/30/2018 per Fayette Co. comments

LANDLOT 54.75	DISTRICT 7th
CITY N/A	COUNTY FAYETTE
DATE OF FIELD WORK 12/08/2017	
DATE OF PLAT 02/05/2018	
JOB NO.	SCALE 1"=100'

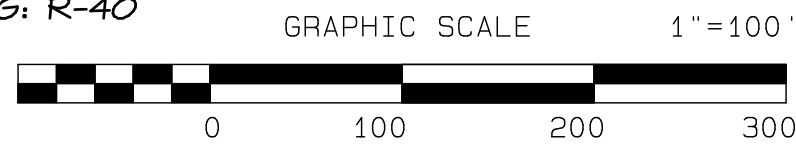


PREPARED BY:

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LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



**SHEET 2 OF 2**

MINOR SUBDIVISION PLAT OF:

**POPATIYA'S PALAZZO**



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

PROPERTY OWNERS: Travis and Sabrina Williamson

MAILING ADDRESS: 105 Mackenzie Lane

PHONE: 770-601-5165 E-MAIL: sabrina@goforthwilliamson.com

AGENT FOR OWNERS: —

MAILING ADDRESS: ~~105 Mackenzie Lane, Fayetteville, GA 30214~~

PHONE: — E-MAIL: —

PROPERTY LOCATION: LAND LOT 21 LAND DISTRICT 7<sup>th</sup> PARCEL 070702017  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 1.721

EXISTING ZONING DISTRICT: R-45 cond. PROPOSED ZONING DISTRICT: R-45 cond.

ZONING OF SURROUNDING PROPERTIES: R-45, R-70

PRESENT USE OF SUBJECT PROPERTY: Residential Home

PROPOSED USE OF SUBJECT PROPERTY: Residential Home

LAND USE PLAN DESIGNATION: Rural Residential - 2 (1 Unit/2 acres)

NAME AND TYPE OF ACCESS ROAD: Eastin Rd + Mackenzie Ln.

LOCATION OF NEAREST WATER LINE: \_\_\_\_\_

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1273-18

Application Insufficient due to lack of: \_\_\_\_\_

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

Application and all required supporting documentation is Sufficient and Complete

by Staff: COB Date: 4/25/2018

DATE OF PLANNING COMMISSION HEARING: May 3, 2018

DATE OF COUNTY COMMISSIONERS HEARING: May 24, 2018

Received from Sabrina Williamson a check in the amount of \$ 290.00 for application filing fee, and 250.00 for deposit on frame for public hearing sign(s). 40.00

Date Paid: 4/25/2018 Receipt Number: \_\_\_\_\_

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:

Travis and Sabrina Williamson

Please Print Names

Property Tax Identification Number(s) of Subject Property: ~~07007~~ 070702017

(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) 21 of the 7<sup>th</sup> District, and (if applicable to more than one land district) Land Lot(s) — of the — District, and said property consists of a total of 1.721 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to — 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.

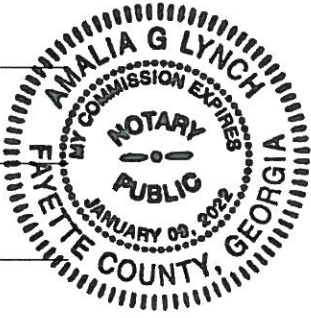
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees 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.

Sabrina Williamson  
Signature of Property Owner 1

Amalia G Lynch  
Signature of Notary Public

105 Mackenzie Lane, Fayetteville, GA 30214  
Address

4-25-18  
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

NAME: Travis and Sabrina Williamson PETITION NUMBER: \_\_\_\_\_

ADDRESS: 105 Mackenzie Lane, Fayetteville, GA 30214

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

Travis and Sabrina Williamson affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) 7<sup>th</sup> Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ 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:

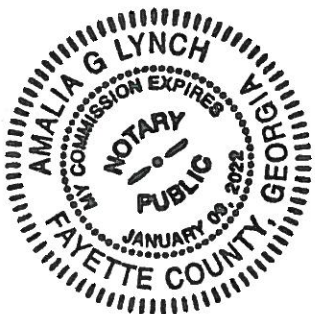
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 3<sup>rd</sup> day of May, 2018 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 24<sup>th</sup> day of May, 2018 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

[Signature]  
NOTARY PUBLIC

[Signature]  
APPLICANT'S SIGNATURE



FILED & RECORDED  
FAYETTE COUNTY, GA.

'99 AUG 20 AM 9 18

W.A. BALLARD, CLERK

BOOK 1421 PAGE 2

Record and return to:  
Glover & Davis, P.A.  
200 Westpark Drive, Suite 130  
Peachtree City, GA 30269  
99P08104, WRH

FAYETTE COUNTY GEORGIA  
CLERK OF SUPERIOR COURT  
DATE 8-20-99 31.00  
W.A. Ballard  
CLERK OF SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FAYETTE

In consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, **Roger L. Gillam**, of Fayette County, Georgia does hereby give, grant, sell, alien and convey unto **Travis C. Williamson and Sabrina L. Williamson**, as Joint Tenants with Right of Survivorship, of Fayette County, Georgia, their heirs and assigns, the following property, to-wit

ALL THAT TRACT or parcel of land lying and being in Land Lot 21 of the 7th District of Fayette County, Georgia being Lot 21 of MacKenzie Walk Subdivision, as shown on that certain plat of said subdivision as recorded in Plat Book 26, Pages 152-154, Fayette County, Georgia Records, reference to which plat is hereby made for a more accurate description of the metes and bounds of said Lot 21.

This conveyance is made subject to any restrictions of record, together with all privileges and appurtenances thereto in anywise belonging in fee simple

And the said vendor(s) will, and his heirs, executors, administrators and assigns shall, the said property to the said vendee(s), their heirs, executors, administrators, and assigns, forever warrant and defend against the lawful demands of all persons whatsoever.

IN WITNESS WHEREOF, The said Roger L. Gillam has hereunto set his hand(s), affixed his seal(s) and delivered these presents this 9th day of August, 1999.

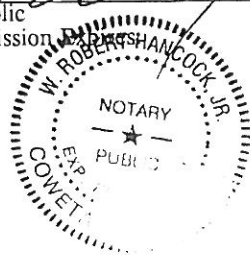
Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

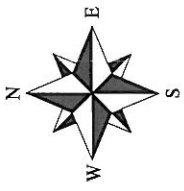
[Signature] (SEAL)  
Roger L. Gillam

[Signature]  
Notary Public  
My Commission Expires 8/20/00  
(SEAL)

\_\_\_\_\_  
(SEAL)





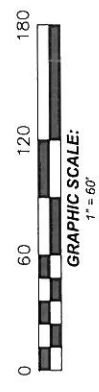
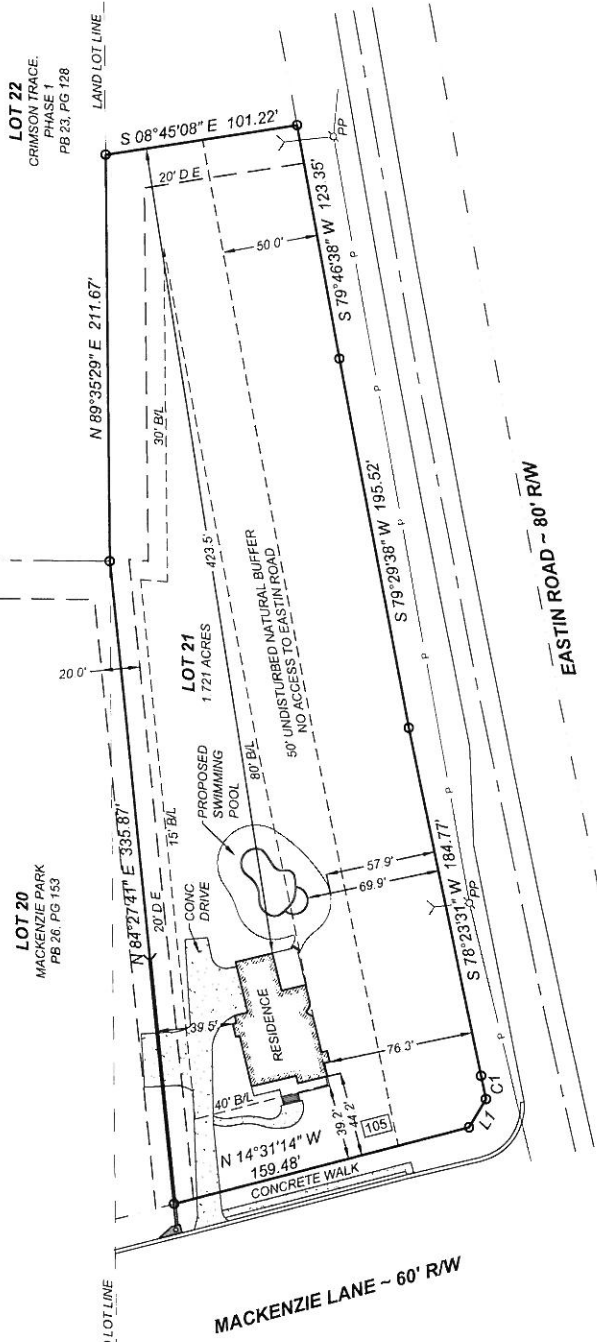


GRID NORTH  
CA WEST ZONE

LINE TABLE	
LINE BEARING	DISTANCE
L1	N 58°44'15" W 17.20'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	12.30'	1573.38'	12.30'	S 78°23'31" W



**NOTES:**

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 26, PAGE 153 OF FAYETTE COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 1313C-0082E, DATED 9/26/2008.
3. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE FAYETTE COUNTY ZONING ORDINANCE FOR R-45 ZONING CLASSIFICATION.
4. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 3/27/2018.

LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= NAIL OR FORMERLY
W.F.	= WELDING
B.P.	= BUILDING POLE
P.P.	= POWER POLE
L.L.	= LAND LOT LINE
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP IN/FT
J.B.	= JUNCTION BOX
C.B.	= CATCH BASIN
T.B.M.	= TEMPORARY BENCHMARK

DATE	ISSUE	No.	DESCRIPTION	DATE
APRIL 4, 2018	ACREAGE: 1.721			
	CC: MW			
	DRAWN: MR			
	CHECKED: RM			
	SHEET #: 1 of 1			
	PROJECT #: 18-136			

**SURVEY FOR:**  
**TRAVIS C. & SABRINA L. WILLIAMSON**  
 105 MACKENZIE LANE  
 LOT 21, MACKENZIE WALK  
 LAND LOT 21, 7th DISTRICT  
 FAYETTE COUNTY, GEORGIA



**McLAIN SURVEYING, INC.**  
 LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT  
 6 MADISON STREET  
 NEWNAN, GEORGIA 30263  
 PHONE: 770-251-8523 - EMAIL: [trclain339@umail.org](mailto:trclain339@umail.org)



**REQUESTED ACTION:** Request from R-45 Cond. To R-45 Cond. to amend rezoning conditions on Lot 21 of Mackenzie Walk Subdivision

**PROPOSED USE:** Residential

**EXISTING USE:** Residential

**LOCATION:** Eastin Road and Mackenzie Lane

**DISTRICT/LAND LOT(S):** Land Lot 21 of the 7<sup>th</sup> District

**OWNER:** Travis and Sabrina Williamson

**PLANNING COMMISSION PUBLIC HEARING:** May 17, 2018

**BOARD OF COMMISSIONERS PUBLIC HEARING:** June 14, 2018

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**APPLICANT'S INTENT**

Applicant proposes to amend a condition of rezoning to reduce a 75 foot front yard setback from Eastin Road to 60 feet. This request pertains only to Lot 21 of Mackenzie Walk Subdivision.

**STAFF RECOMMENDATION**

**APPROVAL with CONDITIONS**

## INVESTIGATION

### A. PROPERTY SITE

The subject property is Lot 21 of the Mackenzie Walk Subdivision and is zoned R-45. Lot 21 is 1.721 acres in size per the Final Plat.

**History:** On May 26, 1994, the Board of Commissioners approved rezoning request (851-94) to rezone 44.24 acres from R-70 to R-45 for a residential subdivision (Mackenzie Walk). The application was approved with four (4) recommended conditions as follows:

1. That all structures be setback at least 80 feet from the right-of-way of Eastin Road, 50 feet of which shall be a natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated. Said buffer must be indicated on the Preliminary and Final Plats.
2. That no individual lot shall have direct access to nor be oriented to Eastin Road.
3. That the proposed development tie into County water and provide fire hydrants as per comments submitted by the Fayette County Fire Marshal.
4. That lots adjoining Eastin Road have a lot width of at least 150 feet at the building line.

On December 9, 1999, the Board of Commissioners approved rezoning request (1034-99) to rezone 1.721 acres from R-45 Conditional to R-45 Conditional to revise a condition of rezoning to reduce an 80 foot setback from Eastin Road to 75 feet. This reduction in the setback was requested as a portion of the residence encroached into the 80 foot setback. The application was approved with four (4) recommended conditions as follows:

1. All structures on Lot 21 shall be set back at least 75 feet from the front property line along the right-of-way of Eastin Road, 50 feet of which shall be a natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated.
2. No individual lot shall have direct access to nor be oriented to Eastin Road.
3. The subject property shall be required to connect to the County water main system.
4. Lots adjoining Eastin Road shall have a lot width of at least 150 feet at the building line.

**B. ZONING**

The subject property is a corner lot with two front yards. The R-45 Zoning District requires a front yard setback of 60 feet from a Major Thoroughfare (Eastin Road) and also a front yard setback of 40 feet from a Minor Thoroughfare (Mackenzie Lane). However, the subject property has a rezoning condition which requires the front setback from Eastin Road to be a minimum of 80 feet. In addition, a 50 foot undisturbed buffer is required along Eastin Road per the existing condition of rezoning.

Subdivisions (Crimson Trace and Yates Crossing) to the east have similar 80 foot setbacks and 50 foot natural buffers along Eastin Road per conditions of rezoning. These subdivisions are also zoned R-45. In review of the final plats, no lot appears to be as affected by these conditions as is the subject property (Lot 21) due to its narrow configuration (see attached Final Plats). Conditions of rezoning which increased front yard setbacks were prevalent from the middle 80's to the mid 90's. It has not been the practice of staff to recommend these type of rezoning conditions since this time.

The petitioner is also pursuing variances to allow for the construction of a pool in a front yard which will meet the 60 foot R-45 setback, and for an existing accessory structure to remain in the front yard with a variance to reduce the 60 foot R-45 setback to 55 feet. Any approvals by the Zoning Board of Appeals will be conditional on the approval of this petition by the Board of Commissioners.

**STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from R-45 Cond. to R-45 Cond. 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 Rural Residential – 2 (1 Unit/2 Acres). This zoning district does not conform to the Fayette County Comprehensive Plan per se. However, the purpose of this rezoning request is amend the rezoning conditions on an existing subdivision lot.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

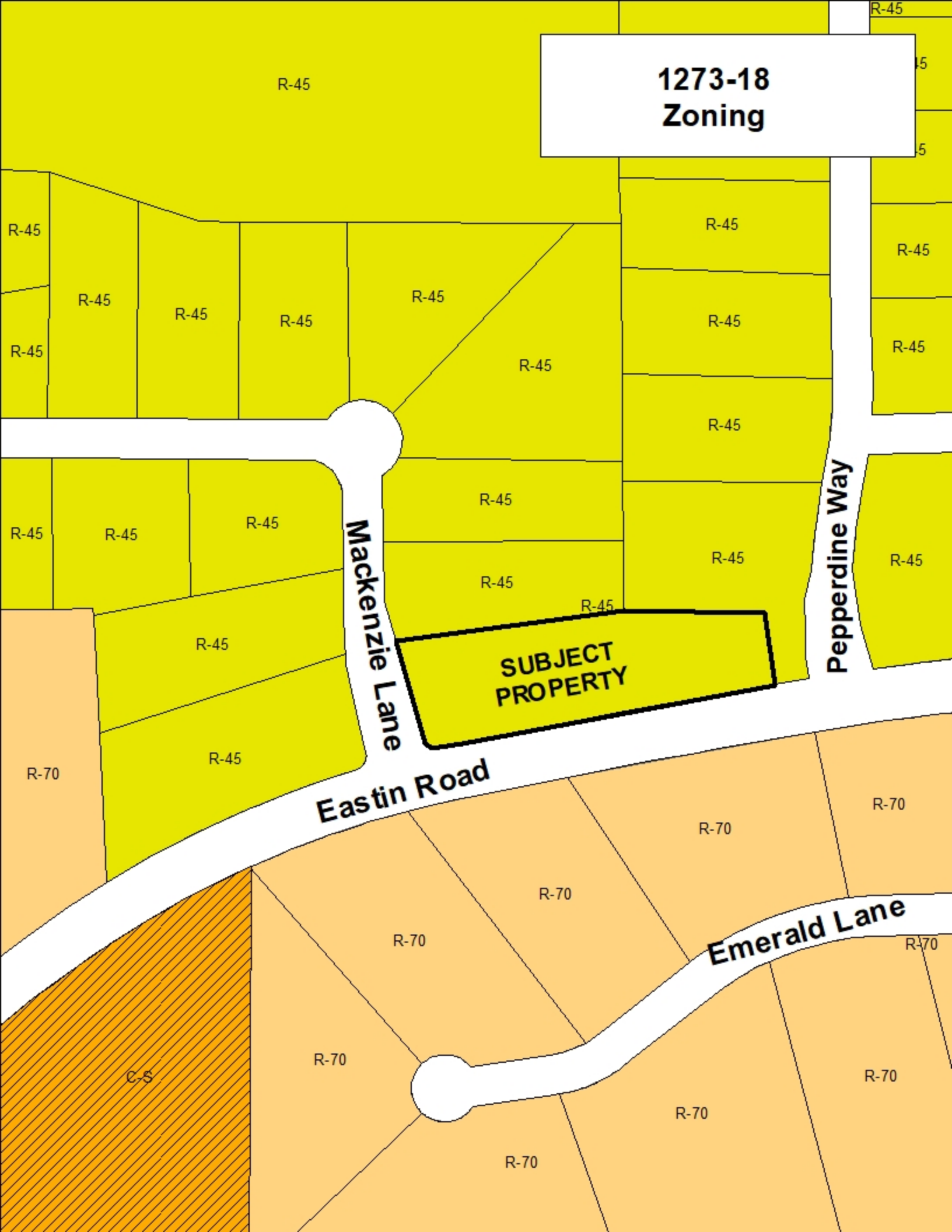
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL with CONDITIONS.**

## RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be 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. A 50 foot natural buffer shall be maintained along Eastin Road on Lot 21. Said natural buffer shall be undisturbed except for approved access and utility crossings and replantings where sparsely vegetated.
2. Lot 21 shall not have direct access to nor be oriented to Eastin Road.
3. Lot 21 shall be connected to the County water system.
4. Lot 21 shall have a lot width of at least 150 feet at the building line.

**1273-18  
Zoning**





**1273-18  
Land Use Plan**

RURAL  
RESIDENTIAL  
-2

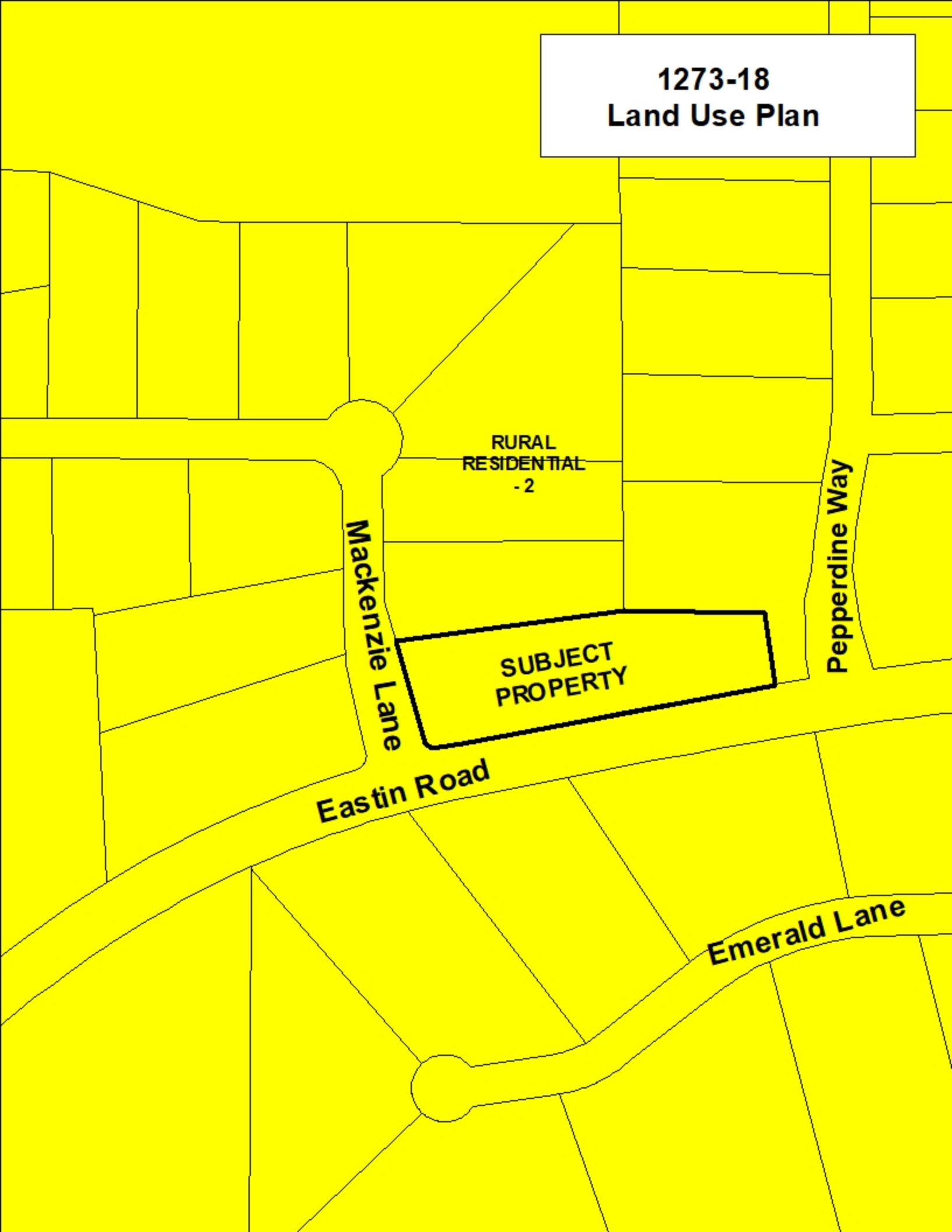
Mackenzie Lane

Pepperdine Way

SUBJECT  
PROPERTY

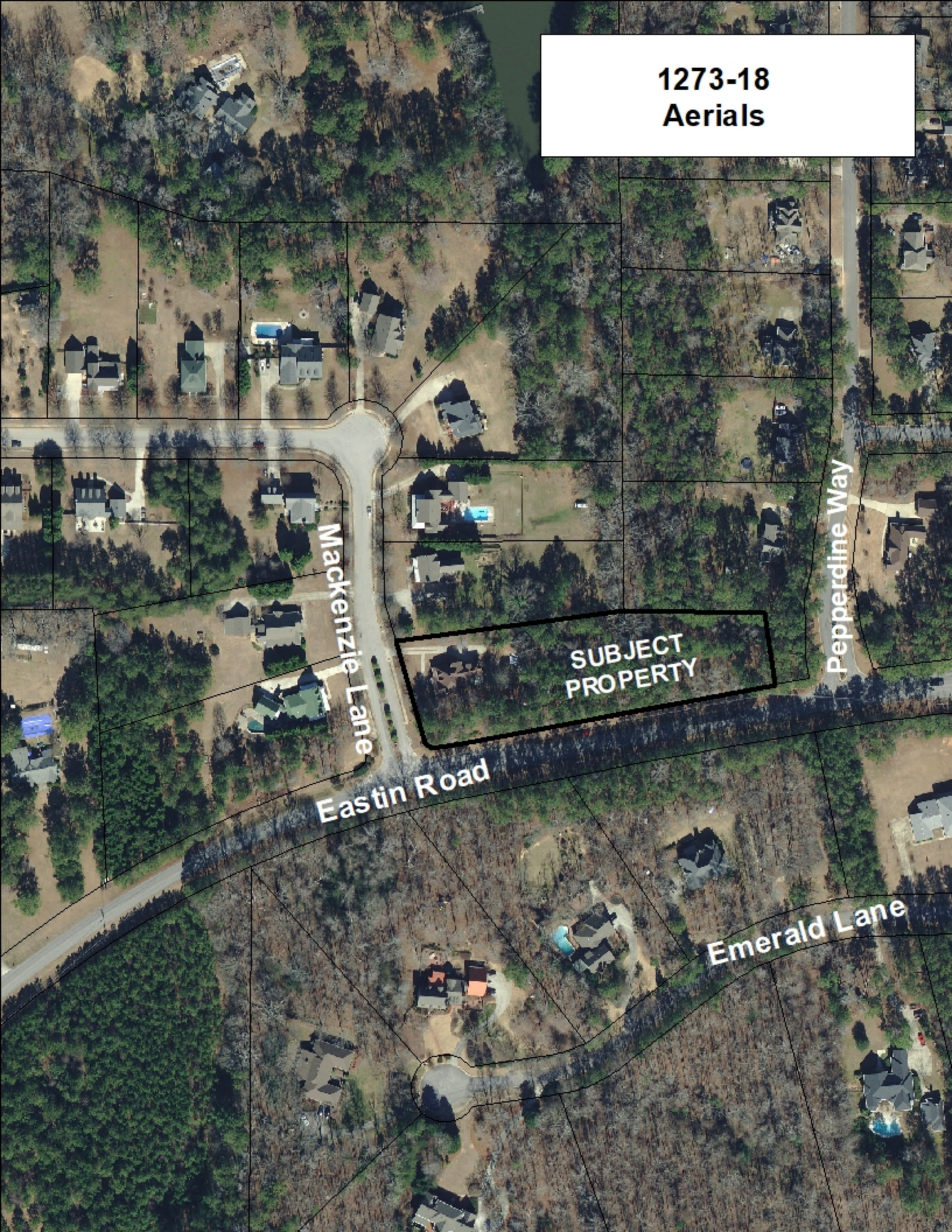
Eastin Road

Emerald Lane





**1273-18  
Aerials**



Mackenzie Lane

Eastin Road

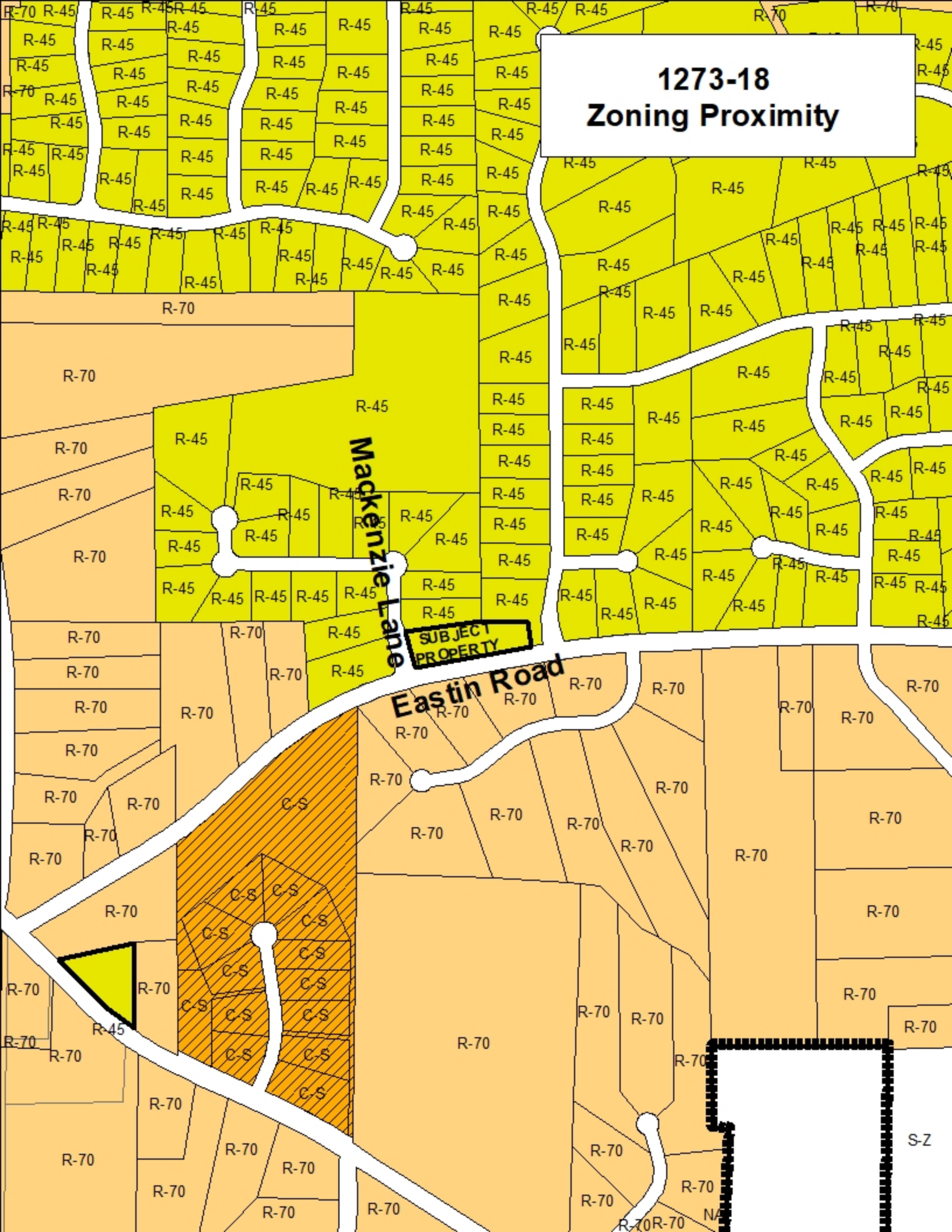
Emerald Lane

Pepperdine Way

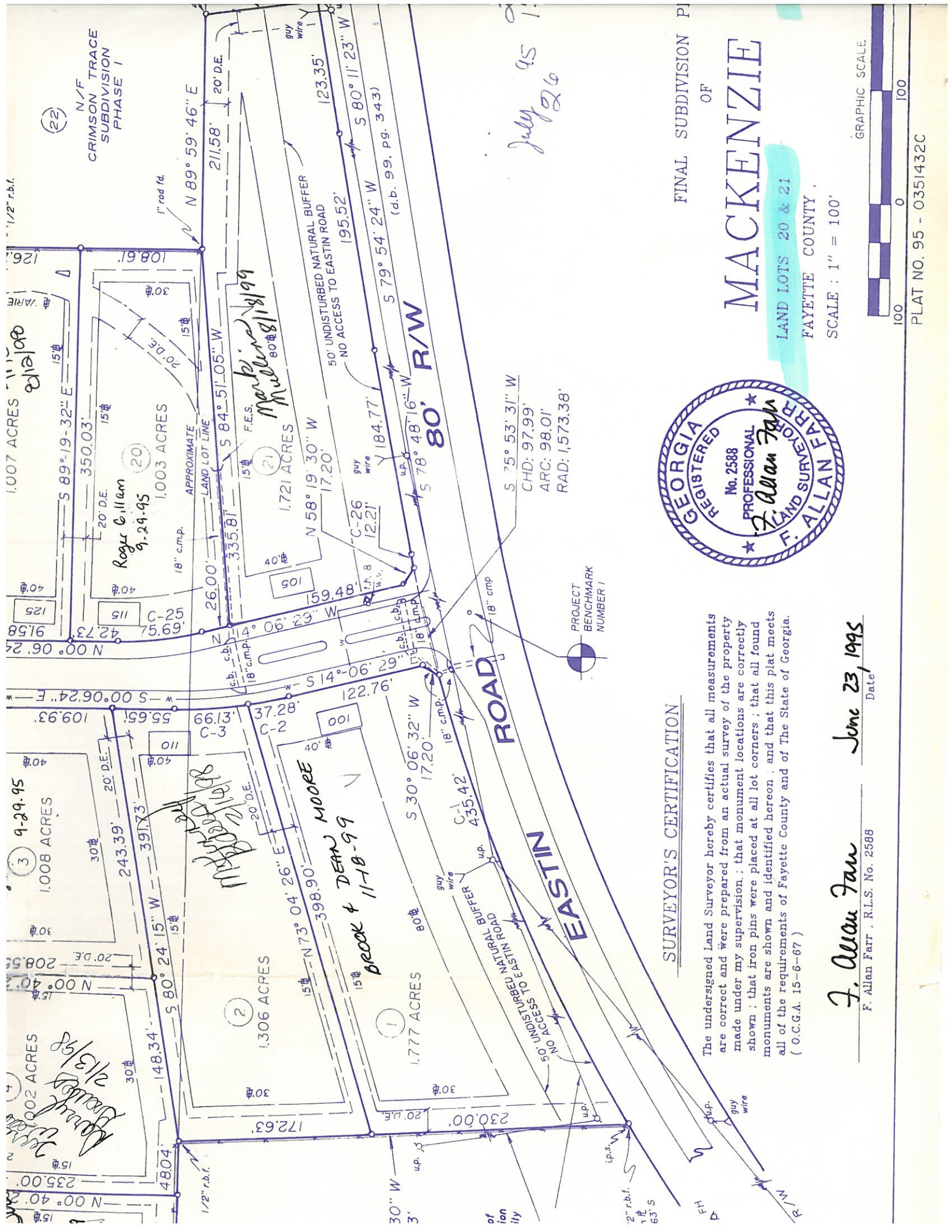
SUBJECT  
PROPERTY



# 1273-18 Zoning Proximity







(22)

N/F  
CRIMSON TRACE  
SUBDIVISION  
PHASE 1

Roger William  
9-24-95

Mackenzie  
11-18-99

July 26  
95

80' R/W

SURVEYOR'S CERTIFICATION

The undersigned Land Surveyor hereby certifies that all measurements are correct and were prepared from an actual survey of the property made under my supervision; that monument locations are correctly shown; that iron pins were placed at all lot corners; that all found monuments are shown and identified hereon; and that this plat meets all of the requirements of Fayette County and of The State of Georgia. (O.C.G.A. 15-6-67)

*F. Allan Farr*

F. Allan Farr, R.L.S. No. 2588

June 23, 1995

Date



FINAL SUBDIVISION P  
OF

**MACKENZIE**

LAND LOTS 20 & 21  
FAYETTE COUNTY

SCALE: 1" = 100'

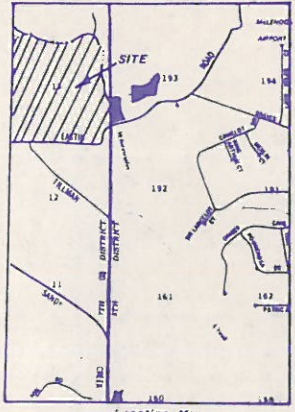
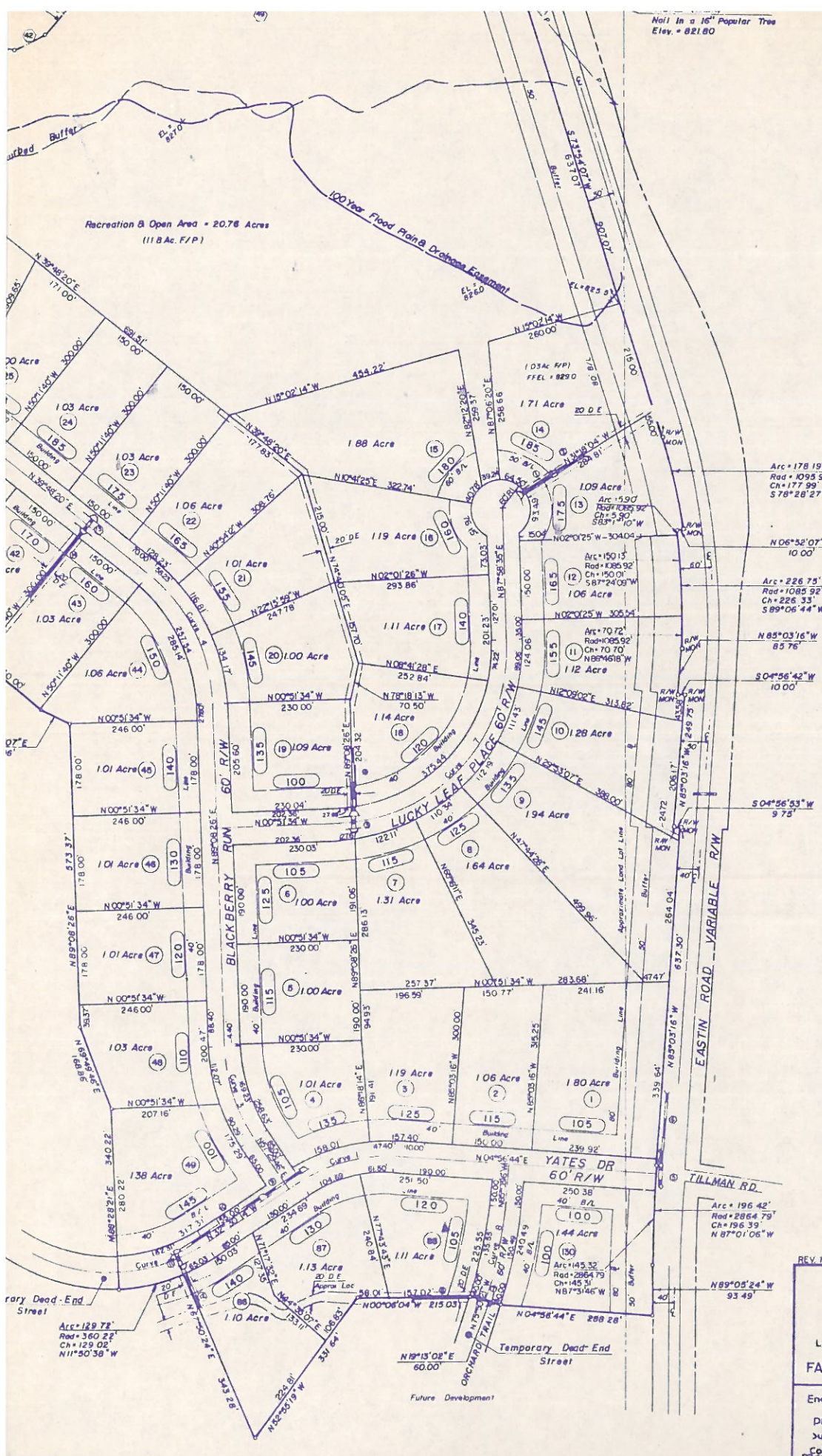
GRAPHIC SCALE:



PLAT NO. 95 - 0351432C



Not in a 16" Popular Truss  
Elev. = 821.80



PRINTED  
OCT 18 1990

BENCHMARK ENGINEERING  
CORP.

OWNER'S ACKNOWLEDGMENT

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHT-OF-WAY, EASEMENTS, AND OTHER GROUND SO SHOWN.

OWNER *James S. Seabolt* DATE *1-27-89*  
OWNER LOT BY *12/1* DATE *10-1-90*  
FINAL PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY, GEORGIA.  
ALL AS-BUILT PLANS HAVE BEEN APPROVED.

DATE *2-15-89* 1989 SIGNED *James S. Seabolt*  
REVISION NO. 1 DATE *10/15/90* SIGNED *Richard B. John*  
APPROVED BY FAYETTEVILLE - FAYETTE COUNTY PLANNING COMMISSION

DATE *2-13-89* 1989 SIGNED *Robert S. Moore*  
REVISION NO. 1 DATE *10/16/90* SIGNED *Robert S. Moore*  
APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GA.

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE FAYETTE COUNTY HEALTH DEPARTMENT AND BASED ON PERCOLATION TEST RESULTS, LAY OF THE LAND, SOIL INFORMATION, ETC., THIS LAND APPEARS TO BE SUITABLE FOR THE INSTALLATION OF SEPTIC TANKS AND DRAIN FIELDS; HOWEVER, EACH LOT WILL HAVE TO BE INSPECTED TO DETERMINE LOCATION OF HOUSE, STYLE OF HOUSE, ETC. BEFORE FINAL APPROVAL CAN BE ISSUED.

DATE *1-27-89* 1989 SIGNED *Richard B. John*  
Environmental Health  
Specialist JJC

SURVEYOR'S ACKNOWLEDGMENT

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION; THAT MONUMENT LOCATIONS ARE CORRECTLY SHOWN; AND, THAT THE PROPERTY WILL DRAIN AS SHOWN. MONUMENTS ARE SHOWN BY IRON PINS.

*Larry J. Seabolt*  
Larry J. Seabolt, G.S. P.L.S. # 2135  
REVISION NO. 1 DATE *10/15/90* SIGNED *Richard B. John*  
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

REVISED DATE *1/31/91* BY *Richard B. John*  
REVISION NO. 1 DATE *10/15/90* SIGNED *Richard B. John*  
REV. NO. 1 REVISED LOTS 86 & 87 & RELOCATED '20' DRAINAGE EASEMENT 10/15/90

REVISED FINAL PLAT  
OF  
**YATES CROSSING**  
PHASE ONE

LAND LOT 12, 13 7th DISTRICT  
FAYETTE COUNTY GEORGIA

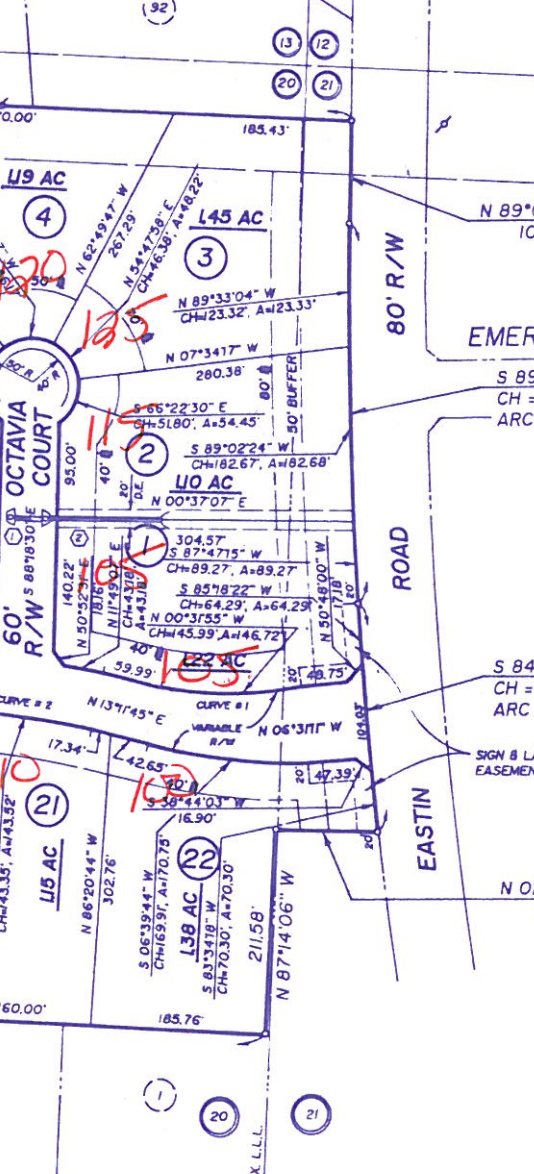
Copyright 1988 Benchmark Engineering Corporation

Civil Engineering  
Master Planning  
Surveying  
Construction Management

**Benchmark Engineering Corporation**  
118 Conroy's Park, Suite 208  
Fayetteville, GA 30214  
Phone 428-6883

Date 1/18/89  
Scale 1"=100'  
Job No 00345  
File No 14-31





(2)

(13) (12)  
(20) (21)

0.00'

185.43'

119 AC

145 AC

N 89° 10'

(4)

(3)

20  
125

N 89°33'04" W  
CH=23.32', A=23.33'

80' R/W

EMER

30' R  
30' R

N 07°34'17" W  
280.38'

S 89°  
CH =  
ARC

OCTAVIA COURT  
60' R/W S 88°18'30" E

(2)

S 66°22'30" E  
CH=51.80', A=54.45'

S 89°02'24" W  
CH=182.67', A=182.68'

110 AC

304.57'  
S 87°47'15" W  
CH=89.27', A=89.27'

ROAD

S 85°18'22" W  
CH=64.29', A=64.29'

N 00°31'55" W  
CH=45.99', A=46.72'

S 84°  
CH =  
ARC

140.22'  
N 50°52'31" E  
181.6'  
N 11°49'07" E  
CH=43.18',  
A=43.18'

(1)

122 AC

CURVE # 2

N 137°45' E

CURVE # 1

VARIABLE R/W

N 06°31'17" W

SIGN & L  
EASEMEN

17.34'

42.65'

47.39'

(21)

155  
130

CH=43.35', A=43.32'

115 AC

N 86°20'44" W  
302.76'

EASTIN

N O

S 06°39'44" W  
CH=169.91', A=170.75'

(22)

138 AC  
S 83°34'18" W  
CH=70.30', A=70.30'

211.58'

N 87°14'06" W

60.00'

185.76'

(1)

(20)

(21)

X.L.L.L.