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

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

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

2. Consideration of the Minutes of the meeting held on May 17, 2018.

NEW BUSINESS

3. Consideration of a Minor Subdivision Plat of Brooks Farms. The property will consist of six residential lots zoned A-R, is located in Land Lot 67 of the 4th District and front(s) on Bankstown Road and Price Road.

4. Consideration of a Final Plat for Dixon Circle. The property will consist of two residential lots zoned A-R and R-45, is located in Land Lot(s) 73 & 88 of the 5th District and front(s) on Dixon Road.

PUBLIC HEARING

5. Consideration of Petition No. 1274-18, Mary Frances Black Trustee Frances O. Black Trust, Owner, and Ron Godwin, Agent, request to rezone 3.398 acres from A-R to R-45 to develop a Residential Subdivision consisting of three lots. This property is located in Land Lot 70 of the 7th District, and fronts on Sumner Road & SR 54.

6. Consideration of Petition No. 1275-18, Richard C. Bailey, Owner, and Randy Boyd, Agent, request to rezone 17.858 acres from R-20 to A-R to develop a Residential Subdivision consisting of A-R four lots. This property is located in Land Lot 129 of the 4th District, and fronts on Highway 85 Connector.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 1, 2018
Subject: Minor Subdivision Plat to be considered on June 7, 2018

FINAL PLAT

Minor Subdivision Plat of Brooks Farm

OWNER/APPLICANT

Jalen Properties, LLC. & Green Forest Construction, LLC.

Recommend APPROVAL for the Minor Subdivision Plat.
### SOIL INTERPRETIVE DATA

<table>
<thead>
<tr>
<th>Soil Unit</th>
<th>Depth to Bedrock (ft)</th>
<th>Depth to Geomembrane High Water Table (ft)</th>
<th>Slope Gradient (percent)</th>
<th>Recommended Trench Depth (in)</th>
<th>Estimated Peri Rate (m/c)</th>
<th>Recommended Hydraulic Loading Rate (gallons/day ft)</th>
<th>Soil Suit Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cataula II</td>
<td>&gt;72</td>
<td>80 (PWT)</td>
<td>2-4</td>
<td>12-16</td>
<td>---</td>
<td>0.10</td>
<td>C1</td>
</tr>
<tr>
<td>Cecil</td>
<td>&gt;72</td>
<td></td>
<td>2-10</td>
<td>30-40</td>
<td>50</td>
<td>---</td>
<td>A1</td>
</tr>
<tr>
<td>Cecil Variant</td>
<td>&gt;72</td>
<td></td>
<td>2-10</td>
<td>40-60</td>
<td>80</td>
<td>---</td>
<td>A5</td>
</tr>
<tr>
<td>Cecil Wet Variant</td>
<td>&gt;72</td>
<td></td>
<td>2-10</td>
<td>54-60</td>
<td>80</td>
<td>---</td>
<td>N3</td>
</tr>
<tr>
<td>Oswinett</td>
<td>&gt;72</td>
<td></td>
<td>2-10</td>
<td>6-10</td>
<td>30-40</td>
<td>60</td>
<td>A2</td>
</tr>
<tr>
<td>Wash over Cecil</td>
<td>&gt;72</td>
<td></td>
<td>2-10</td>
<td>30-48</td>
<td>65</td>
<td>---</td>
<td></td>
</tr>
</tbody>
</table>

### SOIL SUITABILITY LEGEND

- **A1**: Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- **A2**: Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area to ensure satisfactory absorption field performance.
- **A5**: Soils are suitable for conventional absorption field with proper design, installation and maintenance. The fill bottom shows evidence of slow percolation, substrate is well drained. Trenches installed at the recommended depth should function effectively.
- **C1**: Soils are suitable for conventional absorption fields due to pasted water table conditions. Soils are generally suitable for conventional absorption fields with treatment system producing Class 1 effluent.
- **N3**: Soils contain somewhat shallow parent material and well drained rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated percolation rates account for presence of shallow rock.
- **P1**: Soils are suitable for conventional absorption field with proper design, installation and maintenance. Abstraction trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 54 and 60 inches. Installations deeper than 30 inches may require a treatment system producing Class 1 effluent.

**Prepared For:**
GREEN FOREST CONSTRUCTION, LLC.

**Property Location:**
Land Lot 66 of The 4th Land District
Topeka County, Kansas

**S.A. GASKINS & ASSOCIATES, LLC**

*Address for correspondence:
P.O. Box 220, Topeka, KS 66601*
*Phone: (785) 271-3597*
*Email: bgaskins@KU.edu*

**Job No. 18-069**

*Issued By:* [Sign Here]

**Issue Date:** 06/19/18

*Redacted:* [Sign Here]

**Redaction Date:** 06/19/18

**Prepared By:** [Sign Here]

**Prep. Date:** [Sign Here]

**PAGE 3 OF 3**
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 1, 2018
Subject: Final Plat to be considered on June 7, 2018

**FINAL PLAT**

Final Plat of Dixon Circle

**OWNER/APPLICANT**

Richard C. Dickson

Recommend **APPROVAL** for the Final Plat.
REQUESTED ACTION:  A-R to R-45

PROPOSED USE:  Residential

EXISTING USE:  Residential

LOCATION:  Sumner Road & SR 54

DISTRICT/LAND LOT(S):  7th District, Land Lot(s) 70

OWNER:  Mary Frances Black Trustee Frances O. Black Trust

AGENT:  Ron Godwin

PLANNING COMMISSION PUBLIC HEARING:  June 7, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING:  June 28, 2018

_____________________________________________________________________________

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivision consisting of three (3) lots on 3.398 acres.

STAFF RECOMMENDATION

APPROVAL

1.  1274-18
INVESTIGATION

A. PROPERTY SITE

The subject property is a 3.398 acre tract fronting on Sumner Road and SR 54 in Land Lot 70 of the 7th District. Sumner Road is classified as a County Local road and SR 54 is classified as a Major Thoroughfare on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 3.398 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-40, A-R and O-I. 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 (across Sumner Road)</td>
<td>1.00</td>
<td>R-40</td>
<td>Residential</td>
<td>Low Density Residential (1 Unit/1 to 2 acres) and SR 54 Overlay District</td>
</tr>
<tr>
<td></td>
<td>1.09</td>
<td>R-40</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.235</td>
<td>R-40</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South (across SR 54)</td>
<td>1.00</td>
<td>R-40</td>
<td>Longboat Subdivision</td>
<td>Low Density Residential (1 Unit/1 to 2 acres) and SR 54 Overlay District</td>
</tr>
<tr>
<td>East</td>
<td>1.30</td>
<td>O/I</td>
<td>Office</td>
<td>Low Density Residential (1 Unit/1 to 2 acres) and SR 54 Overlay District</td>
</tr>
<tr>
<td>West</td>
<td>5.009</td>
<td>A-R</td>
<td>Residential</td>
<td>Low Density Residential (1 Unit/1 to 2 acres) and SR 54 Overlay District</td>
</tr>
</tbody>
</table>

(remainder of parent tract)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre) and SR 54 Overlay District. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to R-45 for the purpose of developing a Residential Subdivision consisting of three (3) lots on 3.398 acres.

2. 1274-18
**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.

**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**

Water Available

**Public Works/Engineering**

Per Sec. 104-55. - Driveway and encroachment control (6) access shall be from Sumner Road. No other comments.

**Environmental Management**

At time of land development and/or before approval of a final plat, the EMD will require a stormwater management plan that determines what adverse impacts, if any, on the downstream properties and further require best management practices to alleviate impacts if impacts are determined present. This may impact the subdivision of lots.

**Environmental Health Department**

No objections

**Fire**

Approved

**Georgia Department of Transportation**

Since this proposed subdivision of property is located on a state route, GDOT will need to approve the subdivision, we will inform the property owner that since these will be residential lots all access should gained off of Sumner Road and not SR 54.
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) and SR 54 Overlay District. 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.

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

PROPERTY OWNERS: Richard C. Bailey

MAILING ADDRESS: 6525 Willow Bridge Drive, Fairhope, Al 36532

PHONE: 251-422-0872 E-MAIL: hailey@happyolive4.com

AGENT FOR OWNERS: Randy M. Boyd

MAILING ADDRESS: P.O. Box 46, Zebulon, GA 30295

PHONE: 404-275-1677 E-MAIL: Boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 129 LAND LOT _______ LAND DISTRICT 4TH LAND DISTRICT _______ PARCEL _______ PARCEL _______

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 17.858 ACRES

EXISTING ZONING DISTRICT: E-20 PROPOSED ZONING DISTRICT: AP

ZONING OF SURROUNDING PROPERTIES: E-20 (WEST), AP (EAST), AP (SOUTH)

PRESENT USE OF SUBJECT PROPERTY: AGRICULTURAL

PROPOSED USE OF SUBJECT PROPERTY: AGRICULTURAL

LAND USE PLAN DESIGNATION: 

NAME AND TYPE OF ACCESS ROAD: Hwy. 85 Connector

LOCATION OF NEAREST WATER LINE: Along Hwy. 85 Connector

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1275-18

[ ] Application Insufficient due to lack of: __________________________

by Staff: ____________________________ Date: ____________________________

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

by Staff: ____________________________ Date: 5/1/2018

DATE OF PLANNING COMMISSION HEARING: June 7, 2018

DATE OF COUNTY COMMISSIONERS HEARING: June 28, 2018

Received from R.D. Gaskins & Associates, LLC a check in the amount of $370.00 for application filing fee, and $350.00 for deposit on frame for public hearing sign(s).

Date Paid: 5/1/2018 Receipt Number: 6252216-application 6252230-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:

RICHARD C. BAILEY

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0424 - 024

(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) 129 of the 1st District, and (if applicable to more than one land district) Land Lot(s) _______ of the _______ District, and said property consists of a total of _____ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to RANDY M. Boyd 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.

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

Signature of Property Owner 1

6525 Willow Bridgedrive
Farhope, AL 36532

Signature of Property Owner 2

Address

Signature of Notary Public

My commission expires Sept. 12, 2018

4-25-18

Date

Signature of Property Owner 3

Signature of Notary Public

Signature of Authorized Agent

P.O. Box 64 Zebulon, GA 30295

Signature of Notary Public

5/1/18

Date

REZONING APPLICATION, FAYETTE COUNTY, GA
NAME: RichaRD C. BAILEY
ADDRESS: 6525 willow BRIDGE Drive, FAIRHOPE, AL 36532

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

Richard C. Bailey affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) R-20 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 AR.

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 ______________________, 20____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the ________________ day of ______________________, 20____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF April, 2018.

My commission Sept 12, 2021

Applicant’s Signature

rezONING APPLICATION, FAYETTE COUNTY, GA
AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, RICHARD C. BAILEY, 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 ________, 20__.

__________________________
SIGNATURE OF PROPERTY OWNER

__________________________
SIGNATURE OF PROPERTY OWNER

__________________________
NOTARY PUBLIC

My commission expires Sept. 12, 2021

6

REZONING APPLICATION, FAYETTE COUNTY, GA
REQUESTED ACTION: R-20 to A-R

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Highway 85 Connector

DISTRICT/LAND LOT(S): 4th District, Land Lot(s) 129

OWNER: Richard C. Bailey

AGENT: Randy Boyd

PLANNING COMMISSION PUBLIC HEARING: June 7, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING: June 28, 2018

____________________________________________________

APPLICANT'S INTENT

Applicant proposes to rezone 17.858 acres from R-20 to A-R for the purpose of creating A-R lots.

STAFF RECOMMENDATION

APPROVAL

1.
INVESTIGATION

A. PROPERTY SITE

The subject property is a 17.858 acre tract in Land Lot 129 of the 4th District which is a portion of a larger 63 acre tract fronting on Highway 85 Connector. Highway 85 Connector is classified as a Minor Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned R-20.

History: Rezoning petition 298-75 (A-R to R-20) for 206.5 acres was approved by the Board of Commissioners on July 12, 1975. The subject property is part of the 206.5 acres.

B. SURROUNDING ZONING AND USES

The general situation is a 17.858 acres tract that is zoned R-20. In the vicinity of the subject property is land which is zoned R-20 and A-R. 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, east &amp; south</td>
<td>63.0 (parent tract)</td>
<td>A-R</td>
<td>Agricultural-residential</td>
<td>Agricultural Residential (I Unit/5 Acres)</td>
</tr>
<tr>
<td>West</td>
<td>6.3</td>
<td>R-20</td>
<td>Undeveloped</td>
<td>Agricultural Residential (I Unit/5 Acres)</td>
</tr>
</tbody>
</table>

C. COMPREHENSIVE PLAN

The subject property lies within an areas designated for Agricultural Residential (1 Unit/5 Acres) and Environmentally Sensitive Areas (floodplain). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone 17.858 acres from R-20 to A-R, which is a portion of a larger 63 acre tract fronting on Highway 85 Connector, for the purpose of creating A-R lots.

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.
E. DEPARTMENTAL COMMENTS

**Water System**

Water Available

**Public Works/Engineering**

No Public Works/Engineering comments

**Environmental Management**

If the lots were subdivided after May 1987 then Watershed Protection Ordinance applies. There is a 100 ft watershed protection buffer plus a 50 ft watershed protection setback off the base flood elevation of Whitewater Creek. The watershed protection buffer and setback off the unnamed tributary of Whitewater Creek are 100 ft and 50 ft respectively from the setback.

**Environmental Health Department**

Petition No.: 1275-18 No objections to proposed rezoning of 17.858 from R-20 to A-R. Development of potential residential lot appears to be challenging due to extent of 100yr flood plain and location of stream, as well as limited access to GA Hwy 85 Connector.

**Fire**

Approved
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone 17.858 acres from R-20 to A-R for the purpose of creating A-R lots. 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 Agricultural Residential (1 Unit/5 Acres) and Environmentally Sensitive Areas (floodplain). 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.

4. Existing conditions and the area's continuing development as an agricultural-residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends APPROVAL.
Randy M. Boyd  
P.O. Box 64  
Zebulon, Ga. 30295  

May 11, 2017  

VIA EMAIL DELIVERY  

Pete Frisina, Director  
Fayette County Planning and Zoning Department  
140 Stonewall Avenue, West  
Suite 202  
Fayetteville, Ga. 30214  

RE: Rezoning Petition No. 1275-18  
    Tax Parcel No. 0424 024  

Dear Mr. Frisina,  

It is the intention of my client to rezone 17.858 acres located on the south side of Georgia Hwy. 85 Connector from R-20 to AR in order to develop a 4 lot subdivision. The rezoning is necessary due to a split zoning of the property. A portion of the property was rezoned to R-20 on July, 1975. Sewerage will be provided by an onsite sewerage disposal system on each lot. Water service will be provided by the Fayette County Water Department line located on the south side of Georgia Hwy. 85 Connector.  

Respectfully submitted,  

Randy M. Boyd  

Randy M. Boyd
APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: Richard C. Bailey
MAILING ADDRESS: 6525 Willow Bridge Drive, Fairhope, AL 36532
PHONE: 251-421-0872 E-MAIL: rbaily@happyolive4.com
AGENT FOR OWNERS: Randy M. Boyd
MAILING ADDRESS: P.O. Box 64, Zebulon, GA 30295
PHONE: 404-275-1677 E-MAIL: boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 129 LAND DISTRICT 4TH PARCEL ______

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 17.858 ACRES

EXISTING ZONING DISTRICT: E-20 PROPOSED ZONING DISTRICT: A-2

ZONING OF SURROUNDING PROPERTIES: E-20 (WEST), A-2 (EAST), A-2 (SOUTH)

PRESENT USE OF SUBJECT PROPERTY: AGRICULTURAL

PROPOSED USE OF SUBJECT PROPERTY: AGRICULTURAL

LAND USE PLAN DESIGNATION: 

NAME AND TYPE OF ACCESS ROAD: Hwy. 85 Connector

LOCATION OF NEAREST WATER LINE: Along Hwy. 85 Connector

(This area to be completed by staff): PETITION NUMBER: 1275-18

[ ] Application Insufficient due to lack of: ________________________________

by Staff: ________________________________ Date: ________________________________

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

by Staff: ________________________________ Date: 5/1/2018

DATE OF PLANNING COMMISSION HEARING: June 7, 2018

DATE OF COUNTY COMMISSIONERS HEARING: June 28, 2018

Received from R.D. Gaskins & Associates, LLC a check in the amount of $ 370.00 for
application filing fee, and $ 350.00 for deposit on frame for public hearing sign(s).

Date Paid: 5/1/2018 Receipt Number: 4252216-application

4252230-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:

RICHARD C. BAILEY

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0424 - 024

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

(I) (We) hereby delegate authority to RANDY M. BODD 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.

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

Signature of Property Owner 1

6525 Willow Bridgedrive
FAYETTEVILLE, AL. 36532

Date

Signature of Property Owner 2

Address

Date

Signature of Property Owner 3

Address

Date

Signature of Authorized Agent

Address

Signature of Notary Public

My commission expires

4-25-18

Sept 12, 2018

Signature of Notary Public

Date

Signature of Notary Public

Date

Signature of Notary Public

Date

LESLIE. NIEBER

My commission expires

AUGUST 22, 2023

REZONE APPLICATION, FAYETTE COUNTY, GA
NAME: RICHARD C. BAILEY

ADDRESS: 6525 WILLOW BRIDGE DRIVE; FAIRHOPE, AL 36532

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

RICHARD C. BAILEY affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) R-20 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 AR.

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 _________________, 20__ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the ____________ day of _________________, 20__ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25______ DAY OF April ___________, 2018.

K. Pan

NOTARY PUBLIC

My commission Sept 12, 2021

APPLICANT'S SIGNATURE

REZONING APPLICATION, FAYETTE COUNTY, GA
AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, **RICHARD C. BAILEY**, 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 **25** day of **April** 2018.

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SIGNATURE OF PROPERTY OWNER

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SIGNATURE OF PROPERTY OWNER

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NOTARY PUBLIC

*M'y commission expires Sept.12, 2021*