AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 2, 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 July 19, 2018.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Habakkuk George Weeks and Lydia Weeks Monroe. The property will consist of two residential lots zoned A-R, is located in Land Lot 40 of the 4th District and front(s) on Hardy Road.

PUBLIC HEARING

3. Consideration of Petition No. 1276-18, Christine Thornton & Claudine Morris, Owners, and Trent Foster, Agent, request to rezone 18.172 acres from A-R to R-75 to develop a Single-Family Residential Subdivision consisting of six (6) lots. This property is located in Land Lot 105 of the 7th District and fronts on Dogwood Trail.

4. Consideration of Petition No. 1277-18A, William Taylor III, Owner, request to rezone a total of 46.26 acres from A-R to R-70 to develop a Single-Family Residential Subdivision consisting 23 lots. This property is located in Land Lot 196 of the 13th District and fronts on Westbridge Road.

5. Consideration of Petition No. 1277-18B, William Taylor III, Owner, request to rezone a total of 40 acres from A-R to R-70 to develop a Single-Family Residential Subdivision consisting 23 lots. This property is located in Land Lot 221 of the 13th District and fronts on Old Ford Road.

6. Consideration of an amendments to the Future Land Use Plan map of the Fayette County Comprehensive Plan for the area generally north of Harp Road, south of Seay Road, south of Perry Creek and east of Redwine Road from Rural Residential 2 (1 unit/2 acres) to Low Density Residential (1 unit/1 acre).
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 27, 2018
Subject: Minor Subdivision Plat to be considered on August 2, 2018

FINAL PLAT

MSP of Habakkuk George Weeks & Lydia W. Monroe Habakkuk George Weeks & Lydia W. Monroe

Recommend **APPROVAL w/condition** for the Minor Subdivision Plat.

*Level III soil survey*
REQUESTED ACTION: A-R to R-75

PROPOSED USE: Residential Subdivision

EXISTING USE: Undeveloped

LOCATION: Dogwood Trail

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 105

OWNERS: Christine Thornton & Claudine Morris

AGENT: Trent Foster

PLANNING COMMISSION PUBLIC HEARING: August 2, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING: August 23, 2018

______________________________________________________

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivision consisting of six (6) lots on 18.172 acres.

STAFF RECOMMENDATION

Approval with one (1) Condition

1. 1276-18
INVESTIGATION

A. PROPERTY SITE

The subject property is a 18.172 acre tract fronting on Dogwood Trail in Land Lot(s) 105 of the 7th District. Dogwood Trail is classified as a Collector road 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 18.172 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-20 (Tyrone). 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>Acre</th>
<th>Zoning</th>
<th>Use</th>
<th>Comprehensive Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>39.23</td>
<td>R-20</td>
<td>Undeveloped Single-Family Residential Subdivision</td>
<td></td>
</tr>
<tr>
<td>South (across Dogwood Trail)</td>
<td>51.89</td>
<td>A-R</td>
<td>Undeveloped</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td>East</td>
<td>5.2</td>
<td>A-R</td>
<td>Single-Family Residence Church</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td></td>
<td>20.0</td>
<td>A-R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>6.0</td>
<td>A-R</td>
<td>Single-Family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
</tr>
<tr>
<td></td>
<td>11.8</td>
<td>A-R</td>
<td>Single-Family Residence</td>
<td></td>
</tr>
</tbody>
</table>

C. COMPREHENSIVE PLAN

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

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-75 for the purpose of developing a Residential Subdivision consisting of six (6) 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.

**Access**

The Concept Plan submitted indicates all six (6) lots will access Dogwood Trail. To reduce traffic impact of Dogwood Trail, Staff is recommending a condition that the development be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots (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**

Water taps to be installed by developer.

**Public Works/Engineering**

1. Dogwood Road is a collector and a ROW dedication is required for all road frontage along it that will provide 40 feet of ROW as measured from the existing road centerline. (It appears this is existing ROW.)

2. Access to Dogwood Trail for these lots will be predominately from SR 74 and Tyrone Road. There is a traffic signal at Dogwood Trail and SR 74. The intersection of Dogwood Tr. and Tyrone is stop-controlled on Dogwood.

3. According to GDOT on-line traffic data, Dogwood Trail has an annual average daily traffic count of 3,230 vpd. The project would increase the existing traffic on Dogwood Trail by 1.8%.

4. That the six (6) lots shall be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots. The locations of the driveway curb cuts shall be approved by the Fayette County Public Works Director.
**Environmental Management**

Floodplain Management Ord applies - The subject property contains Zone AE. Graphically show floodway from FEMA. Field run FEMA BFE. All lots subject to MFFEs.

Watershed Protection Ord applies - State Waters determination for Flat Creek tributaries will be required. Watershed buffer is 100 ft. from FEMA BFE and 50 ft. setback from buffer. Buffer for all other state waters requiring a buffer is 50 ft. from wrested vegetation and 25 ft. setback.

**Environmental Health Department**

This department has no objections to the proposed rezoning. This department will need to be involved with a formal subdivision review process prior to being in a position to sign any plat.

**Fire**

Approved

**STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to R-75 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 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 a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **Approval with one (1) Condition**.
RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved R-75 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. That the six (6) lots shall be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots. The locations of the driveway curb cuts shall be approved by the Fayette County Public Works Director.
APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: Christine Thornton / Claudette Morris
374 Starting Dr / 160 Clayton Rd.
MONTICELLO, GA 31064 / BROOKS, GA 30205

PHONE: ______________________ E-MAIL: ______________________

AGENT FOR OWNERS: Trent Foster

MAILING ADDRESS: P.O. Box 3852 Peachtree City, GA 30269

PHONE: (678) 633-9928 E-MAIL: trent.foster@allegiancedevgroup.com

PROPERTY LOCATION: LAND LOT 109 LAND DISTRICT 7 PARCEL 0724 047

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 18.17

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R75

ZONING OF SURROUNDING PROPERTIES: AR

PRESENT USE OF SUBJECT PROPERTY: Vacant

PROPOSED USE OF SUBJECT PROPERTY: 6 residential lots (all access from Dogwood Trail)

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: Dogwood Trail

LOCATION OF NEAREST WATER LINE: in front of property on Dogwood Trail

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1276-16

[ ] Application Insufficient due to lack of:

by Staff: ______________________ Date:

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

by Staff: ______________________ Date: 7/23/18

DATE OF PLANNING COMMISSION HEARING: August 9, 2018

DATE OF COUNTY COMMISSIONERS HEARING: August 23, 2018

Received from Trent Foster (Allegiance Homes, LLC) a check in the amount of $350.00 for application filing fee, and $ for deposit on frame for public hearing sign(s).

Date Paid: ______________________ Receipt Number: 16347029-app
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:

* Christine Thornton  Claudine Morris

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0729 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) 105 of the 7th District, and (if applicable to more than one land district)
Land Lot(s) ______ of the ______ District, and said property consists of a total of 19.17 acres
(legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Troy Foster 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(s). (I) (We) further
acknowledge that additional information may be required by Fayette County in order to process this application.

* Christine Thornton
Signature of Property Owner 1
374 Starling Dr
 McDonough, GA 30253
Address

* Claudine Morris
Signature of Property Owner 2
160 Clayton Rd
Bartow, GA
Address

* Signature of Notary Public
Date

* Signature of Property Owner 3
Signature of Notary Public
Address

* Signature of Authorized Agent
Signature of Notary Public
Date

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

________________________________________ 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 $_________ 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 August, _______. at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _______ day of August, _______. at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _______ DAY OF _______, _______.

________________________
NOTARY PUBLIC

________________________
APPLICANT'S SIGNATURE
AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

*1/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 ______________, 20__

__________,

SIGNATURE OF PROPERTY OWNER

__________________________

SIGNATURE OF PROPERTY OWNER

__________________________

NOTARY PUBLIC

__________________________

NOTARY PUBLIC
REQUESTED ACTION:  A-R to R-70

PROPOSED USE:  Residential Subdivision

EXISTING USE:  Residential

LOCATION:  Old Ford Road & Westbridge Road

DISTRICT/LAND LOT(S):  13th District, Land Lot(s) 196 & 221

OWNER:  William Taylor III

PLANNING COMMISSION PUBLIC HEARING:  August 2, 2018

BOARD OF COMMISSIONERS PUBLIC HEARING:  August 23, 2018

______________________________________________________________

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivision consisting of 23 lots on a total of 86 acres.

______________________________________________________________

STAFF RECOMMENDATION

Petition 1277A-18 Approval with Two (2) Conditions
Petition 1277B-18 Approval with Two (2) Conditions
INVESTIGATION

A. PROPERTY SITE

The subject property consists of a 46.26 acre tract (1277A-18) fronting on Westbridge Road in Land Lot 196 of the 13th District and a 40.00 +/- acre tract (1277B-18) fronting on Old Ford Road in Land Lot 221 of the 15th District, both tracts total 86 +/- acres and will be heard as two (2) separate rezoning petitions. Westbridge Road is classified as a Minor Arterial and Old Ford Road is classified as a Collector on the Fayette County Thoroughfare Plan. Each of the individual tracts contains a single-family residence.

B. SURROUNDING ZONING AND USES

The general situation is an 86 (+/-) acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-40. See the following table and also the attached Zoning Location Map.

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

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<tr>
<th>Direction</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Use</th>
<th>Comprehensive Plan</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>1.0</td>
<td>A-R</td>
<td>Single-Family Residence</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
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<td>4.80</td>
<td>A-R</td>
<td>Single-Family Residence</td>
<td></td>
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<tr>
<td>South (8 lots in Northridge Subdivision)</td>
<td>1.25 to 1.63</td>
<td>R-40</td>
<td>Single-Family Residence on each lot</td>
<td>Low Density Residential (1 Unit/1 Acre)</td>
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<tr>
<td>East</td>
<td>104.7</td>
<td>A-R</td>
<td>Single-Family Residence</td>
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<td>7.2</td>
<td>A-R</td>
<td>Single-Family Residence</td>
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<td>1.3</td>
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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.

2. 1277A-18 & 1277B-18
D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone a total of 86 +/- acres from A-R to R-70 for the purpose of developing a Residential Subdivision. The tract associated with 1277A-18 contains an existing single-family residence which has 1,377 square feet of heated area based on Tax Assessor’s information. As R-70 requires a minimum heated square footage of 1,500, the applicant has stated in a letter (see attached) that the residence will be remolded by finishing and heating a 300 square foot utility room prior to submitting the Preliminary Plat. Staff will not approve the Preliminary Plat until the residence has been brought into compliance. The tract associated with 1277B-18 contains an existing single-family residence which has 1,532 square feet of heated area based on Tax Assessor’s information.

A survey of the property, submitted with the rezoning, indicates an existing pavilion structure located in the setback along the eastern property line. The pavilion also straddles the property line between the subject properties. This area is proposed as a common area for the subdivision. The applicant has stated in a letter (see attached) that the pavilion will be removed. Staff will recommend a condition that the pavilion be removed within 180 days from the effective date of this rezoning.

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.

Access

The Concept Plan submitted indicates one (1) access from Old Ford Road.

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

1. Old Ford Road is a collector and a ROW dedication is required for all road frontage along Old Ford Road that will provide 40 feet of ROW as measured from the existing road centerline.
2. Westbridge Road is an arterial and a ROW dedication is required for all road frontage along Westbridge Road that will provide 50 feet of ROW as measured from the existing road centerline.
3. The concept shows a landscape island at the entrance. This would be on HOA property and the proposed road ROW around the island shall be a minimum of 80 feet, rather than the standard 60 feet.
4. Engineering is unclear on the purpose/intent of the road bump-out at lots 2 and 20. Modifications may be required but there is no apparent relevance to the rezoning request.
5. Access to the S/D would be from the intersection of Old Ford Road with Westridge Road and Old Ford Road with SR 279. Both intersections are stop-controlled on Old Ford. SR 279 has a right turn lane onto Old Ford, there are no turn lanes at Westbridge.
6. According to GDOT on-line traffic data, Westbridge Road has an average daily traffic count of 3,970 vpd and SR 279 has 16,900 vpd. The project would increase the existing traffic on these roads by approximately 3% and 0.6%, respectively.

Environmental Management

Floodplain - The property DOES contain floodplain delineated in the Fayette County 2013 Future Conditions Flood Study. This development is subject to the Floodplain Management Ordinance. All base flood elevations shall be field located. All lots located within a special flood hazard area or adjacent to will be subject to an MFFE.

Watershed - This property IS subject to the Watershed Protection ordinance. A state waters determination will be required. All perennial streams and state waters within a 1,000 ft. of any perennial streams will have a 50 ft. watershed protection buffer and 50 watershed protection setback from wrested vegetation. All other state waters and all lakes are subject to a 50 ft. watershed protection buffer and a 25 ft. watershed protection setback. Any state waters identified on site are subject to a 50 ft. watershed buffer measured from wrested vegetation and a 25 ft. setback as measured from the buffer.
Wetlands  The property MAY contain wetlands and a wetland determination/state waters determination may be required as part of the development submittals. 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.

Stormwater  This development IS subject to the Post-Development Stormwater Management Ordinance.

**Environmental Health Department**

This department has no objections to the proposed rezoning. This department will need to be involved with a formal subdivision review process prior to being in a position to sign any plat.

**Fire**

Must Provide a Scale Set of Plans, Must Show Fire Hydrant Locations.  NOT APPROVED

**STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to R-70 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.

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 of Petition 1277A-18 l with Two (2) Conditions and Approval of Petition 1277B-18 with Two (2) Conditions.

5. 1277A-18 & 1277B-18
RECOMMENDED CONDITIONS

If these petitions are approved by the Board of Commissioners, they should be approved **R-70 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.

**Petition 1277A-18**

1. The owner/developer shall provide, at no cost to Fayette County, fifty (50) feet of right-of-way as measured from the centerline of Westbridge Road to create a total of 100 feet of right-of-way and said dedication area shall be shown on the Final Plat. *This condition based on comments from Public Works/Engineering.*

2. That the pavilion located on the eastern portion of the property be removed within 180 days from the effective date of this rezoning.

**Petition 1277B-18**

1. The owner/developer shall provide, at no cost to Fayette County, forty (40) feet of right-of-way as measured from the centerline of Old Ford Road to create a total of 80 feet of right-of-way and said dedication area shall be shown on the Final Plat. *This condition based on comments from Public Works/Engineering.*

2. That the pavilion located on the eastern portion of the property be removed within 180 days from the effective date of this rezoning.
Taylor William
135 Bayberry Run
Fayetteville Ga. 30214
Phone: 678-414-3321

Peter Frisina, AICP
Director
Community Services Division
140 Stonewall Avenue W, suite 202
Fayetteville, Georgia 30214
Phone: 770-305-5160

Peter,

I intend to remodel the home located at 649 Westbridge Road, Fayetteville, Georgia 30214 to address the issue of the square footage not meeting the zoning requirements of R-70. The remodel will change the square footage from 1377 square feet to 1677 square feet. This change will bring this structure into conformance with the requirements of R70 zoning (1,500 square feet). The remodel is to occur following the approval of the zoning application 1277A-18 and will be completed before the preliminary plat is submitted. Additionally, the existing pavilion, located in the setback on the eastern property line will be removed following the approval of the zoning application 1277A-18.

Regards,

Taylor William
Property owner of 357 Old Ford Road and 649 Westbridge Road
7/19/2018
1277A-18 & 1277B-18
Land Use Plan

Fulton County

Westbridge Road

RURAL RESIDENTIAL - 2

SUBJECT PROPERTY 1277A-18

SUBJECT PROPERTY 1277B-18

Old Ford Road

LOW DENSITY RESIDENTIAL

Northridge Subdivision

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

PROPERTY OWNERS: William L. Taylor III

MAILING ADDRESS: 135 Bayberry Run, Fayetteville, GA 30214

PHONE: 678-414-3321 E-MAIL: William.L.Taylor3@gmail.com

AGENT FOR OWNERS: N/A

MAILING ADDRESS: N/A

PHONE: N/A E-MAIL: N/A

PROPERTY LOCATION: LAND LOT 106 LAND DISTRICT 13th PARCEL D 07015

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 416.26

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R70

ZONING OF SURROUNDING PROPERTIES: AR & R45 R-40

PRESENT USE OF SUBJECT PROPERTY: Single Family Residential

PROPOSED USE OF SUBJECT PROPERTY: Single Family Residential

LAND USE PLAN DESIGNATION: Residential Low Density

NAME AND TYPE OF ACCESS ROAD: Westridge Rd.

LOCATION OF NEAREST WATER LINE: Old Ford Road

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1277-18 A

[ ] Application Insufficient due to lack of:

by Staff: ___________________________ Date: ___________________________

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

by Staff: ___________________________ Date: 7/2/18

DATE OF PLANNING COMMISSION HEARING: August 2, 2018

DATE OF COUNTY COMMISSIONERS HEARING: August 23, 2018

Received from William L. Taylor (Salire, LLC) a check in the amount of $ 450.00 for application filing fee, and $ 20.00 for deposit on frame for public hearing sign(s).

Date Paid: July 2, 2018 Receipt Number: 6347081-Application

4347082- 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:

____________________

Please Print Names

Property Tax Identification Number(s) of Subject Property: 307625 & 1307015

(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) 96 of the 13 District, and (if applicable to more than one land district) Land Lot(s) 9/4 of the N/A 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 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 the application.

Signature of Property Owner 1

Address

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

Address

Signature of Notary Public

7/2/18 Date

Signature of Notary Public

Date

Signature of Notary Public

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

William E. Taylor III affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AP 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 R70.

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 2nd day of August, 2016 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23rd day of August, 2016 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _______ DAY OF __________________, 20__

________________________________________
NOTARY PUBLIC

________________________________________
APPLICANT'S SIGNATURE
AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, William L. Taylor III, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 50 feet of right-of-way along Westbodge Rd 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 2nd day of July, 2018.

[Signature]
SIGNATURE OF PROPERTY OWNER

[Signature]
SIGNATURE OF PROPERTY OWNER

[Stamp]
NOTARY PUBLIC
APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: William L. Taylor, III

MAILING ADDRESS: 135 Bayberry Run, Fayetteville, GA 30214

PHONE: 678-414-3321 E-MAIL: williamltaylor3@gmail.com

AGENT FOR OWNERS: __________________________ |

MAILING ADDRESS: __________________________ |

PHONE: __________________________ E-MAIL: __________________________ |

PROPERTY LOCATION: LAND LOT 221 LAND DISTRICT 13 PARCEL 13-07-025

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 40 +/-

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-70

ZONING OF SURROUNDING PROPERTIES: A-R & R-40

PRESENT USE OF SUBJECT PROPERTY: Single-Family Residential

PROPOSED USE OF SUBJECT PROPERTY: Single-Family Residential Subdivision

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: Old Ford Road/Collector

LOCATION OF NEAREST WATER LINE: Old Ford Road

(This Area to be Completed by Staff): PETITION NUMBER: 1277-18 B

[ ] Application Insufficient due to lack of: __________________________ |

by Staff: __________________________ Date: __________________________ |

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

by Staff: __________________________ Date: 7/5/18 |

DATE OF PLANNING COMMISSION HEARING: August 2, 2018

DATE OF COUNTY COMMISSIONERS HEARING: August 23, 2018

Received from William L. Taylor, III a check in the amount of $450.00 for application filing fee, and $20.00 for deposit on frame for public hearing sign(s).

Date Paid: July 3, 2018 Receipt Number: 6347083-App

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:
William L. Taylor

Please Print Names

Property Tax Identification Number(s) of Subject Property: 13-07-025

(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) 221 of the 13 District, and (if applicable to more than one land district)
Land Lot(s) 221 of the 13 District, and said property consists of a total of 40 +/- acres
(legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to NA 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 of Property Owner 1

Address

Signature of Notary Public

Date

Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date

Signature of Authorized Agent

Address

Signature of Notary Public

Date
NAME: William I. Taylor
ADDRESS: 135 Bayberry Run, Fayetteville, GA 30214
PETITION NUMBER: 1277-18 B

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

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PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23rd day of August, 2018 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF July, 2018.

______________________________
APPLICANT'S SIGNATURE

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

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Sworn to and subscribed before me this _______ day of ______, 2018.

______________________________
SIGNATURE OF PROPERTY OWNER

______________________________
SIGNATURE OF PROPERTY OWNER

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NOTARY PUBLIC