

**BOARD MEMBERS**

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

**STAFF**

Peter A. Frisina, Director of Community Services  
Chanelle N. Blaine, Zoning Administrator  
Howard Johnson, Planning & Zoning Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**March 7, 2019**  
**7:00 pm**

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

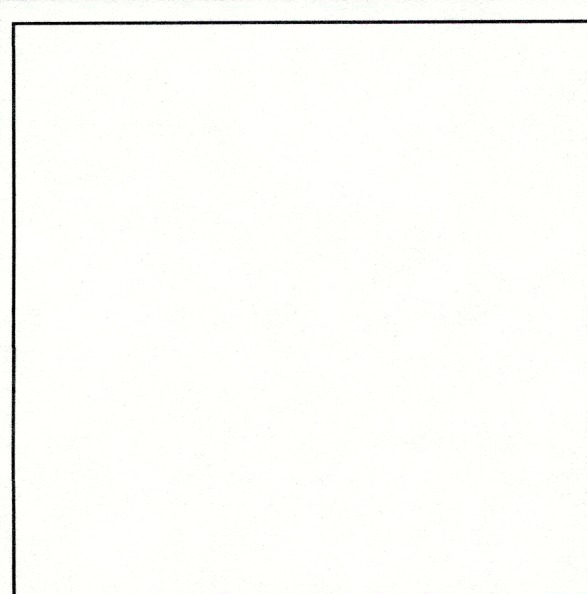
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1. Consideration of Minutes of the Planning Commission meeting held on Thursday February 21, 2019.
2. Consideration of a Final Plat of Goza Road Subdivision. The property will consist of four (4) residential lots zoned R-80, is located in Land Lot(s) 227 & 228 of the 4<sup>th</sup> District and front(s) on Goza Road S.R. 85.

**PUBLIC HEARING**

3. Consideration of Petition No. RP-071-19, Brent Payne, Owner, request to revise the Minor Subdivision Plat of Brent Payne by adding seven (7) acres of property from an existing tract to the existing 5.349 acre lot. This property is located in Land Lot 59 of the 7<sup>th</sup> District and fronts on Willow Road.
4. Consideration of Petition No. 1280-19, Kevin M. McFarland, Deborah J. McFarland, and Felix Enriquez, Owners, and Jerry Peterson, AIA, Agent, request to rezone 16.74 acres from A-R to O-I. Applicant is developing an Event Venue. This property is located in Land Lot 127 of the 5<sup>th</sup> District, and fronts on State Route 54 West.
5. Consideration of Petition No. 1281-19, Jacky Matthews, Owner, and Jerry Peterson, AIA, Agent, request to rezone 28.99 acres from A-R to R-50. Applicant is developing a Residential Subdivision consisting of 16 lots. This property is located in Land Lot 89 of the 7<sup>th</sup> District, and fronts on Dogwood Trail.





THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

#### LEGEND

APPROX- APPROXIMATE  
CMP- CORRUGATED METAL PIPE  
CONC- CONCRETE  
DB/PG- DEED BOOK, PAGE  
DYL- DOUBLE YELLOW LINE  
FES- FLAILED END SECTION  
FH- FIRE HYDRANT  
GW- GUY WIRE  
IPF- IRON PIN FOUND (1" OR 2" PIPE)  
IPF- IRON PIN FOUND (1-1/2" ROD)  
IPF- IRON PIN FOUND (1/2" REBAR)  
IPS- LIGHT POLE  
LP- LIGHT POLE  
N/F- NOW OR FORMERLY  
PBX- POWER BOX  
P.O.B- POINT OF BEGINNING  
P.O.C- POINT OF COMMENCEMENT  
PLP- POWER & LIGHT POLE  
PTP- POWER & TELEPHONE POLE  
R/W- RIGHT OF WAY  
STBK- SETBACK  
SWL- SINGLE WHITE LINE  
TBX- TELEPHONE BOX  
TP- TELEPHONE POLE  
WM- WATER METER  
WV- WATER VALVE  
(123.45')- RECORD DISTANCE PER DEED  
CONT. AREA - CONTIGUOUS AREA

#### LINE TYPES

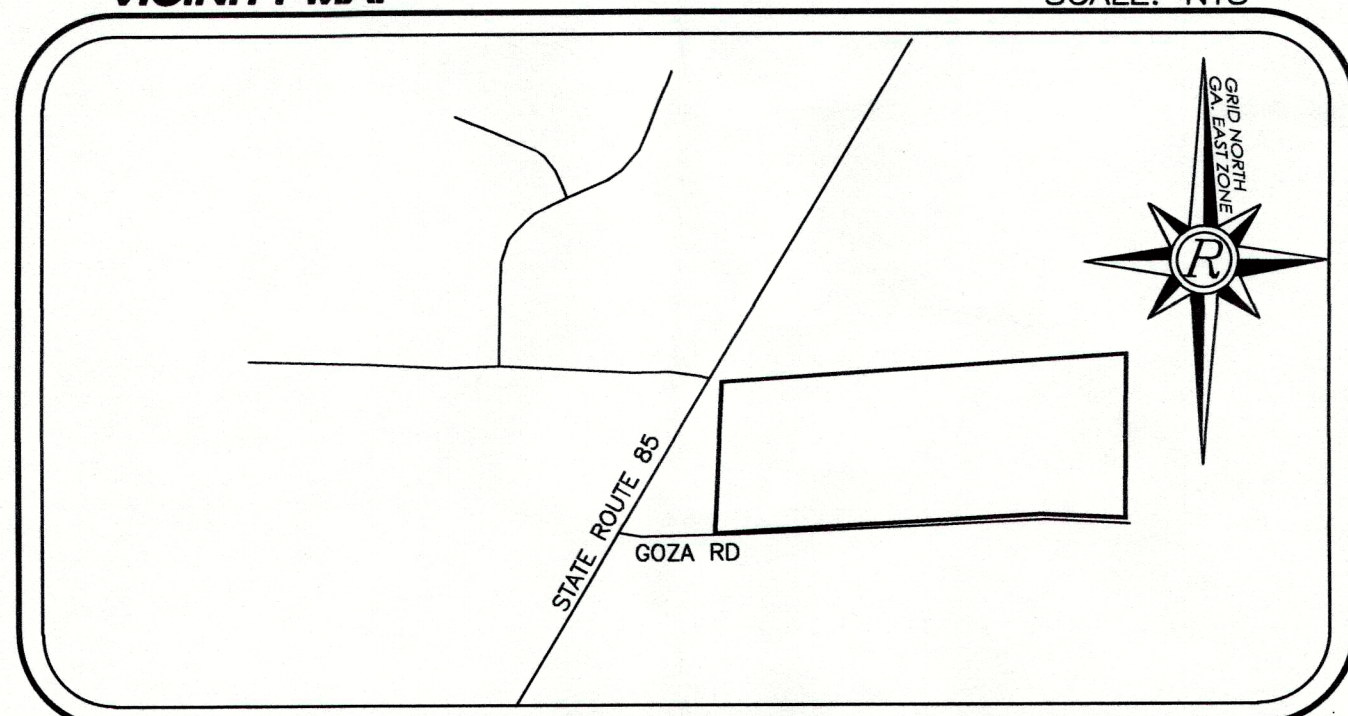
— PIT —  
— OVERHEAD POWER LINE  
— OVERHEAD POWER & TELEPHONE LINE  
— OVERHEAD TELEPHONE LINE  
— SOIL DELINEATION LINE  
— WETLAND DELINEATION LINE  
— 50' WATERSHED SETBACK  
— 75' WATERSHED SETBACK  
— APPROX. LAND LOT LINE  
— PROPERTY BOUNDARY LINE  
— BUILDING SETBACK LINE  
— FENCE LINE

#### STRUCTURES

— HEADMALL  
— FIRE HYDRANT  
— WATER VALVE  
— WATER METER

#### VICINITY MAP

SCALE: NTS



#### DEVELOPER:

**HALBERT DEVELOPMENT**  
461 SANDY CREEK RD.  
FAYETTEVILLE, GA 30214  
RICK HALBERT  
770-616-8574

#### 24 HOUR CONTACT:

**RICK HALBERT**  
770-616-8574

**PROPERTY ADDRESS**  
1066 GOZA ROAD  
FAYETTEVILLE, GA 30215

#### ENGINEERING CONTACT:

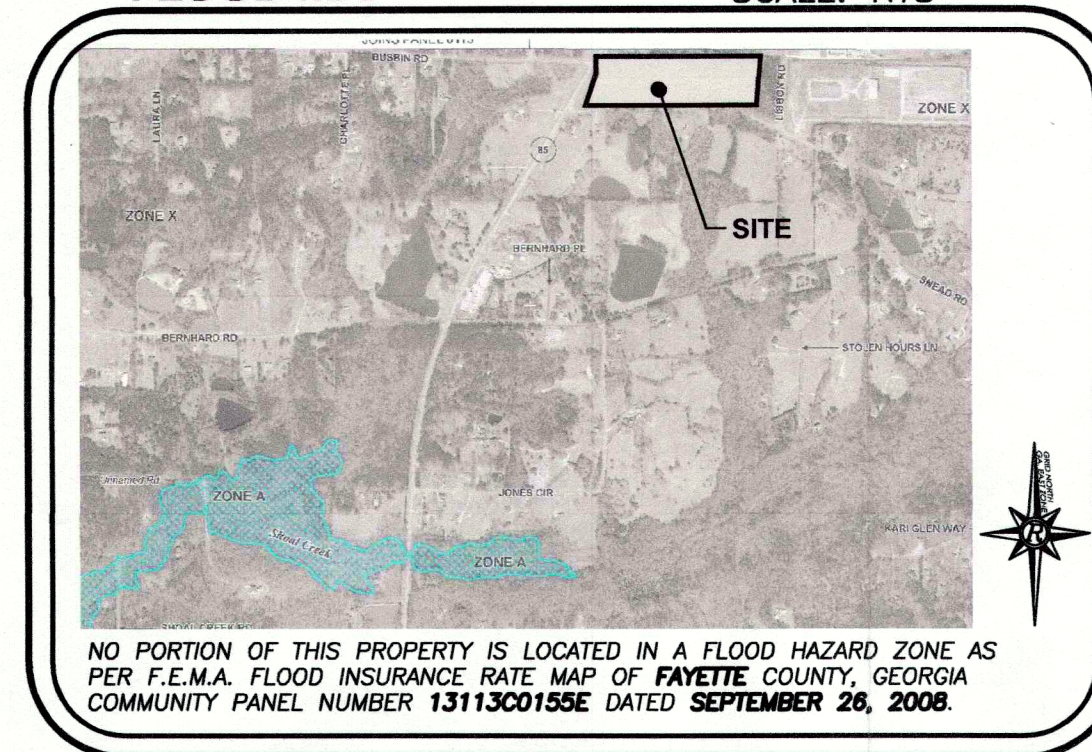
**ROCHESTER & ASSOCIATES, INC.**  
286 HIGHWAY 314, SUITE A  
FAYETTEVILLE, GA 30214  
JEFF COLLINS  
770-718-0600

#### SURVEY CONTACT:

**ROCHESTER & ASSOCIATES, INC.**  
WAYNE POWERS, RLS  
(770) 718-0600

#### FLOOD MAP

SCALE: NTS



NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 1311300155E DATED SEPTEMBER 26, 2008.

#### SITE DATA TABLE

ZONED: R-80	
FUTURE LAND USE	RURAL RESIDENTIAL 3
MIN. LOT AREA	3 ACRES
TOTAL LOT AREA	18.63 ACRES
TOTAL LOTS	4
TOTAL AREA IN ROW	0 ACRES
STORMWATER AREA	N/A
SETBACKS	
FRONT	75 Ft
SIDE	30 Ft
REAR	50 Ft
MAX. BLDG. HEIGHT	35 Ft
MN. BLDG. AREA	2500

#### SURVEY NOTES

- THE FIELD DATA DATED 7/18/19 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,769 FEET AND AN ANGULAR ERROR OF 4" SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 448,952 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST OR EAST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST OR EAST ZONE). THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- WETLAND AND STATE WATERS DELINEATION AND INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC. (AES) ON NOVEMBER 8, 2018.
- LEVEL III SOILS DELINEATION AND INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC. (AES) ON NOVEMBER 1, 2018.

#### NOTES

- PER REZONING PETITION NUMBER 1279A-B-18, LOTS ARE SUBJECT TO THE FOLLOWING CONDITIONS:
  - THERE SHALL BE NO DRIVEWAY ACCESS TO THE PARCEL(S) FROM SR 85. (THIS CONDITION IS BASED ON COMMENTS FROM PUBLIC WORKS/ENGINEERING AND GEORGIA DEPARTMENT OF TRANSPORTATION).
  - THE OWNER/DEVELOPER SHALL PROVIDE, AT NO COST TO FAYETTE COUNTY, TEN (10) FEET OF RIGHT-OF-WAY ON GOZA ROAD AND SAID DEDICATION AREA SHALL BE SHOWN ON THE FINAL PLAT.
- REZONING DATE OF APPROVAL: SEPTEMBER 27, 2018
- UTILITIES ARE TO BE PROVIDED FROM EXISTING ALONG GOZA ROAD.
- EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 1.5 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS; WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.
- WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS 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. FAYETTE COUNTY IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF ANY DAM STRUCTURES ON THIS PROPERTY.
- THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTIES ON THIS PLAT.
- NO LOTS EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.
- NO FLOOD HAZARD AREAS ARE CONTAINED ON THE PROPERTY.
- SEE SITE DATA TABLE ABOVE FOR ZONING DISTRICT REQUIREMENTS.
- WATER TO BE SERVED BY FAYETTE COUNTY WATER SYSTEM AND SEWER SERVED BY ONSITE SEPTIC SYSTEMS FOR EACH LOT.
- LOTS 2, 3 AND 4 EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA. AS REQUIRED BY ARTICLE IV IF THE DEVELOPMENT REGULATIONS, A MINIMUM ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT.

#### APPROVALS

Approved by Fayette County Environmental Health Department.

Date \_\_\_\_\_ Signed \_\_\_\_\_

Approved by the Fayette County Engineer.

Date \_\_\_\_\_ Signed \_\_\_\_\_

Approved by the Fayette County Planning Commission.

Date \_\_\_\_\_ Signed \_\_\_\_\_

Approved by the Fayette County Zoning Administrator.

Date \_\_\_\_\_ Signed \_\_\_\_\_

Approved by Fayette County Fire Marshal.

Date \_\_\_\_\_ Signed \_\_\_\_\_

Approved by the Fayette County Environmental Management.

Date \_\_\_\_\_ Signed \_\_\_\_\_

#### SURVEYORS CERTIFICATION

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.

WAYNE A. POWERS, GEORGIA RLS # 2891

2-26-19

DATE OF PLAT OR MAP  
wopowers@rochester-assoc.com  
ROCHESTER & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LSF-000484  
www.rochester-assoc.com

FINAL PLAT  
GOZA ROAD SUBDIVISION  
RICK HALBERT

LAND LOTS 227 & 228  
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	2-26-19	APPROVALS	
2	2-26-19	APPROVALS	
3	2-26-19	APPROVALS	
4	2-26-19	APPROVALS	
5	2-26-19	APPROVALS	
6	2-26-19	APPROVALS	
7	2-26-19	APPROVALS	

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



SHEET	DATE	SCALE	JOB NO.	DRAWN BY	DWG NO.
1	2-25-2019	1"=100'	F218009-HAL	BY: BLP	F218009-HAL



**PETITION NUMBER:** RP-071-19

**REQUESTED ACTION:** Request approval to revise the Minor Subdivision Plat of Brent Payne to by adding seven (7) acres of property from an adjacent tract to the existing 5.349 acre lot.

**EXISTING USE:** Single-Family Residential

**ZONING DISTRICT:** A-R

**LOCATION:** 134 Willow Road

**LAND LOT/DISTRICT:** Land Lot 59 of the 7th District

**APPLICANT:** Brent Payne

### **INVESTIGATION**

The Minor Subdivision Plat of Brent Payne was recorded on October 6, 2015.

#### **Subdivision Regulations**

**Sec. 104-595. - Approval of subdivisions.**

(2) **Final plat or minor subdivision plat**

j. **Revision to a recorded final plat.**

*Revision to a recorded final plat.* A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See [section 104-596](#) for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.

### **Final Plat**

Should this request be approved, a revised Final Plat must be submitted, approved, and recorded.

### **Department Comments**

**Planning and Zoning:.** The request meets the dimensional requirements of the A-R zoning district.

**Water System:** No conflict

**Environmental Health Dept.:** No objection

### **STAFF ANALYSIS**

Staff recommends **APPROVAL** of this request so the Final Plat procedure can begin.



**RP-071-19**  
**Zoning**





**RP-071-19**  
**Land Use Plan**

ENVIRONMENTALLY  
SENSITIVE AREAS

ENVIRONMENTALLY  
SENSITIVE AREAS

SUBJECT  
PROPERTY  
RURAL  
RESIDENTIAL  
- 3

Ebenezer Road

Willow Road

Arlington Trail

ENVIRONMENTALLY  
SENSITIVE AREAS



**RP-071-19**  
**Aerials**



SUBJECT  
PROPERTY

Willow Road

Ebenezer Road

Arlington Trail



N/F  
THOMAS JOE B LIVING TRUST  
THOMAS JOE B TRUSTEE  
D.B. 3626, Pg. 176-178

N 88°59'55" E 500.42'

1/2" RBS

1/2" RBS  
ON LINE

79.3'

75' B/L

PROPOSED  
BARN

1/2" RBF  
ON LINE

1/2" RBF  
ON LINE

12.229 Acres  
532679.5 S.F.

N/F  
THOMAS JOE B LIVING TRUST  
THOMAS JOE B TRUSTEE  
D.B. 3626, Pg. 176-178

N/F  
MIKE A. PAYNE  
& TINA T. PAYNE  
D.B. 479, Pg. 367  
P.B. 17, Pg. 126

LEGEND  
RBF=REBAR FOUND  
RBS=REBAR SET  
CTP=CRIMP TOP PIPE  
L.L.=LAND LOT  
L.L.L.=LAND LOT LINE  
P.L.=PROPERTY LINE  
CO=CONSTRUCTION ENTRANCE  
EP=EDGE OF PAVEMENT  
P.O.B.=POINT OF BEGINNING  
B/L=BUILDING SETBACK LINE  
D.E.=DRAINAGE EASEMENT  
N/F=NOW OR FORMERLY  
F.W.P.D.=FIELD WORK  
PERFORMED DATE  
F.F.E.=FINISHED FLOOR ELEVATION  
DB=DEED BOOK  
PG=PAGE  
PB=PLAT BOOK  
###=HOUSE NUMBER  
U/P=UTILITY POLE  
R/W=RIGHT OF WAY

N 00°28'02" E 1057.58'

50' B/L

50' B/L

S 00°28'48" W 1085.22'

660.3'

Concrete Drive

ORIGINAL PROPERTY LINE

Wood Fence

U/P

U/P

U/P

75' B/L

549.32' to the r/w of  
ebenezer road 80' r/w

1/2" RBF  
R/W

C1

L2

L1

1/2" RBF

Wood Fence

Willow Road

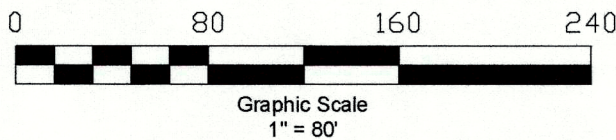
(Prescriptive Easement)  
Width Asphalt 10'

S 89°00'14" W 250.13'

N/F  
FRANCES D. STINCHCOMB  
D.B. 1722, Pg. 56

Prepared For:

BRENT PAYNE



LINE	BEARING	DISTANCE
L1	N 00°28'02" E	42.99
L2	N 89°37'03" W	70.03

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	181.46	1022.77	181.23	S 83°35'46" W

Job No.SA18-151A

Drawn By: J.E.C. Reviewed By: s.a.g.

Issue Date: 01/14/19

F.W.P.D.: 01/04/19

Revisions Date

PAGE 2 OF 2

S.A. GASKINS &  
ASSOCIATES, LLC

surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com

Property Location

Land Lot 59 Of The 7th Land District  
Fayette County, Georgia



APPLICATION TO REVISE A RECORDED PLAT  
(PUBLIC HEARING)

PETITION NO: RP- 071 - 19

NAME OF RECORDED PLAT: Brent A. Payne - Joe B Thomas

OWNER OF PROPERTY: Same as Above living trust

MAILING ADDRESS: 134 Willow Road, Fayetteville GA

PHONE: 678 920 1545 30215

E-MAIL: brent@hmcgroup247.com

AGENT FOR OWNER: N/A

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

LOCATION: LAND LOT(S) 59 DISTRICT 7 ROAD Willow

LEGAL DESCRIPTION ATTACHED: \_\_\_\_\_ ZONING: AR

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: \_\_\_\_\_

TOTAL NUMBER OF LOTS: 1 TOTAL NUMBER OF ACRES: 12.229

DATE OF PLANNING COMMISSION HEARING: March 7, 2019

DATE OF COUNTY COMMISSIONERS HEARING: March 28, 2019

REASON FOR REVISION: Adding 7 + or - Acres  
to existing 5 + or - Acres. Please  
see plat for description. There  
is no intent to build additional  
Home site. We intend to add a  
barn for equipment storage.



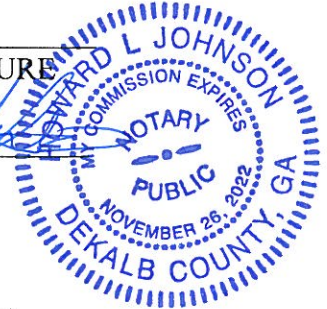
I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

JANUARY 28, 2019

JANUARY 28, 2019

BAR  
OWNER/AGENT'S SIGNATURE

[Signature]  
NOTARY PUBLIC



**SIGN FEE**

Received from \_\_\_\_\_ the amount of \$ \_\_\_\_\_ to cover the cost of the sign deposit. Applicant will be billed later for the cost of advertising.

Date Paid: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Cash: \_\_\_\_\_

Check No. \_\_\_\_\_



**REQUESTED ACTION:** A-R to O-I

**PROPOSED USE:** Event Venue

**EXISTING USE:** House with Venue

**LOCATION:** State Route 54 West

**DISTRICT/LAND LOT(S):** 5th District, Land Lot(s) 127

**OWNER:** Kevin M. McFarland, Deborah J. McFarland & Felix Enriquez

**AGENT:** Jerry Peterson, AIA

**PLANNING COMMISSION PUBLIC HEARING:** March 7, 2019

**BOARD OF COMMISSIONERS PUBLIC HEARING:** March 28,

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**APPLICANT'S INTENT**

Applicant is developing an Event Venue on 16.74 acres.

**STAFF RECOMMENDATION**

**APPROVAL with ONE (1) CONDITION**



## INVESTIGATION

### A. PROPERTY SITE

The subject property is a 16.74 acre tract fronting on State Route 54 West in Land Lot 127 of the 5th District. State Route 54 West is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is currently zoned A-R and contains a single-family residence and an A-R Wedding and event facility.

**History:** The site plan for Daisy Hills Farm A-R Wedding and event facility was approved on October 5, 2017.

### B. SURROUNDING ZONING AND USES

The general situation is a 16.74 acres tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, O-I and Residential-Professional (Fayetteville), see the following table and also the attached Zoning Location Map.

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

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	2.9	A-R	Single-family Residence	Low Density Residential (1 Unit/1 Acre) & SR 54 West Overlay District
North (across SR 54)	1.0	R-40	Single-family Residence	
	1.4	R-40	Single-family Residence	
South	2.6	A-R	Single-family Residence	Low Density Residential (1 Unit/1 Acre)
	13.0	A-R	Single-family Residence	
East	2.3	O-I	Office	Low Density Residential (1 Unit/1 Acre) & SR 54 West Overlay District Suburban Office (Fayetteville)
	8.0	R-P*	Undeveloped	
West	10.0	A-R	Single-family Residence	Low Density Residential (1 Unit/1 Acre) & SR 54 West Overlay District

\* Residential-Professional (Fayetteville) The RP residential professional district is established to provide an area in which residential and limited professional, educational, institutional and businesses uses (not including retail sales) can be compatibly mixed.

### C. COMPREHENSIVE PLAN

The subject property lies within an area designated as Low Density Residential (1 Unit/1 Acre) & SR 54 West Overlay District. The SR 54 West Overlay District states the following:

Recommendations: The intent of the SR 54 West Overlay District is to offer existing tracts of five +/- acres the option to convert to office uses. Outside of the commercial designation at Tyrone Road and the commercial and office-institutional designation at Sumner Road (south), these parcels would be considered for the Office-Institutional Zoning District. Conditions should be placed on property at the time of rezoning to address unique situations.



The subject property, at 16.74 acres, is larger than five (5) acres. However, approximately eight (8) acres of the subject property contains a lake and watershed protection buffers and setbacks. This rezoning request is to augment the existing A-R Wedding/event facility by allowing the existing residence to be used in a nonresidential manner which is comparable to several rezonings in the SR 54 West Overlay District where an existing residence has been converted into an office use. Given the existing use of the A-R Wedding/event facility and that this request is to utilize the existing residence in an office type use is in keeping with the intent of the SR 54 West Overlay District.

#### **D. ZONING/REGULATORY REVIEW**

The applicant seeks to rezone from A-R to O-I for the purpose of expanding the uses at an A-R Wedding and event facility that is currently approved for this property. A Banquet hall/event facility is a Permitted Use in O-I and is synonymous with an A-R Wedding and event facility type use. At this time no one resides in the single-family residence. The business owner discussed with staff the need to use the existing single-family residence in a nonresidential manner in conjunction with the wedding and event facility. This nonresidential use would include the business office for the wedding/event facility with a pre-event space where, for example, a bridal party could prepare for a wedding (dressing rooms, etc.) Staff informed the business owner that would not be allowed under the A-R zoning as the original vision of the A-R Wedding/event facility was to allow a wedding/event facility in an A-R setting that would be accessory to the principle use of a residence. In preparation for this situation Staff was able to include a banquet hall/event facility in the O-I zoning district in conjunction with other amendments being made to the address bed and breakfasts, wedding and event facilities, and tourist accommodation in October of 2018 (Ordinances 2018-11 and 2018-12).

**Concept Plan/Site Plan:** The concept plan submitted with the rezoning indicates that an access drive to the residence and parking is proposed. Improvement such as these and utilization of the residence in a nonresidential manner will require that a revised site plan be submitted per Section 8-26 of the Development Regulations demonstrating compliance with the O-I zoning district and all other applicable regulations pertinent to the change in zoning. In reference to the new zoning district, existing storm water facilities and parking encroach into required buffers and also a required landscape area (This was not detected by Staff on the previous site plan for the A-R Wedding and event facility). Staff will recommend a condition that all necessary variances be approved by the Zoning Board of Appeals prior to the submittal of the revised site plan.

#### **E. DEPARTMENTAL COMMENTS**

##### **Water System**

No Conflict

##### **Public Works/Engineering**

The proposed rezoning, and associated use of the existing house, will not impact traffic. Engineering understands use of the Event Venue is independent of this rezoning issue. Access for this parcel is controlled by the GDOT.

Engineering has no other comments with respect to the rezoning request.



### **Environmental Management**

Must meet all development standards for O-I zoning. This includes a Tree Protection Plan, Landscape Plan and Site Plan (revised).

### **Environmental Health Department**

This department has no objection to proposed rezoning from A-R to O-I for use of existing house as event venue (under construction) office and pre-event facility. As discussed with GC at site, it appears that existing home septic system will need at least a new drain line due to potential damage from construction activities and grading for entrance to new event center currently under construction. Department will need a level 3 soils report by a GA Certified Soil Classifier (GC has been in contact with Larry McEver, PE, a septic permit application pack to be submitted to our department, septic system permit issued, house/office septic system installed, and approved septic installation inspection by Health Department prior to use of house as discussed onsite.

### **Fire**

Approved

### **Fayetteville**

No issues with the request to rezone to O&I.



## **STAFF ANALYSIS**

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

1. The intent of the SR 54 West Overlay District is to offer existing tracts of five +/- acres the option to convert to office uses. The subject property, at 16.74 acres, is larger than five (5) acres. However, approximately eight (8) acres of the subject property contains a lake and watershed protection buffers and setbacks. This rezoning request is to augment the existing A-R Wedding/event facility by allowing the existing residence to be used in a nonresidential manner which is comparable to several rezonings in the SR 54 West Overlay District where an existing residence has been converted into an office use. Given the existing use of the A-R Wedding/event facility and that this request is to utilize the existing residence in an office type use is in keeping with the intent of the SR 54 West Overlay District.
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 with a mix of single-family residential and office-institutional uses support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL with ONE (1) CONDITION**

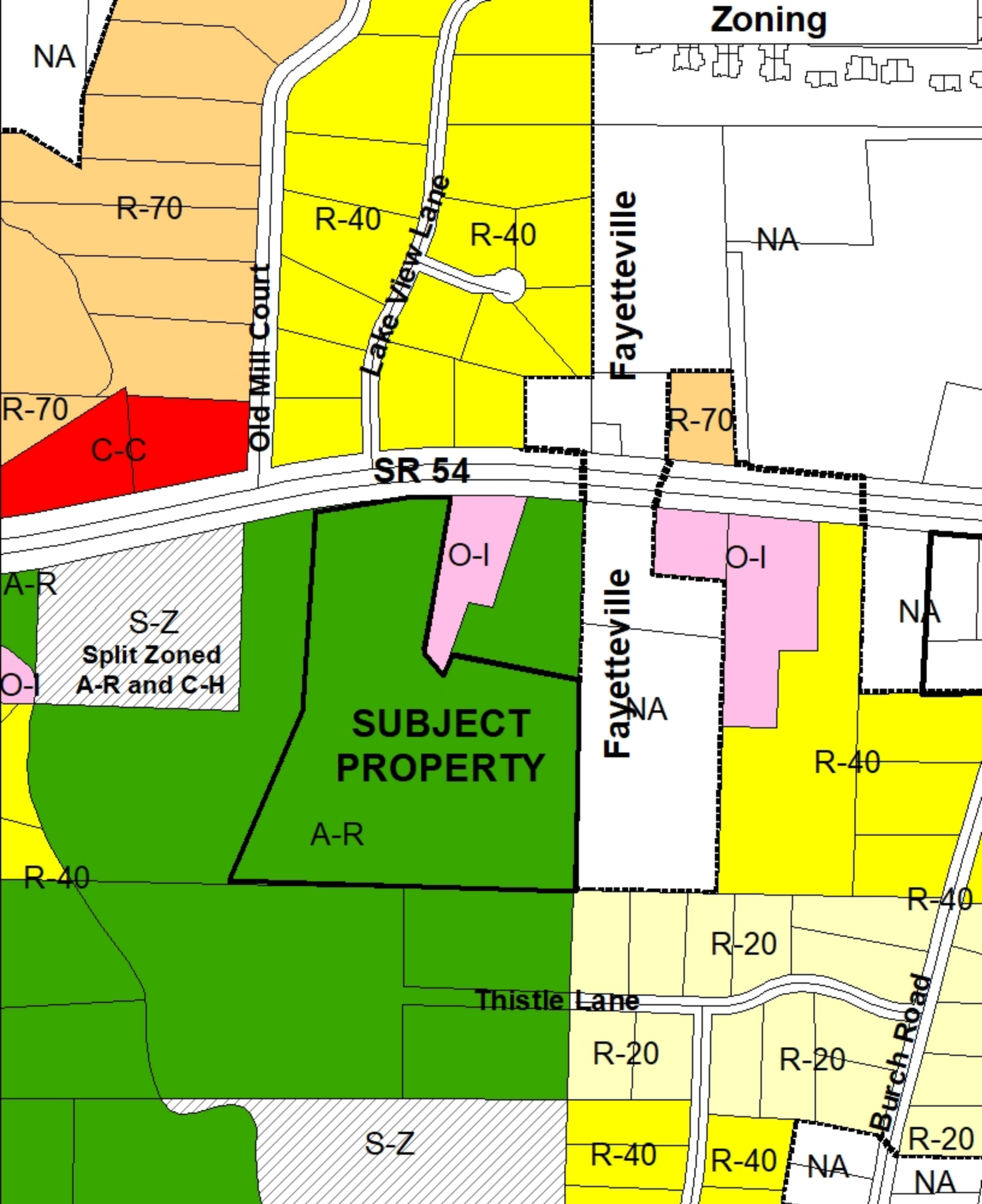


### **RECOMMENDED CONDITIONS**

If this petition is approved by the Board of Commissioners, it should be approved **O-I 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.

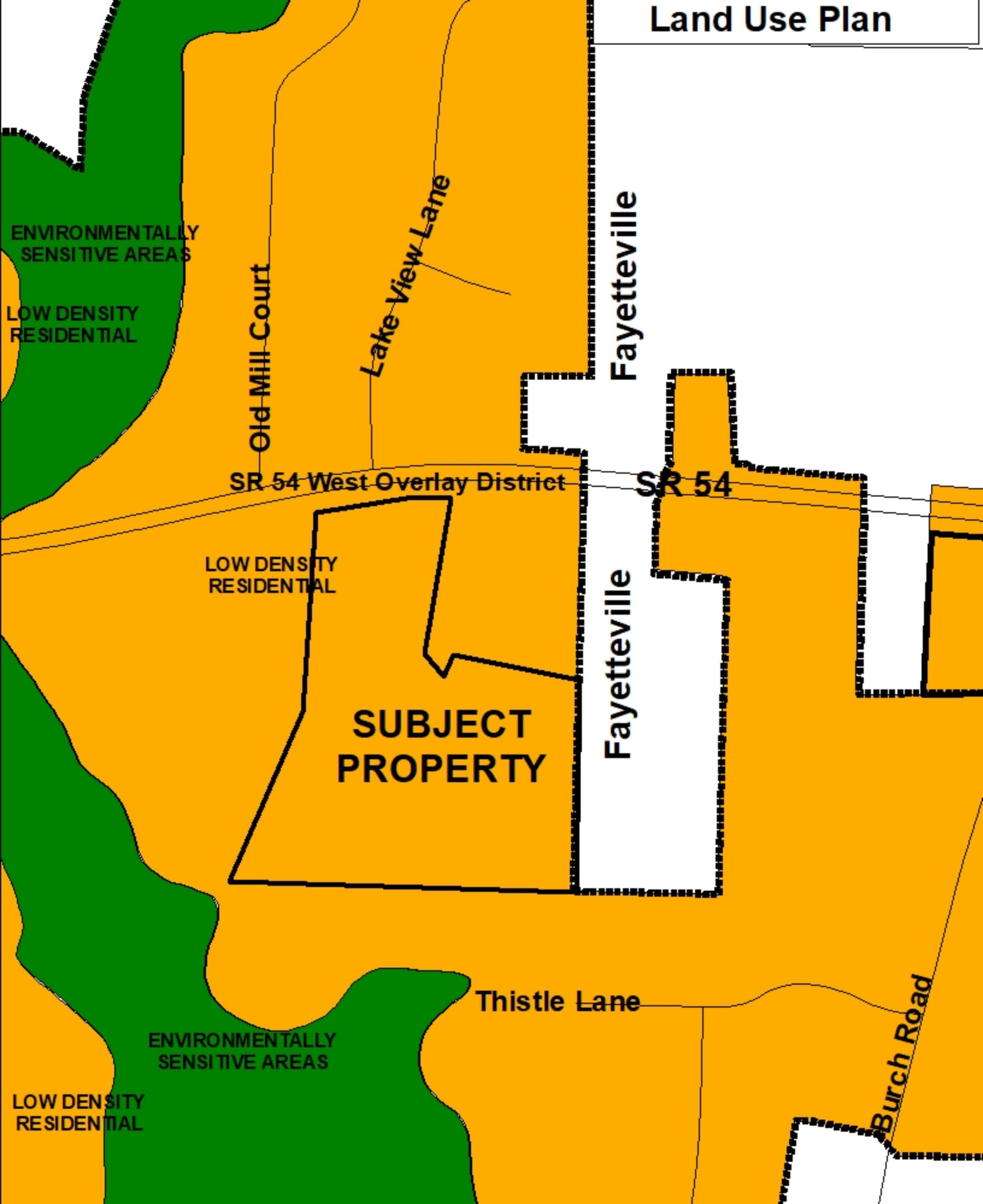
1. That all necessary variances be approved by the Zoning Board of Appeals prior to the submittal of the revised site plan necessary for utilization of the existing residence in a nonresidential manner including instillation of proposed access drive and parking.





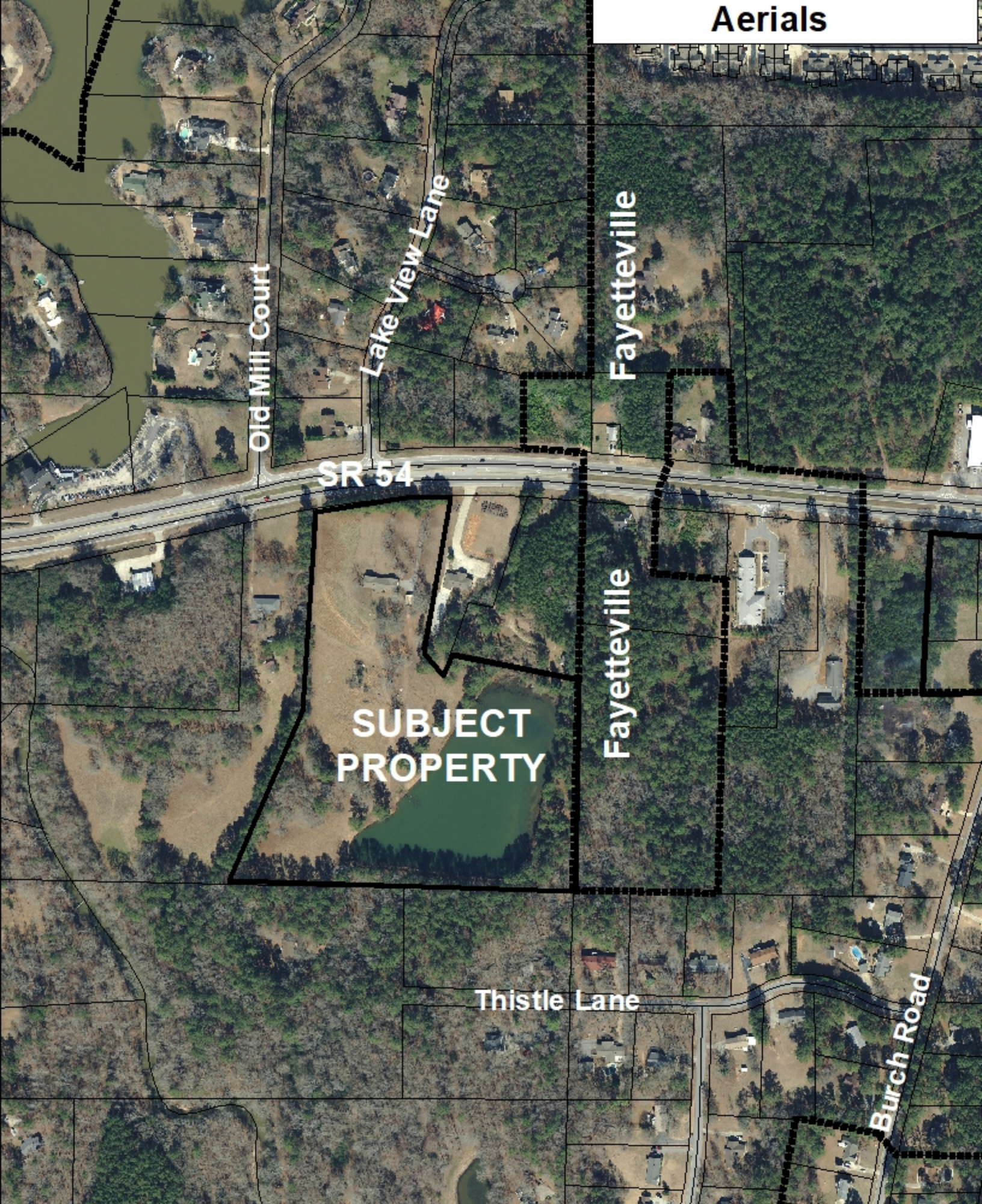


# Land Use Plan





# Aerials





ZONING REQUEST  
FOR  
THE VENUE AT DAISY HILL

AN EVENT CENTER  
16.74 ACRES  
JANUARY 2019

CHADWICK GEORGIA  
OWNER/CONTRACTOR





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

PROPERTY OWNERS: Felix and Tammy Enriquez, Kevin M. and Deborah J. McFarland Chad and Brandy Floyd

MAILING ADDRESS: 1048 HWY 54 W, Fayetteville, GA 30215

PHONE: 770 856 8875 E-MAIL: felix.enriquez@icloud.com

AGENT FOR OWNERS: JERRY PETERSON

MAILING ADDRESS: 616 WINGSPREAD PEACHTREE CITY GA 30269

PHONE: 770 487 9124 E-MAIL: jpeterstonplano@aol.com

PROPERTY LOCATION: LAND LOT 127 LAND DISTRICT 5th PARCEL 0521 002  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 16.74

EXISTING ZONING DISTRICT: Agricultural Residential PROPOSED ZONING DISTRICT: Office and Institutional

ZONING OF SURROUNDING PROPERTIES: a AR and O&I

PRESENT USE OF SUBJECT PROPERTY: House with Venue construction

PROPOSED USE OF SUBJECT PROPERTY: Event Venue

LAND USE PLAN DESIGNATION: \_\_\_\_\_

NAME AND TYPE OF ACCESS ROAD: Highway 54 W

LOCATION OF NEAREST WATER LINE: HWY 54

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: \_\_\_\_\_

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

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

☐ Application and all required supporting documentation is Sufficient and Complete

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

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

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

Date Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_



NAME: JERRY PETERSON PETITION NUMBER: \_\_\_\_\_

ADDRESS: 616 WINDSPRINGS, PEACHTREE CITY, GA 30269

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

JERRY PETERSON affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370 to cover all expenses of public hearing. He/She petitions the above named to change its classification to O I.

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:

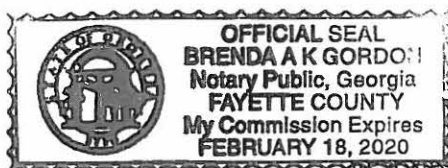
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the MAR 7 day of MARCH, 20 19 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 28 day of MARCH, 20 19 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25<sup>th</sup> DAY OF Jan., 20 19

Brenda A K Gordon  
NOTARY PUBLIC

Jerry Peterson  
APPLICANT'S SIGNATURE



REZONING APPLICATION, FAYETTE COUNTY, GA



## DISCLOSURE STATEMENT

Please check one:

Campaign contributions -   X   No        Yes (see attached disclosure report)

TITLE 36. LOCAL GOVERNMENT  
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS  
CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.



**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:

Felix Enriquez, Kevin M McFarland and Deborah J McFarland

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0521 002

(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) 127 of the 5th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 16.74 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to JERRY PETERSON 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.

Felix Enriquez  
Signature of Property Owner 1

125 Isleworth Way Fayetteville, Ga 30215  
Address

\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Address

Brenda A K Goff  
Signature of Notary Public  
Jan. 25, 2019  
Date



OFFICIAL SEAL  
BRENDA A K GOFF  
Notary Public, Georgia  
FAYETTE COUNTY  
My Commission Expires  
FEBRUARY 18, 2021

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date



# INTRODUCTION

This is a request to zone the 16.74 acre parcel number 0521 002 for the Venue at Daisy Hill from AR to OI to allow the use of the existing on site home as an office and pre event facility. This use of the house will include activities such a bride preparation and office. The house is being remodeled to accommodate this use. The activity center, which is well under construction, is a 5,362 square foot event center that is proposed to be use for weddings, corporate events and other such uses. The use of the house is an important element for these types of events.



EXISTING HOUSE







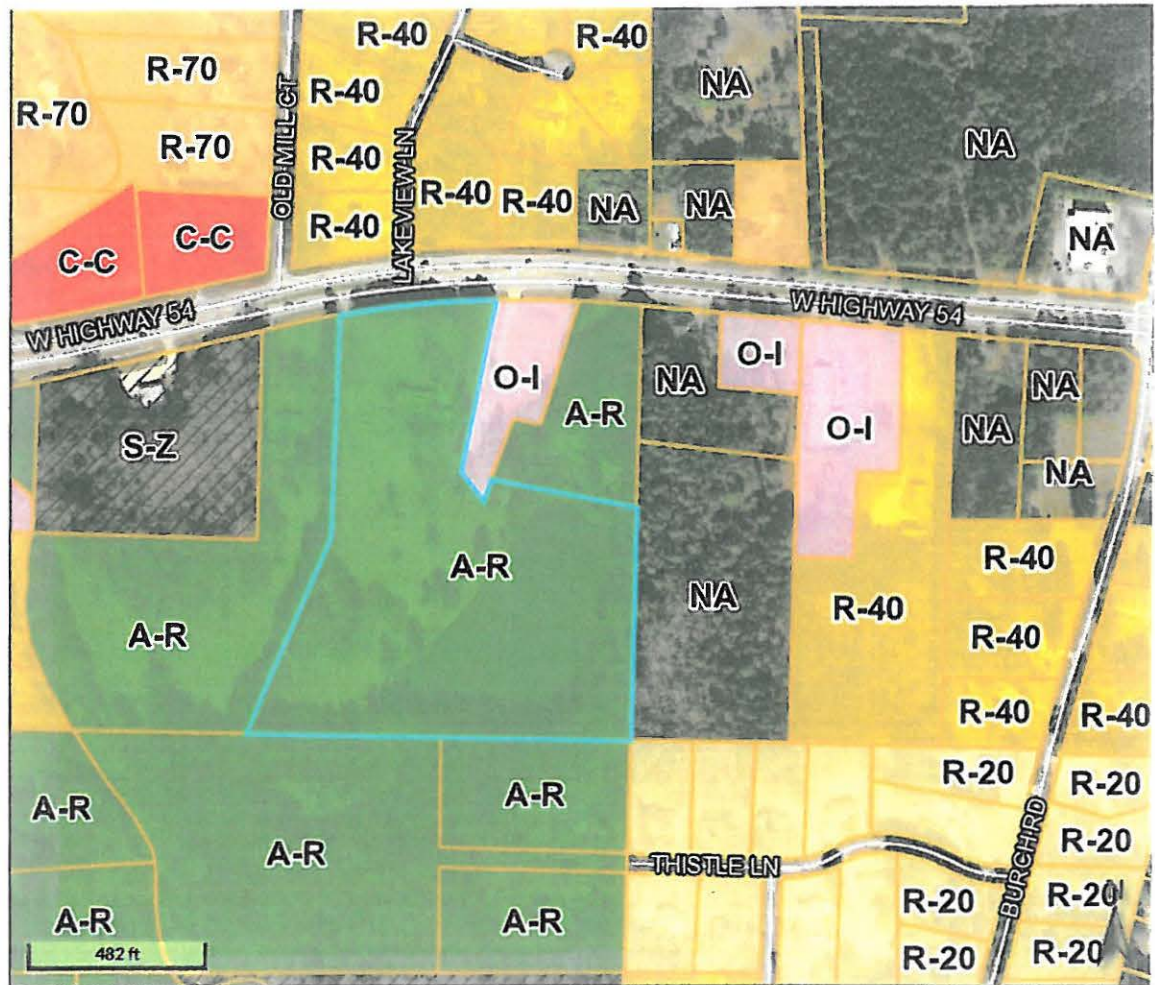






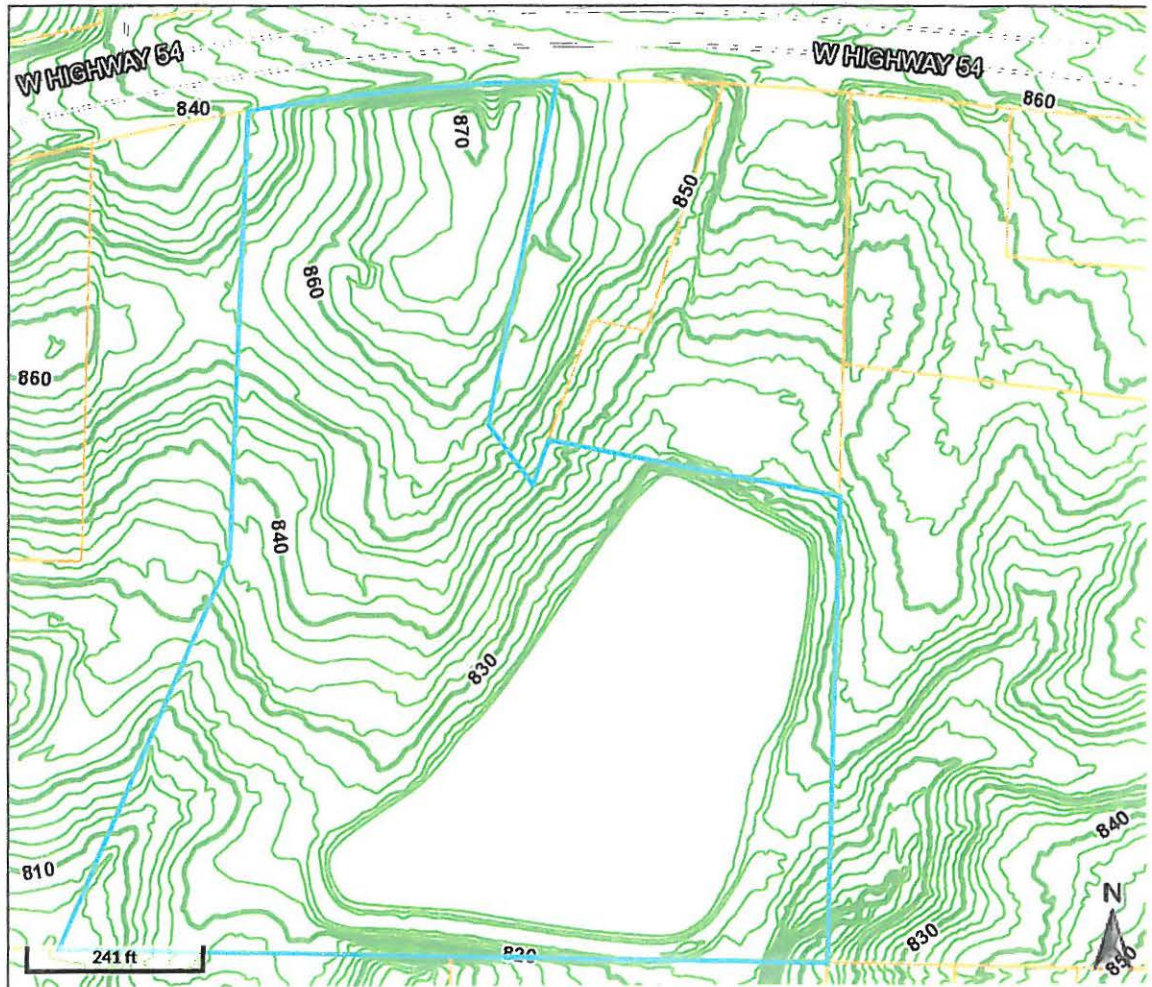
AIR PHOTO





EXISTING ZONING





TOPOGRAPHY









EVENT CENTER



POND



**REQUESTED ACTION:** A-R to R-50

**PROPOSED USE:** Residential Subdivison

**EXISTING USE:** Single Family Residential

**LOCATION:** 286 Dogwood Trail

**DISTRICT/LAND LOT(S):** 7th District, Land Lot(s) 89

**OWNER:** Jacky Matthews

**AGENT:** Jerry Peterson, AIA

**PLANNING COMMISSION PUBLIC HEARING:** March 7, 2019

**BOARD OF COMMISSIONERS PUBLIC HEARING:** March 28, 2019

---

**APPLICANT'S INTENT**

Applicant proposes to develop a Single-Family Residential Subdivison consisting of 16 lots on 28.99 acres.

**STAFF RECOMMENDATION**

**APPROVAL**



## INVESTIGATION

### A. PROPERTY SITE

The subject property is a 28.99 acre tract fronting on Dogwood Trail in Land Lot 89 of the 7th District. Dogwood Trail is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence and is currently zoned A-R.

### B. SURROUNDING ZONING AND USES

The general situation is a 28.99 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-70 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:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	1.0	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
North (across Dogwood Trail)	3.0	R-70	Single-Family Residential	
	2.4	R-70	Single-Family Residential	
	3.4	R-70	Single-Family Residential	
	3.1	R-70	Single-Family Residential	
	7.0	A-R	Single-Family Residential	
	5.0	A-R	Single-Family Residential	
	20.0	A-R	Church	
South	5.0	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
	5.0	A-R	Single-Family Residential	
	9.0	A-R	Undeveloped	
East	12.7	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
West	2.0	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
	9.32	A-R	Single-Family Residential	

### 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-50 for the purpose of developing a Residential Subdivision. The concept plan indicates that all existing structures are to be removed.

**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 Dogwood Trail.

**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**

Engineering comments on the proposed Jacky Matthews 28.99-acre rezoning on Dogwood Trail.

1. The Fayette County Thoroughfare Plan classifies Dogwood Road as a collector. As such, a Right-of-Way dedication shall be provided, as needed, to provide a uniform R/W width of 40 feet as measured from the existing centerline of Dogwood Road to the parcel's front property line.
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 Trail and Tyrone Road 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, with 16 lots, would add approximately 151 trips per day. This would increase the existing traffic on Dogwood Trail by 4.7%. (With the existing AR zoning, the property could have up to 5 lots, so the traffic impacts would be roughly 1/3<sup>rd</sup> of the proposed concept.)
4. The percent increase in traffic is less than 8%. Engineering is not recommending a Traffic Impact Study be provided. The traffic signal to the west is GDOT's and the additional traffic from the development should have minimal impact on its operation. To the east, the intersection of Dogwood Trail and Tyrone Road is part of the Tyrone Road Corridor Study (SPLOST Project No. 17TAQ) and has some existing geometry concerns. Over a 24-hour period, the project is expected to add 38 additional vehicles (~ a 2.4% increase) on Dogwood that turn left or right onto Tyrone Road, and that's not enough to consider mitigation work at the intersection.
5. Minimum sight distances, as required by the Development Regulations, shall be provided for the proposed new road intersection. That information is provided by the Developer, and checked by Engineering, at the Preliminary Plat stage. There are many sight-distance limitations in this area along Dogwood that may restrict (or prohibit) new road placement.
6. The Applicant is advised that platted lots shall have a minimum contiguous area that is outside floodplain and County Watershed buffers and setbacks.
7. Public Works is open to consideration of a landscape island as show in the concept plan. It may be an effective method of traffic calming. The geometry standards and related details would be worked out at the preliminary plat stage. The landscape area within the island would be owned and maintained by the HOA (i.e., the County right-of-way).

### **Environmental Management**

All state and federal permitting approvals must be received prior to approval of construction plans.

**Wetlands** A wetland determination report will be required prior to approval of development plans.

**Floodplain** Per FEMA FIRM panel 13113C0079E the property does contain Zone AE area of special flood hazard.

**Watershed** The watershed buffer on Flat Creek is 100 ft. from wrested vegetation and the watershed setback is 50 ft. from the buffer. Additionally, the watershed buffer on the unnamed tributary to Flat Creek and the pond in the northeast section of the property is 50 ft. from wrested vegetation and the watershed setback is 25 ft. from the buffer. A state buffer variance will be required prior to any path being constructed within the pond buffer.



**Stormwater:** Post-development stormwater management requirements will apply (*Article XIV, Fayette County Development Regulations*). All stormwater infrastructure may not be located within any area of special flood hazard. Army Corp of Engineering permitting will be required for installation of infrastructure in the unnamed tributary

### **Environmental Health Department**

Department has no comment regarding the rezoning request. This proposal appears to meet our department's definition as a subdivision. Our department recommends at least a reconnaissance soil study for planning purposes. A completed subdivision analysis record, fee and level 3 (red stamped if performed by soil scientist) soil survey along with the certificate of liability insurance will need to be submitted to our department to initiate our department's required subdivision approval review.

### **Fire**

Approved

### **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to R-50 for the purpose of developing Residential Subdivision. 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**.



of  
Tyrone

Zoning

R-75

R-70

A-R

Dogwood Trail

**SUBJECT  
PROPERTY**

A-R

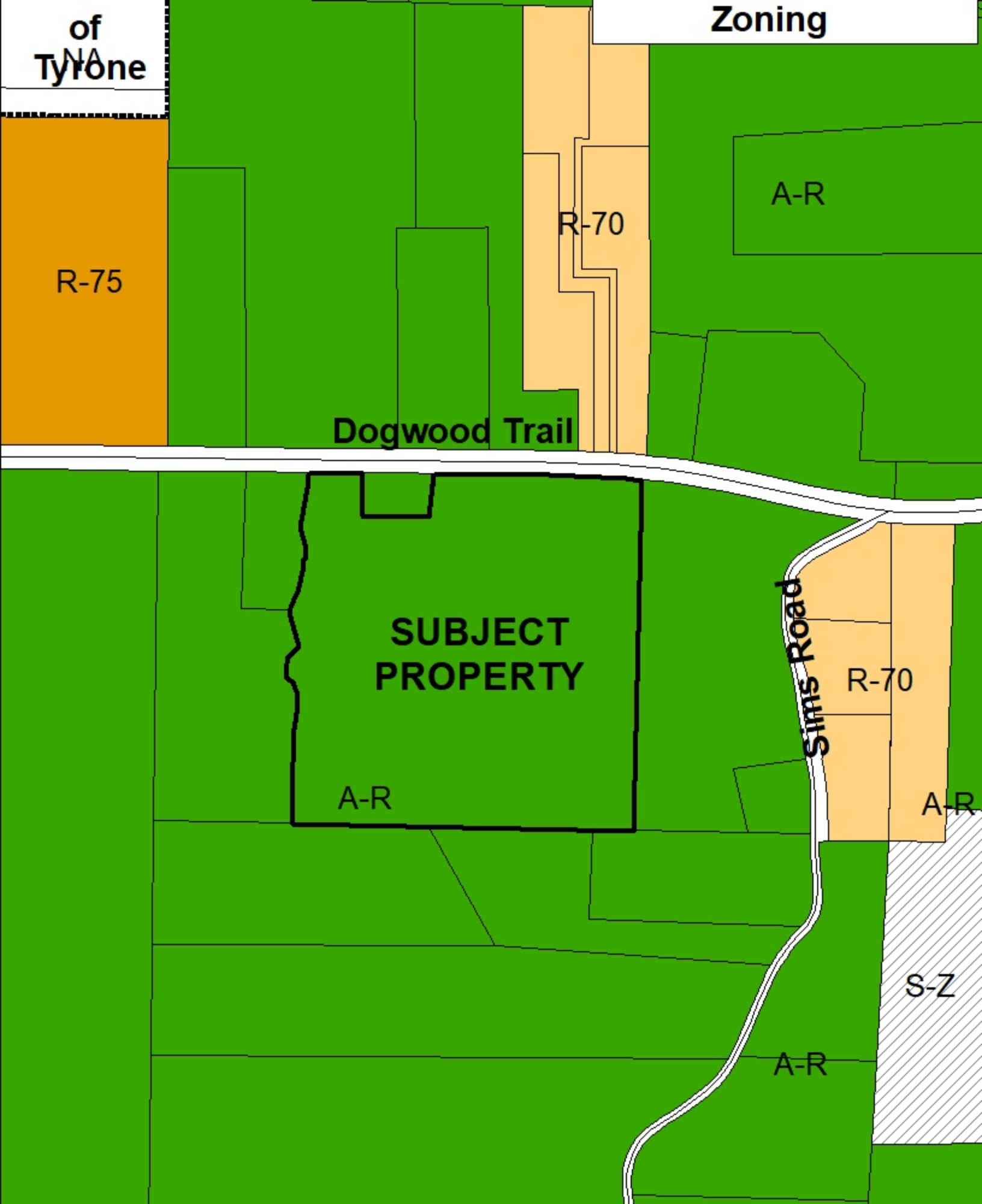
R-70

A-R

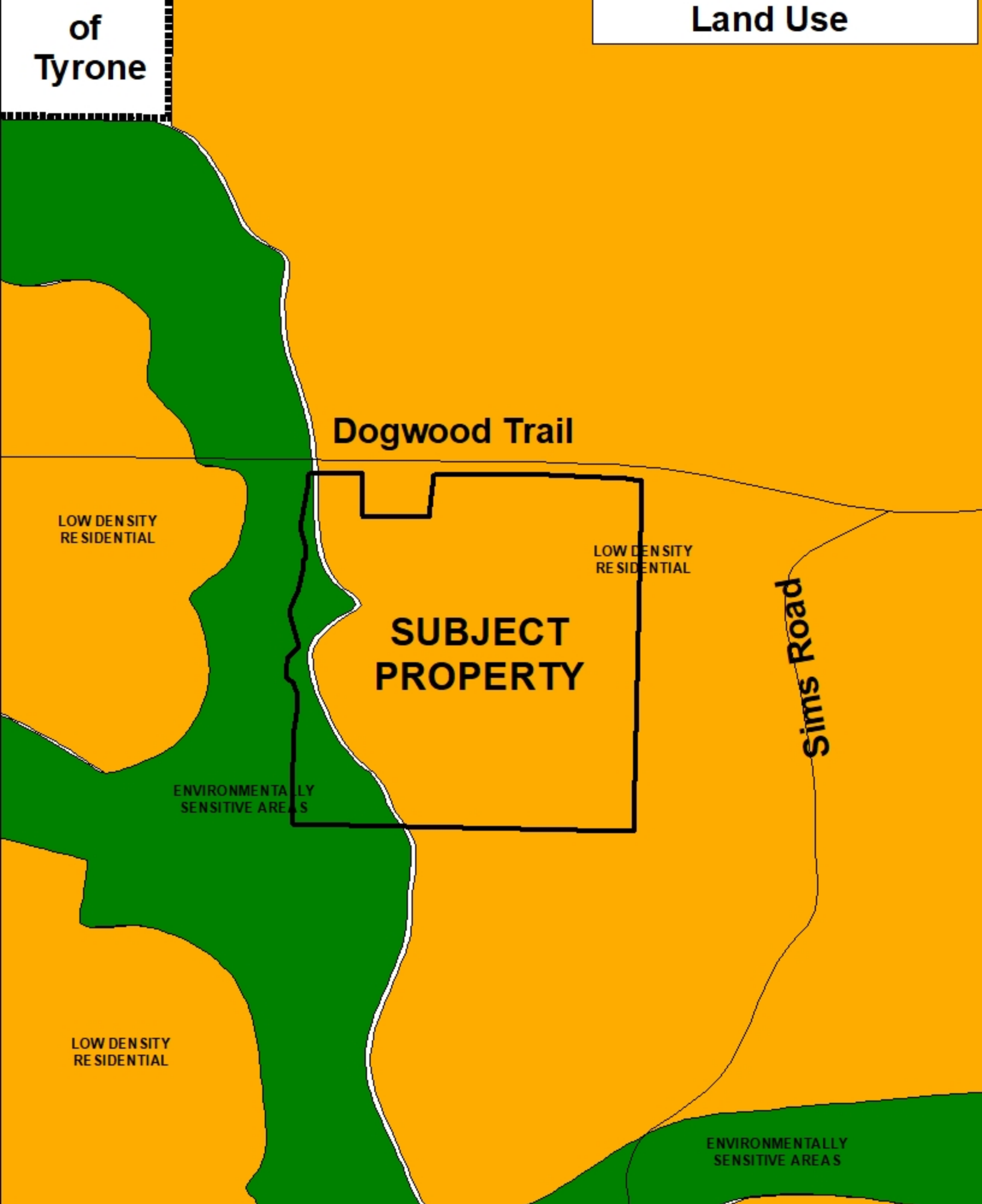
Sims Road

S-Z

A-R









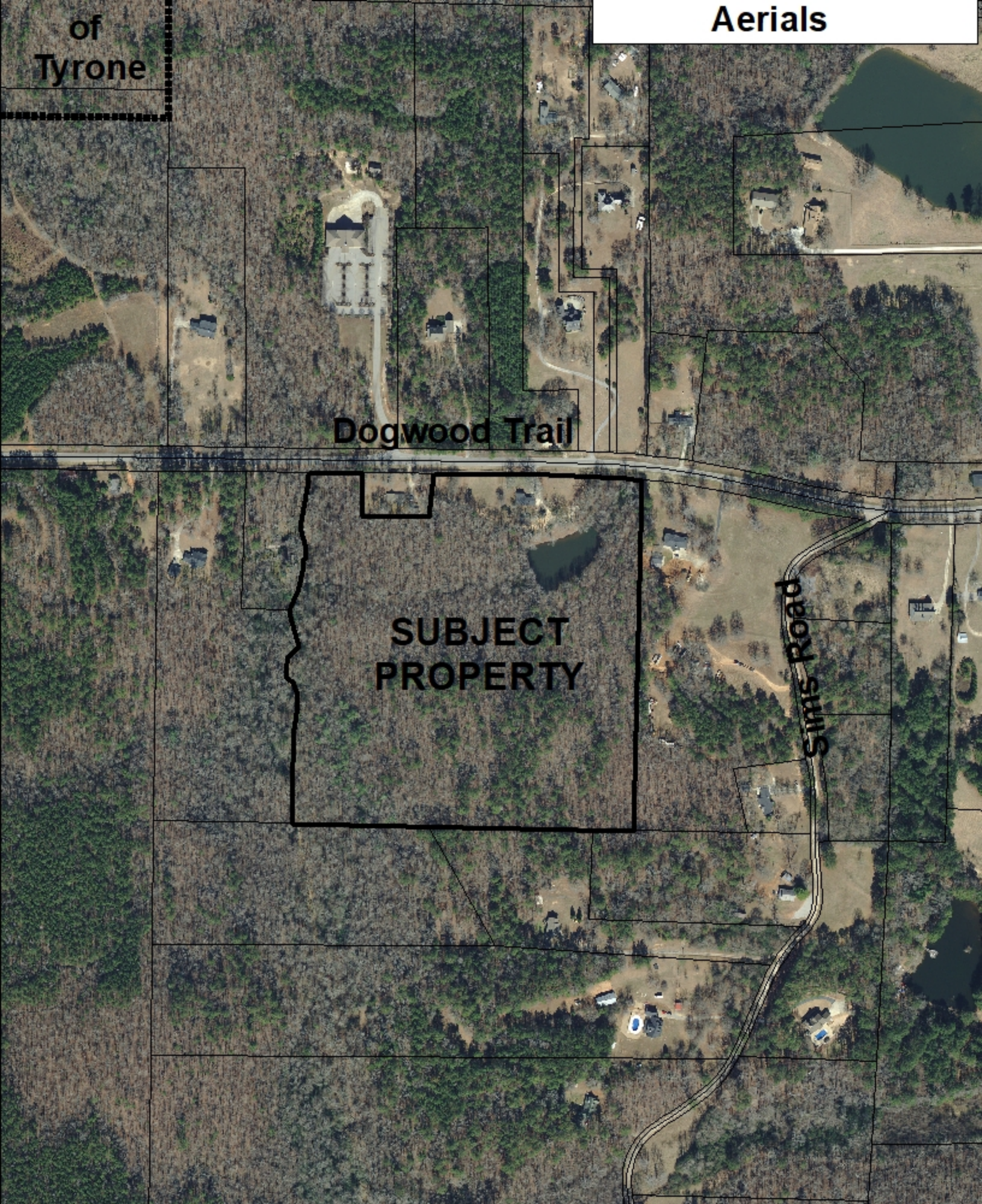
of  
Tyrone

Aerials

Dogwood Trail

SUBJECT  
PROPERTY

Sims Road





**R-50 ZONING REQUEST**  
**28.99 ACRES**  
**DOGWOOD TRAIL**

**CHADWICK HOMES**  
**DEVELOPER/BUILDER**





# INTRODUCTION

This request is to zone the 28.99 acre parcel 0720 003 on Dogwood Trail from AR to R-50 to develop a 16 lot neighborhood of one acre lots. The current Land Use Plan is for one acre lots. The property is bounded on the north by Dogwood Trail (80' ROW) and on the west by Flat Creek. There is a small pond in the northeast corner with drainage flowing west into Flat Creek. The pond will become a community park with soft trails around it. There are buffers along the drainage from pond, and a 100 year flood plain along Flat Creek.

The Concept Plan illustrates about 2.0 acres for the single street, 5.6 acres for community open space, leaving 21.3 acres for residential lots. The 16 lots thus are .55 du/ac gross and .75 du/ac net. Lots are generally 150' wide and 300' deep. Detention is located on common property on the west side of property adjacent to the flood plain.

Chadwick Homes, who have a long history of home building in Fayette County, is the Developer and Builder. The homes will be in the \$400,000 range. There will be a community association for long term maintenance and ownership of the common areas. There will be a single public street.



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

PROPERTY OWNERS: JACKY MATTHEWS

MAILING ADDRESS: 328 DOGWOOD TRAIL, TYRONE, GA 30290

PHONE: 770 486-1966 E-MAIL: jacky.matthews@bellsouth.net

AGENT FOR OWNERS: JERRY PETERSON

MAILING ADDRESS: 616 WINGSPREAD, PEACHTREE CITY, GA 30269

PHONE: 770 487 9124 E-MAIL: jpeterstonplan@aol.com

PROPERTY LOCATION: LAND LOT 89 LAND DISTRICT 7 PARCEL 0720 003  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 28.99

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R-50

ZONING OF SURROUNDING PROPERTIES: AR

PRESENT USE OF SUBJECT PROPERTY: ONE HOUSE

PROPOSED USE OF SUBJECT PROPERTY: 16 ONE ACRE LOTS

LAND USE PLAN DESIGNATION: ONE ACRE LOTS

NAME AND TYPE OF ACCESS ROAD: DOGWOOD TRAIL COLLECTOR RD, 80' ROW

LOCATION OF NEAREST WATER LINE: DOGWOOD TRAIL

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1281-19

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

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

☐ Application and all required supporting documentation is Sufficient and Complete

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

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from January 31, 2019 a check in the amount of \$ \_\_\_\_\_ for  
application filing fee, and \$ \_\_\_\_\_ for deposit on frame for public hearing sign(s).

Date Paid: \_\_\_\_\_ 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:

JACKY MATTHEWS

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0720 003

(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) 89 of the 7 District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 28.99 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to JERRY PETERSON 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.

Jacky Matthews  
Signature of Property Owner 1

Address \_\_\_\_\_

Signature of Property Owner 2

Address \_\_\_\_\_

Signature of Property Owner 3

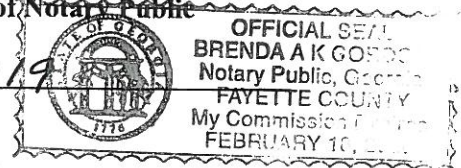
Address \_\_\_\_\_

Signature of Authorized Agent

Address \_\_\_\_\_

Brenda A K Gordon  
Signature of Notary Public

Jan 28, 2019  
Date



Signature of Notary Public

Date

Signature of Notary Public

Date

Signature of Notary Public

Date



NAME: \_\_\_\_\_ PETITION NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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

JERRY PETERSON affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 470 to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-50.

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:

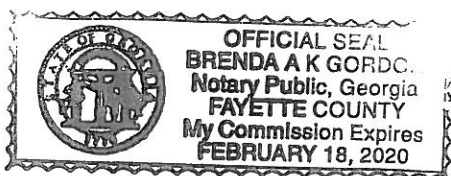
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 7 day of MARCH, 20 19 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 28 day of MARCH, 20 19 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28<sup>th</sup> DAY OF January, 20 19

Brenda A K Gordon  
NOTARY PUBLIC

Jerry Peterson  
APPLICANT'S SIGNATURE

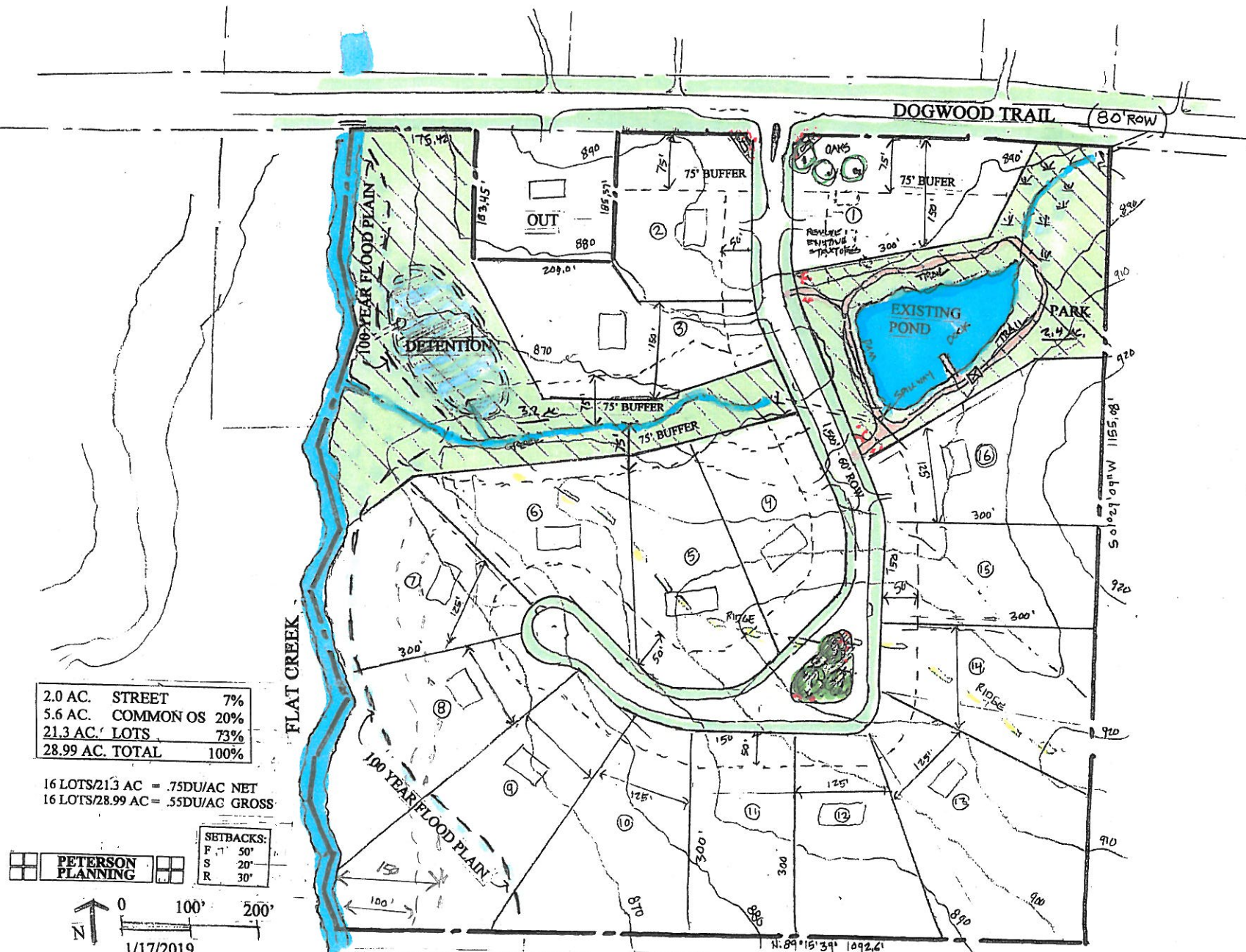




## 5

surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
770-460-9342  
sagaskins@bellsouth.net





2.0 AC.	STREET	7%
5.6 AC.	COMMON OS	20%
21.3 AC.	LOTS	73%
28.99 AC.	TOTAL	100%

16 LOTS/21.3 AC = .75DU/AC NET  
16 LOTS/28.99 AC = .55DU/AC GROSS

PETERSON PLANNING	
SETBACKS:	
F	50'
S	20'
R	30'

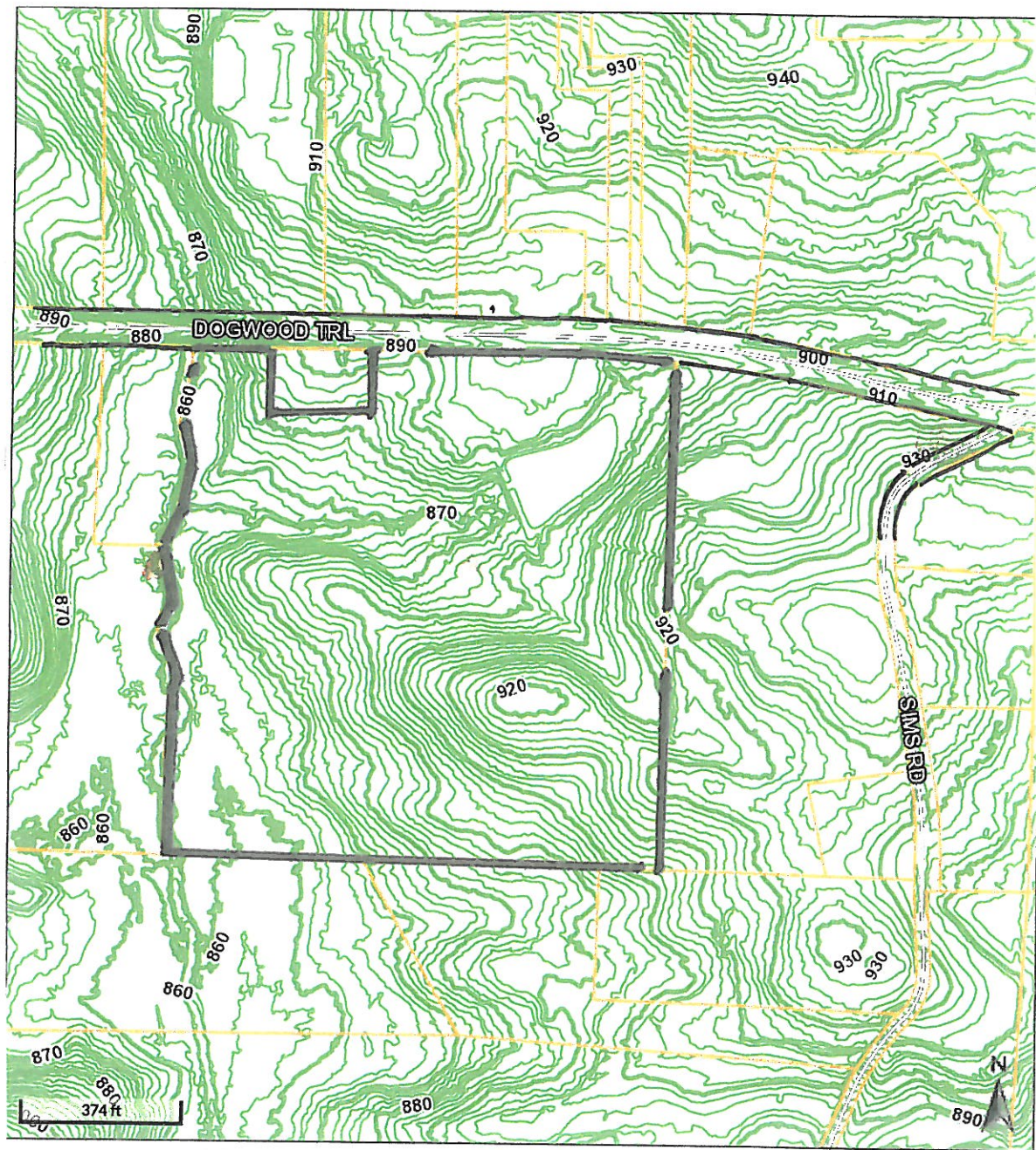
0 100' 200'  
1/17/2019

NOTE: ALL DIMENSIONS & SIZES ARE APPROXIMATE & SUBJECT TO FINAL ENGINEERING

**MATTHEWS PROPERTY**  
**CHADWICK HOMES, DEVELOPER/BUILDER**  
**R-50 ZONING REQUEST**

**CONCEPT PLAN**  
16 ONE ACRE LOTS 28.99 ACRES  
LL 89 7<sup>TH</sup> DISTRICT,  
FAYETTE COUNTY, GEORGIA  
PARCEL NO. 0720 003





## TOPOGRAPHY





POND DAM



FRONTAGE TREES