



# FAYETTEVILLE

NO LIMITS ON IMAGINATION

## PLANNING & ZONING COMMISSION

Sarah Murphy, Chair  
Kelly Brown, Vice Chair  
David Hilderbrandt  
Toby Spencer  
Lori Mideau  
Chris Key

DATE:

4/23/2024

## PLANNING & ZONING COMMISSION AGENDA

### Approval of Agenda

### Approval of Minutes

Approval of Minutes of the February 27, 2024 Planning and Zoning Commission Meeting.

### Public Hearings

1. Consider a request from Kirae Walker for a conditional use permit to allow a daycare in a Downtown Mixed Use – Gateway Commercial zoning district under section 95-207.52. Property located at 125 East Georgia Avenue (Parcel no. 052301003).
2. Consider updates to the UDO. **To Be Tabled.**

### Old Business

### New Business

3. Consider conceptual site plan from Jeff Martin for the City Gates, a multi-functional outdoor space. Property located on Highway 92 South (Parcel no. 0517 028).

### Reports and Comments

### Announcements

#### COMMUNITY AND ECONOMIC DEVELOPMENT STAFF:

David Rast, Director Community and Economic Development | Julie Brown, Planning & Zoning Manager  
Nicole Gilbert, Planner | Katherine Prickett, Planner

210 Stonewall Avenue West • Fayetteville, Georgia 30214  
Telephone (770) 461-6029 • Facsimile (770) 460-4238

[www.fayetteville-ga.gov](http://www.fayetteville-ga.gov)



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Chris Key

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February 27, 2024

### MINUTES

Present: Planning and Zoning Commissioners Sarah Murphy, Toby Spencer, David Hilderbrandt, Chris Key, and Lori Mideau. Absent: Kelly Brown

Staff members present: Director of Community and Economic Development David Rast, and Planning & Zoning Manager Julie Brown.

#### Approval of Agenda

Chair Murphy called for a motion on the approval of the agenda for February 27, 2024.

Motion to approve the agenda and table item 1 – Spencer, second – Hilderbrandt. **Approved unanimously**

#### Approval of Minutes

Chair Murphy called for a motion on the approval of Minutes of the December 19, 2023 Planning and Zoning Commission Meeting.

Motion to approve the minutes – Hilderbrandt, second – Spencer. **Approved unanimously**

Appointment of Planning and Zoning Commission Members.

- Kelly Brown
- Chris Key
- Lori Mideau

Chair Murphy introduced the two new Planning and Zoning Commission members Chris Key and Lori Mideau.

Election of 2024 Chair and Vice Chair.

Chair Murphy called for a motion on the election of the Chairman for the Commission.

Motion to re-elect Sarah Murphy as Chairman – Hilderbrandt, Second – Spencer. **Approved unanimously.**

Motion to elect Kelly Brown to Vice Chairman – Murphy, Second- Spencer. **Approved unanimously.**

Approval of 2024 P&Z Meeting schedule.

#### COMMUNITY AND ECONOMIC DEVELOPMENT STAFF:

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Chair Murphy called for a motion on the 2024 P&Z Meeting schedule.

Motion to approve the 2024 meeting schedule – Spencer, second- Hilderbrandt. **Approved unanimously**

### **Public Hearings**

1. Consider a request from Kirae Walker for a conditional use permit to allow a daycare in a Downtown Mixed Use – Gateway Commercial zoning district under section 95-207.52. Property located at 125 East Georgia Avenue (Parcel no. 052301003). **Tabled.**
2. Consider requests from Crescent Acquisitions, LLC as they relate to the development of property located on Highway 54 East between Weatherly Drive and Knight Way (parcel 053116006). In order to develop the property as proposed, the applicant is requesting the following:
  - a. To amend the Future Land Use Map from Neighborhood Center to Mixed Residential.
  - b. To rezone the property from Neighborhood Commercial (NC) to Residential Townhouse Condominium (R-THC).

Ms. Brown reported the Applicant is proposing to develop a 273-unit multi-family apartment community consisting of five residential buildings, a clubhouse with indoor and outdoor amenity space and all associated infrastructure. Four of the five residential buildings are proposed at four-stories and will offer one-, two- and three-bedroom apartments ranging from 720 to 1,375 square feet in size. Access to the development will be provided via new entrances from Weatherly Drive and Knight Way. There will be no direct access to the development from Hwy 54 East.

The property is currently zoned NC Neighborhood Commercial and designated as Neighborhood Center on the Future Land Use Map. In order to develop the property as proposed, the Applicant is requesting to amend the Future Land Use Map from Neighborhood Center to Mixed Residential, and to rezone the property from NC Neighborhood Commercial to R-THC Residential Townhome Condominium. Should the first two requests be approved and the project move forward, the Applicant would return to the Planning and Zoning Commission at a later date for conceptual site plan review, and to request a height variance from 35' to 60' to allow the proposed three- and four-story structures.

The Applicant is requesting the subject tract be rezoned from NC Neighborhood Commercial to R-THC Residential Townhouse and Condominium to allow for a 273-unit multi-family community. Because that use is not consistent with the Comprehensive Plan or the Future Land Use Map designation, the Applicant must first request an amendment to both the Comprehensive Plan and the Future Land Use Map.

Based on the review standards, staff found that the request is not consistent with the Comprehensive plan and, although the subject tract has been vacant for several years, the subject tract could be developed for office, retail or a combination of similar uses which already exist along the Hwy 54 East corridor as currently zoned.

Staff is of the opinion the request to amend the Comprehensive Plan and Future Land Use Map be forwarded to City Council with an unfavorable recommendation as it does not meet the objectives of the current plan.

The Applicant is requesting a rezoning from NC to R-THC which would allow the proposed multi-family community. Staff reviewed the request based on the standards of review and found that the property has a

reasonable economic use as currently zoned and the proposed zoning does not comply with the comprehensive plan.

Staff is of the opinion the subject tract does not meet the review criteria established within Sec. 104.13. E.1. of the UDO. Therefore, Staff recommends the rezoning request not be approved and forwarded to City Council with an unfavorable recommendation.

Chair Murphy called for the applicant to speak. Eric Liebendorfer with Crescent Communities gave a presentation of the project which included the benefits of the community.

Chair Murphy called for public comment. Two speakers spoke against the project raising concerns about building height, parking, and stormwater. Liebendorfer was asked to respond to these concerns. He stated that they were designing the project for contained parking. There should be no overflow parking along Knight Way or Weatherly. The stormwater has an urban design with underground vaulting. As for the height, the request is still under what is allowed under the current zoning.

Chair Murphy called for Commissioner comments. Murphy stated it was a nice project but she was concerned with recommending approval for an amendment to the Future Land Use Map when the City had spent lots of time and resources to create the current map. Mideau asked the Applicant if they received approval for the requested changes but were denied the variance would they be willing to reduce the building height. The Applicant stated they would be willing to work with staff to find a common ground. Hilderbrandt was concerned about safety and access to the site with emergency vehicles. The Applicant stated they had met with the Fire Marshal and had submitted evidence that the city's fire apparatus would be able to reach the building height as proposed.

Chair Murphy called for a motion on the request to amend the Future Land Use Map.

Motion to forward the request to amend the Future Land Use Map for property located on Highway 54 East between Weatherly Drive and Knight Way (parcel 053116006) to City Council with an unfavorable recommendation – Spencer, second – Hilderbrandt. **Approved unanimously.**

Chair Murphy called for a motion on the request to rezone the property.

Motion to forward the rezoning request for property located on Highway 54 East between Weatherly Drive and Knight Way (parcel 053116006) to City Council with an unfavorable recommendation - Spencer, second- Hilderbrandt. **Approved unanimously.**

3. Consider requests from Rochester | DCCM as they relate to the development of property located at the corner of Highway 54 West and Gingercake Road (parcel nos. 0522 003, 0522 033, and 0522 048). In order to develop the property as proposed, the applicant is requesting the following:
  - a. To amend the Future Land Use Map from Neighborhood Center to Neighborhood Residential 2.
  - b. Rezone the property from Neighborhood Commercial (NC) to Residential Multi-family (RMF-15)

Mr. Rast reported this item was initially presented at the December 19, 2023 Planning and Zoning Commission, at which time there was a motion and unanimous vote to forward the request to amend the Future Land Use Map to City Council with a recommendation that it not be approved. Because of this recommendation, Staff felt the remainder of the requests could not move forward and there was no further discussion.



Following that meeting the City Attorney contacted Staff and said, in his opinion, the Planning and Zoning Commission as a recommending body should have considered each request separately before forwarding motions to City Council.

Since the initial meeting the Applicant submitted a revised application and site plan, to include a reduction in the total number of units, to eliminate the variance requests, and to request a zoning designation of RMF-15 (Residential Multi-family) as opposed to R-THC (Residential Townhouse Condominium).

The property is currently zoned NC Neighborhood Commercial and abut the Villas at Gingercake to the north, Gingercake Road to the east, Highway 54 to the south, and the Lakeview Estates subdivision (unincorporated Fayette County) to the west. The Villas are zoned Professional Office. Under the former designation of Medical Office, the Villas development was permitted. Property to the east and south of the property are zoned Neighborhood Commercial. While property to the west is located in the county and zoned single family residential.

The Comprehensive Plan and Future Land Use Map designate the subject parcels as Neighborhood Center, which “are primarily located on major thoroughfares and near concentrations of existing or planned residential neighborhoods. Current developments and uses include smaller strip centers, shopping centers with grocery stores, storage facilities, offices, retail establishments, restaurants, and services.” Staff noted the majority of the property within the Highway 54 West corridor was developed in accordance with the Future Land Use Map, while the land use designation as proposed would allow a use that is not consistent with the Future Land Use Map.

Mr. Rast reiterated that the property was zoned Neighborhood Commercial which is similar to many of the parcels within the Highway 54 West Corridor. The Applicant is proposing the property be zoned RMF-15 which would allow multi-family development up to 15 units per acre and introduce multi-family development adjacent to Highway 54.

Staff used the standards for amending the Future Land Use Map and comprehensive plan provided in the UDO to review the requests. Based on their analysis, staff does not support the request. The rezoning request was also reviewed based on standards listed in the UDO. Staff also recommends not approving the request to rezone. However, if the Commission recommends approval of both requests, the approval should be forwarded with the following conditions and understandings:

1. The land use designation of the subject parcels shall be changed to Neighborhood Residential 2 on the Future Land Use Map.
2. The zoning designation of the subject parcels shall be changed to RMF-15 Residential Multi-Family.
3. No more than 254 residential units shall be permitted on the property, which equates to 8.5 dwelling units per acre.
4. The minimum building setback between adjoining units shall be no less than 10’ as measured from the closest point of the unit (i.e. wall, chimney, eaves, or roof structure). A clear pedestrian path between individual units shall be maintained for emergency access.
5. It is understood the conceptual site plan and schematic building elevations are illustrative only and are not approved as a part of the rezoning request. Should the rezoning be approved, the Applicant shall revise the plan based on any conditions of approval and resubmit the conceptual site plan and building elevations for review by City Staff prior to being considered by the Planning and Zoning Commission.

6. The Applicant shall extend the existing concrete sidewalk on the Villas at Gingercake development south on Gingercake Road to the southernmost property corner of the development.
7. In addition to the requirements of an Encroachment Permit from GDOT, the Applicant shall conduct an Intersection Control Evaluation (ICE) to refine the location and design of the entrances to the development from Gingercake Road.
8. It is understood clearing, grading and removal of existing vegetation within required buffers abutting the Villas at Gingercake and Lakeview Landings subdivision shall be limited to utility crossings only which, to the greatest extent practicable, shall be perpendicular to the property line.
9. Residential units facing a public street (HWY 54 and Gingercake Road) shall be oriented such that the front or side of the buildings faces the road.

Chair Murphy called for the applicant to speak. Kendrick Scott with Rochester spoke on behalf of NexMetro. Scott mentioned their work with staff and the community to create the plan they were presenting. Scott described the company, their project, and how they have worked with staff. Sean Rust with NexMetro spoke about the average renter.

Chair Murphy called for public comment. Several citizens spoke out against the project citing concerns of traffic and stormwater runoff.

Chair Murphy called for Commissioner comments.

Chair Murphy called for a motion on the request to amend the Future Land Use Map.

Motion to forward the request to amend the Future Land Use Map from Neighborhood Center to Neighborhood Residential 2 for property located at the corner of Highway 54 West and Gingercake Road (parcel nos. 0522 003, 0522 033, and 0522 048) to City Council with an unfavorable recommendation - Hilderbrandt, second- Spencer. **Approved unanimously.**

Chair Murphy called for a motion on the request.

Motion to forward the request to rezone the property from Neighborhood Commercial (NC) to Residential Multi-family (RMF-15) for property located at the corner of Highway 54 West and Gingercake Road (parcel nos. 0522 003, 0522 033, and 0522 048) to City Council with an unfavorable recommendation - Hilderbrandt, second- Mideau. **Approved unanimously.**

4. Consider requests from Darrell Baker of Randolph Williams Development, LLC as they relate to the development of property located at 135 and 145 Walker Parkway and 1373 Highway 85 North (Parcel no. 0538 081, 0538 092, & 0538 026).
  - a. Approval of a conceptual site plan for three (3) parcels for ADC Fayetteville, LLC
  - b. A conditional use permit to allow outdoor storage facility in a Neighborhood Commercial zoning district under section 95-207.71.

Mr. Rast reported the subject parcels along Hwy 85 N and Walker Parkway were annexed (#0-29-22) and rezoned (#0-30-22) on November 11, 2022 subject to the following understandings and conditions:

1. The subject parcels shall be designated as Neighborhood Center on the Future Land Use Map.

2. It is understood this annexation and rezoning does not include approval of the schematic site plan submitted as a part of the rezoning application.
3. No less than a 75' undisturbed buffer shall be provided along the property lines separating the annexed parcels from residentially-zoned properties within unincorporated Fayette County.

At the September 15, 2022 City Council meeting, there was considerable discussion related to the existing billboard on the property and whether or not it could be removed. While not included as a formal condition of approval, the Applicant committed to notifying the billboard company the ground lease would not be renewed as soon as feasibly possible. He then offered to add this as a condition or incorporate this requirement as a deed restriction.

ADC Fayetteville, LLC is requesting Conceptual Site Plan approval for the combined property with the intent of establishing a 3.40-acre tract for the development of a freestanding parking lot. The remaining acreage will be subdivided as each outparcel is developed. In order to develop the parking lot for the intended use, the Applicant is also requesting a Conditional Use Permit to allow for an outdoor storage facility in NC Neighborhood Commercial zoning district.

This will be a multi-phased development. The first phase will include pre-clearing and pre-grading the entire 5.874-acre site, construction of internal roads and utilities, and the construction of a 308-space parking facility with utilities, site lighting, storm and water quality, paving, striping and landscaping. The parking lot will be utilized for overflow storage associated with the automobile dealership across HWY 85. There will be no structures on the property and sales will not be conducted from this site. All vehicle prep will be done at the Tesla Maintenance Facility.

Phase 2 includes prepping the remainder of the site to establish two (2) pad-ready outparcels. Each future-use Applicant will submit their individual Conceptual Site Plan for approval.

Based on the standards of review for a conceptual site plan, staff found the site was consistent with the Comprehensive plan and would likely harmonize with neighboring properties.

The Unified Development Ordinance requires a Conditional Use Permit for outdoor storage in NC Neighborhood Commercial zoning. Staff reviewed the request based on the standards of review set forth in the UDO. Staff found the use to align with the policies and objectives of the Comprehensive plan. They also found the proposed use to be suitable in relation to the nearby developments and would not be a burden to the existing infrastructure.

Based on the review criteria for Conceptual Site Plan and Conditional Use Permits established in Sections **407.17.B** and **104.18.C.7** of the UDO, Staff is of the opinion the Conceptual Site Plan and Conditional Use Permit be approved subject to the following understandings and conditions:

1. Approval of the conceptual site plan and the conditional use permit is contingent upon removal of the existing billboard prior to the issuance of a Land Disturbance or Building Permit for any portion of this property.
2. Approval from GDOT to widen the existing residential curb cut to accommodate commercial traffic as well as close off the residential curb cut north of the site.
3. It is understood loading and unloading of vehicles shall be limited to the new internal road and no trucks shall park on or adjacent to HWY 85.
4. Maintain 75' undisturbed buffer between each county residential property.
5. Fence materials and height shall conform to the requirements set forth in the UDO and reviewed by staff prior to installation.

6. Site lighting shall comply with the city's Lighting Ordinance. The use of security lighting or directional floodlighting along the access road or within the car storage area shall not be permitted.

Chair Murphy called for the applicant to speak. Mr. Daryl Baker spoke on behalf of the Applicant and provided a summary of the ground lease as it relates to the existing billboard and assured the Planning and Zoning Commission there were no plans to extend that lease beyond the date of termination. To that extent he was willing to accept the condition developed by City Staff and the City Attorney that would solidify their position on terminating the ground lease and to include in any sale of the property that subsequent owners could not extend the ground lease.

Chair Murphy called for public comment. Several owners of residential property adjoining the parking lot tract were in attendance to ask questions related to stormwater, lighting, fencing, etc. Mr. Baker assured them they would be willing to work with them to ensure they were not impacted by stormwater runoff, that landscaping would be installed to screen the parking lot, and that shields would be utilized to direct light onto the parking lot and not off-site.

Chair Murphy called for Commissioner comments.

Chair Murphy called for a motion on the conceptual site plan and conditional use permit.

Motion to approve the conceptual site plan and conditional use permit for property located at 135 and 145 Walker Parkway and 1373 Highway 85 North (Parcel no. 0538 081, 0538 092, & 0538 026) with the following conditions and understandings:

1. It is understood the existing billboard on Parcel 0538 081 was approved by Fayette County and the former property owner entered into a long-term lease with Lamar Advertising to erect a billboard on the property. It is further understood the existing ground lease is set to expire on June 30, 2030, at which time the ground lease shall be terminated pursuant to the terms of the existing ground lease. The Applicant shall provide documentation suitable to the City Attorney, whether in writing or through a recorded deed restriction, stating they or subsequent owners of the property have no intentions of extending the ground lease past June 30, 2030.
2. Approval from GDOT to widen the existing residential curb cut to accommodate commercial traffic as well as close off the residential curb cut north of the site.
3. It is understood loading and unloading of vehicles shall be limited to the new internal road and no trucks shall park on or adjacent to HWY 85.
4. Maintain 75' undisturbed buffer between each county residential property.
5. Fence materials and height shall conform to the requirements set forth in the UDO and reviewed by staff prior to installation.
6. Site lighting shall comply with the city's Lighting Ordinance. The use of security lighting or directional floodlighting along the access road or within the car storage area shall not be permitted.
7. Prior to approval of the site development plans the Applicant shall combine the three parcels into a single tract of land.

Motion- Spencer, second- Hilderbrandt. **Approved unanimously.**

5. Consider Staff initiated requests as they relate to the property located on North 85 Parkway (Parcel No. 053911004).
  - a. To amend the Future Land Use Map from Business Park to Industrial.

- b. To rezone the property from Neighborhood Commercial (NC) to Light Industrial (LI).

Ms. Brown reported parcel 053911004 is 1.8 acres and located on North 85 Parkway east of 124 North 85 Parkway. The property is zoned Neighborhood Commercial. The Future Land use designation is Business Park. The properties along North 85 Parkway are zoned a mixture of Neighborhood Commercial and Light Industrial. Uses range from beauty and wellness to junk removal.

The Applicant, Arango Insulation, is requesting the property be rezoned from Neighborhood Commercial (NC) to Light Industrial (LI) to construct a warehouse in order to expand the existing business and prevent the need to relocate. Arango Insulation has owned and operated from their location at 149 North 85 Parkway since 2009. The company is an insulation contracting company. Their current location is zoned LI Light Industrial and located across 85 Parkway and south of the subject property. Arango has outgrown their current location and needs more space.

The Applicant is requesting the subject tract be rezoned from NC Neighborhood Commercial to LI Light Industrial to allow for a warehouse. Because that use is not consistent with the Comprehensive Plan or the Future Land Use Map designation, the Applicant must first request an amendment to both the Comprehensive Plan and the Future Land Use Map.

For this request, the Future Land Use designation would need to be changed from Business Park to Industrial. This land use is *“located to minimize impact on surrounding uses, the industrial classification is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, and any other uses with significant truck traffic or any use that has detrimental visual (or other sensory) impact that cannot be concealed by its building and landscaping. Sites have a traditional industrial design and appearance.”*

Based on the criteria for amending the future land use map, the proposed land use change will permit uses that are suitable to the uses of nearby properties and will not adversely affect adjacent property. Staff also found that manufacturing is the City’s 5<sup>th</sup> largest employer yet the percentage of property designated or zoned for the use is minimal and they are almost fully occupied. When the Future Land Use Map and Comprehensive plan were updated in 2022, the need for additional industrial properties was not adequately addressed. Staff has since determined the land use designation and zoning of several of the parcels within the 85 North Business Park should be changed to allow for industrial use and will be making those recommendations as a part of the update to the Future Land Use Map.

Based on the need for additional properties, Staff is of the opinion the subject tract is compatible with the surrounding industrial uses and recommends the request to amend the Comprehensive Plan and the Future Land Use Map be forwarded to City Council with a recommendation that it be approved.

Staff also reviewed the rezoning request based on standards set forth in the UDO and found that the proposed zoning was suitable for the area. It was also determined that due to the irregular shape of the property, its location and limited exposure, it is unlikely the property would be utilized for commercial use as currently zoned.

Staff finds that the proposed rezoning will have little impact on the surrounding area and will be consistent with other industrial businesses along 85 North Parkway. Should the amendment to the Future Land Use Map be approved, Staff is of the opinion the rezoning should be forwarded to City Council with a recommendation that it be approved subject to the following understanding and condition:

Approval of the rezoning request does not include approval of the conceptual site plan or building elevations.

Chair Murphy called for the applicant to speak. Staff had no additional comments.

Chair Murphy called for public comment. There were no public comments.

Chair Murphy called for Commissioner comments.

Chair Murphy called for a motion on the request to amend the Future Land Use Map.

Motion to forward the request to amend the Future Land Use Map from Business Park to Industrial for property located on North 85 Parkway (Parcel No. 053911004) to City Council with a favorable recommendation - Murphy, second- Spencer. **Approved unanimously.**

Chair Murphy called for a motion on the request.

Motion to forward the request to rezone the property located on North 85 Parkway (Parcel No. 053911004) from Neighborhood Commercial to Industrial to City Council with a favorable recommendation with the following conditions and understandings:

Approval of the rezoning request does not include approval of the conceptual site plan or building elevations.

Motion- Hilderbrandt, second- Spencer. **Approved unanimously.**

### **Old Business**

### **New Business**

7. Update to the Planning and Zoning Commission bylaws.

Ms. Brown reviewed the changes of the Planning and Zoning Commission bylaws.

Chair Murphy called for a motion on the bylaws.

Motion to approve the updates to the Planning and Zoning Commission bylaws - Hilderbrandt, second- Spencer. **Approved unanimously**

Chair Murphy called for a motion to adjourn.

Motion to adjourn- Spencer, second- Hilderbrandt. **Approved unanimously.**





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210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

**TO:** Planning and Zoning Commission

**FROM:** Nicole Gilbert, Planner

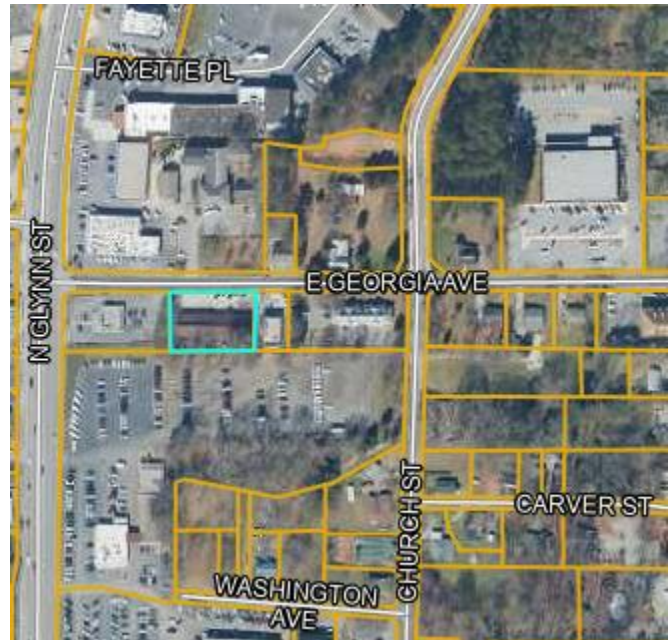
**VIA:** David Rast, Director of Community and Economic Development

**DATE:** April 2, 2024

**SUBJECT:** Consider request from Kirae Walker for a conditional use permit to allow a daycare in a Downtown Mixed Use – Gateway Commercial zoning district under section 95-207.52. Property located at 125 & 135 East Georgia Avenue (Parcel no. 052301003).

### Existing conditions

Location	125 East Georgia Avenue
Parcel Number	052301003
Acreage	0.5 acres
Zoning	Downtown Mixed Use – Gateway Commercial
Future Land Use Designation	Activity Center – Downtown Core
Current use	Commercial
Utilities	Water and sewer



### Site information

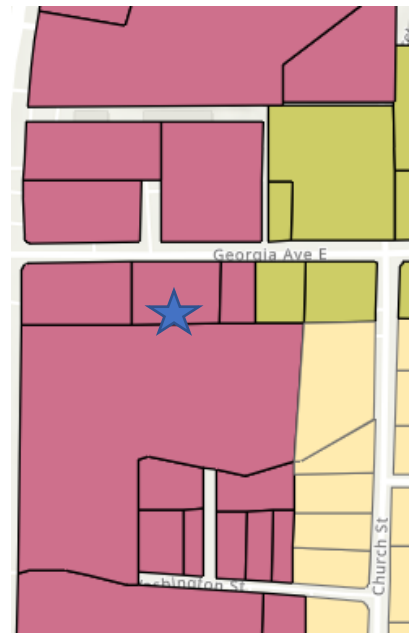
The subject property is located within the Downtown Mixed-Use district and zoned Gateway Commercial. The property is .5 acres and includes a single-story brick building divided into three suites. Access to the site is provided by two curb cuts on Georgia Avenue which were originally designed as an entrance and an exit. The site has ~20 angled parking spaces in front of the building and ~8 behind the building. There is a driveway that wraps around the back of the building which allows access to the dumpster for trash pickup. The south property line is shared with the Ford dealership.





### Surrounding area

Direction	Parcel Number	Address	Zoning	Current use
North	0530 014	Fayette Place	DMU-GC	Commercial
East	052301094	155 E Georgia Ave	DMU-GC	Commercial
South	052301038	275 N Glynn St	DMU-GC	Commercial - dealership
West	052301001	305 N Glynn St	DMU-GC	Commercial



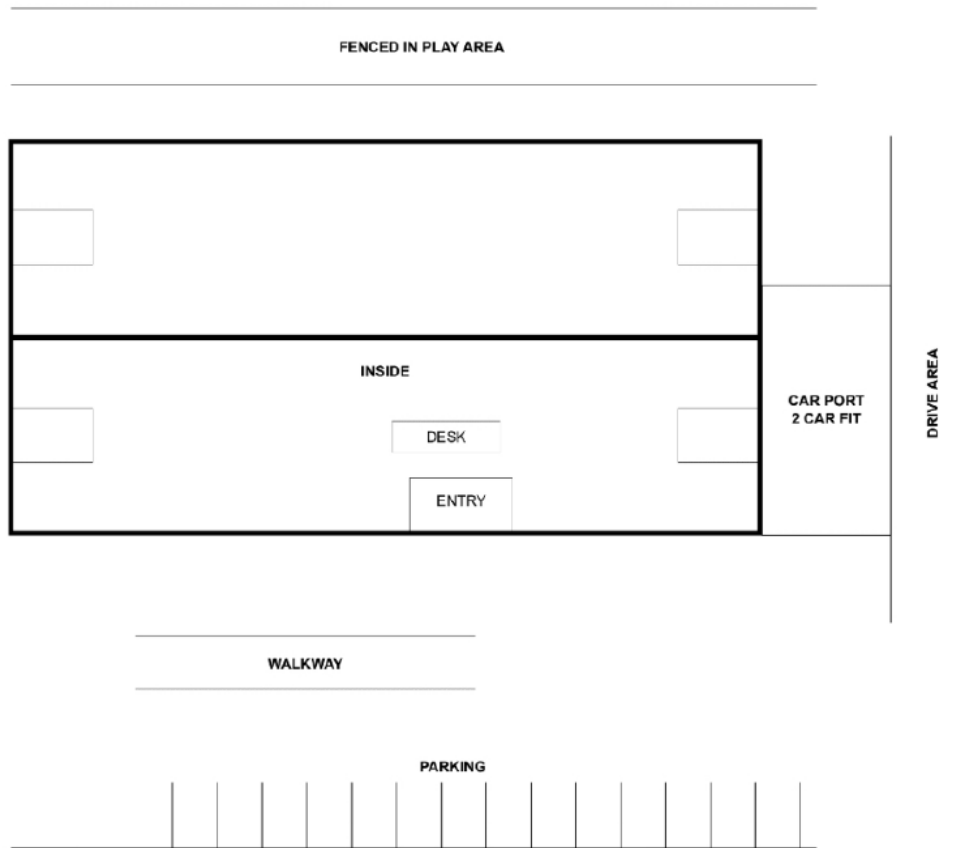
### Request summary

The Applicant is requesting to convert two of the suites into a childcare facility. The third suite is currently being used as an office for a separate business. The facility will care for children from three months to ten years of age. Infants will be cared for in the smaller suite at 135 East Georgia Avenue which has a separate entrance but internally connects to 125 East Georgia Avenue. The Applicant plans to add a porte-cochere to the west side of the building. The porte-cochere will

consist of a shed roof supported by three 6x6 posts. The roof will be metal with metal fascia. They also plan to add a fenced play area on the south side of the building.

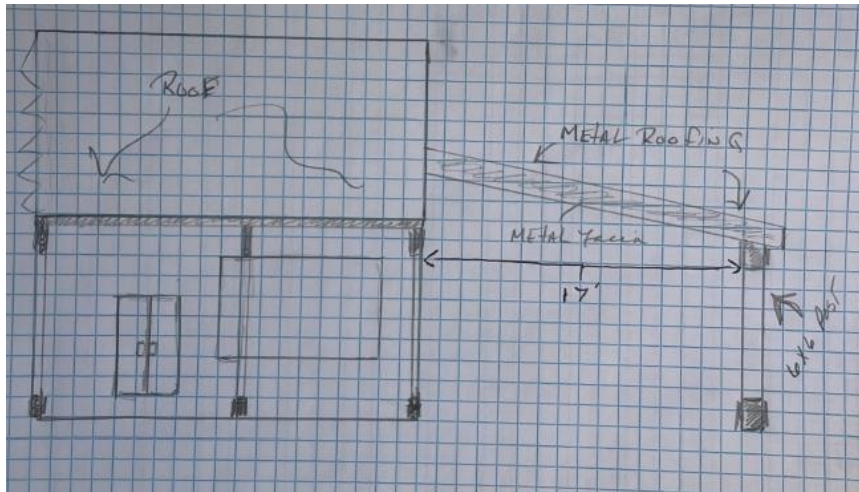
### Proposed site plan

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### Proposed elevations

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## **Conditional Use review criteria**

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Under the UDO, a child care facility requires a conditional use permit and must be reviewed based on the standards listed in section 104.18.C of the UDO.

**1. Whether the policies and objectives of the comprehensive plan, particularly in relationship to the proposed site and surrounding area align and support the proposal;**

The project is located within the Downtown Core Activity Center. The vision for the downtown core is centered on pedestrian-oriented and walkable development where people living, working and visiting should be able to park their car and easily walk from place to place.

While the proposed use is not pedestrian friendly, it does offer a necessary service for residents and enhances the potential for residents to meet most of their daily needs within the City limits.

**2. Whether the proposed use is suitable in view of the use and development of adjacent and nearby property;**

The site is surrounded by office and commercial uses. The proposed use would be a suitable addition to the area.

**3. Whether the proposed use is consistent with the requirements of the zoning district in which the use is proposed to be located;**

The UDO has four conditions for all child care facilities.

1. At least 150 square feet of outdoor play area per child shall be provided on the lot.
2. The play area shall be surrounded by a permanent solid wall, privacy fence, or woven wire fence having a height of at least four feet.
3. Child care facilities shall comply with State of Georgia Department of Human Services regulations and licensing requirements.
4. The site shall designate safe and convenient spaces for loading/unloading students and no less than two designated loading/unloading spaces under a porte cochere/roofed structure attached to the building.

As proposed the site does not meet the requirements of the UDO. The covered entrance is proposed on the side of the building over an existing drive that provides access for service vehicles and garbage pick-up behind the building. The outdoor play area is proposed behind the building and would be adjacent to the vehicular drive to be utilized for vehicles, service trucks and garbage pickup. It is also unclear how much of the space behind the building could be utilized for outdoor play and whether or not this would limit the number of children that could occupy the childcare facility.

While the Applicant has submitted a Letter of Intent stating they would meet these requirements, it is also unknown if the existing tenant space would need to be upgraded to

include a fire sprinkler system and other life safety improvements. The building was approved for and has been utilized for business occupancy. The change in use would require a change in occupancy classification as well as building and fire code upgrades to satisfy state codes for the new business classification. The Applicant is not only required to comply with the conditional use permit requirements but also Building and Fire Code requirements prior to issuance of a Business License.

**4. Whether the proposed use results in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public;**

The Deputy Chief of Police shared some concerns about the added traffic to the area, and indicated Georgia Avenue is already busy with the post office and other businesses on the street, as well as providing access between Highway 85 and Jeff Davis Drive.

**5. Whether there is adequate ingress and egress to the subject property, including evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses; and**

While there is adequate ingress and egress to the site, there is limited areas for vehicle stacking associated with the drop off area. If traffic becomes an issue, it may become necessary to hire a police officer to manager traffic during peak hours.

**6. Whether there are other existing or changing conditions which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use.**

There are no conditions to support grounds for either approval or disapproval of the proposed use.

### **Staff recommendation**

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Should the Planning and Zoning Commission vote to approve the conditional use request, Staff recommends the approval be contingent on the following understandings and conditions:

1. All Building and Fire Department requirements as they relate to building occupancy, fire sprinkler system, commercial fire alarm and Life Safety Code requirements for daycare use per the 2018 edition of NFPA 101 shall be completed prior to business license issuance and operation.
2. All conditional use requirements identified within Section 207.52 of the UDO as they relate to child care facilities shall be met prior to issuance of the business license.
3. The dumpster enclosure shall be enclosed and meet requirements of the UDO.
4. The porte cochere shall be painted to match the front façade.
5. The portion of the fence running parallel to the southern property line shall be a privacy fence 6' in height.
6. Should these conditions not be met, approval of the Conditional Use Permit shall be rescinded.



CITY OF FAYETTEVILLE  
PART 1: CONDITIONAL USE - AUTORIZATION FORM

PROJECT INFORMATION

Project Name: DREAMland - Daycare & Enrichment Center  
 Project Address: 125 Georgia Ln Fayetteville, GA 30214  
 Parcel Numbers: \_\_\_\_\_  
 Date: 11/14/2023

PROPERTY OWNER INFORMATION

Name: Chris Hernandez  
 Mailing Address: 17715 WAM Circle Redington Shores, FL 33708  
 Telephone: 470-625-9737  
 Email: laquita@thejohnsonrealestateco.com

APPLICANTS INFORMATION (IF DIFFEREN FROM THE PROPERTY OWNER)

Name: Kirae Walker  
 Mailing Address: 349 PLANTATION Circle Fayetteville, GA 30214  
 Telephone: 440-719-9695  
 Email: WALKERKIRAE@gmail.com

PROPERTY OWNERS REPRESENTATIVE AUTHORIZATION

\_\_\_\_\_ (sign name) I affirm that I am the owner of the tract or parcels of land identified above under the project information section and I will serve as the primary contact for this application.

OR

I hereby designate Kirae Walker (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application. If this relationship changes at any time prior to the completion of this project, it is my sole responsibility to notify the City of Fayetteville Community Development Department of said change in writing

ALL APPLICABLE ITEMS ARE DUE AT THE TIME OF SUBMISSION

		CHECK
1	Conceptual Site Plan Authorization Form and Application	<input checked="" type="checkbox"/>
2	Review Fees (Application Fee is \$500.00)	<input checked="" type="checkbox"/>
3	Project Narrative	<input checked="" type="checkbox"/>
4	Site Plan	<input checked="" type="checkbox"/>
5	Impact Form	<input checked="" type="checkbox"/>
6	Building Elevations (if applicable)	<input checked="" type="checkbox"/>
7	Water and Sewer Utility letters (if applicable)	<input type="checkbox"/>

Email the completed applications and all required documents to [planningdesk@fayetteville-ga.gov](mailto:planningdesk@fayetteville-ga.gov)

# Dreamland Daycare and Enrichment Center

## Project Overview:

Dreamland Daycare and Enrichment Center is a project aimed at establishing a comprehensive and nurturing daycare center for children aged 3 months to 10 years. The project aims to create a safe, stimulating, and inclusive environment that fosters children's growth, learning, and development. It will provide high-quality childcare services and age-appropriate educational activities, promoting social, emotional, cognitive, and physical development.

## Project Objectives:

### 1. Establish a Safe and Nurturing Environment:

- Design a child-friendly facility with age-appropriate indoor and outdoor spaces.
- Implement rigorous safety protocols, including security measures and emergency preparedness plans.
- Recruit and train qualified staff members who prioritize child safety and well-being.

### 2. Provide Developmentally Appropriate Curriculum:

- Develop a comprehensive curriculum that aligns with early childhood education standards.
- Create engaging activities that promote cognitive, social, emotional, and physical development.
- Incorporate play-based learning approaches to encourage exploration, curiosity, and creativity.

### 3. Foster Emotional and Social Development:

- Promote a positive and inclusive atmosphere that celebrates diversity and encourages respect and empathy.
- Implement strategies for building strong relationships between staff, children, and families.
- Offer opportunities for children to develop social skills through group activities and cooperative play.

#### 4. Support Cognitive and Language Development:

- Provide age-appropriate learning materials, including books, puzzles, and educational toys.
- Engage children in activities that promote critical thinking, problem-solving, and language acquisition.
- Foster early literacy and numeracy skills through storytelling, music, and interactive learning experiences.

#### 5. Encourage Physical Development and Healthy Habits:

- Create a safe and well-equipped outdoor play area to encourage physical activity and gross motor skill development.
- Incorporate structured physical activities, such as yoga, dance, and age-appropriate exercises.
- Promote healthy eating habits by offering nutritious meals and snacks and educating children about healthy food choices.

#### 6. Collaborate with Families:

- Establish open lines of communication with parents or guardians to foster a cooperative and supportive relationship.



- Organize regular parent-teacher meetings, workshops, and family events to involve families in their child's development.
- Provide resources and guidance to support families in their parenting journey.

### Project Impact:

Dreamland Daycare and Enrichment Center aims to have a positive impact on children, families, and the community by providing a nurturing environment that supports children's development and prepares them for future success. The project will contribute to the well-being of working parents by offering high-quality childcare services, allowing them to pursue their careers with peace of mind. The daycare center will also create job opportunities for early childhood professionals and contribute to the local economy.

PART 3: IMPACT ANALYSIS REVIEW

IMPACT FORM - C

Analyze the impact of the proposed **CONDITIONAL USE** and provide a written point-by-point response to the following questions:

1. Does the proposed use adversely affect the general plans for the physical development of the city as embodied in the UDO or in any plan or portion thereof adopted by the Planning and Zoning Commission and/or the Mayor and City Council.

This project does not adversely affect the general plans for the physical development of the city. This plan will help the community in the way of providing a safe, positive environment for parents to leave their children while they attend work or school.

2. Does the proposed use adversely affect the health and safety of residents and workers in the city?

It ~~does~~ does not adversely affect the health and safety of the residents or workers.

3. Does the proposed use constitute a nuisance or hazard because of the number of persons who will attend or use such facility, of the vehicular movement, of noise or fumes or of the type of physical activity associated with the use?

No, it does not constitute a nuisance or hazard in any way.

4. Does the proposed use create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, either off-site or on-site?

No, it does not create or aggravate hazards to vehicular or pedestrian traffic on roads or sidewalks.

5. Is the proposed use compatible with existing uses that are adjacent to or neighboring the proposed location, as measured in terms of its physical size, intensity of use, visual impact, and proximity to other structures?

Yes, the proposed use is compatible with existing neighboring use.

6. Does the proposed use comply with all applicable requirements of the UDO such as, but not limited to, district requirements, parking, signs, landscaping and site plan review, unless modified by Article 9 for a specific use?

Yes, the proposed use complies with requirements.

7. Where minimum separation distances are required between certain conditional uses and other uses; the separation distance shall not apply retroactively if the specified condition does not exist at the time of approval.

N/A

# **Intent for Car Port/Additions**

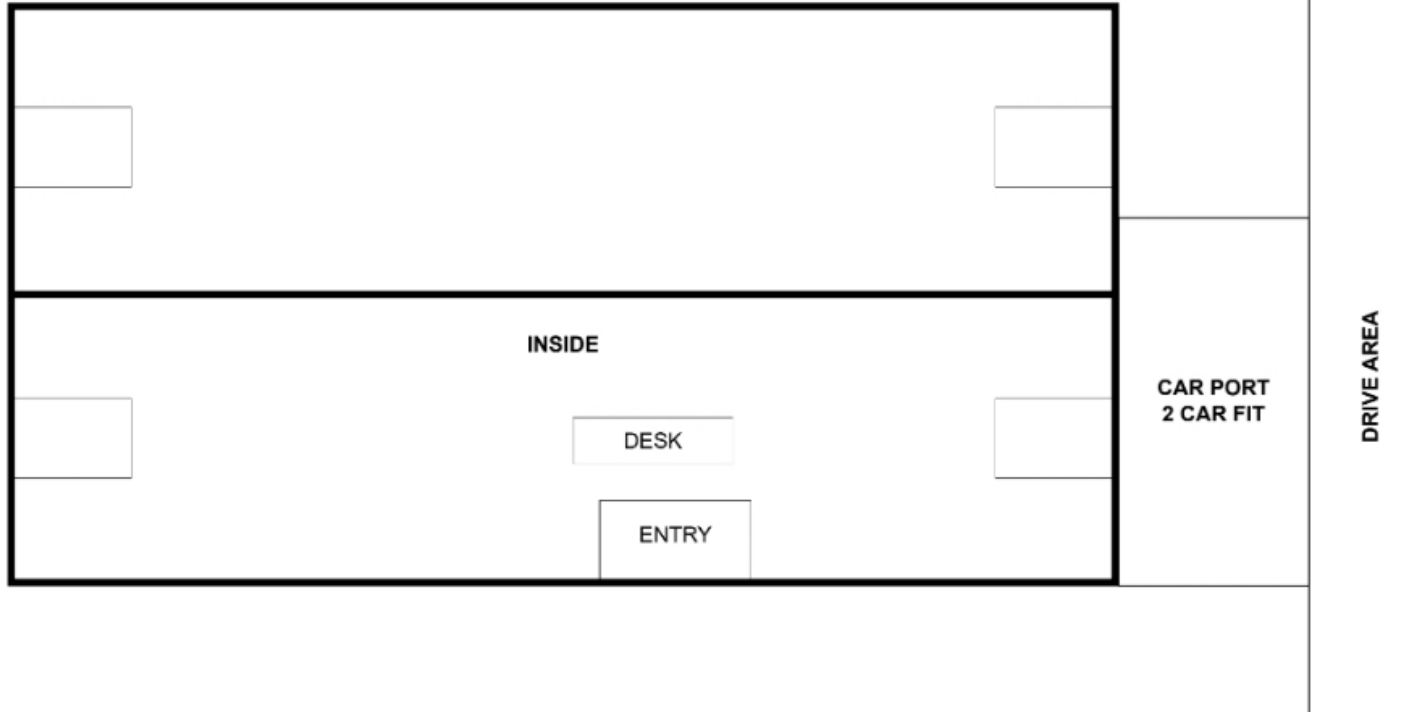
To whom it may concern.

Please accept this as my letter of intent to build a two car car port for loading and unloading, I also intend to build a fenced in play area within the specified regulation for the state of Georgia, lastly I will install a fire system per the requirements of the fire marshall and state @  
.....  
125 Georgia East Fayetteville, Ga  
30214 before the opening of the center. Please let me know if anything further is needed on my end.

Thank you in advance for your time and consideration.

**Kirae Walker**

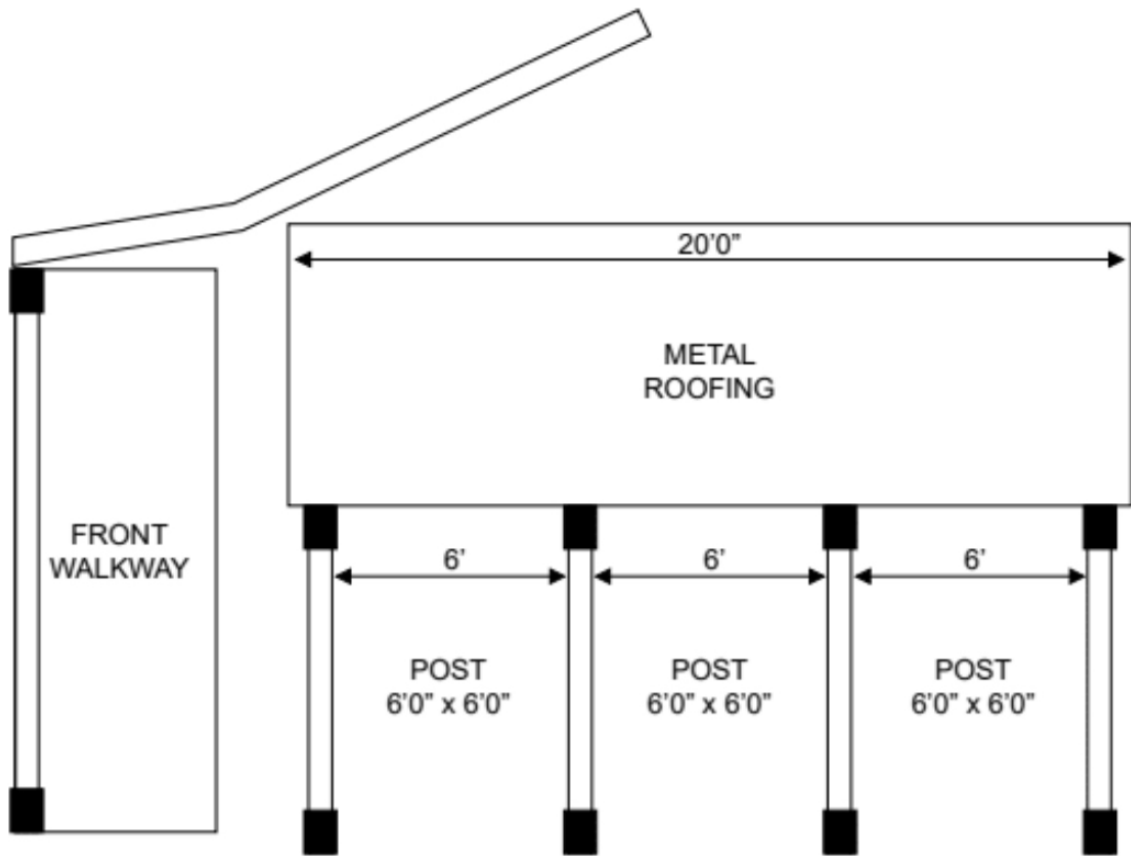
FENCED IN PLAY AREA



WALKWAY

PARKING

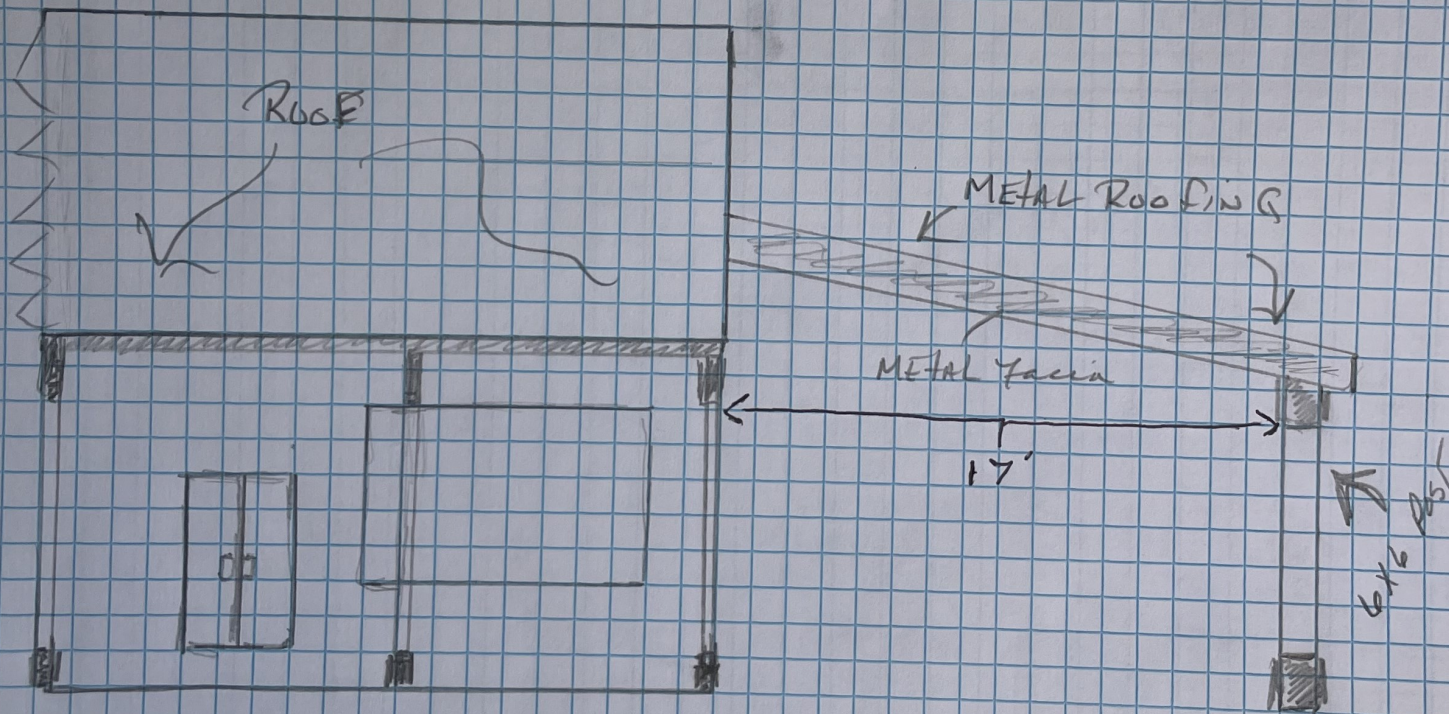






125 GEORGIA AVE  
FAYETTEVILLE, GA. 30214  
- CARPORT COVER -

- FRONT ELEVATION -





SIDE VIEW

METAL FLASHING

METAL ROOFING

20"

6 1/2'

6 1/2'

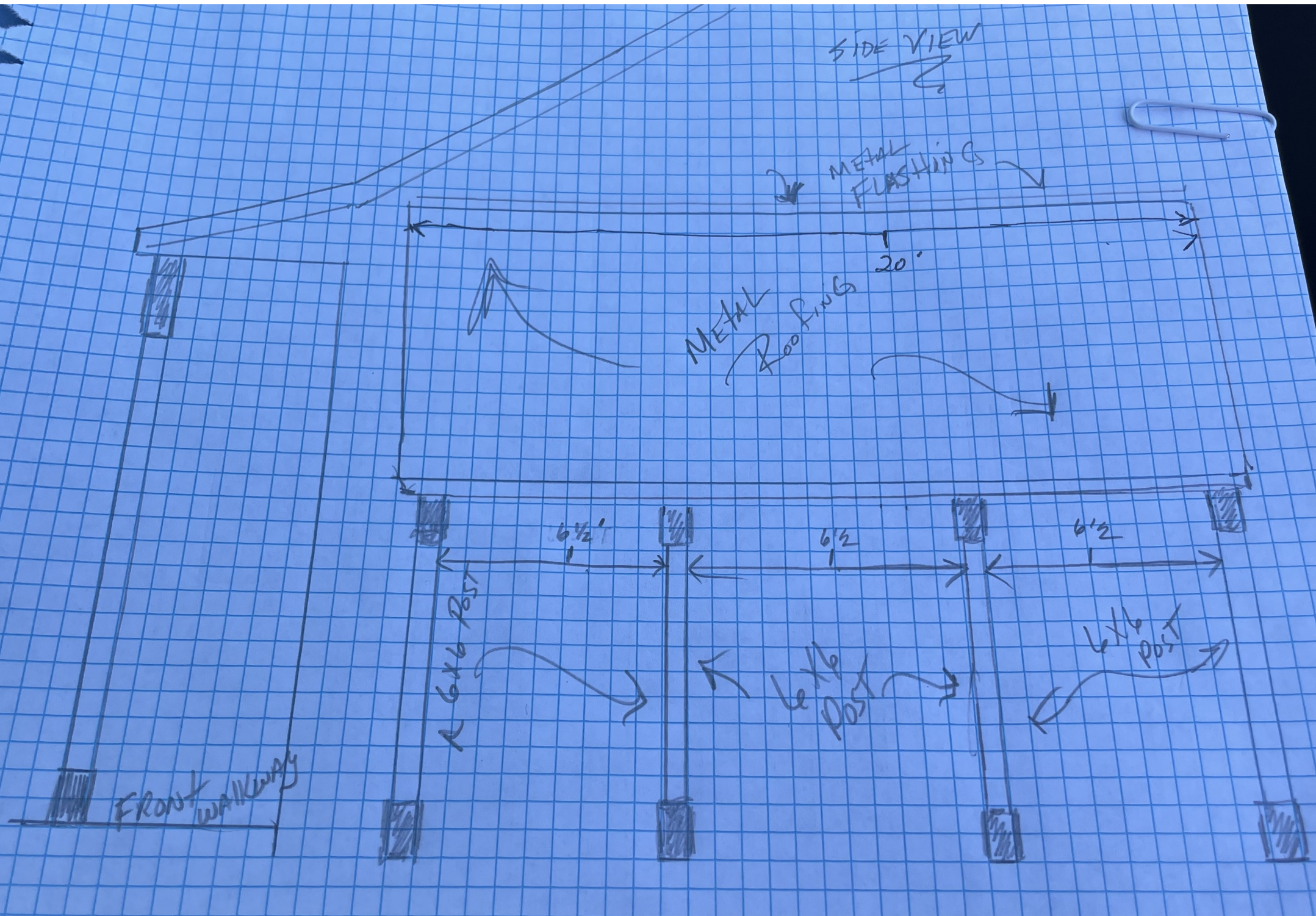
6 1/2'

1 6x6 POST

6x6 POST

6x6 POST

FRONT WALKWAY







# FAYETTEVILLE

NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

**TO:** Planning and Zoning Commission

**FROM:** Katherine Prickett, Planner

**VIA:** David Rast, Director of Community and Economic Development

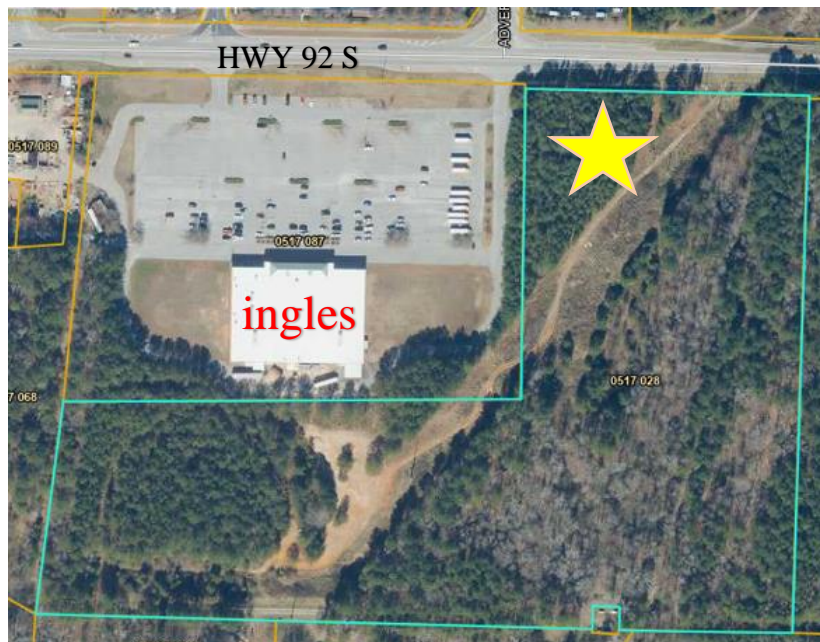
**DATE:** April 11, 2024

**SUBJECT:** Consider conceptual site plan from Jeff Martin for The City Gates, a multi-functional outdoor space. Property located on Highway 92 South (Parcel no. 0517 028).

### Existing conditions

Location	Highway 92 South
Parcel Number	0517 028
Acreage	20.46 acres
Zoning	Neighborhood Commercial
Future Land Use Designation	Neighborhood Residential 1
Current use	Undeveloped
Utilities	Water and sewer

### Site Information and request summary:

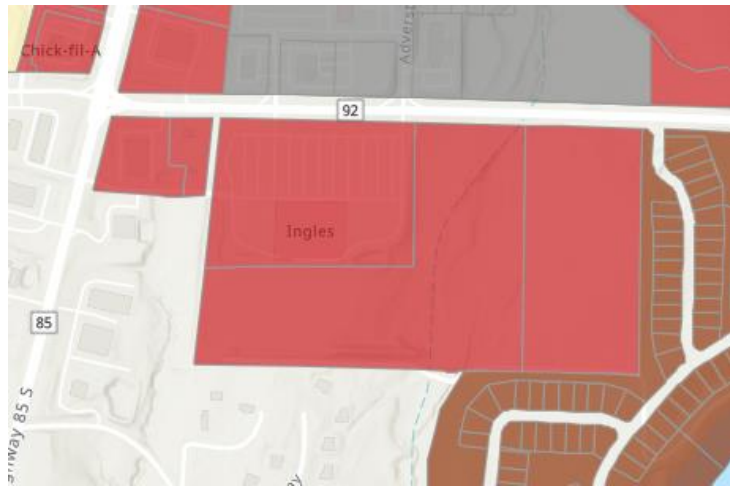
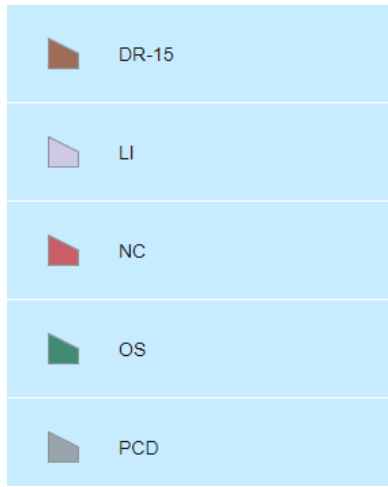


The 20-acre subject parcel along Highway 92 S is currently an undeveloped and densely wooded lot. The Applicant is requesting to disturb half of 1-acre for outdoor recreational use. Specifically, temporary recreational installations for games and competition including: drone obstacle course challenges, remote control car racing, fort construction, laser tag, mini construction sites for remote tractors and dump truck activities. The Applicant has confirmed there will be a 100'

no fly zone within the utility easement. Both portable and fixed obstacles will be on site. Fixed structures will include a 30' x 30' pavilion, 28 parking spaces -- including three (3) handicapped spaces and one (1) ADA-compliant restroom facility. Portable obstacles will be trailered in and placed throughout the site during operating hours then removed. New paths will be created out of mulch and wood chips.

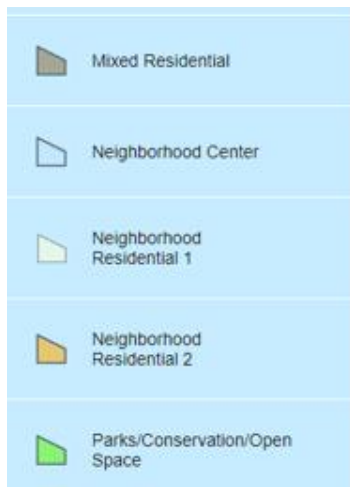
**Existing Zoning**

The subject property is zoned NC Neighborhood Commercial and designated as Neighborhood Residential 1 within the 2022 Comprehensive Plan Update and the associated Future Land Use Map.

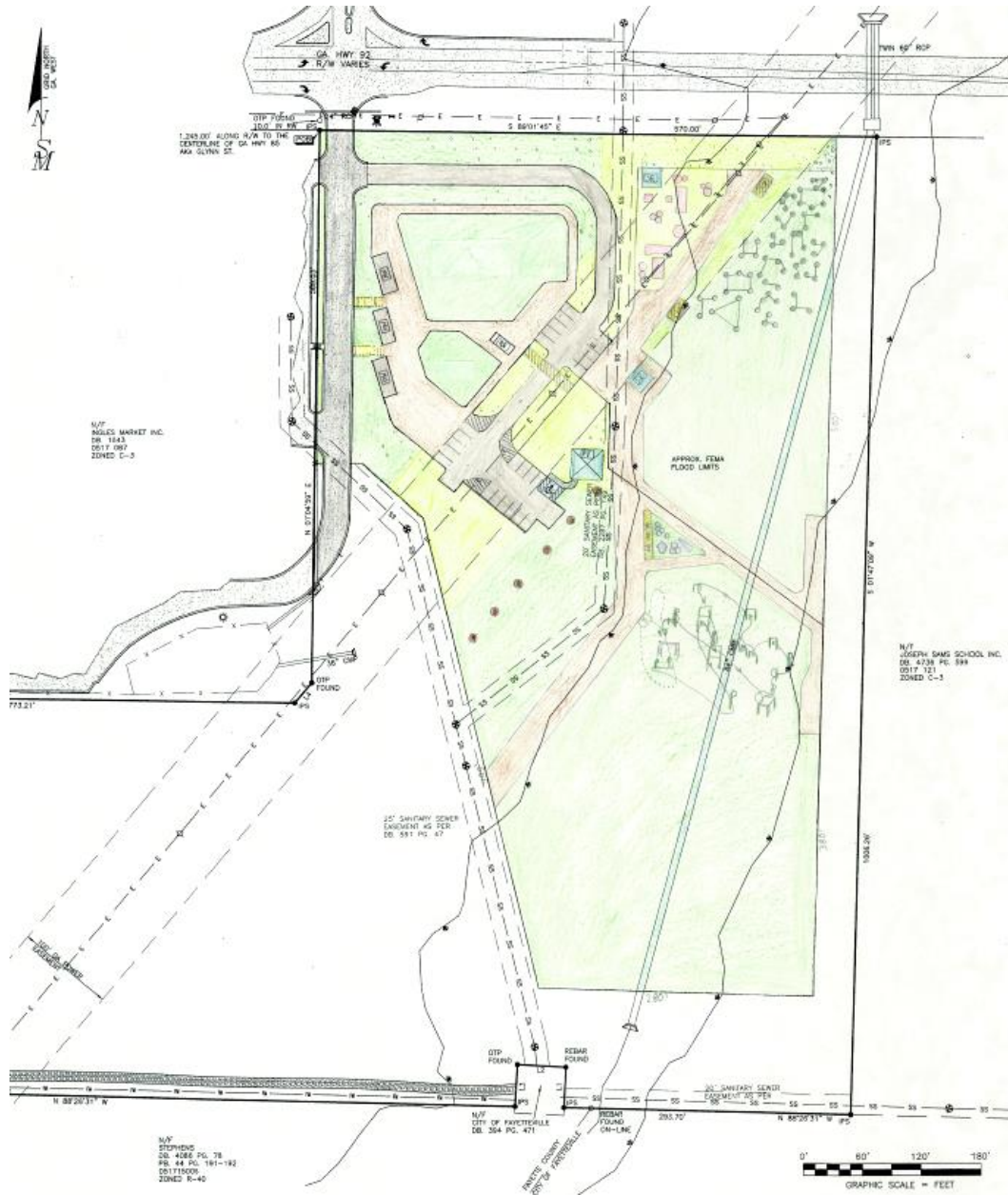


**Future Land Use**

Neighborhood Residential 1, as defined within the UDO, located throughout the city are neighborhoods with single-family detached homes on lots of varying sizes, with nearby uses such as retail centers, parks, recreational areas, places of worship and schools.



## Conceptual Site Plan



### Conceptual Site Plan review criteria

Section 407.17.B. of the UDO establishes criteria for evaluating conceptual site plans.

- a. Does the proposed development meet all requirements of this and any other applicable ordinances?
  - Yes.
  
- b. Does the proposed development meet all of the requirements of state and federal law?

- Yes.

**c. Will the proposed development be consistent with the comprehensive plan?**

- Yes. The Comprehensive Plan and Future Land Use Map designate the subject tract as Neighborhood Residential 1 of which a primary land use is for parks/recreation/green space.

**d. Will the proposed development interfere with or obstruct the flow of traffic, or create any traffic or safety hazards upon the street system of the city?**

- No. An existing road with westbound left turn lane from 92; will be both egress and ingress into the site. This current road is one (1) of two (2) entries into the existing shopping center.

**e. Will the proposed development restrict or otherwise interfere with any future street or thoroughfare plan?**

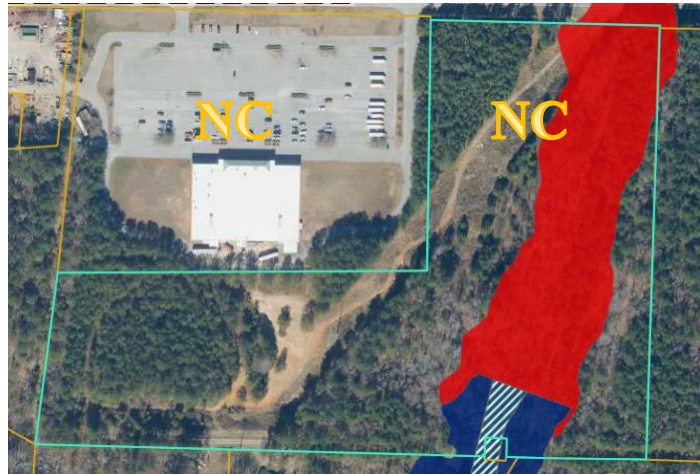
- No. Staff is unaware of any future street or thoroughfare that would be impacted by the proposed site plan.

**f. Is the proposed development designed and laid out so as to accommodate fire and other emergency vehicles?**

- Yes. The Fire Marshal approved the site plan, for conceptual use, during technical review plan distribution.

**g. Will the proposed development harmonize with neighboring properties?**

- Yes. The western adjoining property, where the proposed use will be most active, and the subject parcel are both zoned NC. The proposed use may support commerce at Ingles due to the potential number of citizens enjoying the amenities and recreation. There will be limited disturbance of land as the intent is to use the land to



incorporate games to draw people to the recreational venue. Additionally, the use and buildability of this parcel is limited due to the flood zone running at the eastern side of the parcel. Staff believes the proposed use can work well at this location.

**h. Will the proposed development or any logical extension thereof have any adverse environmental impact?**



- No. As any development may have an environmental impact, there are state regulations that shall be followed to mitigate negative results. The proposed use for this project will have minimal environmental impact.

**Staff Recommendation**

Based on the review criteria for Conceptual Site Plan established in Sections **407.17.B** of the UDO, Staff recommends the Conceptual Site Plan be approved subject to the following understandings and conditions:

1. A letter from the Georgia Transmission to allow proposed recreational activity.
2. Prior to any construction; a stamped site plan and stamped construction plans must be submitted for staff review per the Director of Public Services and the Building Official.
3. Conceptual site plan review and approval before Planning and Zoning Commission for any additional planned erected structures.
4. Any change in use shall be brought to staff for review and potentially before the Planning and Zoning Commission.
5. Future design consideration: incorporate a safe path of travel for residents of Fayette Meadows to access the site.

**CITY OF FAYETTEVILLE  
CONCEPTUAL REVIEW APPLICATION**

SITE INFORMATION				
Project Name	The City Gates of Fayetteville			
Project Address	East of 135 Highway 925	Parcel ID	0517028	
Zoning District	C C3	Property Size	Sq. ft.	20 Acres
PROJECT INFORMATION				
Disturbed Area:	Sq. ft.	Acres	Is the project located in the Main Street District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		1/2 ACRE		
Number of Existing Lots/Parcels:	1		Number of Proposed Lots/Parcels	1
If the project is for multifamily development, what is the estimated number of units?			Is this a phased development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many phases? ____
Are there Existing Deed Restrictions or Easements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Are utilities available on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposed use consist of a restaurant facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will the project include a fire sprinkler system/ or fire walls?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If so, do you plan to serve alcohol?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, If you plan to serve alcohol, what is the distance from the nearest: ____ Church ____ School ____ Residence			
Existing Land Use: (check all that apply)	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Public/Institutional <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant/Undeveloped <input type="checkbox"/> Agricultural/Parks/Conservation			
Proposed Land Use: (check all that apply)	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Public/Institutional <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant/Undeveloped <input type="checkbox"/> Agricultural/Parks/Conservation			
PROJECT TEAM (IF KNOWN)				
PRIMARY CONTACT				
Name	Jeffrey Martin	Company	Phone	678-953-1103
Address		Email		
PROPERTY OWNER (IF DIFFERENT)				
Name	Rod Wright	Company	Phone	770 294-7990
Address		Email		
ENGINEER				
Name	M/A	Company	Phone	
Address		Email		
ARCHITECT				
Name	M/A	Company	Phone	
Address		Email		
SIGNATURE				
With the signing and submittal of this application, the property owner or authorized representative petitions the City of Fayetteville Planning and Zoning Commission to consider the proposed conceptual site development plans at the above listed property address. By signing below, I hereby certify that the above listed information and the accompanying materials as requested are accurate.				
Applicant Signature:		Date	3/6/24	

CITY OF FAYETTEVILLE  
CONCEPTUAL PLAN AUTHORIZATION

PROJECT INFORMATION

Project Name	The City Gates of Fayetteville
Project Address	East of 135 Highway 90 S


PROPERTY OWNER INFORMATION

Property Owners Name	Rodwright / RODWRIGHT CORP
Mailing Address	P.O. Box 629 Fayetteville, GA 30214
Telephone	770-294-7990
Email	thesubdividere@gmail.com

APPLICANT INFORMATION (IF DIFFERENT FROM THE PROPERTY OWNER)

Applicants Name	Jeffrey Martin
Mailing Address	P.O. Box 142421 Fayetteville Ga 30214
Telephone	678 953 1103
Email	its.thecitygates@gmail.com

PROPERTY OWNER AUTHORIZATION

 (sign name) I affirm that I am the owner of the tract or parcels of land identified above and I will serve as the primary contact for this application

OR

I hereby designate Jeffrey Martin (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application. If this relationship changes at any time prior to the completion of this project, it is my sole responsibility to notify the City of Fayetteville Community Development Department of said change in writing.

ALL APPLICABLE ITEMS ARE DUE AT THE TIME OF SUBMISSION

1	Conceptual Site Plan Authorization Form and Application	<input type="checkbox"/>
2	Review Fees	<input type="checkbox"/>
3	Project Narrative	<input type="checkbox"/>
4	Boundary Survey	<input type="checkbox"/>
5	Conceptual Site Plan and Building Elevations	<input type="checkbox"/>
7	Water and Sewer Utility letters	<input type="checkbox"/>

Email the completed applications and all required documents to [planningdesk@fayetteville-ga.gov](mailto:planningdesk@fayetteville-ga.gov)



# Project Narrative

## The City Gates of Fayetteville

We, the petitioners, submit this application with the hope to develop a multifunctional outdoor hub, blending amusement with community resources for recreation, education and employment.

Activities can include creative, digital and gaming media as well as local and unique retail. There is planned to be outdoor activities such as Laser Tag Cooperative Challenges and an assortment of R/C 'remote controlled' interactive equipment to allow visitors to engage in competitive races or work together to solve puzzles and find parts buried that must be discovered to assemble a solution.

Facilities such as this one are designed and produced to promote neighborly conduct and workforce development while ministering to a city's greatest assets, its citizens.

The outcome of this project retains the potential to grow exponentially alongside the interests of the Fayetteville Economic Development Department, such as assisting in the fulfillment of the responsibilities pertaining to the encouragement of "business expansion, job creation, workforce development, and capital investment within the City of Fayetteville."

Thank you for your time

Sincerely, Jeff Martin and

The City Gates

RESERVED FOR CLERK OF THE SUPERIOR COURT

REVISIONS		
NO.	DATE	DESCRIPTION

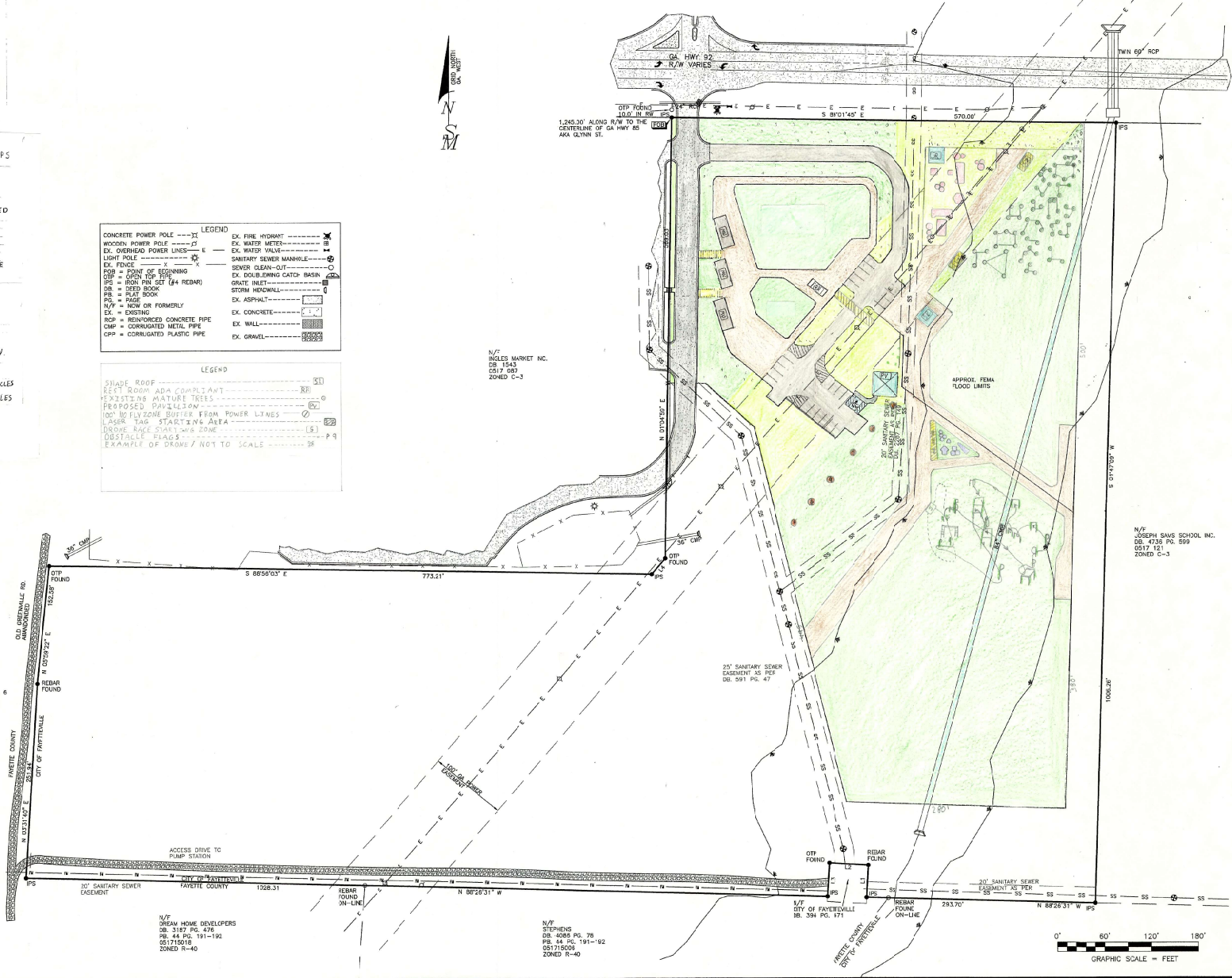
**NOTES**  
 MOST PATHS SHALL BE MULCH/WOOD CHIPS  
 DROME COURSE SHALL BE MINIMAL  
 TRIMMING OF MATURE TREES WITH  
 SOME OBSTACLES ADDED  
 PAVILLION TO HAVE CONCRETE SLAB  
 TIED TO CONCRETE HANDICAP DESIGNATED  
 PARKING AREA  
 PAVILLION SLAB MAY BE 30' X 30'  
 REFER TO IMAGE 3A FOR RACE COURSE  
 REFER TO IMAGE 3C FOR CHALLENGE COURSE

**NOTES**  
 LASER TAG COURSE SHALL BE DESIGNED  
 TO FIT WITHIN THE FOREST WITHOUT  
 DISTURBING NATURAL FLOOD PLAIN  
 OBSTACLES THAT ARE PLACED WITHIN  
 THE PAVILLION EASEMENT SHALL BE  
 PORTABLE, MOVABLE AND STAKED DOWN  
 TO THE GROUND DURING USE TO  
 PREVENT DISPLACEMENT  
 REFER TO IMAGE 2A FOR PORTABLE OBSTACLES  
 REFER TO IMAGE 2B FOR STATIONARY OBSTACLES

LEGEND	
CONCRETE POWER POLE	EX. FIRE HYDRANT
WOODEN POWER POLE	EX. WATER METER
EX. OVERHEAD POWER LINES	EX. WATER WALK
LIGHT POLE	SANITARY SEWER MANHOLE
EX. FENCE	SEWER CLEAN-OUT
EX. POINT OF BEGINNING	EX. DOOR SWING CATCH-BASH
OP = OPEN TOP PIPE	GRATE INLET
IPS = IRON PIN SET (#4 REBAR)	STORM HENHAWL
SB = SETS BOOK	EX. ASPHALT
PS = PLAT BOOK	EX. CONCRETE
PS = SIGN	EX. WALL
N/Y = NEW OR FORMERLY	EX. GRAVEL
EX = EXISTING	
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	

LEGEND	
SHADE ROOF	EXISTING MATURE TREES
REAR ROOM ADA COMPLIANT	PROPOSED PAVILLION
100' BUFFER ZONE BUFFER FROM POWER LINES	LASER TAG STARTING AREA
LASER TAG STARTING AREA	OBSTACLE FLAGS
OBSTACLE FLAGS	EXAMPLE OF DROME / NOT TO SCALE

PROPERTY		
LINE	BEARING	DISTANCE
L1	N. 05°08'51" E	41.86'
L2	N. 89°08'18" W	49.84'
L3	S. 03°24'05" E	4.825'
L4	N. 47°55'12" E	29.81'



WRIGHT - MARTIN  
 THE CITY GATES OF  
 FAYETTEVILLE  
 PHONE: 478-453-1103  
 EMAIL: J131HLCI176A15@GMAIL.COM

**BOUNDARY SURVEY**  
 20.464 ACRES  
 LAND LOT 70, 5TH DISTRICT  
 CITY OF FAYETTEVILLE  
 FAYETTE COUNTY, GEORGIA

SCALE: 1" = 60'

**MAYOR**  
Edward J. Johnson, Jr.  
**CITY MANAGER**  
Ray Gibson  
**INTERIM CITY CLERK**  
Chelsea Siemen



**FAYETTEVILLE**  
NO LIMITS ON IMAGINATION

**COUNCIL**  
Richard J. Hoffman,  
Mayor Pro Tem  
Joe Clark  
Niyah Glover  
Darryl Langford  
Scott Stacy

To: Jeff Martin

3-08-2024

Re: Water and Sewer availability

The properties located in Land Lot 70 in the 5<sup>th</sup> District of Fayette County, in the Fayetteville City limits, located at parcel 0517028 as shown in the Fayette County Tax database, will be furnished with enough capacity for water and sewer to provide for the needs required as requested for the proposed development. The owner or developer will be responsible for any additions or changes that will be made to the City's water and sanitary sewer systems.

The owner/developer is responsible for providing all engineering details to accomplish any proposed tie-in to the City's water and sanitary sewer system. All work done shall comply with the City's Developmental Standards.

If you have any questions feel free to call me at (770) 460-4664.

Thank you,

*Chris Hindman*

Chris Hindman  
Director of Public Services

**SURVEYORS CERTIFICATION:**

This plat is a re-creation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECREATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 13-6-47.

PROFESSIONAL  
NO. 3150  
TIM L. MILLER  
11-19-19  
Date: \_\_\_\_\_  
Tim L. Miller GA. RLS # 3150

LINE	BEARING	DISTANCE
L1	N 03°28'01" W	31.68'
L2	N 86°18'33" W	43.84'
L3	S 03°54'04" W	43.52'
L4	N 42°55'12" E	26.50'

RESERVED FOR CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,285 FEET AND AN ANGULAR ERROR OF 0.001' PER ANGLE POINT AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET. EQUIPMENT USED: TORCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 131130112E DATED: SEPTEMBER 26, 2009

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

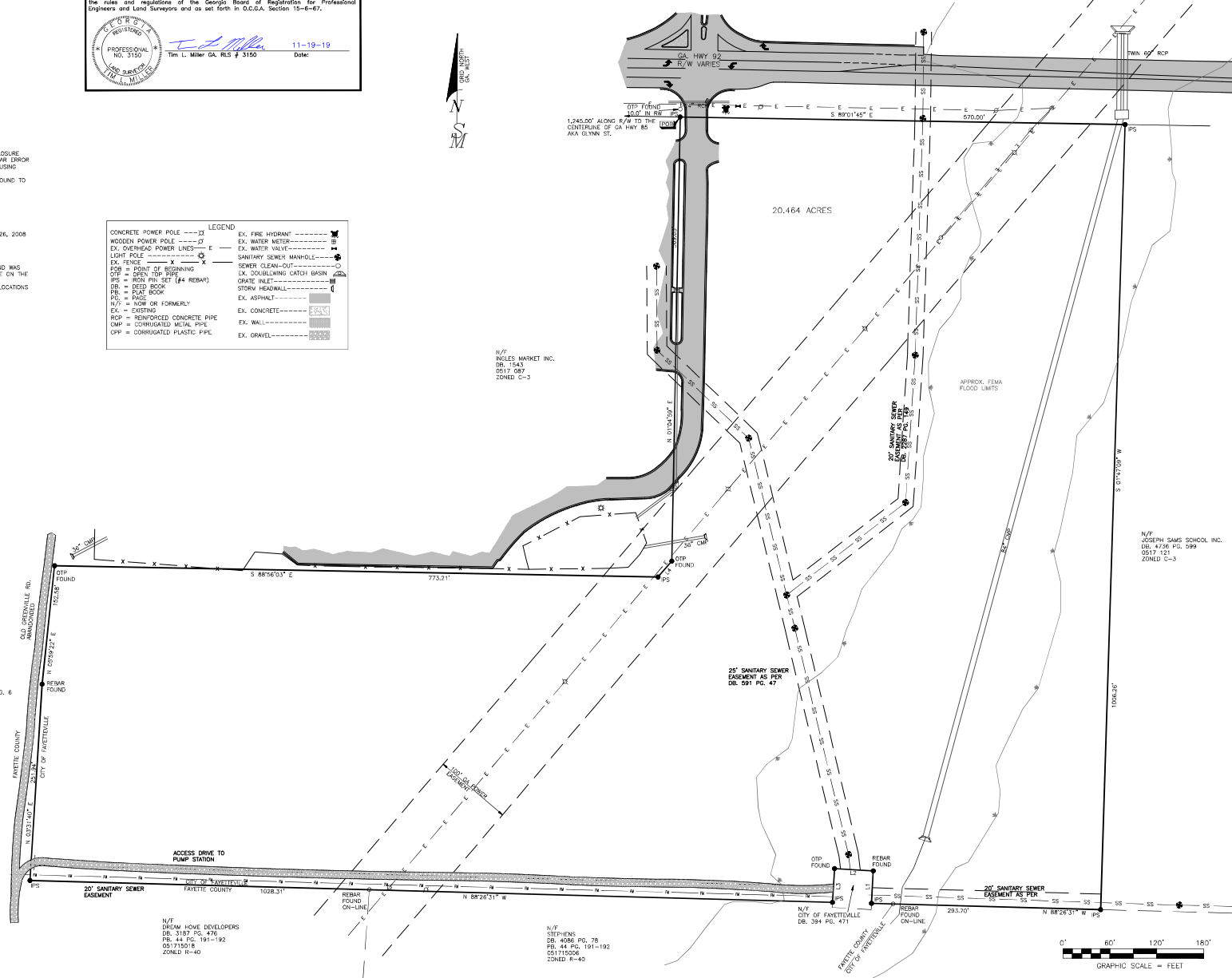
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAY AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: ROD WRIGHT  
FIELDWORK COMPLETED 08-10-19  
A SEARCH WAS MADE FOR MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

LEGEND	
CONCRETE POWER POLE ---X	EX. FIRE HYDRANT -----
WOODEN POWER POLE ---W	EX. WATER METER -----
EX. OVERHEAD POWER LINE ---E	EX. WATER VALVE -----
LIGHT POLE ---L	SANITARY SEWER MANHOLE -----
EX. FENCE ---F	SEWER CLEAN-OUT -----
POB = POINT OF BEGINNING	EX. DOUBLEWING CATCH BASIN
OPF = OPEN TOP POLE	GRATE INLET -----
RP = IRON PIPE (#4 REBAR)	STORM HEADWALL -----
DB = DEEP BOOK	EX. ASPHALT -----
PL = PLAIN	EX. CONCRETE -----
PD = PAVE	EX. WALL -----
N/F = NOW OR FORMERLY	EX. GRAVEL -----
EX. = EXISTING	
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	



REVISIONS		
NO.	DATE	DESCRIPTION

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**SIBLY-MILLER SURVEYING & PLANNING INC.**  
2020 LINK A NORTH ROAD  
GADSDEN, GA 30255  
PHONE (770) 302-3333  
WWW.SIBLYSURVEYING.COM

**BOUNDARY SURVEY**  
**ROD WRIGHT CORP**  
**20.464 ACRES**  
**LAND LOT 70, 5TH DISTRICT**  
**CITY OF FAYETTEVILLE**  
**FAYETTE COUNTY, GEORGIA**

PROJECT NO.: B19066  
BOUNDARY  
DRAWN BY: TLM  
SCALE: 1" = 60'  
DATE: 11-19-19