

STATE OF GEORGIA
COUNTY OF FAYETTE

R E S O L U T I O N

No. 87 - 647

WHEREAS, Joyce Faulkner, agent for Signa Investments, Inc., owner, having coming before the Fayette County Board of Commissioners on the 24th day of September, 1987, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request being as follows: To rezone 55 acres on State Route 85 North, Corinth Road and Carter Road, in Land Lot ~~223~~²³³ of the 5th District, from R-20 to C-H for the purpose of developing a proposed business park; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

BE IT RESOLVED that the decision of the Fayette County Board of Commissioners, that said request be approved C-H CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless specifically stipulated by the Board of Commissioners:

1. That the use of the front 300 feet of the subject property as measured from the right-of-way of State Route 85 shall be limited to office, retail trade, personal services, restaurants and entertainment.
2. To provide an undisturbed buffer along that portion of the north property line adjoining Kenwood Forest Subdivision which is at least 65 feet deep adjoining the north property line (being a .50 foot buffer and a 15 foot undisturbed setback area).
3. That there shall be no street tie-on to Country Lane Road.
4. To provide and maintain off-street parking on the property during any construction project.
5. That exterior illuminating sources shall not be directly visible from adjoining residential properties.
6. That there will be no access cuts on Carter Road; no more than one access cut on Corinth Road, and no more than two access cuts on State Route 85 subject to the County Engineer's review.

This decision is based on the recommendation of the Fayette County Planning Commission and County Planner.

SO RESOLVED, this 24th day of September, 1987.

BOARD OF COMMISSIONERS