

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE ABOUT 38.7 ACRES OF LAND
LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY
ON REDWINE ROAD, PARCELS 0603 013, 0603 005, and 0603 011
FOR A LIMITED USE RESIDENTIAL DEVELOPMENT,
AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. The Peachtree City Zoning Ordinance Article X, Requirements by District, Section 1013A, Specific Limited Use Residential Districts, be amended to add Section 1013A.21 Limited-use residential district no. 21 as follows:

- (a) The zoning of the property described below shall be rezoned from the current zoning designation of GI General Industrial to LUR-21 Limited Use Residential. Said property is more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 18, OF THE 6TH LAND DISTRICT, City of Peachtree City, Fayette County, Georgia, containing 38.72 acres and being more particularly described as follows:

Commence at a point (1/2 inch rebar) at the intersection of Land Lots 18, 19, 28 & 29, said point being the True Point of Beginning.

From said point, proceed S88d23'36"E along the north line of Land Lot 18 a distance of 1,101.85 feet to a point on the west right-of-way of Redwine Road (R/W varies); thence proceed southerly along said right-of-way, along the arc of a curve to the right a distance of 316.72 feet (said arc having a radius of 2,808.27 feet and being subtended by a chord bearing N13°41'53"W, with a chord distance of 316.55 feet) to a point; thence proceed southerly along said right-of-way S11°22'20"E a distance of 199.77 feet to a point (1" open top pipe); thence S11°22'20"E a distance of 195.15 feet to a point; thence S11°22'20"E a distance of 186.6 feet to a point; thence S11°22'20"E a distance of 59.99 feet to a point; thence S11°21'30"E a distance of 60.09 feet to a point; thence S11°29'00"E a distance of 273.16 feet to a point (1/2 inch rebar); thence leaving said right-of-way proceed N88°23'37"W a distance of 810.97 feet to a point; thence S01°36'36"W a distance of 170.61 feet to a point; thence N88°19'37"W a distance of 548.86 feet to a point (1/2" rebar) on the west line of Land Lot 18; thence proceed along said land lot line N00°26'22"W a distance of 955.65 feet to a point

(1/2" rebar); thence continue N00°26'22"W a distance of 377.84 feet to a point (1/2 inch rebar); thence N00°23'54"W a distance of 122.47 feet to a point (1/2 inch rebar), and the TRUE POINT OF BEGINNING.

(b) It is intended that the LUR-21 zoning district be established specifically for the development of a single-family residential development to be constructed substantially in accordance with the following express conditions:

(c) *Conformance with Conceptual Site Plan.*

Development shall take place substantially in conformance with the Conceptual Site Plan as prepared by Moore Bass Consulting, a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

(d) *Permitted Uses.*

1. The maximum number of dwelling units shall be 74.
2. Publicly owned buildings, facilities or land.
3. Buildings, facilities or land for the distribution of utility services.
4. Buildings, facilities or land for public park, recreation or open space purposes.
5. Accessory uses to residential land uses

(e) *Conditional Uses.*

Conditional uses permitted within the R-12 zoning district shall be permitted with the same conditions listed therein.

(f) *Other Requirements.*

1. Each lot shall conform to the requirements of the R-12 zoning district for minimum lot area (12,000 square feet), minimum lot width (85 feet or 35 feet on cul-de-sac), and maximum building height (35 feet).
2. The minimum front setback is 25 feet.
3. Minimum side setback is five (5) feet, except for lots that back up to the 25-foot buffer along the western and northern property lines of the overall development. The minimum side setback for these lots shall conform to the requirement of the R-12 zoning district, which is 10 feet.

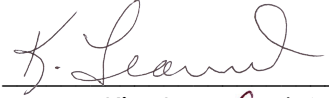
4. Minimum rear setback is 20 feet, except for lots that back up to the 25-foot buffer along the western and northern property lines of the overall development. The minimum rear setback for these lots shall conform to the requirement of the R-12 zoning district, which is 30 feet.
5. The minimum floor area per dwelling unit shall be 2,000 square feet.
6. Each home with a side elevation facing a public street shall include architectural detailing of the side elevation to avoid creating a blank wall facing the public street.
7. A multi-use path connection shall be provided to the southern property line as shown on the master plan.
8. A multi-use path connection shall be provided to the northern property line as shown on the master plan.
9. A minimum 40-foot landscape buffer shall be provided along Redwine Road. This buffer shall be left undisturbed to the greatest extent possible, and removal of trees shall only be permitted by the Planning and Development Director. This buffer shall be deeded to the City as a greenbelt.
10. The maintenance of all internal parks, sidewalks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/or the homeowner's association.
11. The location of all floodplains, wetlands, and associated buffers shall be field located and surveyed. None of these areas shall be located within the buildable envelope of a lot.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

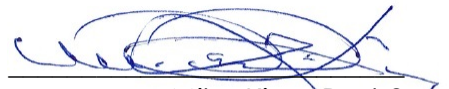
Done, Ratified, and Passed this 13th day of July, 2023.



Kim Learnard, Mayor



Phillip E. Prebor, Post 1



Mike King, Post 2




Clinton Holland, Post 3



Frank Destadio, Post 4

Attest:



City Clerk

EXHIBIT "A"

| | | |
|---------------------------------|--|-----|
| | 85 | |
| LOT | 25 REAR 5:6 PROPOSED LOT 12,000 SF (MIN.) 28 FRONT 5:6 | LOT |
| RW | 85' | RW |
| PROPOSED STREET (50' RW) | | |
| RW | | RW |
| TYPICAL LOT DETAIL | | |

| PROPERTY INFORMATION | |
|----------------------|---------------------------------------|
| OFFICE: | MOORE-BASS CONSULTING, INC. |
| ADDRESS: | 2400 LAKE CIR. E. BENSON, GA 30705 |
| DATE OF PLAN: | 01/11/2019 |
| CLIENT: | DAVE LARA, INC. |
| ADDRESS: | 1000 LAKE CIR. E. BENSON, GA 30705 |
| TOWN: | REDFINE |
| PROPERTY LOCATION: | REDFINE ROAD |
| COUNTY: | DEKALB COUNTY |
| CITY: | BENSON |
| PROJECT NAME: | REDFINE ROAD |
| PROJECT NUMBER: | 19-00000000000000000000 |
| PROJECT DESCRIPTION: | REDFINE ROAD |
| PROJECT STATUS: | PROPOSED |
| PROJECT OWNER: | DAVE LARA, INC. |
| PROJECT CONTACT: | DAVE LARA |
| PROJECT PHONE: | 770-391-1111 |
| PROJECT FAX: | 770-391-1112 |
| PROJECT EMAIL: | DLARA@DLARA.COM |

| PROPOSED DEVELOPMENT SUMMARY | |
|------------------------------|-----------|
| PROPOSED ZONING: | RS-10 |
| PROPOSED LOT AREA: | 12,000 SF |
| PROPOSED LOT WIDTH: | 85 FT |
| PROPOSED LOT DEPTH: | 140 FT |
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| PROPOSED LOT WIDTH: | 85 FT |
| PROPOSED LOT DEPTH: | 140 FT |
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| PROPOSED LOT WIDTH: | 85 FT |
| PROPOSED LOT DEPTH: | 140 FT |

NOTE: THE PROPERTY SUBJECT TO THIS REZONING REQUEST IS CURRENTLY UNDER CONSTRUCTION. THE PURPOSE OF THIS REZONING REQUEST IS TO ALLOW FOR SMALL-FRONT LOT BACKS TO SUPPORT A LARGER VARIETY OF HOMES. NO ADDITIONAL LOTS OR LAYOUT CHANGES ARE PROPOSED AS A RESULT OF THIS REQUEST.



Moore Bass Consulting, Inc.

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Benson, GA 30705
770-391-1111

www.moorebass.com

1950 Kent Ferry Dr. SE
Atlanta, GA 30316
770-391-1111

| | |
|----------------------|-------------------------|
| PROJECT NAME: | REDFINE ROAD |
| CLIENT NAME: | DAVE LARA, INC. |
| DATE: | 01/11/2019 |
| CONTRACT #: | |
| PROJECT #: | 19-00000000000000000000 |
| PROJECT DESCRIPTION: | REDFINE ROAD |
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SHEET TITLE:
REZONING MAP

SHEET:
1 OF 1