



|                             |
|-----------------------------|
| PLANNING DATE<br>12/08/2022 |
| COUNCIL DATE<br>01/05/2023  |

# P&Z STAFF REPORT

PREPARED BY:

Phillip Trocquet, Town Planner  
ptrocquet@tyrone.org | (770) 881-8322

| DOCKET/APPLICATION # | APPLICANT   | ADDRESS/PARCEL #  |
|----------------------|-------------|-------------------|
| RZ-2022-09           | Ivo Jansink | 555 Dogwood Trail |

## SUMMARY & HISTORY

Applicant Ivo Jansink has applied to rezone Tract 'B' of parcel 0728065 at property address 555 Dogwood Trail from R-20 to C-1. The stated intent of this rezoning is to establish a business on the western half of the previously single tract and a home on the eastern tract, Tract 'A'

## STAFF DETERMINATION

It is staff's determination that this petition is consistent with the Town's Comp Plan and future Land Use strategy. Many properties around this one have been zoned C-1 in order to foster a light community commercial concentration at the intersection of Dogwood Trail and SR-74. This rezoning would also eliminate an existing non-conforming condition of the building at the Shops at Glendalough directly to the west. Under the current zoning of R-20, the adjoining C-1 commercial center (Shops at Glendalough) are required to maintain a 75' buffer from their property line. This buffer is currently not in place. With the rezoning of Tract '5', this buffer requirement reduces down to simply a setback requirement of 20' which would be maintained. Staff recommends approval of this petition.

## PLANNING COMMISSION RECOMMENDATION

Planning Commission unanimously recommended approval of this petition.



| EXISTING ZONING                      | PROPOSED ZONING            | EXISTING LAND USE | SURROUNDING ZONING  | SITE IMPROVEMENTS | PROPERTY ACREAGE |
|--------------------------------------|----------------------------|-------------------|---|-------------------|------------------|
| R-20<br>2,000 s.f. min.<br>home size | C-1<br>Downtown Commercial | Vacant            | North: C-1<br>South: C-1<br>East: R-20<br>West: C-1 & O-I | N/a               | 5 Acre(s)        |

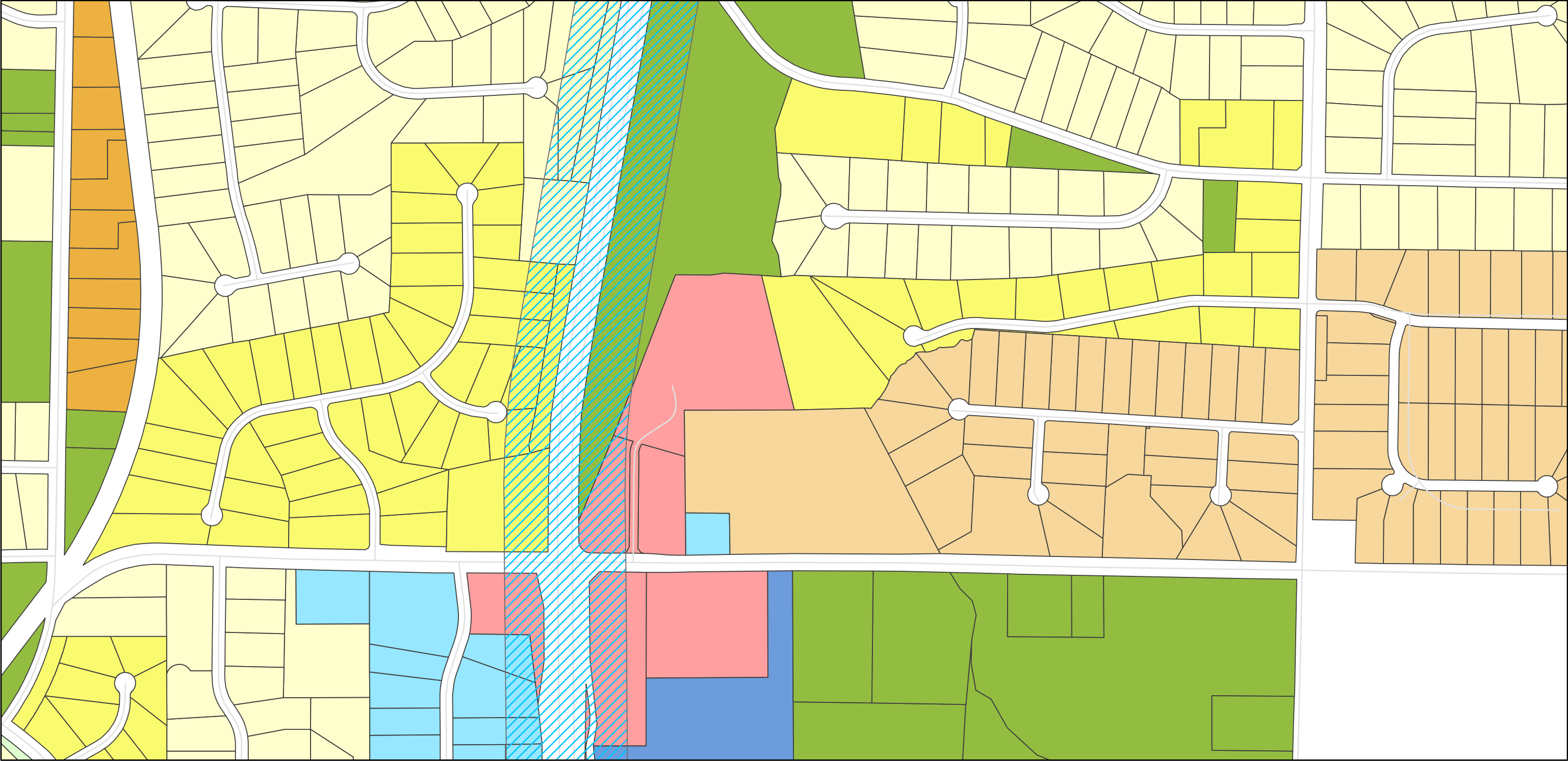
## COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comp Plan and Future Development Strategy. The property is located in the Community Gateway Character area which encourages commercial development with high quality architectural and landscaping standards. Although this property would incur a 75' buffer on its eastern property line, staff has determined that a significant buildable area would still be maintained on the property. This property would constitute the border between the Community Gateway character area and Estate Residential character area. With the property having been split and with large acreage, this provides an adequate transition between character areas.

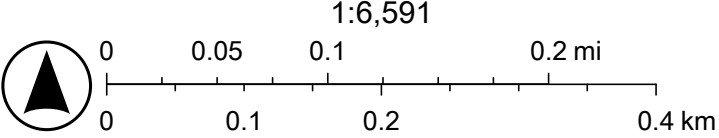
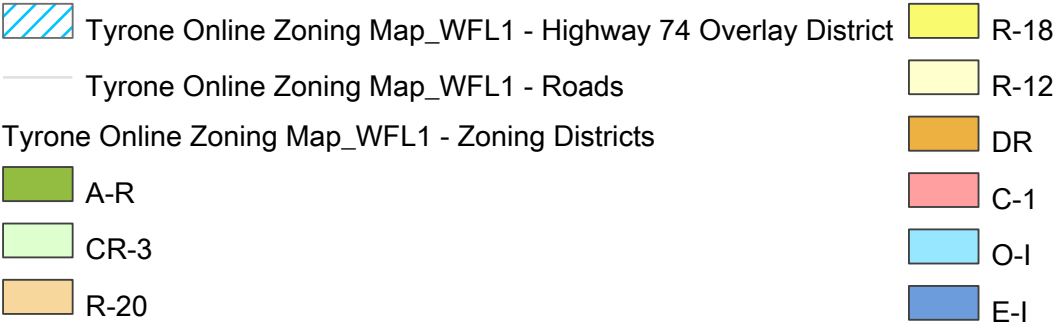
## ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- Will Zoning permit suitable uses with surrounding properties?** C-1 zoning is situated on most sides and would be suitable adjoining these properties.
- Will Zoning adversely affect adjacent properties?** Given that this rezoning would eliminate a non-conforming issue with the western property of the same zoning, it is staff's determination that this would not adversely affect this neighbor. Given the large 75' buffer between this property and the R-20 tract to the east as well as the large land area of both tracts, it is staff's opinion that this zoning will not adversely affect the adjoining R-20 property.
- Does the property have reasonable economic use as currently zoned?** Given the large amount of floodplain on the property and unusual topography, it is staff's opinion that residential zoning for this 5-acre tract would not be economically viable.
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** It is staff's determination that this zoning would not result in an excessive burden or existing infrastructure. Only a single business entity or small multi-tenant building would be able to be constructed given the property line locations, topography, flood plain location, and known soils.

# Town of Tyrone Zoning Map



12/8/2022



Participant ID: 6176929952

BK 101 PG 338

## —SYMBOL LEGEND

- |   |                         |
|---|-------------------------|
| ● | IRON PIN FOUND          |
| ○ | 1/2" REBAR SET          |
| ■ | CONCRETE MONUMENT FOUND |
| — | UTILITY POLE            |
| — | LIGHT POLE              |
| — | FIRE HYDRANT            |
| — | CREEK LINE              |
| — | WIRE FENCE LINE         |
| — | WETLANDS LINE           |
| — | WATER LINE              |
| — | OVERHEAD POWER LINE     |
| — | PROPERTY LINE           |
| — | ADJACENT LOT LINE       |
| — | LAND LOT LINE           |
| — | ASPHALT AREA            |
| — | CONCRETE AREA           |

## NOTES

1. SUBDIVIDER:  
IVO JANSINK  
599 MCDADE STREET  
TYRONE, GA 30259  
PHONE: 404-824-7139  
EMAIL: [ijansink@hotmail.com](mailto:ijansink@hotmail.com)
2. TAX PARCEL NO. 0728 065
3. A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP 13113C0079E, DATED 9/26/2008. THE BFE/MFE DATA SOURCE IS PER 2013 FAYETTE COUNTY FLOOD STUDY, UNDER SUBMITTAL OF ANY BUILDING PERMIT / SITE PLAN THE BFE/MFE SHALL BE EVALUATED BASED ON THE MOST PROTECTIVE APPLICABLE BFE/MFE FOR THE PROPOSED BUILDING / SITE PLAN.
4. ZONING INFORMATION  
CURRENT ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL)  
SETBACKS:  
MIN. FRONT YARD: 80' (MAJOR THOROUGHFARE)  
MIN. SIDE YARD: 15'  
MIN. REAR YARD: 30'  
MINIMUM LOT AREA: 1.0 ACRES  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM AREA PRINCIPAL STRUCTURE: 2,000 SF  
MINIMUM LOT WIDTH AT BUILDING LINE: 125'
5. SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. POTABLE WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
7. THERE ARE EXISTING STATE WATERS ON THIS SITE.
8. WETLAND DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, INC. DATED NOVEMBER 8, 2021. ANY JURISDICTIONAL WETLANDS ON THIS SITE 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 JURISDICTIONAL WETLAND AREA WITHOUT PROPER AUTHORIZATION.
9. SOIL STUDY BY SOIL PROFILES INC., J. SHANNON HUDGINS GA DHR SOIL CLASSIFIER #147, DATED MAY 6, 2021.
10. BOTH PROPERTIES ARE LOCATED IN A SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE GA DNR HYDROLOGIC ATLAS 18 (1989 EDITION).
11. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERLAND DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

## LOT TABLE

| ITEM       | SQUARE FEET | ACRES  |
|------------|-------------|--------|
| TRACT 'A'  | 417,149     | 9.576  |
| TRACT 'B'  | 218,675     | 5.020  |
| STREETS    | 0           | 0      |
| GREEN BELT | 0           | 0      |
| TOTAL      | 635,824     | 14.596 |

**PLAT CERTIFICATION:**

The field data, completed on 12/2/21, upon which this plat is based has a closure precision of one foot in 50,139 feet and an angular error of 06" per angle point and was adjusted using equal angle adjustment. This plat has been calculated for closure and is found to be accurate within one foot in 651,552 feet.

The linear and angular measurements shown on this plat were obtained using a Geomax Robotic total station & Geomax Zenith 35 Man GPS.

## REFERENCES

CURRENT OWNER:  
LORA EFFIE MCEACHERN ESTATE

DEEDS:  
DB 4858 PG 355  
DB 4858 PG 355 - R/W

PLATS:  
PB 48 PGS 191-193

### OWNER'S ACKNOWLEDGEMENT

I, the undersigned, certify that as the legal owner of the subject property, I hereby authorize the submittal of this final plat for my property.

Tallie M. King 8/3/2022  
~~Garrett M. Lavy~~ 8/3/22  
Owner Date

### FINAL PLAT APPROVAL

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other plat features included in this Final Plat have been prepared by me or under my direct supervision.

Bonnie Turner  
Fayette County Health Department

Town Engineer


Mayo

Will Baker  
Town Clerk

TOWN CLERK

## CERTIFICATE OF DESIGN

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this Final Plat have been prepared by me or under my direct supervision.

 3/2/22  
Mark A. Buckner GA RLS 2422 Date

As required by subsection (c) 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 by the appropriate governmental bodies having any purchase or use of this plat as is intended for use of the parcel. Further, 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.

Mark A. Buckner 8/2/22  
Mark A. Buckner GA RLS 2422 Date

# SES

**ENGINEERING  
PLANNING  
SURVEYING**

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSION OF THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

**SCANLON ENGINEERING SERVICES, INC.**

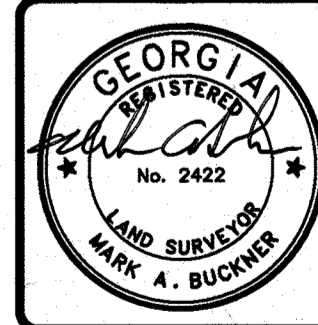
**GRIFFIN, GEORGIA 30223**  
**PHONE: (678) 967-2051 [www.scanloneng.com](http://www.scanloneng.com)**

**GLA**

# LIVING BUSINESS HOUSE

LOCATED IN LAND LOT 120 OF THE 7th DISTRICT,  
TOWN OF TYRONE FAYETTE COUNTY GEORGIA

|  |   |       |                        |
|--|---|-------|------------------------|
|  | 8 | 0-99% |                        |
|  | 7 | 0-99% |                        |
|  | 6 | 0-99% |                        |
|  | 5 | 0-99% |                        |
|  | 4 | 0-99% |                        |
|  | 3 | 0-99% |                        |
|  | 2 | 0-99% |                        |
|  | 1 | 0-99% |                        |
|  |   |       | Percentage of children |



FINAL PLAT

|                          |                     |
|--------------------------|---------------------|
| Review by:<br>MAB        | Drawn by:<br>JWS    |
| Project #:<br>S210421444 | Date:<br>12/20/2006 |

SHEET TITLE  
404D  
SHEET # 01 OF 01

| Rev. | Description  | Date                            |
|------|--|---------------------------------|
| 1    | SE5 Projects\Misc Surveying_042\Dogwood_Trail - Fayette Co_S210421444\AutoCAD_S210421444\survey\Dogwood_Trail V2.dwg | Monday, May 15, 2022 9:45:27 AM |



# Rezoning Request Application

Petition#:

## Applicant & Property Owner Information

Applicant Name: Ivo Jansink Email: ijansink@hotmail.com  
Applicant Address: 599 McDade Street Tyrone, GA 30290 Phone: (404) 824 7139  
Company Name: \_\_\_\_\_

Property  
Owner Name: Lora Effie McEachern Est/Mary Terry Email: \_\_\_\_\_  
Property  
Owner Address: PO Box 21 Tyrone, GA 30290 Phone: (\_\_\_\_) \_\_\_\_\_

## Property Details

Property  
Address: Dogwood Trail Lot# \_\_\_\_\_  
Reason Requesting Rezoning:  
Commercial development of Tract B to Nature Center  
Current Zoning of Property: R-20 Proposed Zoning of Property: C-1  
Parcel #: 0728 065 Total Number of Acres to be Rezoned: 5.020  
Present Use of Subject Property: Undeveloped  
Proposed Use of Subject Property: Nature Center  
Land Use Plan Designation: \_\_\_\_\_  
Name & Type of Access Road: Dogwood Trail, Major Thoroughfare  
Location of Nearest Water Line: Along frontage

(This Area to be Completed ☒ Staff)

- ☐ Application Insufficient due to lack of: \_\_\_\_\_  
☐ Application & all required supporting documentation is sufficient and complete.

By Staff \_\_\_\_\_ Date \_\_\_\_\_

Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_

Date of Planning Commission Hearing: \_\_\_\_\_ Date of Town Council Hearing: \_\_\_\_\_



# Rezoning Request Additional Information

Petitions to the Town of Tyrone Planning Commission and Town Council requesting a revision to the official Zoning Map must be filed by the property owner(s) or by the authorized agent of the property owner(s). Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (4th Thursday of each month) and another public hearing by the Town Council (1st Thursday of the following month). Public Hearings are held at the Tyrone Town Hall Council Chambers at 7:00 p.m.

## Application Fees

| Fees           | Acreage    |
|----------------|------------|
| 0-5 Acres      | \$500.00   |
| 5-10 Acres     | \$1,000.00 |
| 10-20 Acres    | \$1,500.00 |
| 20-100 Acres   | \$2,000.00 |
| Over 100 Acres | \$2,500.00 |

Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR to placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning Commission public hearing)

## Quality Growth District Overlay

The Quality Growth Development District requirements are applicable of any structure or portion thereof within 870' feet off the right of way of SR 74. Every application for the construction of a new building or structure and alterations or additions to existing structures shall be accompanied by drawings signed by the engineer, architect, or appropriate professional which clearly shows the following:

- Exterior elevations drawn to scale with color rendering.
- Proposed colors, materials, and textures for structures.
- Location of all exterior utility facilities including any roof units.
- Proposed sign and location including size, color, and material.
- Line of sight study from State Route 74

The Quality Growth and Development District requirements can be found in the Town of Tyrone's Zoning Ordinance Under Section 7-2.

## Links

Town Zoning Ordinance:

[https://www.municode.com/library/ga/tyrone/codes/code\\_of\\_ordinances](https://www.municode.com/library/ga/tyrone/codes/code_of_ordinances)

Town of Tyrone Planning & Zoning:

<http://tyrone.org/departments/planning-and-zoning/>

## Contact

### Phillip Trocquet (Planning & Zoning Coordinator)

Phone: (770) 487-4038 Extension 108

Fax: (770) 487-4529

Email: [ptrocquet@tyrone.org](mailto:ptrocquet@tyrone.org)



## Property Owner Consent & Agent Authorization Form

(Application requires authorization by ALL property owners of a subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

**Lora Effie McEachern Estate/Mary Terry**

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: **0728 065**

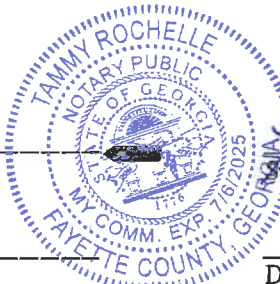
(I am) (We are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in the Land Lot(s) 120 of the 7th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to **Ivo Jansink** 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 showing made in an paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

  
Signature of Property Owner 1

P.O. Box 21, Tyrone, GA 30290  
Address

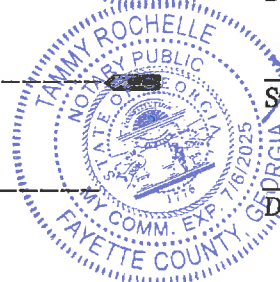


  
Signature of Notary Public

6/16/22  
Date

  
Signature of Property Owner 2

P.O. Box 21, Tyrone, GA 30290  
Address



  
Signature of Notary Public

6/16/22  
Date

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

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

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date





Petition for Rezoning

Petition#:

Name: Ivo Jansink Email: ijansink@hotmail.com

Petition Number:

Address: 599 McDade Street Tyrone, GA 30290 Phone#: 404-824-7139

PETITION FOR REZONING CERTAIN PROPERTY IN THE INCORPORATED AREA OF TYRONE, GEORGIA.

Ivo Jansink affirms that he/she is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) R-20 Zoning District. He/She respectfully petitions the Town to rezone the property from its present classification and tenders herewith the sum of \$ to cover all expenses of the public hearing. He/She petitions the above named to change its classification to C-1

This property includes (Check one of the following):

- See attached legal description on recorded Warranty Deed for subject property
Legal Description for subject property is as follows:

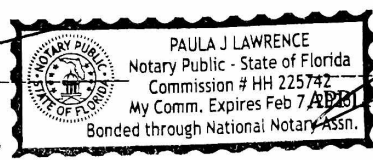
By: Ivo Jansink Owner/Agent

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF Nov 2022

PUBLIC HEARING to be held by the Town of Tyrone Planning Commission on the 3th day of December, 2022 at 7:00 p.m.

PUBLIC HEARING to be held by the Tyrone Town Council on the 5th day of January, 2023 at 7:00 p.m.

Notary Public signature



Signature



# Agreement to Dedicate Property for Future Right-of-Way (ROW)

Petition#:

I/We, \_\_\_\_\_ said  
property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to  
the Town of Tyrone, \_\_\_\_\_ feet of right-of-way along \_\_\_\_\_  
as measured from the centerline of the road. Based on the Future Thoroughfare Plan Map streets in the  
Town of Tyrone require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60 foot ROW (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80 foot ROW (40' measured from each side of centerline)
- Arterial Street (Major Thoroughfare) 100 foot ROW (50' measured from each side of road centerline)

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Property Owner 1

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

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date



## Conflict of Interest in Zoning Actions

### Application Form

(Please Complete for each Property Owner)

Petition#:

The undersigned, making application for rezoning, variance, or special exception, has compiled with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

☒ *Callie M. King*

~~Callie M. King~~

*Mary M. Terry*

Signature of Property Owner

*MARY M. TERRY*

Type or Print Name and Title

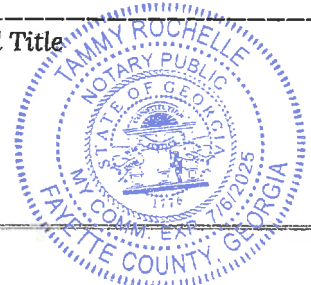
Signature of Owner's Attorney or Representative

Type or Print Name and Title

*Tammy Rochelle*

Signature of Notary Public

Date *6/16/22*



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

☐ YES

☒ NO

*[Signature]*  
Signature of Applicant

If the answer is yes, please complete the following section:

| Name and Official Position of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution was made (Within last 2 years) |
|---|--|--|
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |

Attach additional sheets if necessary to disclose or describe all contributions





# Rezoning Request Checklist

Petition#:

**Map amendment application. A map amendment (rezoning) application shall include the following:**

- ☐ A legal description of the tract to be rezoned.
- ☐ Three (3) copies of a plat, drawn to scale, showing north arrow, land lot and district, dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect, or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat.
- ☐ The present and proposed zoning district for the tract.
- ☐ Existing and intermediate regional flood plain and structures.
- ☐ The names and addresses of the owners of the land and their agents, if any, and abutting land owners.
- ☐ A written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
  - a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;*
  - b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties;*
  - c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*
  - d. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;*
  - e. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan; and*
  - f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
- ☐ Disclosures. The applicant shall file all disclosures required by the Conflict of Interest in Zoning Actions Act, O.C.G.A. Title 36, Chapter 67 A.
- ☐ One (1) original and eight (8) copies of completed application form.



# AMENDMENT TO AGREEMENT

## AMENDMENT # 3

Date: 06/02/2022



2022 Printing

Whereas, the undersigned parties have entered into a certain Agreement between Ivo Jansink ("Buyer") and Mary M Terry Callie M King ("Seller"), with a Binding Agreement Date of 08/19/2021 for the purchase and sale of real property located at: 0 Dogwood Trail, Tyrone, Georgia 30290; and

Whereas, the undersigned parties desire to amend the aforementioned Agreement, it being to the mutual benefit of all parties to do so;

Now therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by each to the other, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to modify and amend the aforementioned Agreement as follows: [Note: The following language is furnished by the parties and is particular to this transaction.]

All parties agree to the following:

Due Diligence and closing to be extended to Sept 30th, 2022.

☐ Additional pages (F801) are attached.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Amendment shall be attached to and form a part of said Agreement.

By signing this Amendment, Buyer and Seller acknowledge that they have each read and understood this Amendment and agree to its terms.

DocuSigned by:

Ivo Jansink

1 Buyer's Signature Ivo Jansink

2 Buyer's Signature

Callie M. King

1 Seller's Signature Callie M King

Mary M Terry

2 Seller's Signature Mary M Terry

☐ Additional Signature Page (F267) is attached.

BHHS

Buyer Brokerage Firm

DocuSigned by:

Kay McInroe

Broker/Affiliated Licensee Signature

FCBR

REALTOR® Membership

☐ Additional Signature Page (F267) is attached.

Keller Williams Rlty Atl. Part

Seller Brokerage Firm

Broker/Affiliated Licensee Signature

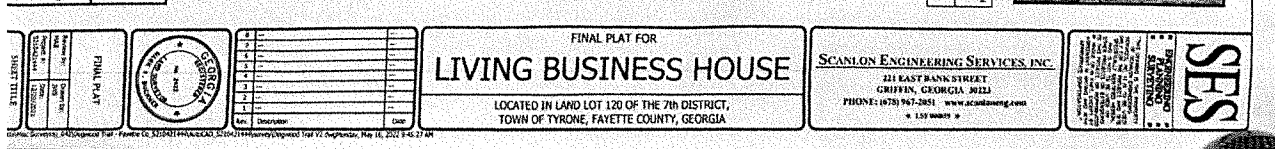
FCBR

REALTOR® Membership

**Acceptance Date.** The above Amendment is hereby accepted, 10:30 o'clock 9 .m. on the date of 06/08/2022, ("Acceptance Date"). This Amendment will become binding upon the parties when notice of the acceptance of the Amendment has been received by offeror. The offeror shall promptly notify offeree when acceptance has been received.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Kavita McInroe IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831. Copyright© 2022 by Georgia Association of REALTORS®, Inc.

F701, Amendment to Agreement, 01/01/22



All that tract or parcel of land lying and being in Land Lot 120 of the 7<sup>th</sup> District, Town of Tyrone, Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the Land Lot Line common to Land Lots 120 & 137 North 00°54'00" East, a distance of 183.96 feet from a 1/2 inch rebar found at the intersection of said Land Lot Line and the northerly right-of-way of Dogwood Trail (80' R/W); thence continuing along said Land Lot Line North 00°54'00" East, a distance of 501.41 feet to a 1/2 inch rebar found; thence leaving said Land Lot Line South 89°04'58" East, a distance of 112.96 feet to a 1/2 inch rebar found; thence South 88°07'20" East, a distance of 150.00 feet to a point; thence South 34°49'52" East, a distance of 217.46 feet to a point; thence South 00°21'46" East, a distance of 500.00 feet to a point on the northerly right-of-way of Dogwood Trail (80' R/W); thence along said right-of-way South 89°38'14" West, a distance of 190.00 feet to a 1 inch open top pipe found; thence leaving said right-of-way North 00°15'26" East, a distance of 183.96 feet to a 1/2 inch rebar found; thence North 89°41'43" West, a distance of 208.95 feet to a point, being the POINT OF BEGINNING.

Said tract contains 5.020 acres or 218675 square feet.

Callie M. Kuy

Mary M. Terry