Print Form

COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning/Community Dev

Department Head: Peter A. Frisina

Presenter, if needed: Pete Frisina

Preferred Meeting Date: Wednesday, April 1, 2009

Wording for the Agenda:

Consideration of the City of Fayetteville's request to annex 1.00 acre known as 172 North 85 Parkway. This property is located in Land Lot 184 of the 5th District, fronts on North 85 Parkway, and is currently zoned Commercial Highway (C-H).

Background/History/Details:

The applicant is seeking to rezone the subject property to Light Industrial (M-1) and the proposed land use designation will be Business Park which allows for limited light industrial uses.

The request is scheduled for the City of Fayetteville Planning & Zoning Commission on April 28, 2009 and before the Mayor and City Council on May 21, 2009.

What action are you seeking from the Board of Commissioners?

As required by Georgia State Law, the Board of Commissioners must chose to either "object" or to "not object" to the City of Fayetteville's annexation request within 30 days upon receipt of the annexation request. The 30 days expire on April 9, 2009.

If this item requires funding, please describe:

N/A

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

Approved by Finance? Yes

Reviewed by Legal? Yes

Approved by Purchasing? Yes

Approved by Administrative Staff? Yes

Staff Notes

Administrator's Approval Yes

Confirmed Meeting Date Wednesday, April 1, 2009

- ○ Recognition/ Presentation
- ○ Public Hearing
- ○ Old Business
- ◉ New Business
- ○ Consent
- ○ Report
- ○ Other

MEMORANDUM

To: Jack Smith, Chairman Board of County Commissioners

Through: Carol Chandler, Executive Assistant to County Commissioners

From: Dennis Dutton, Zoning Administrator

Date: March 18, 2009

Re: Staff Comments on Annexation Notification – City of Fayetteville
Requested by: Charles T. and Donna W. Meadors
Located at: 172 North 85 Parkway
Property Tax ID#: 05-3912-001 (1.00 Acre Zoned C-H)

The City of Fayetteville has received a request for annexation for the above-referenced property located at 172 North 85 Parkway. The subject property contains a 10,500 square foot structure built in 1991 on one (1.00) acre which is currently zoned Commercial Highway (C-H). The annexation notice from the City of Fayetteville indicates intent to rezone the subject property to Light Manufacturing (M-1).

General Description:

The subject property is located on the north side of North 85 Parkway. The subject property abuts the following:

- To the West: A 4.67 acre vacant tract located in the City of Fayetteville, zoned C-3.
- To the North: A 50.00 acre vacant tract located in the City of Fayetteville, zoned B-P.
- To the East: A one (1.00) acre lot containing a structure located in unincorporated Fayette County, zoned C-H.
- To the South (across North 85 Parkway): A 1.9 acre vacant tract located in the City of Fayetteville, zoned C-3 and a 2.00 acre tract containing a structure located in unincorporated Fayette County, zoned C-H.

The proposed annexation would not create an island.

Current County Land Use

The subject property is designated as Commercial on the Fayette County Land Use Map.

Proposed City Land Use

The City of Fayetteville proposes to designate this area as Business Park on the City of Fayetteville Future Land Use Map.

History

The subject property included in the requested annexation is part of North 85 Business Park which consisted of 60.04 acres which was rezoned from A-R to C-H on July 14, 1983 (Petition No. 462-83). North 85 Business Park was recorded in 1985. At that time, all of the lots were located in unincorporated Fayette County; however, all but five (5) of the 25 lots have been annexed into the City of Fayetteville per the Fayette County Tax Records. The lots within the City of Fayetteville are zoned C-3 or M-1.

DEPARTMENTAL COMMENTS:

Planning & Zoning – The subject property is within a business park type development with a mix of commercial and service establishments, both in the unincorporated County and the City of Fayetteville. The uses listed in the City's M-1 Zoning District will be compatible with this nonresidential area.

Loss of Occupational Fees – If the subject property is annexed, the County will lose approximately $75.00 to $150 per year in Occupational Tax fees.

Fire/EMS – This property lies within the response area of Fayette County Fire Station #4. Fayetteville and the County participate in an Automatic Aid Agreement, which this property lies within.

The loss of revenue in fire tax dollars is $668.23. There would not be a loss in EMS tax dollars. This is based on the millage rate of 1.991 for Fire and 0.548 for EMS.

Continued loss of property means a loss of revenue within the Fire Tax Digest.

Water System – Fayette County Water System will continue to provide service.

Public Works/Engineering – Public Works/Engineering has no comments regarding the proposed Fayetteville Annexation on North 85 Parkway. The curb cut(s) onto North 85 Parkway will be similar in nature under either zoning and not result in a significant difference to traffic loads on the road or S.R. 85, the ultimate point of access for the property. North 85 Parkway is currently being maintained by the City of Fayetteville.

Stormwater – Per FEMA FIRM panel 13113C0106E, the property does not contain floodplain. The property does not contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per the USGS Fayetteville Quadrangle, there are not water bodies subject to the County watershed protection buffers and setbacks. The property is not within

the groundwater recharge area, per the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20).

Environmental Health – The 172 North 85 Parkway property is currently on an Individual On-Site sewage system. As per the Fayetteville Water and Sewer Department, their records show that since the property is not in the city limits, sewers currently would not be available to the property; however, the property is adjacent to the city limits and if annexation is approved, sewer would then potentially become available.

Should the subject property become available for sewer, the department estimates a potential loss of $100 to $400 in fees.

Sheriff's Office – The Sheriff's Office has no comments/problems with the request.

State Law

Georgia Code *O.C.G.A. § 36-36-113 (2008),* Title 36. Local Government Provisions Applicable To Municipal Corporations Only, Chapter 36. Annexation Of Territory, Article 7. Procedure For Resolving Annexation Disputes which states:

Objection to annexation; grounds and procedures

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Conclusion – The change in zoning/land use from C-H (Commercial) to M-1 (Business Park) would constitute a change in the allowable uses on the subject property; however, the proposed M-1 zoning is compatible with this nonresidential area in that it is currently a business park with a variety of commercial and service establishments. A number of the lots in this business park, currently in the City of Fayetteville, are zoned M-1.

The County will lose approximately $800 in annual revenue from Occupational Tax fees and Fire Tax and approximately $100 to $400 in potential Environmental Health fees, per comments from the various departments, should the subject property be annexed. North 85 Parkway is currently maintained by the City of Fayetteville per Don Easterbrook, Director of Public Services for the City of Fayetteville (see attached e-mail).

Pete Frisina

From: Don Easterbrook [DEasterbrook@fayetteville-ga.gov]
Sent: Wednesday, March 18, 2009 10:53 AM
To: Pete Frisina
Cc: Eldridge Gunn
Subject: North 85 Parkway

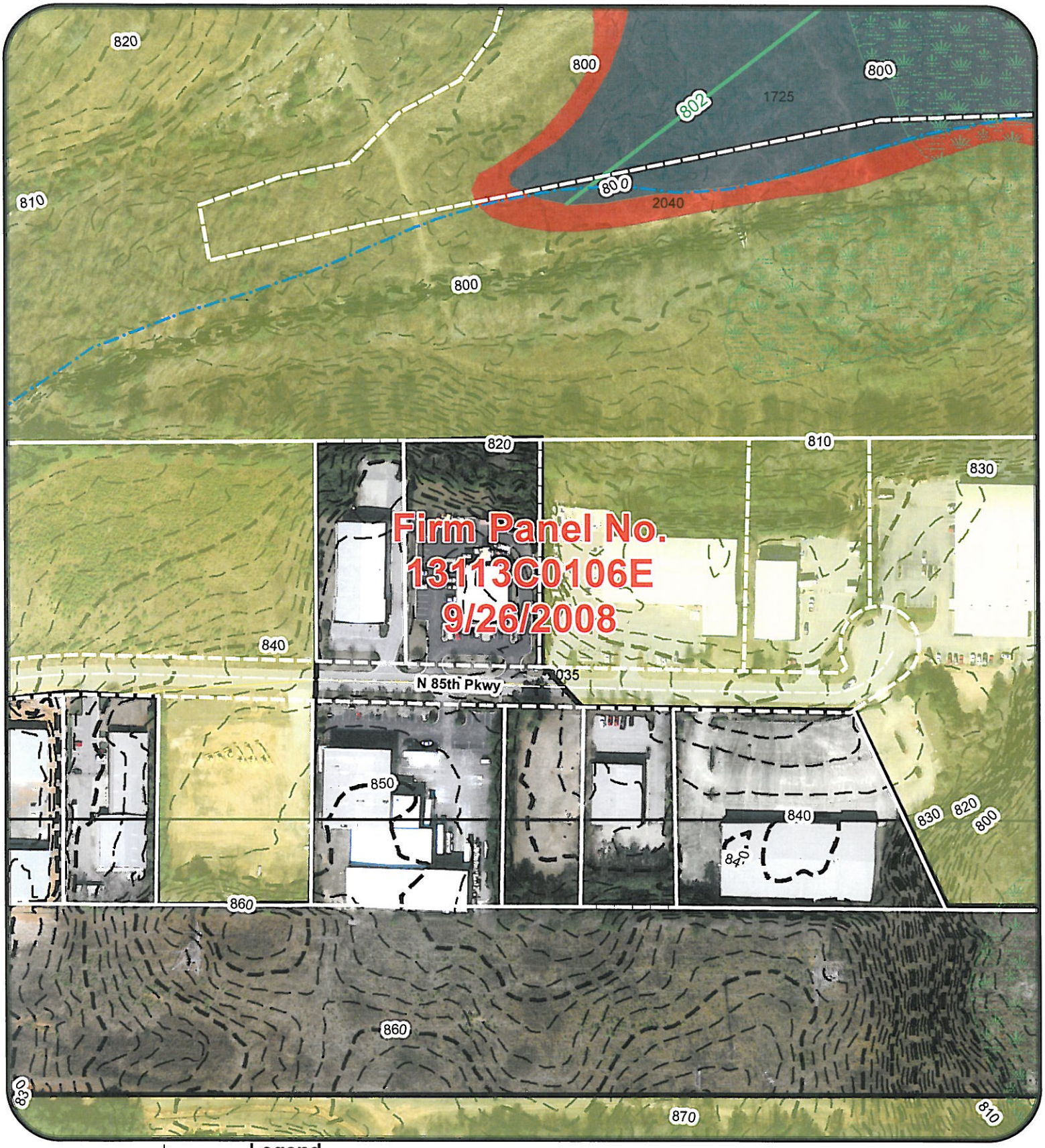
Pete,

In response to your question about who maintains North 85 Parkway, the City already maintains it. The resurfacing done a few years ago was through the City's LARP funding. The County assists us with equipment and labor so it may appear to have been a County initiated project, but it was a City project. We will continue to maintain shoulders, pavement, etc. with our Public Works crews.

This issue should not impact the annexation review. Thanks.

Don Easterbrook
Director of Public Services
City of Fayetteville
240 S. Glynn Street
Fayetteville, GA 30215
(770)719-4156

172 North 85 Parkway



Fayette County GEORGIA

1 inch = 196.042228 feet

Legend

- City Limits
- Ground Water Recharge Areas
- Streams
- NWI Wetlands
- Baseflood Elevation
- 500 Year Storm
- 100 Year Storm Zone A
- 100 Year Storm Zone AE
- 100 Year Storm Zone AE (Floodway)

N W E S

CITY OF FAYETTEVILLE ANNEXATION 172 NORTH 85 PARKWAY, 1.00 Acre		
REQUIREMENTS	**UNINCORPORATED FAYETTE COUNTY**	**CITY OF FAYETTEVILLE**
ZONING DISTRICT	C-H (Commercial Highway) Existing	M-1 (Light Manufacturing)
CURRENT/PROPOSED USE	Commercial	Light Manufacturing
MINIMUM LOT SIZE	One (1) acre minimum lot where a central water distribution system is provided or one-half (.50) acre minimum lot where a central sanitary sewage and central water distribution systems are provided	None
MINIMUM LOT WIDTH	125 Feet	None
TYPE OF THOROUGHFARE	Internal Local	Minor Street
MAXIMUM BUILDING HEIGHT	35 Feet	60 Feet
BUILDING SETBACKS	Front 65 Feet Side 15 Feet Rear 15 Feet	Front 15 Feet Side -- Feet Rear 12 Feet
MAXIMUM IMPERVIOUS AREA	60%	60%
REQUIRED BUFFERS	50 feet required adjacent to residential or A-R zoning	0 feet required adjacent to Comm./Ind. zoning 50 feet required adjacent to Office zoning 90 feet required adjacent to Multi-family zoning 100 feet required adjacent to S-F residential zoning
WATERSHED PROTECTION	N/A	N/A

Fayetteville
B-P
Fayetteville
C-3
SUB
PROP
Fayetteville
M-1
Fayetteville
C-3
North 85 Parkway
North 85 Parkway
Fayette County
C-H
Fayetteville
C-3
Fayetteville
M-1
Fayette County
C-H
Fayetteville
C-3
Fayetteville
C-3
Fayetteville
C-3
Fayette County C-H
Fayetteville C-3
Fayetteville C-3

Owner and Parcel Information

Parcel Number:	053912001	**Owner Name:**	MEADORS CHARLES T DONNA W
Location Address:	172 NORTH 85 PKWY	**Mailing Address:**	2085 CASTLE LAKE DR
Legal Description:	172 N 85 PKWY TRACT O		TYRONE, GA 30290
Tax District:	UNICORPORATED	**Land Lot 1:**	184
Mapping District:	05	**Land Lot 2:**	
School Exemption:		**Subdivision:**	
Homestead Exemption:		**Acres:**	1

Current Value Information

Land Total	Building Total	Total Market Value	Total Assessed Value
$80,000	$356,390	$436,390	$174,556

Improvement Information

Year Built	Building Size	Building Height	Building Wall
1991	10500	1	M

Additional Structures

Code	Description	Type	Unit
IF	FLATTED IN BUILDING		000000000
PA	PAVING-ASPHALT	A	000010824
PA	PAVING-CONCRETE	C	000002680

Sales Information

Sale Date	Sale Price	Deed Page	Plat Page
05/01/1989	$63,300	1112/441	4/174
/ /	$0		

City of Fayetteville

240 Glynn Street South • Fayetteville, Georgia 30214
Telephone: (770) 461-6029 • Facsimile (770) 460-4238

MAYOR
Kenneth Steele

COUNCIL
Larry Dell
Al Hovey-King
Paul Oddo
Wilson Price
Walt White

CITY MANAGER
Joe Morton

CITY CLERK
Judy Stephens

March 9, 2009

Certified Mail
No. 7008 2810 0000 5797 1111

RECEIVED
MAR 11 2009
BY: Chandler

Mr. Jack Smith, Chairman
Fayette County Board of Commissioners
140 Stonewall Avenue
Fayetteville, GA 30214

Dear Mr. Smith:

The City of Fayetteville has recently received an application for the annexation/zoning designation of a one (1) acre lot currently zoned C-H (Commercial Highway) in Fayette County. The applicant's submittal was verified for accuracy and officially accepted by staff on March 9, 2009. The applicant is seeking M-1 (Light Manufacturing) zoning for this property. The property is as follows:

172 North 85 Parkway and is more particularly described as being in Land District Number 5, Tax Map Number 053912001. (See attached location map.)

I have enclosed a copy of the completed annexation/rezoning application, a legal description of the property, a location map, site plan, and a completed Staff Annexation Review Form.

The Planning and Zoning Commission will hold a public hearing on April 28, 2009 to make recommendations on this application. The Mayor and City Council will hold their public hearing to consider the application on May 21, 2009.

Please direct any comments or questions concerning these applications to Eldridge Gunn, Director of Planning & Zoning.

Sincerely,

Joe Morton

Joe Morton
City Manager

Cc: Mayor, City Council
Don Easterbrook, Director of Engineering
Eldridge Gunn, Director of Planning & Zoning

ANNEXATION & REZONING APPLICATION

File#: 09-004

TO: The Mayor and Council

The undersigned hereby respectfully requests that the City of Fayetteville Zoning Map be amended as described below:

1. This is a request for:
   (X) Annexation & Rezoning/Zoning Map Amendment
   Fees $1,750.00

ALL LEGAL FEES ASSOCIATED WITH THESE ZONING ACTIONS AND DEVELOPMENT AGREEMENTS WILL BE THE RESPONSIBILITY OF THE APPLICANT ALONG WITH THE REQUIRED APPLICATION FEES.

2. Give exact information to locate the property for which you propose a change:
   Tax District Number: 574, Tax Map Number: _____,
   Parcel Number(s): 184, 185, Size of subject property: 1 Acres

3. How is the property presently zoned? (Check one)

   ( ) Single Family Residential (R-15)
   ( ) Single Family Residential (R-22)
   ( ) Single Family Residential (R-30)
   ( ) Single Family Residential (R-40)
   ( ) Single Family Residential (R-70)
   ( ) One & Two Family Res. (DR 15)
   ( ) Multifamily Res. (RMF-15)
   ( ) Res. Townhouse Condo. (R-THC)
   ( ) Mobile Home Park (MHP)
   ( ) Planned Committee District (PCD)
   ( ) Residential Professional (R-P)
   ( ) Medical Office (MO)
   ( ) Office & Institutional (OI)
   ( ) Downtown Commercial (C-1)
   ( ) Community Commercial (C-2)
   (X) Highway Commercial (C-3)
   ( ) High Intensity Commercial (C-4)
   ( ) Business Park (BP)
   ( ) Light Manufacturing (M-1)
   ( ) Heavy Manufacturing (M-2)

4. What new zoning do you propose for this property? M-1

   (Under item 7, explain your reason(s) for your rezoning request)

5. Do you own all of the property proposed for this zoning change? (X) Yes ( ) No
   If no, then each property owner must sign an individual application.

6. Is this property subject to an Overlay District? Check those that may apply:
   ( ) Corridor Overlay District ( ) Main Street District

- *Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning & Zoning Commission agenda and will be returned to the applicant.*
- *All items must be reviewed and approved by Staff & must be in compliance with current City Ordinances.*
- *The City shall have five business days in order check applications for completeness.*

( ) Historic Preservation District ( ) Ground Water Recharge Area
( ) Watershed Protection

7. Intent of Rezoning / Annexation Request: (Detailed Description of Development) (Attach a separate sheet if necessary)
Request is for the annexation into the City of Fayetteville and for a zoning change from C-3 to M-1. Purpose is to improve the ability to lease out the property

Staff's Signature: BAlli Date: 3/2/2009

Notary Public: Charles T Meadows

Signature of Applicant: _____

Printed Name: Charles T. Meadows and Donna W. Meadows Telephone Number: 770-486-6805

Address: 2085 Castle Lake Drive, Tyrone GA 30290

Agent:/Owner (Name/Address/Telephone/E-mail): John Keown - Southport Commercial RE. 220 Greencastle Rd, Suite B, Tyrone GA 30290 678-294-2938, JKeown@spcre.com

NOTE: The Planning & Zoning Department will provide a Posting Notice to the Applicant, or the Applicant's Agent, who will be responsible for posting the notice on the affected property in accordance with the CITY OF FAYETTEVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS
The Completed application will be reviewed first by the Planning & Zoning Commission at a regularly scheduled work session, followed by review at a regularly scheduled voting meeting. After the application has been voted on and recommended to Council, undergo two readings of Council.

Contact the Planning & Zoning Department for applicable fees (ph: 770-461-6029)

FOR PLANNING & ZONING DEPT. USE ONLY

File No. 09-004 Posting Notice Issue Date: 3/3/09

Amount Received: $1,750. Receipt No. _____

P&Z Work Session: 4/14/09 P&Z Meeting: 4/28/09

City Council 1st Reading: _____ City Council 2nd Reading: _____

All annexation and rezoning must go to City Council for two readings for final approval or denial.

Date Completed Application Was Received: 3/2/2009
(Official Date Stamp)

- *Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning & Zoning Commission agenda and will be returned to the applicant.*
- *All items must be reviewed and approved by Staff & must be in compliance with current City Ordinances.*
- *The City shall have five business days in order check applications for completeness.*

STAFF ANNEXATION REVIEW FORM

1. Describe the location of the area to be annexed or attach a clear map indicating the location.

   The area to be annexed is located on the north side of North 85 Parkway; in Land District 5, Tax Map Number 053912001. (See attached map)

2. How many landowners/parcels will be included?

   One (1) owner / One (1) parcel

3. How does the City propose to designate this area on its future land use map and/or zoning map if the annexation occurs?

   The property is currently zoned C-H (Highway Commercial) in the County and the City intends to rezone it to M-1 (Light Manufacturing) in the City. The City's Future Land Use map designates this property Business Park. The definition of for Business Park that is found in the City's Comprehensive Plan allows for limited light industrial uses.

4. Refer to section of the city development ordinances that identify permitted uses for this proposed land use classification.

   Section 94-169 of the City of Fayetteville Zoning Ordinance (see attached)

5. Describe the development plans for the area proposed to be annexed (if the property owner(s) in the area initiated specific development proposals).

   The site currently has a vacant warehouse facility and there are no plans to change the building or site. The applicant is seeking this annexation and rezoning to better match the uses on the surrounding properties. There are a mix of manufacturing and commercial uses nearby.

Form completed by: Eldridge Gunn, Director of Planning & Zoning

Signature: Eldridge Gunn Date: 3/9/09

Permitted Uses for M-1 Light Industrial from the City's Zoning Ordinance

Sec. 94-169. Light manufacturing district (M-1).

In the light manufacturing district, the following uses are permitted:

(1) Cabinet shops and furniture manufacturing.
(2) Building supply sales and material yards.
(3) Utility stations including water and wastewater treatment facilities, buildings and grounds for storage of vehicles, equipment, and materials.
(4) Transportation terminals for freight.
(5) Wholesaling, commercial warehousing, miniwarehouses, and commercial storage facilities.
(6) Veterinary offices, hospitals, laboratories, commercial kennels and dog daycare businesses.
(7) Reserved.
(8) Machine shops and related activities.
(9) Gasoline and diesel fuel sales and motor vehicle repair facilities, garages, car washes, body shops and paint shops, but not including junkyards or salvage operations.
(10) Wholesale bakeries that do not include retail facilities.
(11) Manufacturing operations and assembly plants which do not create excessive noise, odor, smoke or dust, or possess other objectionable characteristics.
(12) Construction contractors.
(13) Dry cleaning plant operations and service outlets.
(14) Drive-in theaters.
(15) Farmers markets.
(16) Printing, engraving and publishing facilities.
(17) Pest control contractors and services.
(18) Public buildings and facilities including emergency facilities.
(19) Ice plants, cold storage warehouses, and transportation terminals for freight.
(20) Food processing, including bottling and canning plants.
(21) Nurseries and greenhouses.
(22) Bulk storage facilities.
(23) Rodeos, carnivals, fairs and other outdoor public events.
(24) Radio and television studios, provided that antennas are at least 500 feet from the nearest residential property line.
(25) Towing services, including vehicle storage yards, provided that such yards are fenced with a minimum six-foot woven wire fence and screened with opaque plant materials from public view.
(26) Similar businesses and industries provided that any business or industry characterized by noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other objectionable features shall be required to show that these features will be controlled so that the location, construction, and operation of the business or industry will not injure present or prospective industrial

development in the district.

(27) Reserved.

(28) Non-emergency medical transport service facilities.

(29) Vehicle for hire services.

(30) Firing ranges by special exception only.

(31) Sports instruction facilities by special exception only.

(32) Park and ride lots.

(33) Sexually oriented businesses by special exception only.

(34) Pet grooming facilities.

(35) Retail automobile sales where inventory is kept on site, by special exception only.

(Ord. of 4-15-96, art. V, § 512; Ord. No. 0-8-98, § 1, 1-19-98; Ord. No. 0-11-99, 3-15-99; Ord. No. 0-21-99, § 13, 8-2-99; Ord. No. 0-10-02, § 5, 3-28-02; Ord. No. 0-27-03, art. 4,

Permitted Uses for C-H from the County's Zoning Ordinance

6-19. C-H Highway Commercial District.

A. Description of District. This district is composed of certain lands and structures to provide and encourage proper grouping and development of roadside uses, which include a wide variety of sales and services that will best accommodate the needs of the County and the traveling public, reducing traffic congestion, hazards and blight along the public streets.

B. Permitted Uses. The following uses shall be permitted in the C-H Zoning District as long as the area devoted to inside storage does not exceed fifty (50) percent of the gross floor area of the principal structures except as excluded herein for Business Parks.

1. Ambulance and Rescue squad;

2. Amusement or Recreational facility;

3. Appliance sales and repair;

4. Armories, for meetings and training military organizations;

5. Art studio;

6. Athletic events;

7. Auto parts, Tire store/installation, Brake installation, Muffler repair, Oil change, Tune-up, and Emission Testing Facilities, retail; (Amended 06/24/04)

8. Bakery;

9. Barber shop;

10. Beauty shop;

11. Blueprinting;

12. Bookbinding;

13. Building, contracting and related activities, (e.g. sales and storage of building supplies and materials);

14. Bus passenger station;

15. Business park;

16. Business school;

17. Cabinet manufacturing, repair and installation;

18. Carnival (temporary in nature);

19. Car wash and/or detailing facility; (Amended 07/22/04)

20. Catering service;

21. Church and customary related uses;

22. Clothing store and variety store;

23. College, University, including Dormitory and Fraternity or Sorority house when located on main campus;

24. Community fair;

25. Cultural facility;

26. Dance school or Studio;

27. Dental office;

28. Department store;

29. Drive-in restaurant;

30. Drive-in theater;

31. Drug store;

32. Dry goods store;

33. Electric repair;

34. Engraving;

35. Financial institution;

36. Florist shop;

37. Freezer locker service, ice storage;

38. Freight express office;

39. Funeral home;

40. Gift shop;

41. Glass sales;

42. Grocery store;

43. Growing crops, garden, shrubbery, flowers, etc., and related sales;

44. Gunsmith;

45. Horse show (temporary in nature); (Amended 07/22/04)

46. Hotel;

47. Jewelry shop;

48. Laboratory serving professional requirements, (e.g. medical, dental, etc.);

49. Laundry pickup station;

50. Library;

51. Locksmith;

52. Magazine publication and distribution;

53. Manufactured home sales room and sales lot;

54. Medical office;

55. Messenger service;

56. Museum;

57. Music teaching studio;

58. Newspaper publication and distribution;

59. Novelty shop;

60. Office equipment sales and service;

61. Parking garage;

62. Pawn shops;

63. Pest control;

64. Photography studio;

65. Photostating;

66. Printing;

67. Private clubs or Lodges;

68. Radio studio;

69. Railroad station;

70. Rent-alls;

71. Restaurant;

72. Retail establishment;

73. Rodeo (temporary in nature); (Amended 07/22/04)

74. School;

75. Shoe repair;

76. Tattoo Parlor;

77. Taxidermist;

78. Taxi service;

79. Telegraph service;

80. Television studio;

81. Trade schools;

82. Upholstery shop;

83. Utility trailers and rent-alls; and

84. Watch repair.

C. Conditional Uses. The following Conditional Uses shall be allowed in the C-H Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Adult Day Care Facility; (Adopted 06/28/07)

2. Animal Hospital, Kennel (Commercial or Non-Commercial), or Veterinary Clinic;

3. Automobile, Truck, Farm Equipment, or Motorcycle Sales and Accessory Repairs; (Amended 06/24/04)

4. Automobile Service Station, including gasoline sales in conjunction with a Convenience Store;

5. Care Home, convalescent Center or Nursing Home;

6. Cemetery;

7. Church or Religious Tent Meeting;

8. Commercial Driving Range;

9. Day Care Facility (Nursery School or Kindergarten);

10. Dry Cleaning Plant;

11. Experimental Laboratory;

12. Fraternities and/or Sororities;

13. Golf Course;

14. Home Occupation; (Adopted 10/23/08)

15. Hospital;

16. Laundromat, Self-Service or Otherwise;

17. Outdoor Amusement Facilities, Rides, Structures over thirty-five (35) feet in height, including, but not limited to Bungee and Parachute Jumping;

18. Self-Storage Facility; (Adopted 06/28/07)

19. Single-Family Residence; and

20. Telephone, Electric or Gas Sub-Station or Other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements in the C-H Zoning District shall be as follows:

1. Lot area:

   a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)

   b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)

2. Lot width: 125 feet

3. Front yard setback:

   a. Major thoroughfare:

      (1) Arterial: seventy-five (75) feet

      (2) Collector: seventy (70) feet

b. Minor thoroughfare: sixty-five (65) feet

4. Rear yard setback: fifteen (15) feet

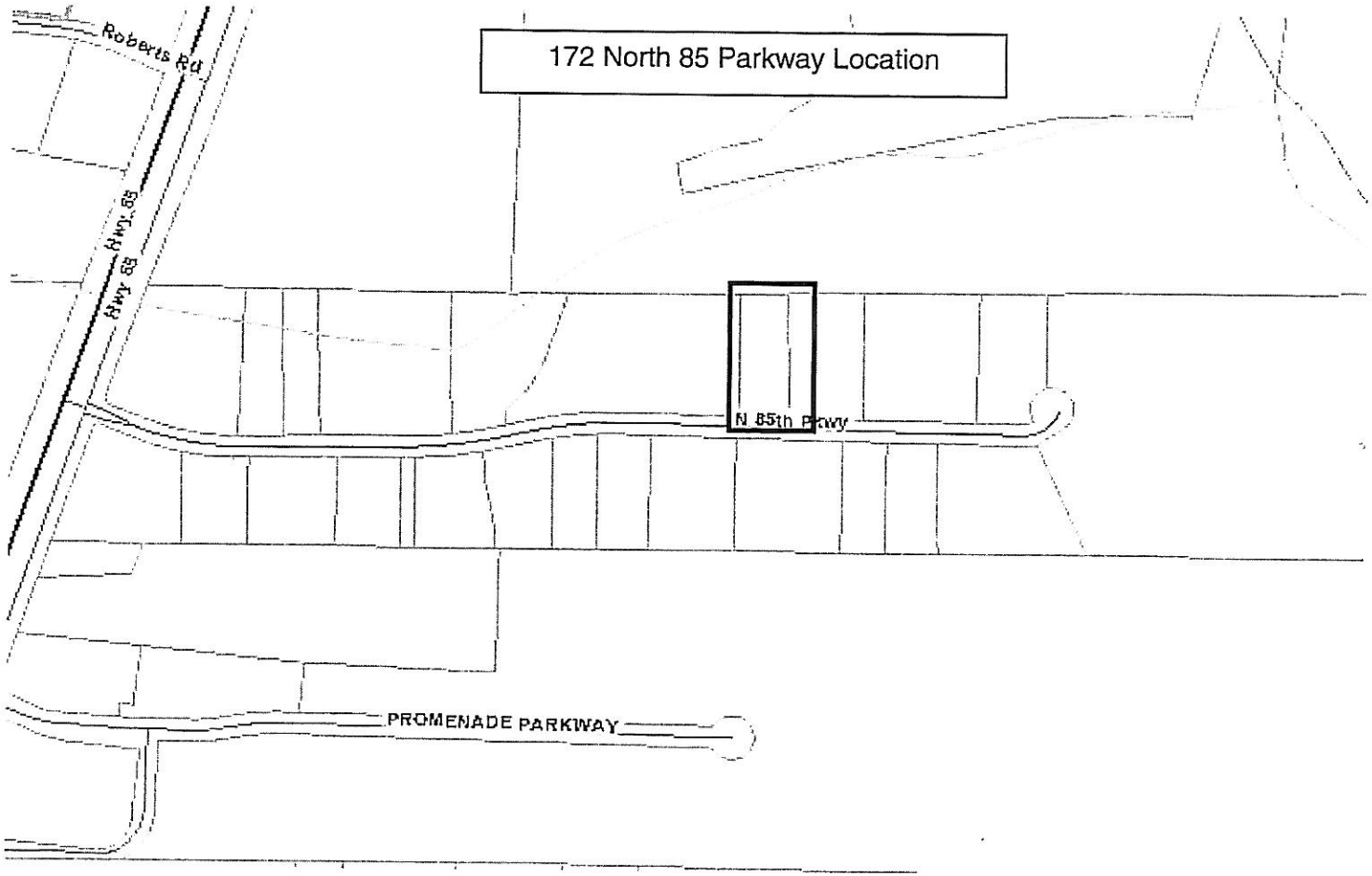
5. Side yard setback: fifteen (15) feet

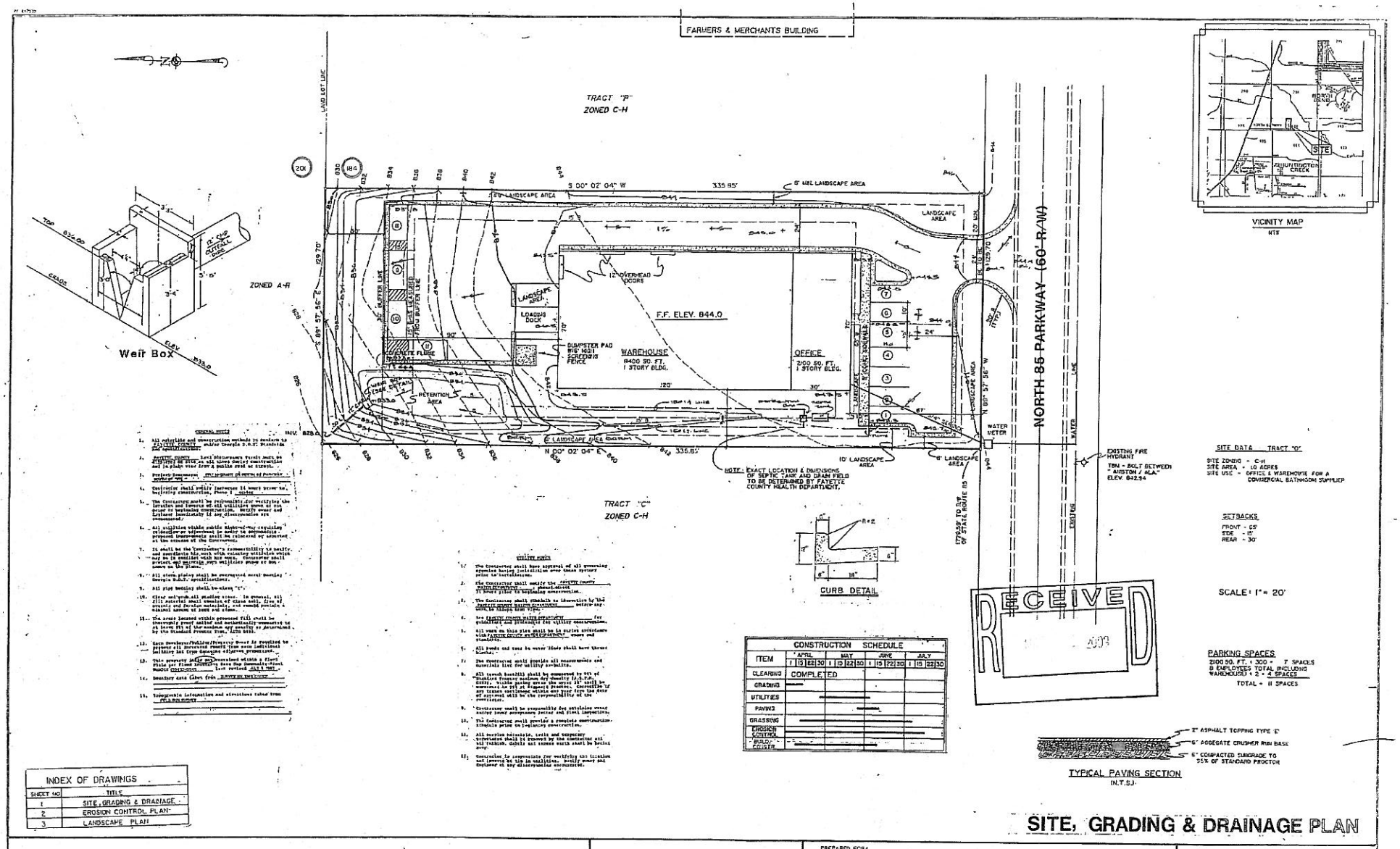
6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of fifty (50) feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.

7. Height limit: thirty-five (35) feet

8. Screening dimensions for parking and service areas as provided in Section 5-18, 5-19, and the Development Regulations.

9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)


172 North 85 Parkway Location
Roberts Rd
Hwy 85
Hwy 85
N 85th Pkwy
PROMENADE PARKWAY



GENERAL NOTES

1. All materials and construction methods to conform to all applicable codes, and/or Georgia D.O.T. Standards and Specifications.
2. Existing utility lines/easements/roads must be established on site so as not to hinder construction and in place view from a public road or street.
3. Property boundaries [illegible]
4. Contractor shall notify Inspector 24 hours prior to beginning construction, phone # [illegible]
5. The Contractor shall be responsible for verifying the location and invert elevations of all utilities from all non-public sewer and water systems. Contractor and Engineer immediately if any discrepancies are encountered.
6. All utilities within public right-of-way requiring relocation or adjustment in order to accomodate proposed improvements shall be relocated or adjusted at the expense of the developer.
7. It shall be the Contractor's responsibility to notify and coordinate his work with existing utilities which may be in conflict with his work. Contractor shall protect and maintain such utilities shown or not shown on the Plans.
8. All storm piping shall be corrugated metal meeting Georgia D.O.T. specifications.
9. All pipe bedding shall be class "C".
10. Clear and grub all shaded areas. In general, all fill material shall consist of clean soil, free of organic and foreign materials, and should contain a minimum amount of rock and stone.
11. The areas located within proposed fill shall be thoroughly proof rolled and mechanically compacted to at least 95% of maximum density as determined by the Standard Proctor Test, ASTM D698.
12. Any [illegible] shall be removed to a point [illegible] from any individual building lot type Georgia clayey processing.
13. This property is not located within a Flood Plain per Flood Insurance Rate Map Community-Panel Number [illegible] Last revised [illegible].
14. Boundary data taken from [illegible]
15. Topographic information and elevations taken from [illegible]

UTILITY NOTES

1. The Contractor shall have approval of all governing agencies having jurisdiction over their systems prior to installation.
2. The Contractor shall notify the Fayette County [illegible] 24 hours prior to beginning construction.
3. The Contractor shall schedule an inspection by the Fayette County Health Department [illegible] before any work is done in this area.
4. See Fayette County Water Department [illegible] for guidelines and procedures for utility construction.
5. All work on this site shall be in strict conformance with Fayette County Water Department [illegible] and standards.
6. All bends and tees in water lines shall have thrust blocks.
7. The Contractor shall provide all measures and materials that for utility availability.
8. All trench backfill shall be compacted to 95% of maximum density as determined by the Standard Proctor. Within a minimum of the first 12" [illegible] be compacted to 90% of Standard Proctor. Contractor is not taken responsible [illegible] any fine for the date of approval will be the responsibility of the contractor.
9. Contractor shall be responsible for satisfactorily [illegible] during [illegible] inspection and final inspection.
10. The Contractor shall provide a complete construction schedule prior to beginning construction.
11. All erosion materials, tools and temporary structures shall be removed by the Contractor all [illegible] debris and excess earth shall be hauled away.
12. Contractor is responsible for verifying the location and inverts of his utilities. Notify owner and Engineer of any discrepancies encountered.

INDEX OF DRAWINGS	
SHEET NO	TITLE
1	SITE, GRADING & DRAINAGE
2	EROSION CONTROL PLAN
3	LANDSCAPE PLAN

CONSTRUCTION SCHEDULE

ITEM	APRIL 1	15	22	30	MAY 1	15	22	30	JUNE 1	15	22	30	JULY 1	15	22	30
CLEARING	COMPLETED															
GRADING																
UTILITIES																
PAVING																
GRASSING																
EROSION CONTROL																
"BUD-FOUSTR"																

SITE, GRADING & DRAINAGE PLAN

koons wood moore shimshick
consulting engineers • surveyors • planners
P.O. BOX 2627 PEACHTREE CITY
487-9805 GEORGIA 30269 487-9220

DONCO INC.

PREPARED FOR:
TERRY MEADORS
P.O. BOX 49046
ATLANTA, GA. 30349
PH. 996-6486

LAND LOT: 184
DISTRICT: 5
COUNTY: FAYETTE, GA
JOB NO: 890299

DATE: 3-7-89
REV: 4-13-89
GRADES - RET. POND
SCALE: 1" = 20'
SHEET 1 OF 3