

BOARD MEMBERS

John H. Culbreth, Sr., Chairman
Danny England, Vice-Chairman
Al Gilbert
Jim Graw
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
March 21, 2019
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of Minutes of the Planning Commission meeting held on Thursday February 21, 2019.
2. Consideration of Minutes of the Planning Commission meeting held on Thursday March 7, 2019.

NEW BUSINESS

3. Consideration of a Final Plat of Trading Post. The property will consist of one (1) non-residential lot zoned C-C, located in Land Lot 60 of the 5th District and fronts on State Route 85 South.

OLD BUSINESS

4. Discussion of the State Route 54 West Corridor

FINAL PLAT OF THE TRADING POST

THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A TRACT OF LAND AROUND THE BUILDING KNOWN AS "THE TRADING POST" THAT REFLECTS THE CURRENT TAX PARCEL AS NEARLY AS POSSIBLE.

CURRENT OWNER: THE GERALDINE A. STINCHCOMB TRUST DATED JULY 25, 1996 PER DEED BOOK 1081, PAGES 527-528.

THE CURRENT OWNER AND ANY POTENTIAL PURCHASER OF THE PROPERTY SHOWN MAY BE LIMITED AS TO WHAT IMPROVEMENTS, ADDITIONS, RECONSTRUCTION, ETC. CAN TAKE PLACE ON THIS PROPERTY DUE TO ITS LOCATION RELATIVE TO THE LAKE, FAYETTE COUNTY FLOOD HAZARD, AND BOUNDARY LINES. IT IS THE RECOMMENDATION OF THIS OFFICE THAT ANY INTERESTED PARTY REVIEW ANY SUCH RESTRICTION WITH FAYETTE COUNTY.

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST DATE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR DATE

APPROVED BY FAYETTE COUNTY ENGINEER

COUNTY ENGINEER DATE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION:

SECRETARY DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

APPROVED BY FAYETTE COUNTY FIRE MARSHALL. ALL FIRE HYDRANTS LOCATED AS SHOWN

FIRE MARSHALL DATE

As required by subsection (d) 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 evidence of approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 15-6-67.

PRINTED FOR REVIEW ONLY 01/16/2019

MATTHEW J. LANGLEY, GEORGIA PLS # 3227 DATE

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

PRINTED FOR REVIEW ONLY 01/16/2019

MATTHEW J. LANGLEY, GEORGIA PLS # 3227 DATE

LEGEND:
B/L - BUILDING LINE
R/W - RIGHT-OF-WAY
MFE - MINIMUM FINISHED FLOOR ELEVATION
A/C - AIR CONDITION

THIS PROPERTY MAY BE SUBJECT TO WATERSHED SETBACKS/BUFFERS THAT WOULD BE IMPOSED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

- GENERAL NOTES:
- THIS SURVEY WAS AUTHORIZED BY HUGH STINCHCOMB
 - OWNER/DEVELOPER REPRESENTATIVE: HUGH GERALD STINCHCOMB, 1275 JACKSON SPRINGS ROAD, MARIETTA, GA 30151, CONTACT # 478-997-8801
 - TOTAL ACRES: 1.00 ACRES, TOTAL NUMBER OF LOTS: 1
 - CURRENT ZONING: C-C
 - SETBACKS: FRONT: 100', SIDE: 25', REAR: 25'
 - MINIMUM LOT SIZE: 1 ACRE (WITH PUBLIC WATER AND PRIVATE SEPTIC)
 - LOT WIDTH AT BUILDING LINE: 150'
 - BUFFER: 50' REQUIRED ADJACENT TO RESIDENTIAL OR A-R ZONING DISTRICTS
 - MAXIMUM HEIGHT: 35'
 - REFERENCE ZONING BOARD OF APPEALS RESOLUTION REGARDING PETITION NUMBER A-89-16. THIS PETITION WAS APPROVED "FOR THE PURPOSE OF OBTAINING ALL THE REQUIRED AND NECESSARY VARIANCES ASSOCIATED WITH THE SUBDIVISION OF A LOT FOR THE TRADING POST LOCATED AT 1049 STATE ROUTE 85 SOUTH IN FAYETTEVILLE 30215"
 - LOT TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC
 - ALL EXISTING STRUCTURES ARE TO REMAIN
 - RECOVERED EASEMENTS OF RECORD ARE SHOWN
 - THIS LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.00 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND (SEE NOTE 5)
 - FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE, INDICATED BY THIS PLAT.
 - BUILDING LINES ARE SHOWN AS INSTRUCTED BY THE FAYETTE COUNTY PLANNING AND ZONING DEPARTMENT. THE 100' FRONT SETBACK DOES APPLY TO THIS PROPERTY BUT IS NOT SHOWN AS IT IS BEHIND THE BUILDING, MOSTLY RUNNING THROUGH THE LAKE.
 - REZONED FROM AGRICULTURAL TO C-1 PER PETITION NUMBER 9-01 DATED DECEMBER 27, 1981
 - THE FAYETTE COUNTY GIS SHOWS THIS LOT AS WETLANDS TYPE - FRESHWATER POND/ WETLANDS SHOWN ON THIS PLAT 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 WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
 - ACCORDING TO THE FAYETTE COUNTY GIS, THIS PROPERTY DOES NOT LIE WITHIN A GROUND WATER RECHARGE AREA.
 - VERTICAL DATUM: NAVD 83 PER STATIC GPS READING SUBMITTED TO D.P.U.S.
 - 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

FLOOD NOTE:
IN MY OPINION, BY GRAPHIC SCALING ONLY, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 13113C 0112E DATED: SEPTEMBER 26, 2008
HOWEVER, ACCORDING TO THE 2019 FAYETTE COUNTY FLOOD STUDY CROSS SECTIONS MADE AVAILABLE ON THE FAYETTE COUNTY GIS WEBSITE, A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD HAZARD ELEVATION. THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION WAS PROVIDED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT AND IS BASED OFF THE ABOVE REFERENCED 2013 FLOOD STUDY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A REIDENTIFICATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTIES REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

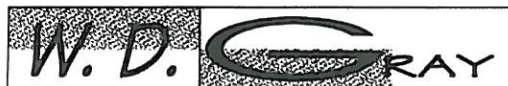
PREPARED FOR:

GERALDINE A. STINCHCOMB TRUST DATED JULY 25, 1996

LAND LOT 60, 5TH DISTRICT FAYETTE COUNTY, GA.

SCALE: 1" = 20'
LAST DATE OF FIELD WORK: 01/14/2019
DATE OF DRAWING: 01/16/2019

APPROVED FAYETTE COUNTY Environmental Management
JAN 23 2019
VJ Amell 2-19-19



AND ASSOCIATES, INC. LSF000701

Land Surveyors - Planners

160 Greencrest Road Suite B Tyrone, Georgia 30290

PH. 770-486-7552

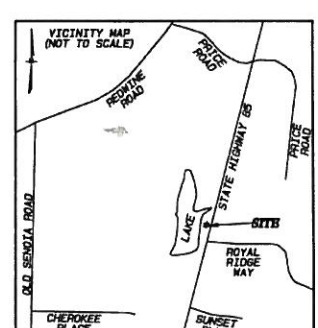
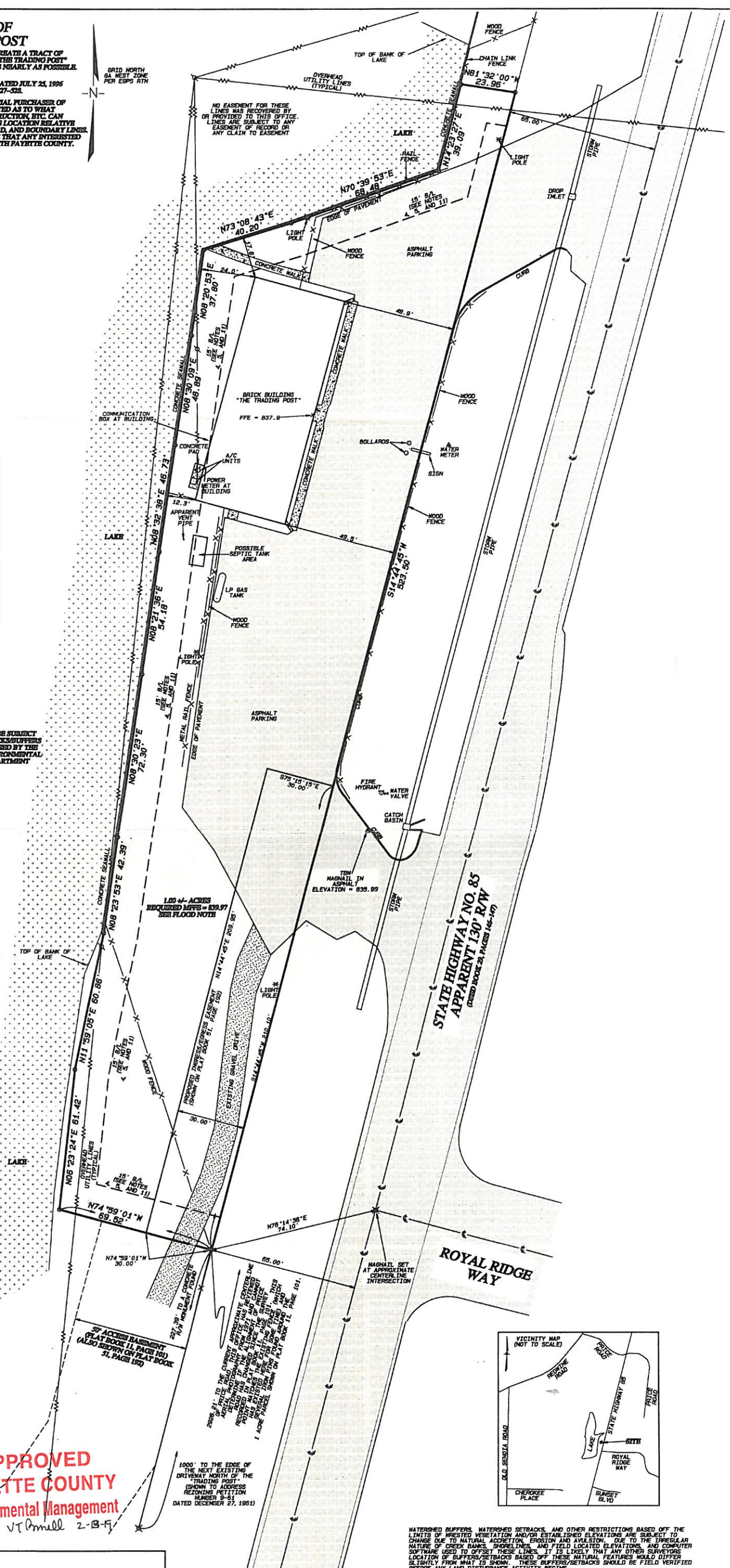
Fax 770-486-0436

CLOSURE DATA
FIELD CLOSURE = 1" = 10,175'
ANGLE POINT ERROR = < 13"
EQUIPMENT USED: GEOMAX ZOOM 90
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1" = 162,489'

GRAPHIC SCALE 1"=20'



JOB NO: 1811012



WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE LIMITS OF WETTED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVALANCHES. DUE TO THE IMPREGNABLE NATURE OF CHECK DAMS, SHOULDER LINES AND FIELD LOCATED ELEVATIONS, AND COMPUTER SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.

Existing in text Comp Plan

SR 54 West Overlay District: With the widening of SR 54 West, the Board of Commissioners adopted the SR 54 West Overlay District. This District identifies the county's goals and recommendations for the corridor and sets out the desired development pattern. SR 54 connects the communities of Fayetteville and Peachtree City, and serves as the only major east-west thoroughfare through the county. The following section defines the District.

Existing Development: Existing residential development is scattered along the SR 54 West Corridor. Residential tracts range in size from large agricultural tracts of as much as 200 acres down to minimum one (1) acre subdivisions. Some large tracts are still used for agricultural purposes and may or may not contain a single-family residence. These tracts vary in size from approximately five (5) to 200 acres. The majority of the larger tracts are located between Sandy Creek and Tyrone Roads. Single-family residential development consists of smaller lots, varying in size from one (1) to five (5) acres, fronting on SR 54 West or within subdivisions which access SR 54 West. Four single-family residential subdivisions (Fayette Villa, Longboat, Newton Estates, and The Landings) are developed in this area.

These subdivisions are zoned for one (1) acre minimum lots. Fayette Villa and The Landings are located between Flat Creek Trail west to Sumner Road (north) on the north side of SR 54 West. Longboat is located on the south side of SR 54 in the area on Sumner road. Newton Estates is located west of Huiet Drive on the south side of SR 54 West. Existing nonresidential development consists of two commercial areas, one at Tyrone Road and one at Sumner Road (south).

Future Development: SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from this node, the intensity of nonresidential development should decrease. The goals of the SR 54 West Overlay District are: (1) to maintain the efficient traffic flow of SR 54 West as the County's only major east-west thoroughfare; (2) to maintain a non-urban separation between Fayetteville and Peachtree City; and (3) to protect existing and future residential areas in the SR 54 West Corridor.

If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing or future residential property. This can be accomplished by requiring enhanced landscaping, buffers and berms to protect these residential areas.

Recommendations: The intent of the SR 54 West Overlay District is to offer existing tracts of five +/- acres the option to convert to office uses. Outside of the commercial designation at Tyrone Road and the commercial and office-institutional designation at Sumner Road (south), these parcels would be considered for the Office-Institutional Zoning District. Conditions should be placed on property at the time of rezoning to address unique situations.

Sec. 110-142. - O-I, Office-Institutional District.

- (a) *Description of district.* This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.
- (b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:
- (1) Office;
 - (2) Art gallery;
 - (3) Bank and/or financial institution;
 - (4) College and/or university, including classrooms and/or administration only;
 - (5) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;
 - (6) Health club and/or fitness center;
 - (7) Hotel;
 - (8) Insurance carrier, agent, and/or broker;
 - (9) Laboratory, medical, and/or dental;
 - (10) Legal services;
 - (11) Massage therapy (see chapter 8);
 - (12) Medical/dental office (human treatment);
 - (13) Military recruiting office;
 - (14) Museum;
 - (15) Performing arts theater;
 - (16) Private school, including classrooms and/or administration only;
 - (17) Professional services, including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; consulting services; engineering firms; internet and web hosting firms; payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services; and
 - (18) Real estate agent and/or broker.

- (c) *Permitted principal uses and structures for office parks with at least 100,000 square feet of floor area.* In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten percent of the total floor area, are located in a building in which office uses comprise at least 50 percent of the floor area and have no exterior advertising display:
- (1) Beauty shop and/or barbershop;
 - (2) Blueprinting;
 - (3) Cafeteria;
 - (4) Commercial art and/or drafting service;
 - (5) Day care facility;
 - (6) Delivery and/or messenger service;
 - (7) Drug store;
 - (8) Florist;
 - (9) Gift shop;
 - (10) Photocopying and/or reproduction;
 - (11) Restaurant (limited to five percent of total floor area of office park and included in overall ten percent limitation);
 - (12) Stenographic and/or typing service;
 - (13) Teleconferencing center; and
 - (14) Travel agency and/or ticket office.
- (d) *Conditional uses.* The following conditional uses shall be allowed in the O-I zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Adult day care facility;
 - (2) Animal hospital and/or veterinary clinic (with no animal boarding or outdoor runs);
 - (3) Bed and breakfast inn;
 - (4) Care home, convalescent center, and/or nursing home;
 - (5) Church and/or other place of worship;
 - (6) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium;

- (7) Child care facility;
 - (8) Home occupation;
 - (9) Hospital;
 - (10) Non-emergency medical transport service;
 - (11) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
 - (12) Religious tent meeting; and
 - (13) Single-family residence and accessory structures and/or uses (see article III of this chapter).
- (e) *Auxiliary conditional uses for an office building with a minimum of 10,000 square feet of floor area.* The following auxiliary permitted uses shall be allowed within the area with a land use designation of office as indicated on the county future land use plan map defined as that area north of SR 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the county community hospital district (hospital district). Such uses will support and shall be compatible with the county community hospital, the medical industry, and the development of the office and institutional uses planned for this area.
- (1) *Uses.* The following auxiliary conditional uses shall be allowed in the O-I zoning district:
 - a. Durable medical and rehabilitation equipment sales/rental (i.e., wheelchairs, crutches, etc.);
 - b. Pharmaceutical sales (for the purpose of filling prescriptions only);
 - c. Counter service restaurants, including but not limited to: a bakery, cafe, coffee shop, or deli. No drive-through, drive-in, or freestanding facilities shall be allowed;
 - d. Optical care center to include prescription eyeglass/contact lens sales;
 - e. Gift shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e., get well cards, etc.); and
 - f. Floral sales.
 - (2) *Auxiliary conditional use limitations.*
 - a.

These auxiliary conditional uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of 20 percent of the total floor area of the building and shall occupy space on the first floor of the building.

- b. Multiple uses may be permitted concurrently, but may not exceed the 20 percent limitation.

(3) *Architectural requirements.*

- a. Architecture shall conform to the existing hospital/medical office development. The architectural standards of the transportation corridor overlay zone shall not apply.
- b. Elevation drawings shall be submitted as part of site plan approval.

(f) *Dimensional requirements.* The minimum dimensional requirements in the O-I zoning district shall be as follows:

(1) Lot area:

- a. Where a central water distribution system is provided: 43,560 square feet (one acre).
- b. Where central sanitary sewage and central water distribution systems are provided: 21,780 square feet (0.50 acre).

(2) Lot width: 125 feet.

(3) Outside storage shall not be permitted.

(4) Setbacks, yards adjoining rights-of-way:

- a. Major thoroughfare:
 - 1. Arterial: 75 feet.
 - 2. Collector: 70 feet.
- b. Minor thoroughfare: 55 feet.

(5) Setbacks, yards not adjoining rights-of-way:

- a. Side yard: 15 feet.
- b. Rear yard: 15 feet.

(6)

Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 30 feet adjacent to such lot line shall be provided in addition to the required setback, and the setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.

(7) Height limit:

- a. 40 feet as defined in article I of this chapter.
- b. When a structure reaches a minimum height of four floors (including basements), it shall be sprinkled.

(8) Use of existing structure. When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

(g) *SR 74 North-East Side Special Development District.*

(1) The following will apply to the area identified in the county Comprehensive Plan, SR 74 North Overlay District on the east side of SR 74 North and designated as special development district and office on the county future land use plan map. The purpose of this special development district is to promote planned office development along the frontage of SR 74 North to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor. The goals of the SR 74 North Overlay District are:

- a. To maintain the efficient traffic flow of SR 74 North as the county's main connection to Interstate 85;
- b. To enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into the county; and
- c. To protect existing and future residential areas in the SR 74 North corridor.

(2)

The assemblage of parcels will be necessary in some areas to meet the intent of the special development district. The minimum requirements for acreage and road frontage will necessitate large tracts of land to achieve a reduction in individual curb cuts, consistency and coordination in architectural scheme, and capacity to develop a required service road where applicable.

- a. In a planned office development consisting of a minimum of ten acres and 600 feet of road frontage on SR 74 North, a maximum of 20 percent of the floor area of each individual building may consist of businesses providing support services for the larger development. Permitted support service uses include:
 1. Restaurants (no drive-through, drive-in, or freestanding facilities shall be allowed);
 2. Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; electrolysis and/or hair removal; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;
 3. Convenience store (no gasoline sales);
 4. Blueprinting, graphic, and/or copying service;
 5. Office and/or computer sales and/or service; and
 6. Cellular phone/communication device sales and/or service.

(Code 1992, § 20-6-18; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2012-14, § 3, 12-13-2012; Ord. No. 2017-04, §§ 3, 4, 3-23-2017)

Sec. 110-148. - BTP, Business Technology Park District.

- (a) *Purpose.* The purpose of the Business Technology Park District (BTP) is to provide a business/employment center in a planned campus setting with internal streets serving individual lots that contain a single business or multi-tenant buildings housing uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. Additional requirements would include architectural standards. This district is to provide for high tech firms, light manufacturing/distribution firms, and professional firms with some support establishments (commercial and personal services) primarily for the employees.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the BTP zoning district:
- (1) Business, professional, and/or government offices;
 - (2) Scientific, medical, and/or research laboratories;
 - (3) Business support centers and/or call centers;
 - (4) Financial, credit, real estate, and/or insurance establishments;
 - (5) Publishing and/or printing;
 - (6) Computer services and/or information technology;
 - (7) Television/radio broadcasting studio, movie/media productions and/or telecommunication;
 - (8) Training center, trade school, and/or vocational center;
 - (9) Educational/instructional/tutoring facilities, including, but not limited to: art; computer; dance; driving and/or DUI; martial arts; music; professional/business/trade; and similar facilities;
 - (10) College and/or university, classrooms and/or administration only;
 - (11) Warehousing, wholesaling and/or distribution of products and/or merchandise, but not including, retail sales of consumer goods such as are usually sold to the general public;
 - (12) Shipping and/or courier service; and
 - (13) Light manufacturing and/or fabricating and/or assembling of products, including, but not limited to, the following:
 - a.

Production of food, beverages, cosmetics, and/or pharmaceuticals, but not including, fish and meat products, sauerkraut, vinegar, yeast, and rendering plants;

- b. Fabrication and assembly of metal, wood, cloth, and/or plastic products; and
- c. Production of computer and/or electronic components and products.

Each BTP development will consist of two basic sets of uses: the business uses consisting of permitted uses enumerated in subsections (b)(1) through (10) of this section and the light manufacturing/distribution uses consisting of permitted uses enumerated in subsections (b)(11) through (13) of this section.

- (c) *Conditional uses.* The following conditional uses shall be allowed in the BTP zoning district provided that all conditions specified in article V of this chapter are met:
 - (1) Single-family residence and accessory structures and uses (see article III of this chapter);
 - (2) Home occupation; and
 - (3) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the BTP shall be as follows:
 - (1) Minimum site area for a BTP development: 20 acres.
 - (2) Lot area: 87,120 square feet (two acres).
 - (3) Lot width: 150 feet.
 - (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Major arterial: 100 feet.
 - 2. Arterial: 100 feet.
 - 3. Collector: 80 feet.
 - b. Minor thoroughfare: 65 feet.
 - (5) Rear yard setback: 25 feet.
 - (6) Side yard setback: 25 feet.
 - (7)

Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 75 feet shall be provided adjacent to the lot line, in addition to the required setback. The setback shall be measured from the buffer. The business use areas shall be separated from the light manufacturing/distribution use areas by a 30-foot buffer.

- (8) Height limit: 40 feet.
 - (9) Lot coverage limit, including structure and parking area: 70 percent of total lot area.
 - (10) Outside storage and refuse area requirements. The following requirements shall apply to outside storage and refuse areas. Where this section contradicts any other requirement, the most restrictive shall apply.
 - a. Outside storage of merchandise, equipment, and parts shall be allowed in rear yards only, subject to screening, setback and buffer requirements.
 - b. All refuse areas shall be allowed in side or rear yards only, shall be screened, and comply with the required buffers and setbacks.
 - (11) Each BTP development shall have a minimum of 500 feet of frontage, and access, on an arterial street as specified by the county thoroughfare plan.
- (e) *Other requirements.*
- (1) *Utilities.* All utilities shall be underground.
 - (2) *Multi-tenant buildings.*
 - a. *Location.* Developable frontage on a major arterial road to a minimum depth of 300 feet shall be reserved for multi-tenant buildings.
 - b. *Uses limited.* Multi-tenant buildings in this area will be limited to the aforementioned business uses.
 - c. *Support uses.* In addition to the permitted uses in subsection (b) of this section, no more than 20 percent of the floor area of an individual multi-tenant building may consist of business operations providing support services for the larger development. Permitted support service uses include:
 1. Restaurant/restaurant take-out (no drive-through, drive-in, or freestanding facilities shall be allowed);
 - 2.

Personal services (i.e., alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;

3. Convenience store (no gasoline sales);
4. Blueprinting, graphic, and/or copying service;
5. Office and/or computer supplies; and
6. Cellular phone/communication device supplies and/or service.

(f) *Rezoning requirements.* The following is required for a rezoning petition for the BTP zoning district in addition to what is normally required for a rezoning petition:

(1) A development plan is required for the rezoning petition and will take the place of the required concept plan. The development plan, as approved, shall establish the layout and uses planned for the development. Any change in the approved development plan, which affects the intent and character of the development, the land use pattern, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary. The development plan shall include what is normally required on the concept plan, as well as the following:

- a. A delineation of the business use area and the light manufacturing/distribution use area, including the acreage within each area and the 30-foot separation buffer;
- b. A delineation of the internal transportation network, including roads, multi-use paths, and inter-parcel access/roads as applicable;
- c. Requirements of any overlay zone which is applicable to the property; and
- d. Indicate and label existing structures to remain.

(Code 1992, § 20-6-24; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2012-14, § 5, 12-13-2012)

Planned small business center .

- (1) *Purpose* . The intent of the planned small business center is to provide a business incubator center through a planned, mixed-use nonresidential development consisting primarily of a mix of office uses, service uses, and light industrial uses, with limited small scale commercial uses as appropriate for the area. A PUD-PSBC will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility between the internal uses in the development to protect public safety to the greatest degree possible. The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.
- (2) *Uses* . Only those uses (permitted and conditional) allowed in the O-I, C-C, C-H, and M-1 zoning districts shall be proposed for the PUD-PSBC. Only those uses approved through the rezoning process shall be allowed.
- (3) *Minimum dimensional and other requirements* .
 - a. Minimum lot size: minimum often acres.
 - b. The proposed site shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.
 - c. Front, side, and rear yard setbacks and buffers along the exterior boundaries of the development shall be consistent with either the O-I, C-C, C-H, or M-1 zoning district, as applicable to the use.
 - d. The development plan shall indicate the different use areas for the proposed development. Appropriate separation, buffering, and vehicular circulation between uses internal to the development shall be established to alleviate incompatibility and protect public safety.

Vehicular access facilities shall be designed in a manner to preclude large vehicles (semi-tractor trailers, delivery trucks, etc.) from utilizing areas where pedestrians are likely to be present.

- e. Location: only those areas indicated in the county Comprehensive Plan shall be given consideration for PUD-PSBC.
- f. Height limit: 35 feet.

Sec. 110-150. - G-B, General-Business District.

- (a) *Purpose.* The purpose of the General Business District (G-B) is to provide for business development that contains uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. The G-B zoning district limits the development of retail commercial uses and reduces the resulting traffic generation and noise associated with this type of development. The uses allowed in this zoning district could lend to a business park development pattern.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the G-B zoning district:
- (1) Auction house (indoor only);
 - (2) Banquet hall and/or catering service;
 - (3) Business, professional, and/or government offices;
 - (4) Business support centers and/or call centers;
 - (5) College and/or university, classrooms and/or administration only;
 - (6) Computer data services and/or information technology;
 - (7) Educational/instructional/tutoring facilities, including, but not limited to: art; computer; dance; driving and/or DUI; martial arts; music; professional/business/trade; and similar facilities;
 - (8) Financial, credit, real estate, and/or insurance establishments (excluding retail banking facilities or pawn establishments);
 - (9) Health club, fitness center, and/or indoor athletic facility (excluding bowling alleys, pool rooms and skating rinks);
 - (10) Medical supply and equipment sales;
 - (11) Printing, graphic, blue printing, photography lab, and/or reproduction service;
 - (12) Private school, including, classrooms and/or administration only;
 - (13) Publishing and distribution;
 - (14) Restaurant supply;
 - (15) Scientific, medical/dental, and/or research laboratories;
 - (16)

Television/radio broadcasting studio, recording studio, telecommunication, and/or movie/media productions (including on-site with movie/media productions, ancillary businesses that supply support services, equipment and resources to the movie/media industry); and

(17) Training center, trade school, and/or vocational centers.

(c) *Conditional uses.* The following conditional uses shall be allowed in the G-B zoning district provided that all conditions specified in article V of this chapter are met:

- (1) Single-family residence and accessory structures and uses (see article III of this chapter);
- (2) Home occupation;
- (3) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium; and
- (4) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium.

(d) *Dimensional requirements.* The minimum dimensional requirements in the G-B shall be as follows:

- (1) Lot area:
 - a. Where public water is available: 43,560 square feet (one acre).
 - b. Where public water is not available: 65,340 square feet (1.5 acres).
- (2) Lot width: 125 feet.
- (3) Front yard setback:
 - a. Major thoroughfare:
 1. Major arterial: 100 feet.
 2. Arterial: 100 feet.
 3. Collector: 80 feet.
 - b. Minor thoroughfare: 65 feet.
- (4) Rear yard setback: 25 feet.
- (5) Side yard setback: 25 feet.
- (6) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet shall be provided adjacent to the lot line, in addition to the required setback. The setback shall be measured from the buffer.

(7) Height limit:

- a. 40 feet.
- b. Only soundstages associated with movie/media productions in this zoning district may exceed 40 feet in height. The front setback shall be increased eight feet for every one foot of building height over 40 feet. If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of building height over 40 feet.
- c. The required minimum acreage shall be increased based on building height per the table below:

Height Limit	Required Acreage
50 feet	20—50
55 feet	> 50—75
60 feet	> 75—100
65 feet	> 100

(8) Lot coverage limit, including structures and parking area: 70 percent of total lot area.

(9) Outside storage and refuse area requirements. The following requirements shall apply to outside storage and refuse areas. Where this section contradicts any other requirement, the most restrictive shall apply.

- a. Outside storage of merchandise, equipment, parts, and business vehicles shall be allowed in side or rear yards only, subject to screening, setback and buffer requirements.
- b. All refuse areas shall be allowed in side or rear yards only, shall be screened, and comply with the required buffers and setbacks.

(Code 1992, § 20-6-26; Ord. No. 2012-14, § 4, 12-13-2012; Ord. No. 2013-05, 7-25-2013)