

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
April 4, 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 March 21, 2019.

PUBLIC HEARING

2. Consideration of Petition No. 1282-19, Jean S. King, Alfred L. King, Jr, Charles W. King, Jerry F. King, Owners, and Randy Boyd, Agent, request to rezone 19.5 acres from A-R to R-50. This property is located in Land Lot 60 of the 5th District, and fronts on Old Senoia Road

OLD BUSINESS

3. Discussion of the State Route 54 West Corridor

REQUESTED ACTION: A-R to R-50

PROPOSED USE: Residential Subdivison

EXISTING USE: Wooded

LOCATION: Old Senoia Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 60

OWNER: Jean S. King, Alfred L. King, Jr, Charles W. King, Jerry F. King

AGENT: Randy M. Boyd, RLS

PLANNING COMMISSION PUBLIC HEARING: April 4, 2019

BOARD OF COMMISSIONERS PUBLIC HEARING: April 23, 2019

APPLICANT'S INTENT

Applicant proposes to develop a Residential Subdivison consisting of 15 lots on 19.5 acres.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 19.5 acre tract fronting on Old Senoia Road in Land Lot 60 of the 5th District. Old Senoia Road is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 19.5 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, R-40, R-40 (Fayetteville) and R-70 (Fayetteville). See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	10.5	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
South		R-40	7 lots in McIntosh Village Subdivision ranging in size from 3.23 to 3.29 acres	Low Density Residential (1 Unit/1 Acre)
East	47.4	A-R	Single-Family Residential	Low Density Residential (1 Unit/1 Acre)
West (across Old Senoia Road)	5.0	R-70 (City) R-40 (City)	Single-Family Residential 2 lots in Bellmeade Subdivision ranging in size from .5 to .8 acres	Low Density Single-Family (City of Fayetteville)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-50 for the purpose of developing a Residential Subdivision.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Access

The Concept Plan submitted indicates one (1) access from Old Senoia Road.

Concept Plan

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Right-of -Way

The Concept Plan indicates 10 feet of additional right-of-way along Old Senoia Road. Dedication of this additional right-of-way at no cost to the County is required by Sec. 104.598 of the Subdivision Regulations.

E. DEPARTMENTAL COMMENTS

Water System

Water Available

Public Works/Engineering

1. Old Senoia Road is a collector and a ROW dedication is required for all road frontage along it that will provide 40 feet of ROW as measured from the existing road centerline.
2. Access to Old Senioa Road for these lots will be predominately from Redwine Road and SR 85. There is a stop sign at Redwine Road and a traffic signal at Harp and SR 85. Hawn Road and Harp Road provide alternate means of accessing Redwine Road.
3. There are no existing traffic data for Old Senoia Road, but staff considers it a low volume road based on field observations. The project, with 15 lots, would add approximately 142 trips per day.
4. Minimum sight distances will have to be provided for the proposed new road intersection. Engineering has not field checked at this time.

Environmental Management

Wetlands The property **may** contain wetlands. A wetland delineation will be required and will be subject to the Army Corp of Engineers' permitting process.

Watershed The Fayette County Watershed Protect regulations do apply to the subject property. State Waters determination report will be required. A flood study will be required to determine the base flood elevation.

State waters occurring within a 1,000 ft of Perry Creek will have a watershed buffer 200 feet from wrested vegetation or 100 ft from the base flood elevation, whichever is greater. The minimum watershed setback is 50 feet measured from the buffer.

All other perennial streams on subject property will have a Watershed Protection buffer 100 feet from wrested vegetation or 50 feet from the 100-year flood elevation whichever is greater, and a 50 ft. Watershed Protection Setback measured from the buffer.

Stormwater: This development is subject to the Post-Development Stormwater Management Ordinance. Stormwater quality and detention may not be located within the watershed buffer. .

Environmental Health Department

Department has no comment regarding the rezoning request. A completed subdivision analysis record, fee and properly stamped level 3 soils survey along with the certificate of liability insurance will need to be submitted to our department to initiate our department's required subdivision approval review (including county's construction plan review).

Fire

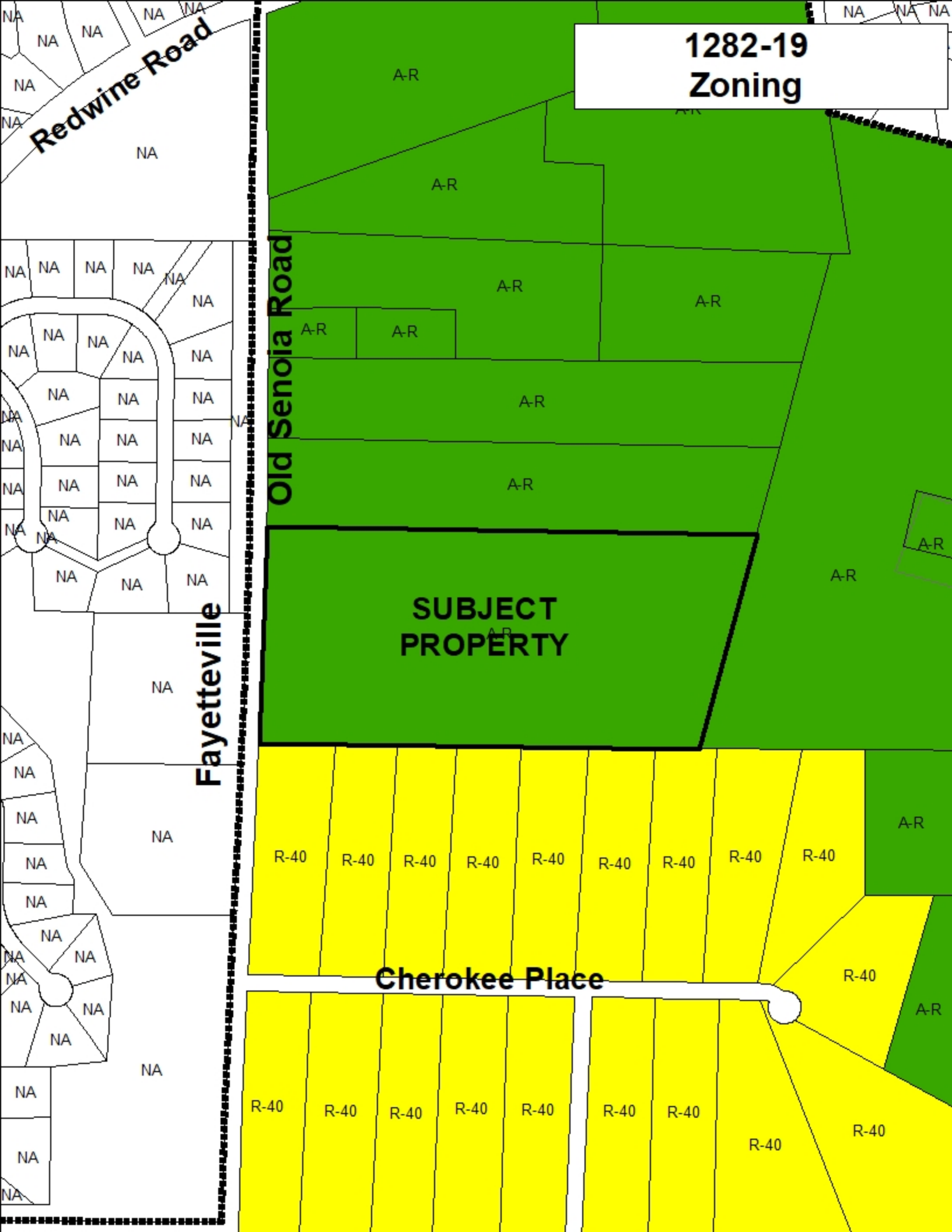
Must connect to Fayette County water system and provide fire hydrants every 600 ft for fire protection.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-50 for the purpose of developing Residential Subdivision. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL.**



1282-19
Zoning

Redwine Road

Old Senoia Road

Fayetteville

SUBJECT
PROPERTY

Cherokee Place

Redwine Road

**1282-19
Land Use Plan**

PARKS AND
RECREATION

Old Senoia Road

Fayetteville

**SUBJECT
PROPERTY**

LOW DENSITY
RESIDENTIAL

Cherokee Place

ENVIRONMENTALLY
SENSITIVE AREAS

**1282-19
Aerials**

Redwine Road

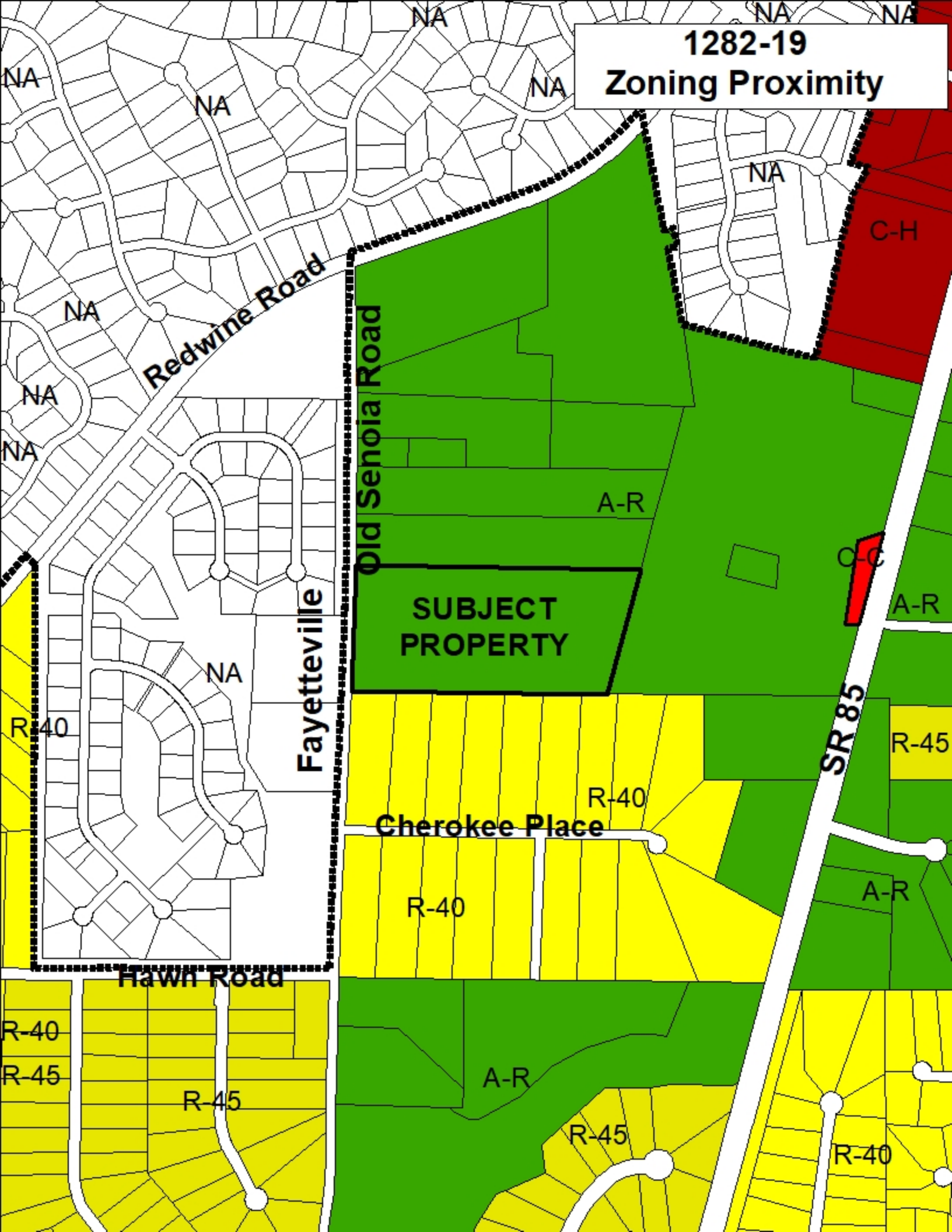
**SUBJECT
PROPERTY**

Fayetteville

Old Senoia Road

Cherokee Place

1282-19
Zoning Proximity



APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: JEAN S. KING, ET. AL. (SEE ATTACHED PAGE)
MAILING ADDRESS: CARL MUNDY'S MILL ROAD, JONESBORO, GA. 30238
PHONE: _____ E-MAIL: _____ 30238

AGENT FOR OWNERS: RANDY M. BOYD
MAILING ADDRESS: P.O. Box 64, ZEBULON, GA. 30295
PHONE: 404-275-1677 E-MAIL: boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 60 LAND DISTRICT 5th PARCEL 05/0 021
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 19.5

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R-50

ZONING OF SURROUNDING PROPERTIES: NORTH & EAST - AR, SOUTH - R-40

PRESENT USE OF SUBJECT PROPERTY: WOODED & VACANT WEST (CITY OF FAYETTEVILLE)
R-40

PROPOSED USE OF SUBJECT PROPERTY: PROPOSED RESIDENTIAL SUBDIVISION

LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 UNIT / 1 ACRE

NAME AND TYPE OF ACCESS ROAD: OLD SENDIA ROAD - ASPHALT PAVING

LOCATION OF NEAREST WATER LINE: ALONG OLD SENDIA ROAD

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1282-19

[] Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

[☒] Application and all required supporting documentation is Sufficient and Complete

by Staff: C. Boyd Date: 3/1/2019

DATE OF PLANNING COMMISSION HEARING: April 4, 2019

DATE OF COUNTY COMMISSIONERS HEARING: April 23, 2019

Received from Fundi Fundi a check in the amount of \$ 350.00 for
application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s). \$370.00

Date Paid: 3/1/19 Receipt Number: _____

NAME: JEAN S. KING, ET AL PETITION NUMBER: _____

ADDRESS: 646 MUNDY'S MILL ROAD, JONESBORO, GA 30328

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

RANDY M. BOYD affirms that he is ~~the owner or~~ the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/~~She~~ respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ _____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-50.

This property includes: (check one of the following)

☐ See attached legal description on recorded deed for subject property or

☒ Legal description for subject property is as follows:

LEGAL DESCRIPTION ATTACHED

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 4TH day of APRIL, 20 19 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23RD day of APRIL, 20 19 at 2:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1ST DAY OF MARCH, 20 19



NOTARY PUBLIC





APPLICANT'S SIGNATURE

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

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

ALFRED LAWRENCE KING, JR.
Please Print Names

Property Tax Identification Number(s) of Subject Property: 0510 021

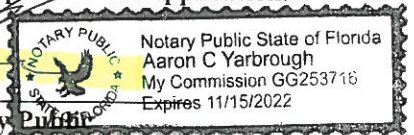
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 60 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 19.5 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (☒ We) hereby delegate authority to RANDY M. BOYD 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 showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (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.

Alfred L. King, Jr.
Signature of Property Owner 1
420 Gulf Blvd #305
Indian Rocks Beach FL
Address 33785

[Signature]
Signature of Notary Public
2/25/19
Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

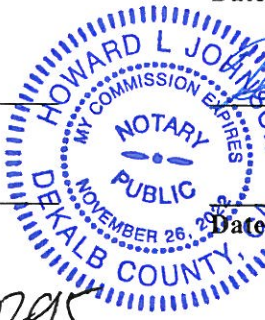
Address

Signature of Notary Public

Date

Randy M. Boyd
Signature of Authorized Agent
P.O. Box 64
Address

[Signature]
Signature of Notary Public
2/22/2019
Date



Zebulon, GA 30295

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

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

JERRY FRANCIS KING

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0510 021

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 60 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 19.5 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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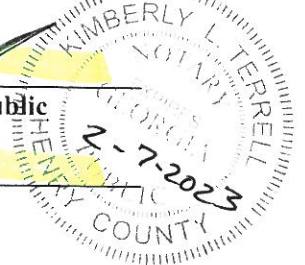
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Jerry Francis King
Signature of Property Owner 1

1344 Hatchcover Cir., Jonesboro GA 30238
Address

Kimberly L. Terrell
Signature of Notary Public

2-25-19
Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Date

Randy M. Boyd
Signature of Authorized Agent

P.O. Box 64
Address

ZEBULON, GA-30295



Signature of Notary Public

2/22/2019
Date

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

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

JEAN S. KING

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0510 021

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 60 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 19.5 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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[Signature]
Signature of Property Owner 1

646 Mundy's Mill Rd., Jonesboro GA 30238
Address

[Signature]
Signature of Notary Public

2-25-19
Date

Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Date

[Signature]
Signature of Authorized Agent

P.O. Box 64
Address

JEBUON, GA. 30298

[Signature]
Signature of Notary Public

2/22/2019
Date

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

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

CHARLES WESLEY KING
Please Print Names

Property Tax Identification Number(s) of Subject Property: 0510 021

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 60 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 19.5 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) ~~(We)~~ hereby delegate authority to RANDY M. BOYD 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.

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[Signature]
Signature of Property Owner 1

6442 Cannon Dr
Address

Flommg Bc, LA 30542

Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Randy M. Boyd
Signature of Authorized Agent

P.O. Box 64
Address

EBULON, GA -
30205

[Signature]
Signature of Notary Public

2-27-19
Date

Signature of Notary Public

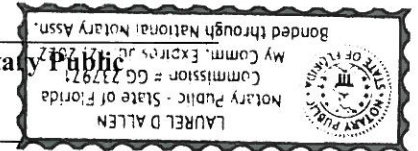
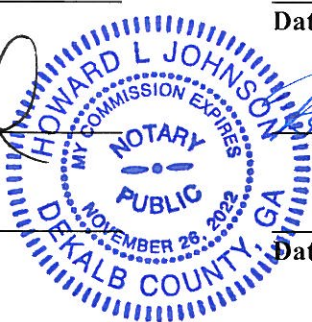
Date

Signature of Notary Public

Date

[Signature]
Signature of Notary Public

2/22/2019
Date



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/we, JEAN S. KING, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 40' feet of right-of-way along OLD SELDIA ROAD as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

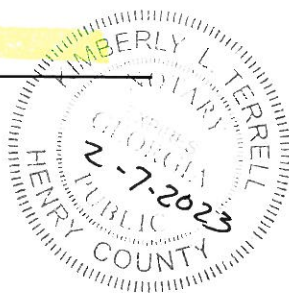
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 25 day of February, 2019.

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

~~NOTARY PUBLIC~~



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, CHARLES WESLEY KING, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 40' feet of right-of-way along OLD SENDIA ROAD as measured from the centerline of the road.

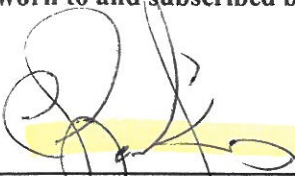
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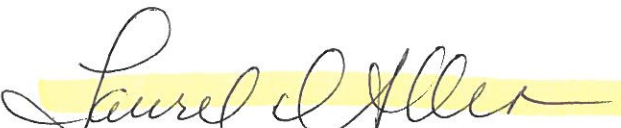
Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

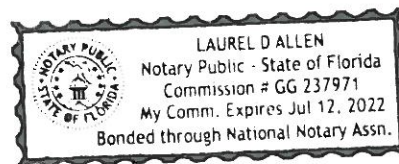
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 2nd day of February, 2015.


SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER


NOTARY PUBLIC



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/we, ALFRED LAWRENCE KING, JR., said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 40' feet of right-of-way along OLD SENOIA ROAD as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

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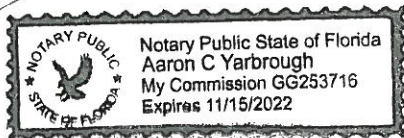
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 25th day of February, 2019.

Alfred Lawrence King, Jr.
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, JERRY FRANCIS KING, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 40' feet of right-of-way along OLD SENDIA ROAD as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

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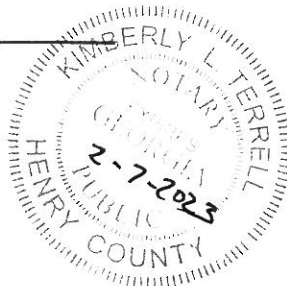
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 25 day of February, 2019.

Jerry Francis King
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

[Signature]
NOTARY PUBLIC



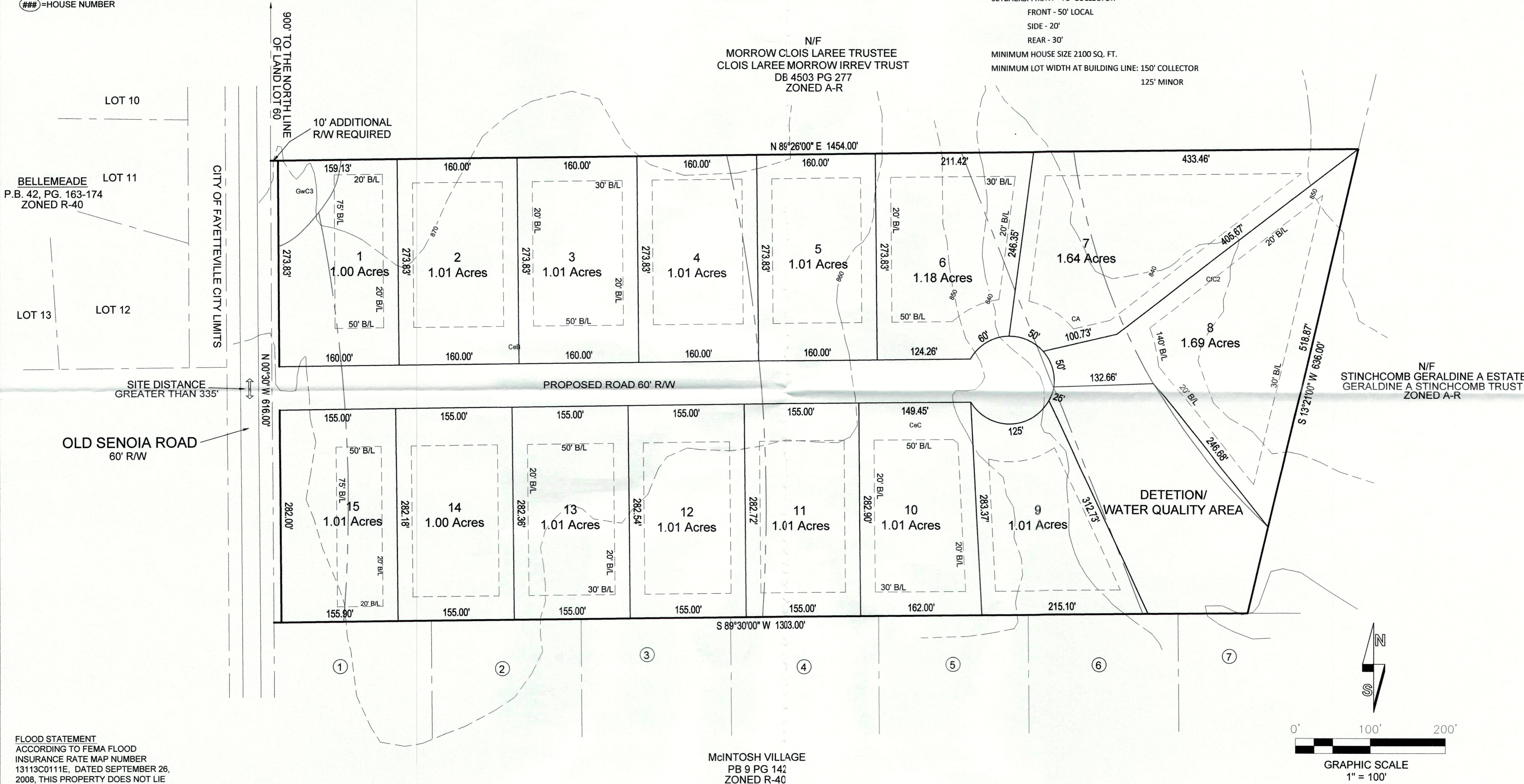
CONCEPT PLAN

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER

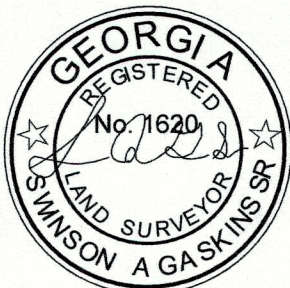
OWNERS: JEAN S. KING, ALFRED LAWRENCE KING, JR., CHARLES WESLEY KING AND JERRY FRANCIS KING
(DEED BOOK 3642, PAGES 120-122, PLAT BOOK 4, PAGE 96)

AGENT: RANDY M. BOYD
P.O. BOX 64
ZEBULON, GA. 30295
SITE AREA = 19.5± ACRES
TAX PARCEL NO. 0510 021
EXISTING ZONING: AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: R - 50 - SINGLE FAMILY RESIDENTIAL
LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL - 1 UNIT/1 ACRE
MINIMUM LOT SIZE = 1.00 ACRE
SETBACKS: FRONT - 75' COLLECTOR
FRONT - 50' LOCAL
SIDE - 20'
REAR - 30'
MINIMUM HOUSE SIZE 2100 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE: 150' COLLECTOR
125' MINOR

EXISTING WATERLINE LOCATED ALONG THE EAST SIDE OF OLD SENOIA ROAD.
SOIL DELINEATION AND TOPOGRAPHICAL INFORMATION TAKEN FROM QPUBLIC.NET FAYETTE COUNTY, GA. WEBSITE
BOUNDARY SURVEY INFORMATION TAKEN FROM DEED BOOK 3642, PAGE 120-122, PLAT BOOK 4, PAGE 96 AND DEED BOOK 238, PAGE 383-385.
OLD SENOIA ROAD IS CLASSIFIED AS A COLLECTOR ROAD ON THE FAYETTE COUNTY THOROUGHFARE PLAN. PURSUANT TO CHAPTER 104, ARTICLE III, SECTION 104-52(b) OF THE CODE OF FAYETTE COUNTY, GA. A MINIMUM RIGHT-OF-WAY OF 80 FEET IS REQUIRED FOR A COLLECTOR ROAD.
POSTED SPEED LIMIT IS 30MPH IN BOTH DIRECTIONS
THE FINAL DESIGN WILL BE BASED ON A CURRENT BOUNDARY SURVEY, A LEVEL III SOILS ANALYSIS AND A 2 FOOT CONTOUR TOPOGRAPHICAL SURVEY.



Job No. 19-016
Drawn By: R.D.G.
Reviewed By: R.M.B.
Issue Date: 2/26/19
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CONCEPT PLAN

Property Location

Land Lot 60 Of The 5th Land District
Fayette County, Georgia

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SR 54 West Overlay District Study

Total O-I Properties - 24 – 100.72 acres

Fourteen developed – 59.54 acres

Ten properties undeveloped – 41.18 acres

Four undeveloped properties are 5+ acres – 9.97, 8.0, 5.52, & 5.31

Investigate expanding O-I uses only on SR 54 W. with a SR 54 W. Special Development District
Minimum 5 acres for expanded uses

Self-storage facility, internal access - a self-storage facility where the only access to the self-storage units is internal to the building.

Changes in suburban households have led to a different market for residential storage. The result is a building form that is very different from the earlier style of “mini-warehouses.” Modern self-storage facilities include multi-story buildings with a single storefront entry and an exterior architectural features resembling a multi-story office building. The facilities feature climate-controlled self-storage units and internal corridors accessing the self-storage units. Because of their architectural treatments, these facilities can be compatible with office-institutional development and convenient to residential areas where most customers originate. **(This is taken from a recent Chamblee zoning amendment)**

- Storage units - Indoor climate controlled storage – all storage space access is internal
- Business/contractor bays- combination business/contractor office with inside storage
- Low intensity use (trips) – low septic use
- Three stores with elevator – O-I allows 40 foot height
- Vehicle loading/unloading area is inside/under
- Vehicle storage to rear of site - fully enclosed

Expanded uses O-I:

- Television/radio broadcasting studio, movie/music/media productions and/or telecommunication
- Businesses that supply services, equipment and/or resources to the film industry
- Computer/technology service, supply and/or repair
- Server farm/data center
- Call center
- Restaurant, (no drive-in and/or drive-through)
- Cellular phone/communication device sales and/or service

Other Undeveloped Property:

There are several other parcels along the corridor that are zoned A-R. Larger parcels range from 91 acres down to 18 to 30 acres and smaller parcels range from 10 acres down to two (2)

acres. We will review these parcel on the screens and discuss residential density and other possible zoning districts such as General Business, Business Technology Park and Planned Small Business Center for the larger parcels.

PROPOSED COMP PLAN AMENDMENTS

SR 54 West Overlay District: With the widening of SR 54 West, the Board of Commissioners adopted the SR 54 West Overlay District ~~in the middle 1990's. The SR 54 West Overlay District encompasses those areas in the unincorporated county along SR 54 that are west of Fayetteville and east of Peachtree City.~~ 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 ~~which have now been annexed into Fayetteville.~~ 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. Existing nonresidential development consists of two commercial areas, one at Tyrone Road and one at Sumner Road (south) ~~which has now been annexed into Peachtree City.~~

Seven single-family residential subdivisions (~~Deep Forest, Lakeview Estates, Crystal Lake Estates, Fayette Villa, Longboat, Newton Estates, and The Landings~~) are developed ~~in this area along the corridor.~~ 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.

~~Since the adoption of the SR 54 West Overlay District, approximately 100 acres has been zoned O-I (Office Institutional.) Of this 100 acres approximately 60 acres has been developed and 40 acres is undeveloped.~~

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 ~~commercial~~ 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 character~~ 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 **as conditions of rezoning**.

Nonresidential Recommendations: The intent of the SR 54 West Overlay District is to ~~offer existing tracts of five +/- acres the option to convert to~~ allow office and low intensity business uses. Outside of the commercial designation at Tyrone Road ~~and the commercial and office-institutional designation at Sumner Road (south), these parcels would be~~ consideration for the Office-Institutional Zoning District ~~may be given~~. It is recommended that a Special Development District be created for SR 54 West to allow and regulate expanded uses in the Office-Institutional zoning district only on SR 54 West. Conditions should be placed on property at the time of rezoning to address unique situations.

Residential Recommendations: Residential land use along the SR 54 West includes Low Density Residential (1 Unit/1Acre), Rural Residential 2 (1 Unit/ 2 Acres) and Rural Residential 3 (1 Unit/ 3 Acres.) Option #1 – change the Rural Residential 3 area to Rural Residential 2 along SR 54 and down Ebenezer Road to a point where two acre zoning exists. Option #2 - allow two acre density when property on SR 54 is developed with the main access on SR 54.

PROPOSED ZONING ORDINANCE AMENDMENTS TO BE ADDED IN ITS ENTIRETY TO THE O-I DISTRICT

(h)State Route 54 West Special Development District

- (1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.
- (2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:
 - a Businesses that supply services, equipment and/or resources to the film industry
 - b Call center
 - c Cellular phone/communication device sales and/or service
 - d Computer technology service, sales and/or repair
 - e Medical equipment sales, rental and/or repair.
 - f Restaurant, (no drive-through or drive-in)
 - g Television/radio broadcasting studio, movie/music/media productions or telecommunication
 - h Server farm/data center
 - i Internal access self-storage facility

(i) No direct exterior access to individual storage units shall be allowed, all storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet

(ii) Vehicle loading/unloading area shall be internal (or to the rear?)

(iii) Office, business and building contractor (define/list contractors?) space with inside storage shall constitute a minimum of (?) percent of the total square footage. This building contractor use shall only be allowed in conjunction with a storage facility.

(iv) No outside storage shall be allowed

(v) All vehicle, boat, and trailer storage facilities shall be fully enclosed

Definition for discussion of building height and setbacks

Building height means the vertical distance of a building measured from the median height of the basement level or crawl space to the midpoint of the highest roof. The midpoint shall be measured from the ceiling joist of the highest floor level or from where the truss rests on the highest wall for open roof structures. For structures constructed without a basement or crawl space, the measurement will be taken beginning at the ground floor level.(See also section 110-75, Structures Permitted above the Height Limit.)

CURRENT OVERLAY ZONE

Sec. 110-173. - Transportation corridor overlay zone.

For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

- (1) *SR 54 West Overlay Zone.* All property and/or development which have road frontage and/or access on SR 54 West with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations which apply. The intent of the overlay is to set standards specifically to Hwy 54 from Fayetteville to Peachtree City.
 - a. The purpose of the SR 54 West Overlay Zone is to achieve the following:
 1. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 2. To maintain a non-urban separation between Fayetteville and Peachtree City along SR 54 West; and
 3. To protect the aesthetics for existing and future residential areas in this highway corridor.

- b. Access to each nonresidential property and/or development shall be from SR 54 West or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points shall be required to comply with chapter 104.
- c. Dimensional requirements.
 - 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 - 2. Front yard setbacks on SR 54 West for all structures, including gasoline canopies, shall be 100 feet.
 - 3. Berms for nonresidential zoning districts: Berms when required as a condition of zoning, shall be a minimum of four feet in height, and shall be placed to the inside of the applicable buffer.
 - 4. If the side yard abuts a nonresidential zoning district, all impervious surfaces, other than approved access, shall be located a minimum of ten feet from the side property line.
- d. Architectural standards. Structures shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:
 - 1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
 - 2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.
 - 3. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
 - 4. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco); and
 - 5. The design of accessory/out lot buildings shall be consistent with and coordinate with the architectural style inherent in the primary structure on the property;

6. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement after the effective date of January 24, 2008. Only one structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent the entire nonconforming structure shall be brought into compliance with the aforementioned.
 - (i) Architectural standards. This exemption shall expire January 24, 2015, seven years from the effective date of January 24, 2008. After the expiration date, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural Standards when any enlargement is made.
 - (ii) Note: These architectural standards shall exclude the areas of the Hospital District which includes that area north of SR 54 West, east of Tyrone Road, and west of Sandy Creek Road.
- e. Architectural option. An owner/developer may exercise an architectural option for structures within the overlay zone on lots adjacent to a municipality where a nonresidential architectural character has been established in the area. The purpose of this option is to achieve compatibility with surrounding areas, consistency throughout the development and greater creativity. A photographic architectural character inventory of the buildings within the area shall be submitted. Full color architectural elevation drawings of the proposed nonresidential architectural style for all building facades shall be submitted. Multiple buildings within a development shall have comparable architectural characteristics consisting of similar architectural design and elements, building materials and colors. Elevations shall be reviewed and approved by the board of commissioners and shall follow the procedure established in article IX of this chapter. Any change to the approved architectural elevation drawings shall follow the aforementioned procedure.
- f. Landscape requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
 1. *Street frontage.* Landscape area: 50 feet along the right-of-way of SR 54 West. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the environmental health department and the county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
 2. *Side yard landscape area.* Ten feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
- g. 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.
- h. Lighting and shielding standards. Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
- i. Special locational and spatial requirements.

1. No more than 50 percent of the required parking can be located in the front yard along the state route as established by the front building line of any structure located on the site.
2. No outside storage allowed.
3. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
4. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 54.

DEVELOPER INFORMATION

1) Estimated internal unit sizes with dimensions and sq footage

5x5	25
5x10	50
10x5	50
7x10	70
7.5x10	75
10x10	100
10x15	150
10x20	200
10x25	250
10x30	300
10x32.5	325
10x30	300
15x20	300
15x25	375
15x30	450
20x20	400
20x25	500
20x30	600

2) Estimated Contractor/Incubator unit sizes with dimensions and sq footage

20x20	400
20x25	500
20x30	600
25x25	625
25x30	750
20x40	800
20x50	1,000

- 3) RV Storage Building – We envision this being roughly 150ft x 120ft on the high side or 18k sf. The maximum length permitted by the DOT is 65feet for on road vehicles. We anticipate

angle parking on both sides of the building with a center drive aisle to maximize available space. This will all be dependent on demand, design and engineering.

- 4) Tenant Mix - In addition to currently allowed O-I uses, we could see the following types of uses being potential tenants: Engineering/Geotechnical firms, accounting, Roofing/Window/builder/General Contractor offices/showrooms, plumbers/electricians, Document storage, Camera/video equipment companies, Modeling/talent agency, Fire protection company, pool design/installation, event planning/tent companies, Medical/Equipment/Package Wholesale offices etc.