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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning/Community Dev.

Department Head: Peter A. Frisina

Presenter, if needed: Peter A. Frisina

Preferred Meeting Date: Thursday, January 22, 2009

Wording for the Agenda:

Consideration of the SR 74 North Land Use Study and the Fayette County Comprehensive Plan Land Use Element (text and map) amendments, and approval of Resolution 2009-04 which transmits said documents to the Atlanta Regional Commission and Georgia Department of Community Affairs for coordination of regional and state review and subsequent approval.

Background/History/Details:

On 08/01/07, the BOC instructed Staff to begin review of the S.R. 74 North corridor. Staff held three (3) Workshops with the PC on 04/17/08, 05/15/08, and 06/19/08. Staff is recommending a SR 74 N East Side Special Development District to promote planned office development along the eastern frontage for a depth of approximately 800 feet and a land use designation of Business Technology Park for the West side of SR 74 N. On 12/03/08, the BOC instructed Staff to advertise for public hearings to be held before the PC on January 8, 2009, and before the BOC on January 22, 2009.

Tyrone has likewise had this issue under discussion and it is scheduled for a final discussion and possible adoption by the Mayor and Council on January 22.

What action are you seeking from the Board of Commissioners?

Approval of the proposed amendments and the Resolution 2009-04 transmitting said approved documents to the ARC and DCA.

The Planning Commission met on January 8, 2009 and recommended APPROVAL in its entirety 5-0.

If this item requires funding, please describe:

N/A

Has this issue come before the Commissioners in the past? Yes

If so, when? Wednesday, December 3, 2008

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 Thursday, January 22, 2009

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

B. **Discussion of the S.R. 74 Land Use Study and associated proposed amendments to the Fayette County Comprehensive Plan Land Use Element.**

Chairman Smith requested that Old Business Item B be discussed after Old Business Item C. No Commissioner objected to the request.

Community Development Director Pete Frisina spoke about the purpose, goals, and implementation of the S.R. 74 Land Use Study and the proposed amendments to the Fayette County Comprehensive Plan Land Use Element. He further spoke about the feedback that the County received from the Town of Tyrone, the City of Fairburn, and the citizens who live along S.R. 74, and answered the Commissioners questions. He informed the Board that staff desired to publically advertise the proposed amendments. He also suggested that the S.R. 74 Land Use Study and proposed amendments be sent to the Atlanta Regional Commission (ARC) in order to give neighboring jurisdictions that would be affected by the Study an opportunity to comment on the change. Mr. Frisina concluded by saying the ARC would need 60 days to complete its review, but after that time frame expired the County would be able to adopt the changes to the Land Use Study.

Mr. Frisina then discussed the Land Use Study's potential relationship to the recently approved Transportation Study regarding the intersection of Interstate Highway 85 and S.R. 74 with the Board. County Administrator Jack Krakeel reminded the Board that a critical component of the Transportation Plan dealt with land use as it relates to transportation. He suggested that it may be appropriate to integrate the Land Use Study and the Transportation Study, particularly with respect to the development, approach and service connectivity to the various properties along S.R. 74, and added that such an integration could cause either a causal or integral relationship between the two studies.

After further discussion, it was the consensus of the Board to allow staff to publically advertise the proposed amendments. The Board further directed Mr. Frisina to coordinate with those who are involved with the Transportation Study in order to ensure that, should the County move forward on the Land Use Study, it would not affect the Transportation Study's proposal or end result and would not put the County between two separate studies attempting to address the same issues. Mr. Frisina replied that he would proceed with advertising for January 2009. A copy of the request, identified as "Attachment 7", follows these minutes and is made an official part hereof.

THE FAYETTE COUNTY PLANNING COMMISSION met on January 8, 2009, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Douglas Powell
Al Gilbert
Bill Beckwith
Jim Graw
Tim Thoms

MEMBERS ABSENT: None

STAFF PRESENT: Pete Frisina, Director of Community Development
Tom Williams, Assistant Director of Planning & Zoning
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Sgt. Earl Williams

Welcome and Call to Order:

Chairman Powell called the Public Meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

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1. Election of a Chairman for 2009.

Al Gilbert nominated Doug Powell as Chairman for 2009. Jim Graw seconded the nomination and made a motion to close the floor for nominations. The motion to appoint Doug Powell as Chairman for 2009 passed 4-0-1 with Chairman Powell abstaining from the vote.

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2. Election of a Vice-Chairman for 2009.

Chairman Powell nominated Tim Thoms as Vice-Chairman for 2009. Jim Graw seconded the nomination. Al Gilbert made a motion to close the floor for nominations. Jim Graw seconded the motion. The motion to close the nominations was unanimously passed 5-0. The motion to appoint Tim Thoms as Vice-Chairman for 2009 was unanimously passed 5-0.

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3. Election of a Secretary for 2009.

Jim Graw nominated Robyn Wilson as Secretary for 2009. Chairman Powell seconded the nomination. Al Gilbert made a motion to close the floor for nominations. Tim Thoms seconded the motion. The motion to close the nominations was unanimously passed 5-0. The motion to appoint Robyn Wilson as Secretary for 2009 was unanimously passed 5-0.

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4. Consideration of the Minutes of the meeting held on October 2, 2008.

Chairman Powell asked the Board Members if they had any comments or changes to the Minutes. Al Gilbert made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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5. Consideration of the Workshop/Public Meeting Minutes of the meeting held on October 16, 2008.

Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes. Tim Thoms made the motion to approve the Public Meeting/Workshop Minutes. Jim Graw seconded the motion. The motion unanimously passed 5-0.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON JANUARY 8, 2009, AND BY THE BOARD OF COMMISSIONERS ON JANUARY 22, 2009.

6. Consideration of the S.R. 74 North Land Use Study and Fayette County Comprehensive Plan Land Use Element (text and map) amendments, and authorize by Resolution transmittal to the Atlanta Regional Commission and Georgia Department of Community Affairs for coordination of regional and state review prior to adoption as presented by the Planning and Zoning Department.

Pete Frisina advised that the P.C. will be considering two (2) components tonight. He said the first component was the S.R. 74 North Land Use Study which is the study document, which led to the amendments of the Comprehensive Plan with future amendments to the Zoning Ordinance to

correspond with the Comprehensive Plan. He added that the second component consisted of the text and land use plan map amendments.

Mr. Frisina reported that the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) would review and approve the amendments to the Comprehensive Plan prior to adoption by the B.O.C. since the amendments could affect adjacent jurisdictions. He commented that the review period would take approximately sixty (60) days. He remarked that once approved by the ARC and DCA, the B.O.C. would adopt the amendments under their Consent Agenda unless significant revisions are requested by ARC or DCA. He added that the ARC is trying to address traffic congestion in the metro area and noted that approximately 67% of Fayette County's workforce drives somewhere else to go to work. The creation of jobs in Fayette County that will employ the current workforce will help to reduce this out of county migration. He pointed out that traffic along the corridor had increased from 25% to 30% since 1997. He said that the connecting roads, service roads, multi-use paths and limited curb cuts discussed in the amendments will assist in maintaining traffic flow on SR 74.

Mr. Frisina noted he had received a Memorandum concerning these amendments from Joel Mann, AICP, of Glatting Jackson Kercher Anglin, who is the consultant working on the Transportation Plan and who represents the Fayette Forward consultant team. He confirmed that the Memorandum indicates that the Comprehensive Plan amendments are consistent with the general goals and objectives of Fayette Forward.

Mr. Frisina presented the following:

State Route 74 North Land Use Study
October 20, 2008

Purpose

The purpose of this study is to address future land use in the SR74 North corridor north from Sandy Creek Road to the Fulton County line. The study area encompasses land in both unincorporated Fayette County and the Town of Tyrone.

Background

SR74 North is a critical link in the transportation network for Fayette County, providing access to Hartsfield-Jackson Atlanta International Airport and the Atlanta region via Interstate 85 which is located approximately one and one-half miles north of the Fayette County line. The SR 74 North Corridor provides the first impression of Fayette County. An opportunity exists to develop standards for signature projects that will become the gateway to Fayette County and maintain an efficient level-

of-service on SR74 by minimizing driveway encroachments through the use of local circulation roads, service drives, and multi-use pathway networks. Maintenance of efficient traffic flow on SR74 is critical to the future economic health of Fayette County and should be a key consideration of any future land use plan proposals in this corridor.

A 200-acre mixed-use development in Fairburn is scheduled to break ground for its first phase in early 2009. That development will be located on the east side of SR74 between Milam Road and Harris Road. This project at build out is approved for over one million square feet of retail, restaurant, theatre, office and residential town home development. Assuming the success of this project, pressure for development of neighboring areas should be expected.

Study Goal and Objectives

Existing Guidelines

In response to the Georgia Minimum Planning Standards Act of 1989, the Georgia Department of Community Affairs developed Quality Community Objectives (QCOs) for use in weighing local planning decisions. Likewise, Fayette County responded to these Objectives in the 2007 Partial Update to the 2004 Comprehensive Plan. The county's 2004 Comprehensive Plan presents the county goals, objectives and policies (CP-GOPs).

In summary, these QCOs and CP– GOPs support the following positions:

- Regional Identity – Promote and preserve a regional identity.
- Transportation Alternatives – Provide for greater use of non-automotive transportation.
- Appropriate Businesses and Employment Options – Promote location and expansion of businesses and industry consistent with the educational level, skills and experience of the community's labor force.

SR74 North Goal and Objectives

Goal: To address the future land use along the SR 74 North Corridor, coordinate the planning efforts of Fayette County and the Town of Tyrone, and establish an identifiable gateway into Fayette County.

Objectives:

- To sustain the efficient traffic flow on SR74 North as the county's main connection to Interstate 85.
- To enhance the aesthetic qualities of the corridor, as a major gateway into Fayette County.

- To provide a network of facilities to accommodate alternative transportation modes.
- To provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force,
- To protect existing and future residential areas in the SR74 North corridor.

Existing Conditions

Study Area

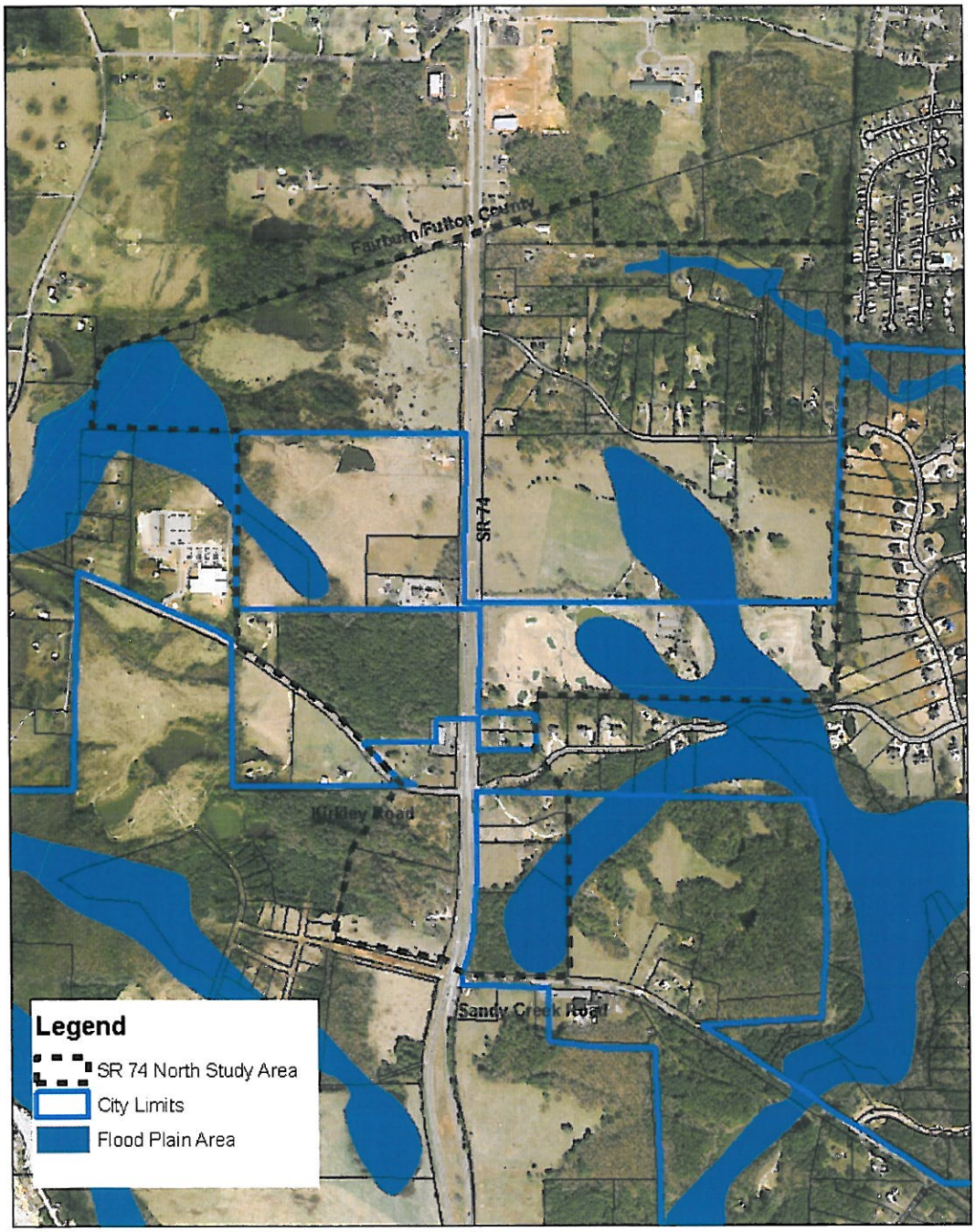
The study area contains approximately 480 acres and encompasses an area along the SR74 North Corridor from the intersection with Sandy Creek Road to the Fulton County Line/Fairburn City Limits (see Map 1). This area is a mix of parcels within the corporate limits of the Town of Tyrone and unincorporated Fayette County. A significant amount of acreage is accounted for in a few large parcels. Also, there are several areas of smaller residential parcels that are potential areas for redevelopment. Additionally, the area of the City of Fairburn in Fulton County, from the county line to Interstate 85, is reviewed due to its influence on the character of the SR74 corridor.

In recent years, most of the area has been shown as residential on future land use plans and zoned as such in the unincorporated county and Tyrone. However, recently Tyrone approved a rezoning from residential to office and light industrial zoning for a 45-acre parcel located between two large unincorporated parcels (72 acres and 28 acres) on the west side of SR74, north of Kirkley Road. Eight acres of this 45-acre parcel has been sold to the Catholic school on Kirkley Road, reducing the size of the remaining property to 37 acres.

Environmental Conditions: The study area is within the Line Creek and Whitewater Creek drainage basins. These basins are water supply watersheds for Coweta and Fayette counties. Both Fayette County and Tyrone have watershed protection ordinances in place that meet the State minimum requirements.

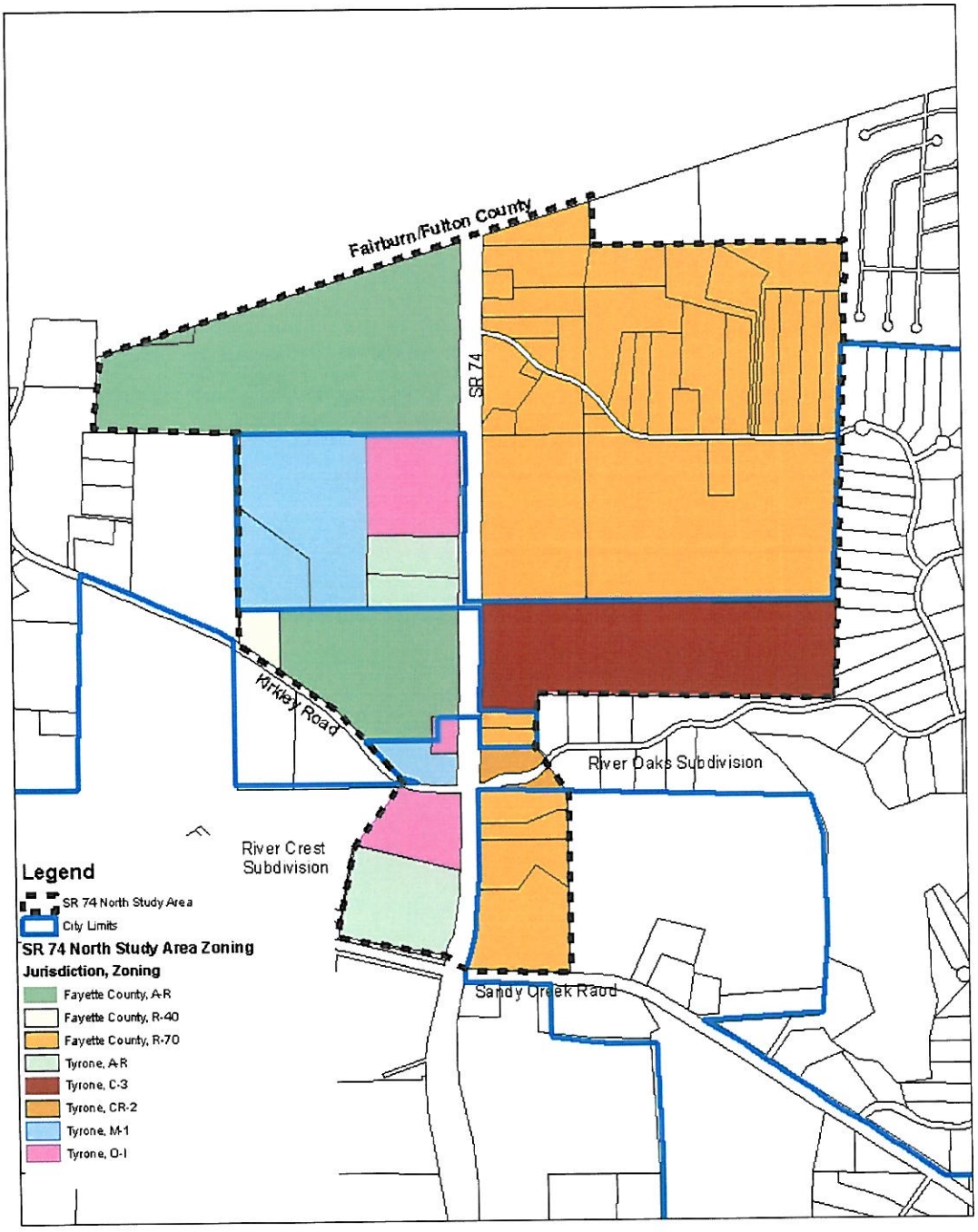
Line Creek and Whitewater Creek have floodplain as indicated on Map 1. Both Fayette County and Tyrone have floodplain ordinances in place. In addition, the study area is within a groundwater recharge area. Both Fayette County and Tyrone have groundwater recharge ordinances in place which meet the State minimum requirements.

Map 1


Fairburn/Fulton County
SR 74
Kirkley Road
Sandy Creek Road
Legend
SR 74 North Study Area
City Limits
Flood Plain Area

Unincorporated Fayette County: Currently, all parcels in the unincorporated area are zoned for residential uses in the study area (see Map 2). Individual parcels fronting SR74 North range in size from small one acre parcels to large parcels of approximately 80 acres. Smaller residential parcels range in size from one acre to ten acres and the majority are clustered in the area of Sandy Creek Road and Thompson Road. The large parcels vary in size from approximately 13 to 80 acres. The majority of these large parcels are located north of Kirkley Road.

Map 2


Fairburn/Fulton County
SR 74
Kirkley Road
River Oaks Subdivision
River Crest Subdivision
Sandy Creek Raod
Legend
SR 74 North Study Area
City Limits
SR 74 North Study Area Zoning
Jurisdiction, Zoning
Fayette County, A-R
Fayette County, R-40
Fayette County, R-70
Tyrone, A-R
Tyrone, C-3
Tyrone, CR-2
Tyrone, M-1
Tyrone, O-I

Tyrone: Parcels in Tyrone fronting on SR74 are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map (see Map 2). Two residential subdivisions access SR 74 in the vicinity of the study area, River Oaks and River Crest. River Oaks contains two-acre lots and River Crest contains one-half acre lots.

West Side of SR 74 Conditions: Presently, there are three large parcels that make up the majority of the area north of Kirkley Road. Two of these parcels are in unincorporated Fayette County (72 acres and 28 acres) and the other parcel is in Tyrone (37 acres). The 72-acre parcel is the northern-most parcel and a portion of it is in Fulton County, City of Fairburn. The 28-acre parcel is the southern most property and has frontage on both SR74 and Kirkley Road. Both of these parcels are zoned Agricultural-Residential. The 37-acre parcel in Tyrone separates these two parcels.

Besides these large parcels there are several smaller parcels that make up the remainder of this area. In Tyrone north of Kirkley Road these parcels include two five-acre A-R parcels that contain a church located beside the aforementioned 37-acre parcel, a two acre O-I parcel that contains a multi-tenant building, and a four-acre parcel zoned M-1 that contains a single-family residence. South of Kirkley Road in Tyrone is an undeveloped O-I tract of approximately nine acres and an A-R tract of approximately seven acres that contains a single-family residence in the area of the River Crest Subdivision. Also included in this area is a two-acre R-40 parcel on Kirkley Road in the unincorporated area that would need to be assembled with the aforementioned 28-acre parcel for the purpose of rezoning to a non-residential use.

East Side Conditions: The area north of Thompson Road extending approximately 750 feet north to the Fulton County line contains seven parcels totaling approximately 19 acres. Five of the seven parcels have frontage on SR74 and the other two parcels front on Thompson Road. Of the five parcels fronting SR74, three contain single-family residences and two are vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of most of these parcels are in the range of 800 feet from SR74. However, one of these parcels is ten acres in size and is approximately 1,400 feet in depth, well beyond the 800-foot depth of the other rear lot lines.

South of Thompson Road are four parcels totaling approximately 10.4 acres. Two of the four parcels have frontage on SR74 and the other two parcels front on Thompson Road. Of the two parcels fronting SR74, one contains a single-family residence and the other is vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of these parcels are in the range of 800 feet from SR74.

To the south and adjacent to the aforementioned four parcels is an 81-acre parcel containing a single-family residence. This parcel starts approximately 800 feet south of Thompson Road and extends approximately 1,300 feet to the south from this point. The parcel is approximately 2,800 feet deep;

the front 800 feet (approximately 24 acres) would be the same depth as the aforementioned parcels bordering Thompson Road. Adjacent to the south in Tyrone is a 50 acre parcel zoned C-3 that contains a golf recreation facility.

Adjacent to the C-3 parcel to the south is the River Oaks Subdivision in Tyrone. Directly in front of the River Oaks subdivision are two R-70 parcels each containing a single-family residence in the unincorporated area.

The remaining area includes four parcels totaling approximately 24 acres north of Sandy Creek Road. These parcels are approximately 700 feet in depth. All four parcels have frontage on SR74 and one parcel also has frontage on Sandy Creek Road. Of the four parcels, three of the parcels contain a single-family residence and one is vacant.

Fairburn: In this portion of the SR74 corridor the current land uses range from the array of gas station/convenience stores, fast food franchises and motels in the Interstate 85 interchange service area to commercial, service and residential (single-family and multi-family) uses south to Fayette County. Plans for SR74 North in Fairburn indicate commercial on both sides of the road from the County line to Interstate 85 as depicted on Fairburn's Community Character Areas map. The area outside of this commercial area is indicated as residential. The area beside Interstate 85 along Oakley Industrial Boulevard is indicated as industrial.

A large mixed-use planned development, the Fairburn Renaissance, is scheduled to break ground in early 2009. The approved total project includes 655,000 square feet of retail, 73,000 square feet of restaurants, a 68,000 square foot multi-plex cinema, 30,000 square feet of office and 200 townhomes. This development will bring additional pressure for development of the SR74 North corridor in Fayette County. That area has been annexed by the City of Fairburn from Fulton County.

Existing Traffic

Traffic on SR74 has increased significantly since 1997 based on GDOT traffic counts for two sections of the facility as shown in the table below. Peak traffic periods frequently have traffic backed up from the Interstate 85 interchange to Milam Road and has forced some traffic to find alternate routes such as the Interstate 85/Collinsworth interchange in Coweta County.

SR74 North Traffic Counts 1997 to 2007 Source: GDOT						
From	To	1997	2000	2003	2007	Change 1997 to 2007
Kirkley Rd	Thompson Rd	27,286	31,300	31,420	33,710	6,424 +24%
Senoia Rd	Sandy Creek Rd	25,111	28,867	30,180	33,380	8,269 +33%

Needs

As SR74 North lies in the jurisdictions of both unincorporated Fayette County and Tyrone, it is essential that both jurisdictions work together to develop a plan for the corridor. SR74 North is first and foremost a transportation corridor providing critical access to Hartsfield-Jackson Airport and the City of Atlanta via Interstate 85. The maintenance of an efficient flow of traffic is essential. While the design, construction and maintenance of SR74 is the responsibility of Georgia Department of Transportation, local governments have the responsibility of the control of land development through land use planning and zoning. Land use decisions on the local level will have an impact on the operational efficiency of roadway. For example, numerous curb cuts reduce the roadway capacity and safety due to the number of vehicles entering and exiting the road in multiple locations. For the purpose of maintaining a higher level of operational efficiency and safety, a system of new access roads and service drives for the future developments should be pursued to reduce the number of access points on the SR74 frontage. Additionally, development of a network of multi-use pathways would promote alternative transportation modes including golf carts, bicycles and pedestrians, thereby reducing the number of automobile trips.

Opportunities

The following opportunities are identified below:

- Over 6,300 linear feet of frontage on SR 74 in unincorporated Fayette County and the Town of Tyrone from Sandy Creek Rd. to Fulton County Line/City of Fairburn.
- Tyrone has rezoned a 45-acre tract from residential to office and light industrial. This tract, now at 37-acres following sale of an eight-acre parcel to the Our Lady of Victory Catholic School, is between two other large parcels (72-acres and 28-acres) in unincorporated Fayette County. Together these properties represent 137 acres that could be developed as a significant planned gateway development.
- The opportunity exists to create a major employment center as the gateway to Fayette County. A planned development consisting of high-tech, scientific, aerospace, research and development and professional support firms would provide jobs that match the demographics

of Fayette County in terms of professional experience and education level. The objective is to reduce the percentage of the workforce that commutes outside of the county for employment, thereby reducing regional vehicle miles traveled (VMT), vehicle hours traveled (VHT) and auto based air pollutants (ozone and CO2). While the goal is to employ existing Fayette County citizens, the residential areas within close proximity to the study area would provide housing for any additional workforce. This area would absorb a portion of the forecasted employment growth of the County as a whole and could relieve development pressures in other portions of the County for a period of time.

Issues

The study area falls under the jurisdiction of Fayette County and the Town of Tyrone. While each jurisdiction has regulations capable of controlling development, a unified approach to development would be more advantageous to the community. If this area is developed without a coordinated effort the development of the area could be haphazard and disjointed creating transportation problems on SR 74.

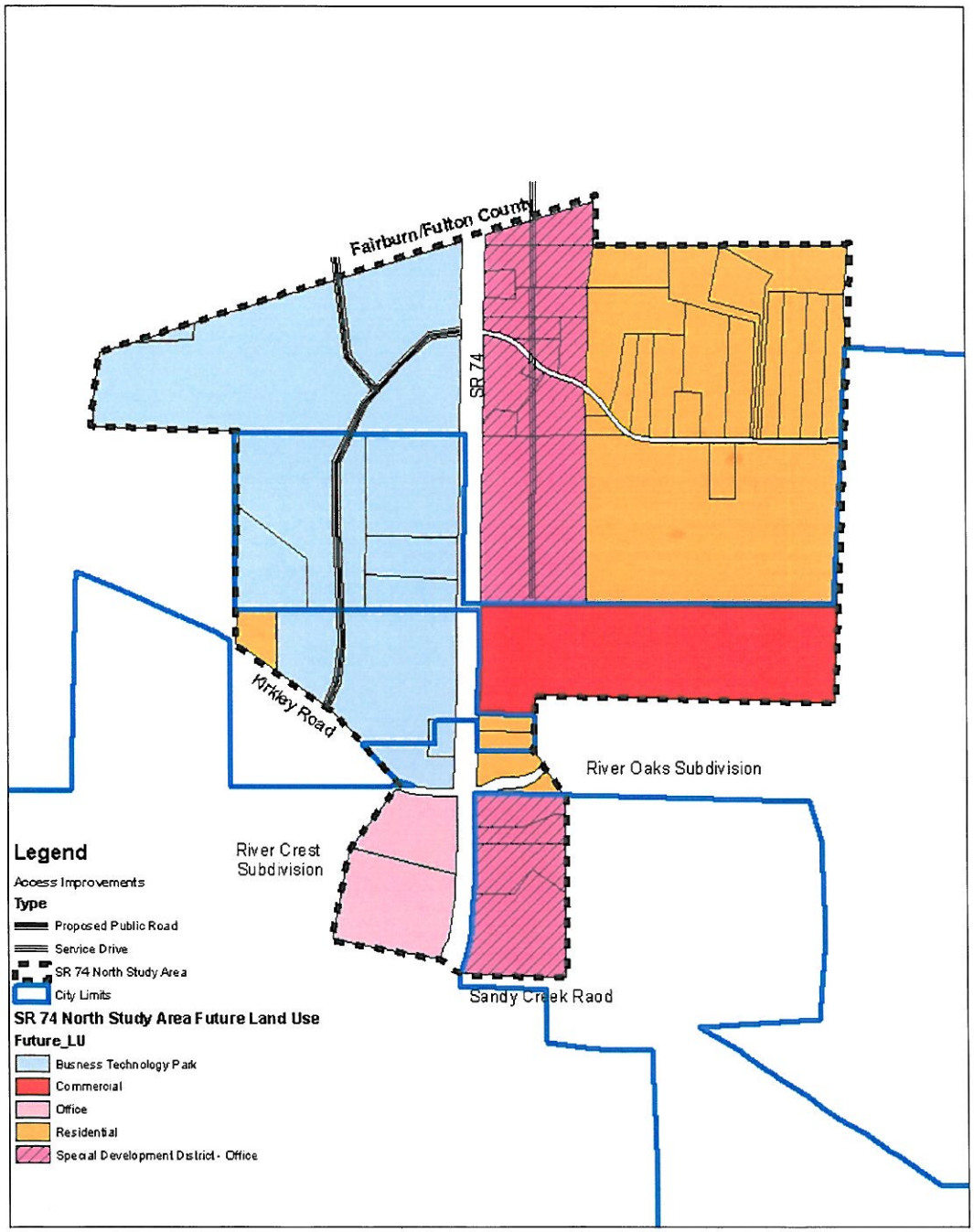
Concept Development and Recommendations

Evaluation of study area conditions have led to the determination that distinctive approaches are needed for the west and east sides due to the pattern of existing development and significant differences in the number and sizes of existing.

West Side Recommendations

The area from Kirkley Road north to the county line on the west side of SR74 North, is proposed for a land use designation of Business Technology Park (see Map 3) that would encourage a planned development pattern consisting of high-tech scientific research and development, manufacturing, and professional offices with a limited amount of commercial. This land use designation would be implemented through a new Business Technology Park zoning district and a SR74 North Overlay Zone.

Map 3


Fairburn/Fulton County
SR 74
Kirkley Road
River Oaks Subdivision
River Crest Subdivision
Sandy Creek Raod
Legend
Access Improvements
Type
Proposed Public Road
Service Drive
SR 74 North Study Area
City Limits
SR 74 North Study Area Future Land Use
Future_LU
Business Technology Park
Commercial
Office
Residential
Special Development District - Office

The business technology park concept and development potential is made possible by the availability of the three large parcels north of Kirkley Road. Because these parcels are contiguous, the potential exists for a continuous development pattern, linked by an internal roadway and pathway networks. To promote this continuous/connected development pattern, a connecting road from SR74 North through these properties to Kirkley Road, with a northward extension to Fulton County, will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR74 North; this will serve as the curb cut for the 72-acre parcel, and will run south through the three properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR74 North. The other two large parcels will be allowed one curb cut for the construction of a street that will be right in/right out only, as no median break on SR74 North is located in this area. Curb cuts for individual properties created in the development of these parcels would not be allowed on SR74 or Kirkley Road. In addition, a multi-use path system will be required to facilitate pedestrian, bicycle, and golf cart circulation and access to all buildings in the Business Technology Park.

These transportation facilities should be located and designed to allow for future extensions northward into Fairburn, with the City of Fairburn providing for a connection to Landrum Road.

Recommendations: SR74 North Overlay District
West Side:

- Business Technology Park
- Connecting road for access and internal circulation from SR74 opposite Thompson Road to Kirkley Road.
- Multi-use path system to provide for golf cart, bicycle and pedestrian circulation.
- Buildings fronting SR74 should be multi-tenant with 20 per cent allowance for support services for the larger development.
- Zoning amendments proposed for Business Technology Park.
- Design internal road and multi-use path for extension to Fairburn.

East Side Recommendations

The area along the east side of SR74 North is proposed for planned office development (see Map 3) along the frontage of SR74 to a depth of approximately 800 feet in order to fulfill the aforementioned goals for the future development of the corridor. A service drive located approximately 400 feet east of and generally parallel to SR74 will be required to be built in conjunction with development of the area. This service drive will connect to a service drive in Fairburn, running south from Milam Road, and proceed south to the aforementioned golf recreational facility in Tyrone.

As an incentive for the assemblage and development of this area, the Office-Institutional Zoning classification will allow a limited amount of commercial uses through a SR74 North - East Side Special Development District in conjunction with office uses when the minimum requirements for acreage (ten acres) and road frontage (600 feet) are met. This minimum requirement for acreage and frontage will achieve a reduction in individual curb cuts on SR74, consistency and coordination in architectural design, and capacity to develop a required service drive where applicable. The number of curb cuts will be addressed through conditions put in place at the time of rezoning. The assemblage of parcels in some areas will be necessary to meet these minimum requirements. Comprehensive Plan and Zoning Ordinance amendments will be necessary to implement this effort.

The one ten-acre parcel located at the county line will remain designated for Low Density Residential (1 unit/1 to 2 acres) for that portion located beyond 800 feet from SR74. This continued residential zoning would include the area along Thompson Road where residential lots exist ranging in size from two to nine acres, and undeveloped large parcels, where it is anticipated that residential subdivisions could be developed in the future.

It is anticipated that the entrance to some of these residential areas, both existing and future, will be through the planned office development along the frontage of SR74. It is recommended that individual non-residential curb cuts on these roads be eliminated, landscaping be enhanced, and a multi-use path connection between these residential areas and the planned office developments be established.

There should be no individual non-residential driveways accessing Thompson Road. Access to Thompson Road will be from the service drive only. This will be addressed through conditions placed on the property at the time of rezoning.

Parcels that do not have frontage on SR74 that are within the SR74 North - East Side Special Development District should not be given individual consideration for O-I zoning. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the proposed SR74 North - East Side Special Development District in the O-I Zoning classification.

Recommendations: SR74 North Overlay District
East Side:

- Proposed East Side Special Development District to promote planned office development along SR74 east side frontage to a depth of approximately 800 feet.
- Extension of Fairburn's service drive concept to provide greater access and a connection to Milam Road.
- Incentives to assemble properties to a minimum size of 10 acres and 600 feet of SR74 frontage.
- Enhanced entry to remaining residential on Thompson Road.

Recommended Actions for Implementation

To achieve the objectives of this study a coordinated effort between Fayette County and Tyrone will be necessary. Each jurisdiction would need to adopt polices and ordinances to accomplish the objectives of the Master Plan.

Comprehensive Plan Amendments

Each jurisdiction should address the aforementioned recommendations for this area in their Comprehensive Plans. A common element in each jurisdiction's plan detailing the development options for the study area would be the best approach.

Zoning Text Amendments

Amendments to each jurisdiction's ordinances are required to implement the recommendations of this study. This would include the development of a Business Technology Park zoning district, a SR 74 North overlay zone and a SR 74 East Side Special Development District. The ordinances should provide a seamless transition from one jurisdiction to another by having requirements that are similar.

DRAFT – PROPOSED AMENDMENTS TO THE FAYETTE COUNTY COMPREHENSIVE PLAN – LAND USE ELEMENT

The following amendments will be added in their entirety under **FUTURE LAND USE MAP AND NARRATIVE**

Business Technology Park

This category designates properties where the Business Technology Park (BTP) zoning district is appropriate. The purpose of the BTP zoning district is to provide a business/employment center in a planned campus setting with internal streets serving individual lots that contain single business or multi-tenant buildings.

Special Development District

A purpose of a Special Development District is to designate an area where specific land use policies and regulations will apply to achieve a specific development pattern. The Special Development District will be depicted as a hatched pattern over a land use designation.

SR 74 North East Side Special Development District: The purpose of this Special Development District is to promote planned office development along the eastern frontage of SR 74 to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor as stated in the SR 74 North Overlay District.

The following amendments will be added in their entirety under **Transportation Corridors**

Other Transportation Corridors: Section 7-6 Transportation Corridor Overlay Zone of the Fayette County Zoning Ordinance establishes Overlay Zones on state highways that traverse Fayette County. Regardless of the underlying zoning, any new nonresidential development along these corridors must meet the requirements of the particular Overlay Zone. The Zoning Ordinance establishes Overlay Zones on SR 54 West, SR 74 ***North*** ~~South~~, SR 85 North, and a General State Route Overlay Zone on all other state routes.

SR 74 North Overlay District: This District identifies the county's goals and recommendations for SR 74 North north of Sandy Creek Road and sets out the preferred development pattern for this area. SR 74 runs north/south through the western side of the County and is the main connection to Interstate 85. It also connects the communities of Peachtree City and Tyrone. The SR 74 North Overlay District lies in the jurisdictions of both unincorporated Fayette County and Tyrone. The SR 74 North Overlay District is also adjacent to Fairburn in Fulton County where substantial development in the form of commercial, industrial, and higher density residential is taking place.

Existing Development

Unincorporated Fayette County: Individual parcels fronting SR 74 North range in size from small one acre parcels to large parcels of approximately 80 acres. Smaller residential parcels range in size from one acre to ten acres and the majority are clustered in the area of Sandy Creek Road and Thompson Road. The large parcels vary in size from approximately 13 to 80 acres. The majority of these large parcels are located north of Kirkley Road. These parcels may or may not contain a single-family residence. Currently, all parcels in the unincorporated area are zoned for residential uses.

Tyrone: Parcels in Tyrone fronting on SR 74 are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map. There are two residentially zoned parcels fronting SR 74 North, one contains a single-family residence, the other contains a church. Two residential subdivisions are located in this area, River Oaks and Rivercrest. River Oaks contains two acre lots and Rivercrest contains one-half acre lots. One parcel zoned for office uses contains a small multi-tenant building and is located on the western side of SR 74 North just north of Kirkley Road. Other parcels zoned for office uses are vacant at this time. The commercially zoned parcel contains a golf recreation facility on the east side of SR 74 North. One of the parcels zoned for light industrial

contains a single-family residence and the other is vacant at this time.

Fairburn: Plans for SR 74 North in Fairburn indicate commercial on both sides of the road from the County line to Interstate 85 as depicted on Fairburn's Community Character Areas map. The area outside of this commercial area is indicated as residential. The area beside Interstate 85 along Oakley Industrial Boulevard is indicated as industrial.

Future Development: As SR 74 North lies in the jurisdictions of both unincorporated Fayette County and Tyrone, it is essential that both jurisdictions work together to develop a plan for the corridor. SR 74 North is first and foremost a transportation corridor providing critical access to Hartsfield-Jackson Airport and the City of Atlanta via Interstate 85. The maintenance of an efficient flow of traffic is essential. While the design, construction and maintenance of SR 74 is the responsibility of Georgia Department of Transportation, local governments have the responsibility of the control of land development through land use planning and zoning. Land use decisions on the local level will have an impact on the operational efficiency of roadway. For example, numerous curb cuts reduce the roadway capacity and safety due to the number of vehicles entering and exiting the road in multiple locations. For the purpose of maintaining a higher level of operational efficiency and safety it is recommended that a system of new roads and service drives be pursued to provide interconnectivity and reduce the number of individual curb cuts.

The goals of the SR 74 North Overlay District are: (1) to maintain the efficient traffic flow of SR 74 North as the County's main connection to Interstate 85; (2) to enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into Fayette County; (3) to provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force; and (4) to protect existing and future residential areas in the SR 74 North corridor.

Recommendations:

SR 74 North West Side: The area from Kirkley Road north to the County line on the west side of SR 74 North is designated as Business Technology Park. This land use designation will correspond to the Business Technology Park Zoning District and the SR 74 North Overlay Zone in the Fayette County Zoning Ordinance. The Business Technology Park Zoning District consists of office and high tech light industrial uses with a limited amount of commercial support services.

Presently, there are three large parcels that make up the majority of the area. Two of these parcels are in unincorporated Fayette County (72 acres and 28 acres) and the other parcel is in Tyrone (37 acres). The 72 acre parcel is the northern most parcel and a portion of it is in Fulton County, City of Fairburn. The 28 acre parcel is the southern most parcel and has frontage on both SR 74 and Kirkley Road. Both of these parcels are zoned Agricultural-Residential. The 37 acre parcel in Tyrone separates these two parcels. The front 400 feet of this parcel is zoned Office-Institutional and the

remainder is zoned M-1 (Light-Industrial).

Besides these parcels there are five smaller parcels that make up the remainder of this area. In Tyrone these parcels include two five acre Agricultural-Residential parcels that contain a church located beside the aforementioned 37 acre parcel, a four acre parcel zoned M-1 that contains a single-family residence and a two acre Office-Institutional parcel that contains a multi-tenant building. Also included in this area is a two acre R-40 parcel on Kirkley Road in the unincorporated County that must be assembled with the aforementioned 28 acre parcel for purposes of rezoning to Business Technology Park.

The greatest development potential is in the three large parcels. Because these parcels are contiguous to each other, they create the potential for a continuous development pattern, as they can all be linked. To promote this continuous development pattern and connection, a connecting road from SR 74 North through these properties to Kirkley Road will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR 74 North; this will serve as the curb cut for the 72-acre parcel, and will run south through the three properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR 74 North. The other large parcel in the unincorporated county will be allowed one curb cut for the construction of a street that will be right in/right out only, as no median break on SR 74 North is located in this area. Curb cuts for individual properties created in the development of these parcels would not be allowed on SR 74 or Kirkley Road. In addition, a multi-use path system will be required to allow for pedestrian, bicycle, and golf cart connectivity between these aforementioned properties.

SR 74 North - East Side Special Development District: The area along the east side of SR 74 North is designated as a Special Development District. The purpose of this Special Development District is to promote planned office development along the frontage of SR 74 to a depth of approximately 800 feet to fulfill the aforementioned goals for the future development of the corridor. As an incentive the Office-Institutional Zoning classification will allow a limited amount of commercial uses in conjunction with office uses when the minimum requirements for acreage (ten acres) and road frontage (600 feet) are met. This minimum requirement for acreage and frontage will achieve a reduction in individual curb cuts on SR 74, consistency and coordination in architectural design, and capacity to develop a required service drive where applicable. The assemblage of parcels in some areas will be necessary to meet the minimum requirements of the SR 74 North – East Side Special Development District in the Office-Institutional Zoning classification.

The property located beyond 800 feet from SR 74 will remain designated for Low Density Residential (1 unit/1 to 2 acres). This would include the area along Thompson Road where residential lots exist ranging in size from two to nine acres and undeveloped large parcels where it is anticipated that residential subdivisions could be developed in the future. It is anticipated that the

entrance to some of these residential areas, both existing and future, will be through the planned office development along the frontage of SR 74. It is recommended that curb cuts on these roads be minimized, landscaping be enhanced, and a multi-use path connection between theses residential areas and the planned office developments be established. This will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

Area 1: North of Thompson Road extending approximately 700 feet north to the Fulton County line. This area contains seven parcels totaling approximately 19 acres in the Special Development District. Five of the seven parcels have frontage on SR 74 and the other two parcels front on Thompson Road. Of the five parcels fronting SR 74, three contain single-family residences and two are vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of most of these parcels are in the range of 800 feet from SR 74. However, one of these parcels is ten acres in size and is approximately 1,400 feet in depth, well beyond the 800-foot depth of the Special Development District.

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required as applicable for parcels in Area 1 that are zoned for non-residential uses. The number of curb cuts will be addressed through conditions put in place at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

In the interim pending assemblage of this area, those parcels within the Special Development District, Area 1 with frontage on SR 74 can be given individual consideration for O-I zoning. This would include the aforementioned ten acre parcel. If the entire ten acres were rezoned to O-I it is recommended that the front 800 foot portion of the property be targeted for the O-I development and rear portion of the property be limited to parking and/or stormwater facilities. This could be accomplished through conditions placed on the property at the time of rezoning.

Parcels that do not have frontage on SR 74 that are within the Special Development District, Area 1 should not be given individual consideration for O-I zoning as they only have frontage on Thompson Road. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the SR 74 North - East Side Special Development District in the O-I Zoning classification.

Area 2: South of Thompson Road extending south approximately 800 feet. This area contains four parcels totaling approximately 10.4 acres in the Special Development District. Two of the four parcels have frontage on SR 74 and the other two parcels front on Thompson Road. Of the two parcels fronting SR 74, one contains a single-family residence and the other is vacant. The two

parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of these parcels are in the range of 800 feet from SR 74.

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required as applicable for parcels in Area 2 that are zoned for non-residential uses The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

In the interim pending assemblage of this area, those parcels within the Special Development District, Area 2 with frontage on SR 74 can be given individual consideration for O-I zoning. Parcels that do not have frontage on SR 74 that are within the Special Development District, Area 2 should not be given individual consideration for O-I zoning as they only have frontage on Thompson Road. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the SR 74 North - East Side Special Development District in the O-I Zoning classification.

Area 3: This area starts approximately 800 feet south of Thompson Road and extends approximately 1,300 feet to the south from this point. This area contains approximately 24 acres in the Special Development District. These 24 acres are part of an 81 acre parcel which contains a single-family residence. The single-family residence is not within the 24 acres contained in the Special Development District.

This is an area where the assemblage of parcels is not necessary to achieve the goals of the SR 74 North Overlay District. The continuation of the service drive in Fairburn will be required if this property is zoned for non-residential uses. The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

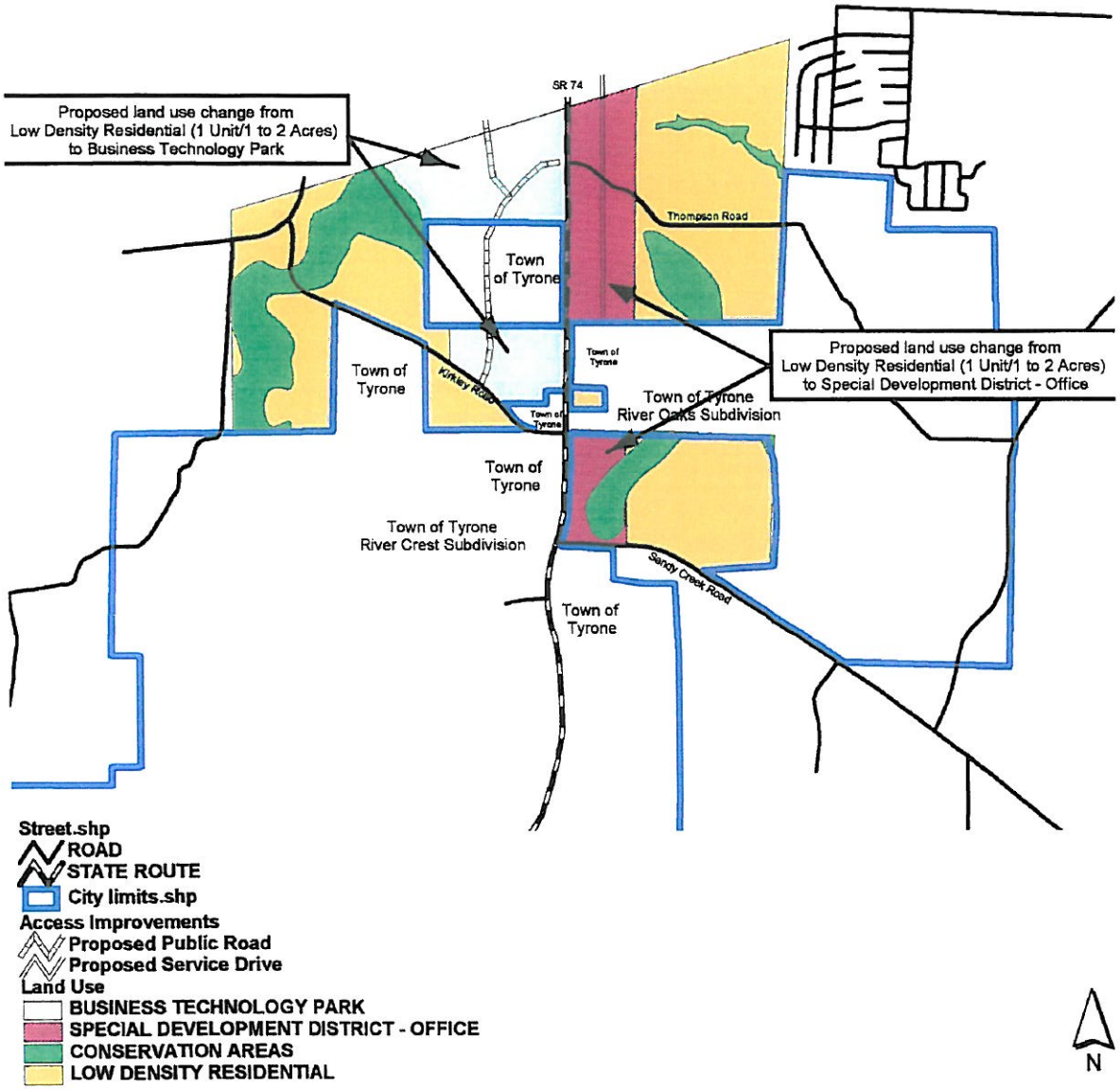
Area 4: North of Sandy Creek Road extending north approximately 1,400 feet. This area contains four parcels totaling approximately 24 acres in the Special Development District. All four parcels have frontage on SR 74 and one parcel also has frontage on Sandy Creek Road. Of the four parcels, three parcels each contain a single-family residence and one is vacant. The existing boundaries of these parcels are in the range of 700 feet from SR 74.

This is an area where the assemblage of parcels is necessary to achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn would not be required. The number of curb cuts

will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

In the interim pending assemblage of this area, the four parcels can be given individual consideration for O-I zoning.

SR 74 North
Future Land Use Plan
Amendments



STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION NO. _____-09

A RESOLUTION TO APPROVE THE FAYETTE COUNTY COMPREHENSIVE PLAN LAND USE ELEMENT TEXT AND MAP AMENDMENTS AND TO AUTHORIZE TRANSMITTAL OF THAT DOCUMENT TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR COORDINATION OF REGIONAL AND STATE REVIEW PRIOR TO ADOPTION.

WHEREAS, Fayette County has prepared Fayette County Comprehensive Plan Land Use Element Text and Map Amendments;

WHEREAS, on the 8th day of January, 2009, the Fayette County Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendments; and

WHEREAS, on the 22nd day of January, 2009, the Fayette County Board of Commissioners conducted a public hearing on the proposed Comprehensive Plan amendments;

BE IT THEREFORE RESOLVED THAT the Fayette County Board of Commissioners, does hereby approve the Fayette County Comprehensive Plan Land Use Element Text and Map amendments; and authorizes transmittal to the Atlanta Regional Commission and Department of Community Affairs for coordination of regional and state review, prior to adoption, as per the requirements of the Georgia Planning Act of 1989 and the Georgia Development Impact Fee Act.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

_____
Jack R. Smith, Chairman

ATTEST:

_____
Carol Chandler, County Clerk

The motion unanimously passed 5-0.

* * * * * * * * * *

Chairman Powell asked if there was any further business.

Robyn Wilson advised the P.C. that the January 15th Public Meeting/Workshop had been cancelled. She added that there were no applications received for the February Public Hearing.

Pete Frisina advised that Staff was reviewing the Zoning Ordinance and would begin holding Workshops/Public Meetings in the near future. He added that the proposed amendments were basically "housekeeping" items.

There being no further business, Jim Graw made the motion to adjourn the Public Hearing. The motion for adjournment unanimously passed 5-0. The Public Hearing adjourned at 7:45 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

DOUG POWELL
CHAIRMAN

ROBYN S. WILSON
SECRETARY

State Route 74 North Land Use Study
October 20, 2008

Purpose

The purpose of this study is to address future land use in the SR74 North corridor north from Sandy Creek Road to the Fulton County line. The study area encompasses land in both unincorporated Fayette County and the Town of Tyrone.

Background

SR74 North is a critical link in the transportation network for Fayette County, providing access to Hartsfield-Jackson Atlanta International Airport and the Atlanta region via Interstate 85 which is located approximately one and one-half miles north of the Fayette County line. The SR 74 North Corridor provides the first impression of Fayette County. An opportunity exists to develop standards for signature projects that will become the gateway to Fayette County and maintain an efficient level-of-service on SR74, by minimizing driveway encroachments through the use of local circulation roads, service drives, and multi-use pathway networks. Maintenance of efficient traffic flow on SR74 is critical to the future economic health of Fayette County and should be a key consideration of any future land use plan proposals in this corridor.

A 200-acre mixed-use development in Fairburn is scheduled to break ground for its first phase in early 2009. That development will be located on the east side of SR74 between Milam Road and Harris Road. This project at build out is approved for over one million square feet of retail, restaurant, theatre, office and residential town home development. Assuming the success of this project, pressure for development of neighboring areas should be expected.

Study Goal and Objectives

Existing Guidelines

In response to the Georgia Minimum Planning Standards Act of 1989, the Georgia Department of Community Affairs developed Quality Community Objectives (QCOs) for use in weighing local planning decisions. Likewise, Fayette County responded to these Objectives in the 2007 Partial Update to the 2004 Comprehensive Plan. The county's 2004 Comprehensive Plan presents the county goals, objectives and policies (CP-GOPs).

In summary these QCOs and CP– GOPs support the following positions.

- Regional Identity – Promote and preserve a regional identity.
- Transportation Alternatives – Provide for greater use of non-automotive transportation.
- Appropriate Businesses and Employment Options – Promote location and expansion of businesses and industry consistent with the educational level, skills and experience of the community's labor force.

SR74 North Goal and Objectives

Goal: To address the future land use along the SR 74 North Corridor, coordinate the planning efforts of Fayette County and the Town of Tyrone, and establish an identifiable gateway into Fayette County.

Objectives:

- To sustain the efficient traffic flow on SR74 North as the county's main connection to Interstate 85.
- To enhance the aesthetic qualities of the corridor, as a major gateway into Fayette County.
- To provide a network of facilities to accommodate alternative transportation modes.
- To provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force,
- To protect existing and future residential areas in the SR74 North corridor.

Existing Conditions

Study Area

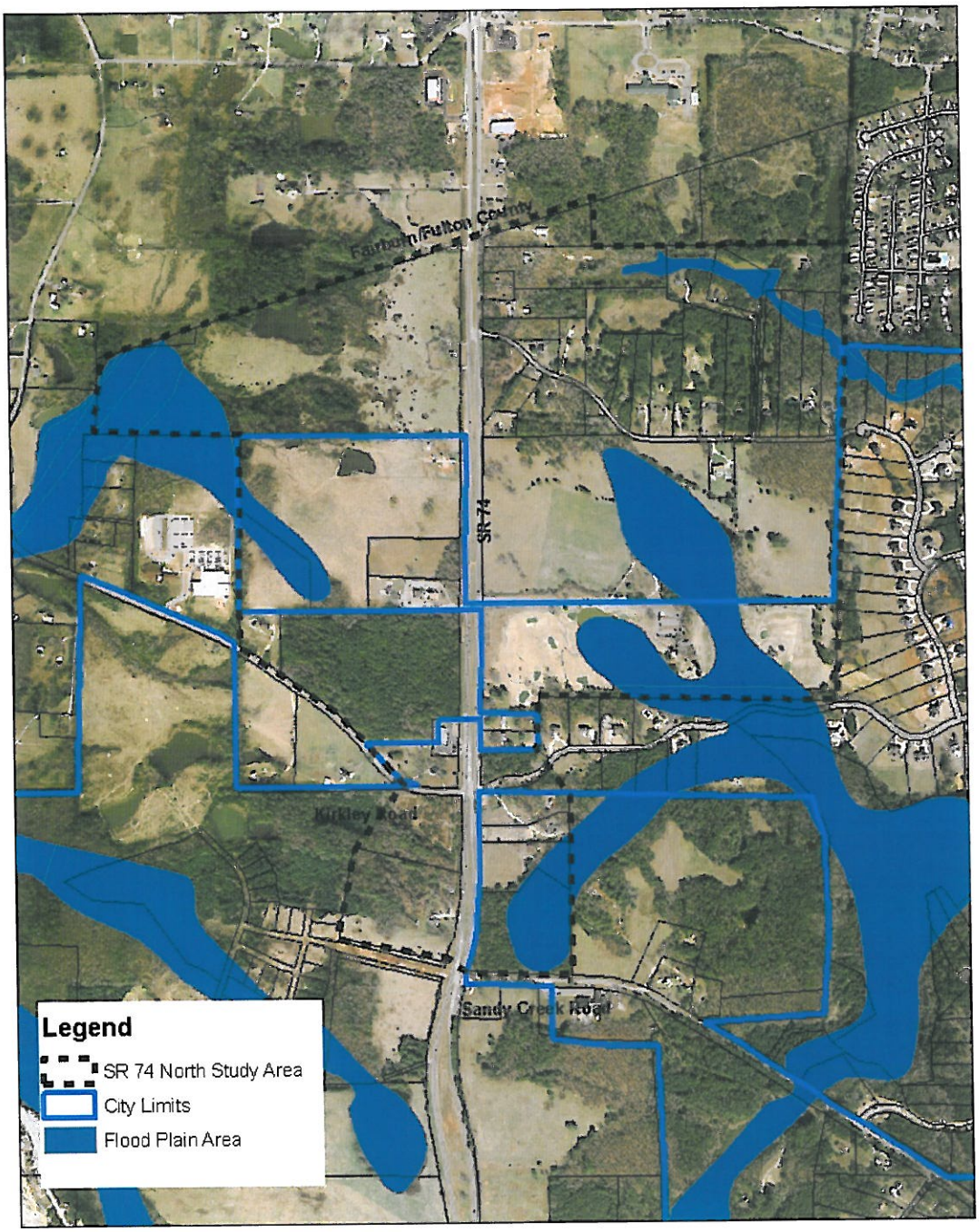
The study area contains approximately 480 acres and encompasses an area along the SR74 North Corridor from the intersection with Sandy Creek Road to the Fulton County Line/Fairburn City Limits (see Map 1). This area is a mix of parcels within the corporate limits of the Town of Tyrone and unincorporated Fayette County. A significant amount of acreage is accounted for in a few large parcels. Also, there are several areas of smaller residential parcels that are potential areas for redevelopment. Additionally, the area of the City of Fairburn in Fulton County, from the county line to Interstate 85, is reviewed due to its influence on the character of the SR74 corridor.

In recent years most of the area has been shown as residential on future land use plans and zoned as such in the unincorporated county and Tyrone. However, recently Tyrone approved a rezoning from residential to office and light industrial zoning for a 45-acre parcel located between two large unincorporated parcels (72 acres and 28 acres) on the west side of SR74, north of Kirkley Road. Eight acres of this 45-acre parcel has been sold to the Catholic school on Kirkley Road, reducing the size of the remaining property to 37 acres.

Environmental Conditions: The study area is within the Line Creek and Whitewater Creek drainage basins. These basins are water supply watersheds for Coweta and Fayette counties. Both Fayette County and Tyrone have watershed protection ordinances in place that meet the State minimum requirements.

Line Creek and Whitewater Creek have floodplain as indicated on Map 1. Both Fayette County and Tyrone have floodplain ordinances in place. In addition, the study area is within a groundwater recharge area. Both Fayette County and Tyrone have groundwater recharge ordinances in place which meet the State minimum requirements.

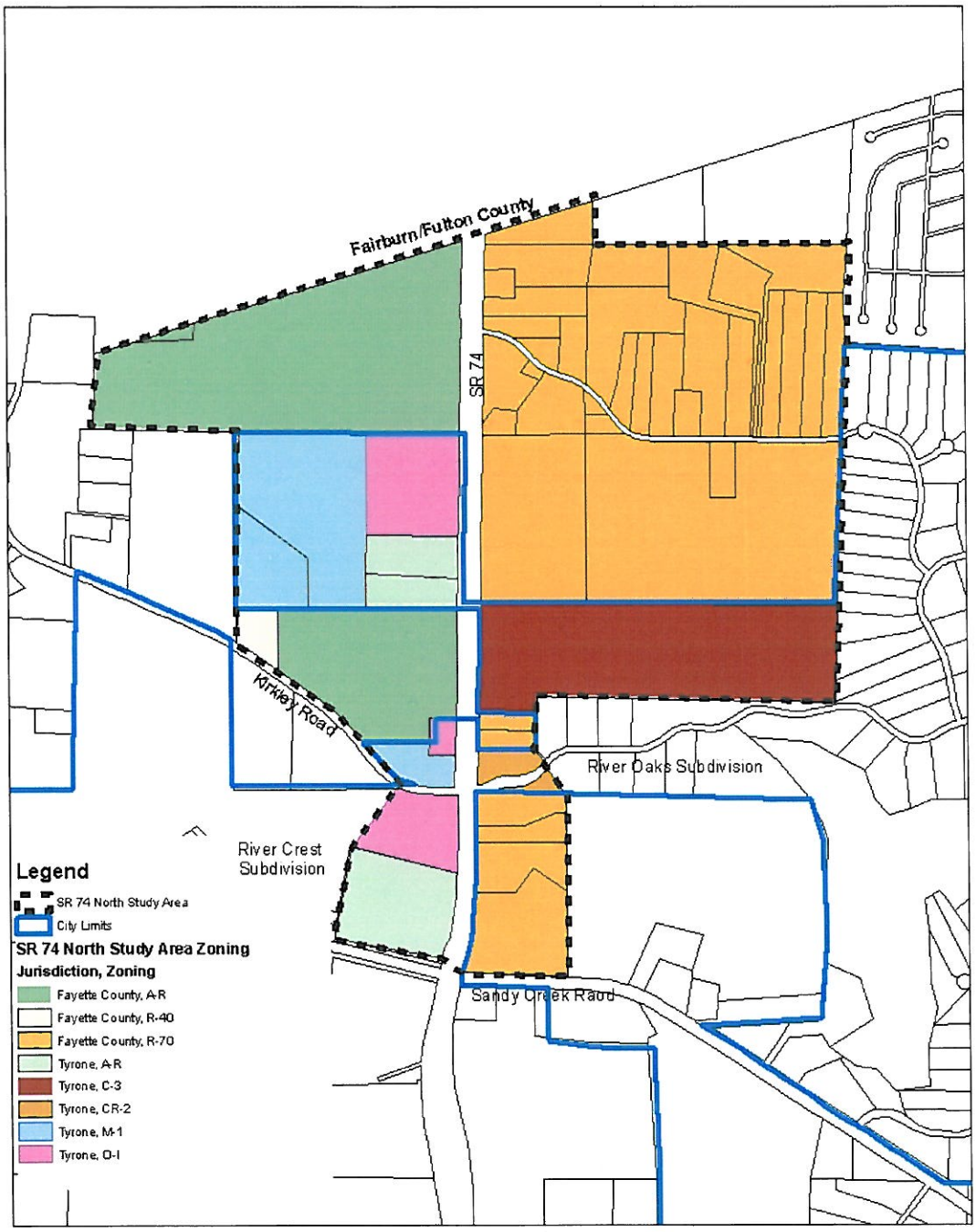
Map 1



Unincorporated Fayette County: Currently, all parcels in the unincorporated area are zoned for residential uses in the study area (see Map 2). Individual parcels fronting SR74 North range in size from small one acre parcels to large parcels of approximately 80 acres. Smaller residential parcels range in size from one acre to ten acres and the majority are clustered in the area of Sandy Creek Road and Thompson Road. The large parcels

vary in size from approximately 13 to 80 acres. The majority of these large parcels are located north of Kirkley Road.

Map 2



Tyrone: Parcels in Tyrone fronting on SR74 are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map (see Map 2). Two residential subdivisions access SR 74 in the vicinity of the study area, River Oaks and River Crest. River Oaks contains two-acre lots and River Crest contains one-half acre lots.

West Side of SR 74 Conditions: Presently, there are three large parcels that make up the majority of the area north of Kirkley Road. Two of these parcels are in unincorporated Fayette County (72 acres and 28 acres) and the other parcel is in Tyrone (37 acres). The 72-acre parcel is the northern-most parcel and a portion of it is in Fulton County, City of Fairburn. The 28-acre parcel is the southern most property and has frontage on both SR74 and Kirkley Road. Both of these parcels are zoned Agricultural-Residential. The 37-acre parcel in Tyrone separates these two parcels.

Besides these large parcels there are several smaller parcels that make up the remainder of this area. In Tyrone north of Kirkley Road these parcels include two five-acre A-R parcels that contain a church located beside the aforementioned 37-acre parcel, a two acre O-I parcel that contains a multi-tenant building, and a four-acre parcel zoned M-1 that contains a single-family residence. South of Kirkley Road in Tyrone is an undeveloped O-I tract of approximately nine acres and an A-R tract of approximately seven acres that contains a single-family residence in the area of the River Crest Subdivision. Also included in this area is a two-acre R-40 parcel on Kirkley Road in the unincorporated area that would need to be assembled with the aforementioned 28-acre parcel for the purpose of rezoning to a non-residential use.

East Side Conditions: The area north of Thompson Road extending approximately 750 feet north to the Fulton County line contains seven parcels totaling approximately 19 acres. Five of the seven parcels have frontage on SR74 and the other two parcels front on Thompson Road. Of the five parcels fronting SR74, three contain single-family residences and two are vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of most of these parcels are in the range of 800 feet from SR74. However, one of these parcels is ten acres in size and is approximately 1,400 feet in depth, well beyond the 800-foot depth of the other rear lot lines.

South of Thompson Road are four parcels totaling approximately 10.4 acres. Two of the four parcels have frontage on SR74 and the other two parcels front on Thompson Road. Of the two parcels fronting SR74, one contains a single-family residence and the other is vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of these parcels are in the range of 800 feet from SR74.

To the south and adjacent to the aforementioned four parcels is an 81-acre parcel containing a single-family residence. This parcel starts approximately 800 feet south of Thompson Road and extends approximately 1,300 feet to the south from this point. The parcel is approximately 2,800 feet deep; the front 800 feet (approximately 24 acres) would be the same depth as the aforementioned parcels bordering Thompson Road. Adjacent to the south in Tyrone is a 50 acre parcel zoned C-3 that contains a golf recreation facility.

Adjacent to the C-3 parcel to the south is the River Oaks Subdivision in Tyrone. Directly in front of the River Oaks subdivision are two R-70 parcels each containing a single-family residence in the unincorporated area.

The remaining area includes four parcels totaling approximately 24 acres north of Sandy Creek Road. These parcels are approximately 700 feet in depth. All four parcels have frontage on SR74 and one parcel also has frontage on Sandy Creek Road. Of the four parcels, three of the parcels contain a single-family residence and one is vacant.

Fairburn: In this portion of the SR74 corridor the current land uses range from the array of gas station/convenience stores, fast food franchises and motels in the Interstate 85 interchange service area to commercial, service and residential (single-family and multi-family) uses south to Fayette County. Plans for SR74 North in Fairburn indicate commercial on both sides of the road from the County line to Interstate 85 as depicted on Fairburn's Community Character Areas map. The area outside of this commercial area is indicated as residential. The area beside Interstate 85 along Oakley Industrial Boulevard is indicated as industrial.

A large mixed-use planned development, the Fairburn Renaissance, is scheduled to break ground in early 2009. The approved total project includes 655,000 square feet of retail, 73,000 square feet of restaurants, a 68,000 square foot multi-plex cinema, 30,000 square feet of office and 200 townhomes. This development will bring additional pressure for development of the SR74 North corridor in Fayette County. That area has been annexed by the City of Fairburn from Fulton County.

Existing Traffic

Traffic on SR74 has increased significantly since 1997 based on GDOT traffic counts for two sections of the facility as shown in the table below. Peak traffic periods frequently have traffic backed up from the Interstate 85 interchange to Milam Road and has forced some traffic to find alternate routes such as the Interstate 85/Collinsworth interchange in Coweta County.

SR74 North Traffic Counts 1997 to 2007 Source: GDOT

From	To	1997	2000	2003	**2007**	**Change 1997 to 2007**
Kirkley Rd	Thompson Rd	27,286	31,300	31,420	33,710	6,424 +24%
Senoia Rd	Sandy Creek Rd	25,111	28,867	30,180	33,380	8,269 +33%

Needs

As SR74 North lies in the jurisdictions of both unincorporated Fayette County and Tyrone, it is essential that both jurisdictions work together to develop a plan for the corridor. SR74 North is first and foremost a transportation corridor providing critical access to Hartsfield-Jackson Airport and the City of Atlanta via Interstate 85. The maintenance of an efficient flow of traffic is essential. While the design, construction and maintenance of SR74 is the responsibility of Georgia Department of Transportation, local governments have the responsibility of the control of land development through land use planning and zoning. Land use decisions on the local level will have an impact on the operational efficiency of roadway. For example, numerous curb cuts reduce the roadway capacity and safety due to the number of vehicles entering and exiting the road

in multiple locations. For the purpose of maintaining a higher level of operational efficiency and safety, a system of new access roads and service drives for the future developments should be pursued to reduce the number of access points on the SR74 frontage. Additionally, development of a network of multi-use pathways would promote alternative transportation modes including golf carts, bicycles and pedestrians, thereby reducing the number of automobile trips.

Opportunities

The following opportunities are identified below:

- Over 6,300 linear feet of frontage on SR 74 in unincorporated Fayette County and the Town of Tyrone from Sandy Creek Rd. to Fulton County Line/City of Fairburn.
- Tyrone has rezoned a 45-acre tract from residential to office and light industrial. This tract, now at 37-acres following sale of an eight-acre parcel to the Our Lady of Victory Catholic School, is between two other large parcels (72-acres and 28-acres) in unincorporated Fayette County. Together these properties represent 137 acres that could be developed as a significant planned gateway development.
- The opportunity exists to create a major employment center as the gateway to Fayette County. A planned development consisting of high-tech, scientific, aerospace, research and development and professional support firms would provide jobs that match the demographics of Fayette County in terms of professional experience and education level. The objective is to reduce the percentage of the workforce that commutes outside of the county for employment, thereby reducing regional vehicle miles traveled (VMT), vehicle hours traveled (VHT) and auto based air pollutants (ozone and CO2). While the goal is to employ existing Fayette County citizens, the residential areas within close proximity to the study area would provide housing for any additional workforce. This area would absorb a portion of the forecasted employment growth of the County as a whole and could relieve development pressures in other portions of the County for a period of time.

Issues

The study area falls under the jurisdiction of Fayette County and the Town of Tyrone. While each jurisdiction has regulations capable of controlling development, a unified approach to development would be more advantageous to the community. If this area is developed without a coordinated effort the development of the area could be haphazard and disjointed creating transportation problems on SR 74.

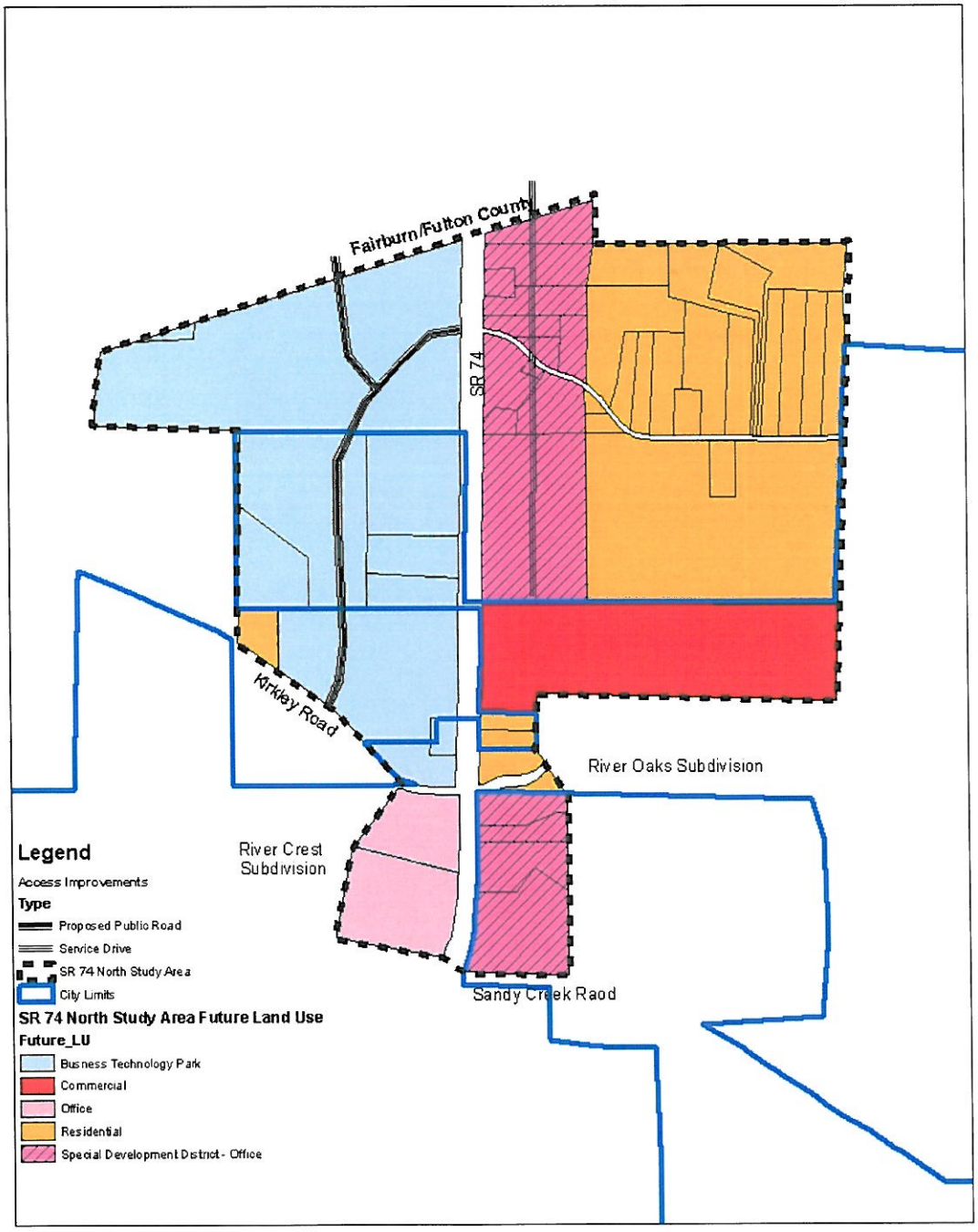
Concept Development and Recommendations

Evaluation of study area conditions have led to the determination that distinctive approaches are needed for the west and east sides due to the pattern of existing development and significant differences in the number and sizes of existing.

West Side Recommendations

The area from Kirkley Road north to the county line on the west side of SR74 North, is proposed for a land use designation of Business Technology Park (see Map 3) that would encourage a planned development pattern consisting of high-tech scientific research and development, manufacturing, and professional offices with a limited amount of commercial. This land use designation would be implemented through a new Business Technology Park zoning district and a SR74 North Overlay Zone.

Map 3



The business technology park concept and development potential is made possible by the availability of the three large parcels north of Kirkley Road. Because these parcels are contiguous, the potential exists for a continuous development pattern, linked by an internal roadway and pathway networks. To promote this continuous/connected development pattern, a connecting road from SR74 North through these properties to Kirkley Road, with a northward extension to Fulton County, will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR74 North; this will serve as the curb cut for the 72-acre parcel, and will run south through the three properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR74 North. The other two large parcels will be allowed one curb cut for the construction of a street that will be right in/right out only, as no median break on SR74 North is located in this area. Curb cuts for individual properties created in the development of these parcels would not be allowed on SR74 or Kirkley Road. In addition, a multi-use path system will be required to facilitate pedestrian, bicycle, and golf cart circulation and access to all buildings in the Business Technology Park.

These transportation facilities should be located and designed to allow for future extensions northward into Fairburn, with the City of Fairburn providing for a connection to Landrum Road.

Recommendations: SR74 North Overlay District

West Side:

- Business Technology Park
- Connecting road for access and internal circulation from SR74 opposite Thompson Road to Kirkley Road.
- Multi-use path system to provide for golf cart, bicycle and pedestrian circulation.
- Buildings fronting SR74 should be multi-tenant with 20 per cent allowance for support services for the larger development.
- Zoning amendments proposed for Business Technology Park.
- Design internal road and multi-use path for extension to Fairburn.

East Side Recommendations

The area along the east side of SR74 North is proposed for planned office development (see Map 3) along the frontage of SR74 to a depth of approximately 800 feet in order to fulfill the aforementioned goals for the future development of the corridor. A service drive located approximately 400 feet east of and generally parallel to SR74 will be required to be built in conjunction with development of the area. This service drive will connect to a service drive in Fairburn, running south from Milam Road, and proceed south to the aforementioned golf recreational facility in Tyrone.

As an incentive for the assemblage and development of this area, the Office-Institutional Zoning classification will allow a limited amount of commercial uses through a SR74 North - East Side Special Development District in conjunction with office uses when the minimum requirements for acreage (ten acres) and road frontage (600 feet) are met. This minimum requirement for acreage and frontage will achieve a reduction in individual

curb cuts on SR74, consistency and coordination in architectural design, and capacity to develop a required service drive where applicable. The number of curb cuts will be addressed through conditions put in place at the time of rezoning. The assemblage of parcels in some areas will be necessary to meet these minimum requirements. Comprehensive Plan and Zoning Ordinance amendments will be necessary to implement this effort.

The one ten-acre parcel located at the county line will remain designated for Low Density Residential (1 unit/1 to 2 acres) for that portion located beyond 800 feet from SR74. This continued residential zoning would include the area along Thompson Road where residential lots exist, ranging in size from two to nine acres, and undeveloped large parcels, where it is anticipated that residential subdivisions could be developed in the future.

It is anticipated that the entrance to some of these residential areas, both existing and future, will be through the planned office development along the frontage of SR74. It is recommended that individual non-residential curb cuts on these roads be eliminated, landscaping be enhanced, and a multi-use path connection between these residential areas and the planned office developments be established.

There should be no individual non-residential driveways accessing Thompson Road. Access to Thompson Road will be from the service drive only. This will be addressed through conditions placed on the property at the time of rezoning.

Parcels that do not have frontage on SR74 that are within the SR74 North - East Side Special Development District should not be given individual consideration for O-I zoning. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the proposed SR74 North - East Side Special Development District in the O-I Zoning classification.

Recommendations: SR74 North Overlay District

East Side:

- Proposed East Side Special Development District to promote planned office development along SR74 east side frontage to a depth of approximately 800 feet.
- Extension of Fairburn's service drive concept to provide greater access and a connection to Milam Road.
- Incentives to assemble properties to a minimum size of 10 acres and 600 feet of SR74 frontage.
- Enhanced entry to remaining residential on Thompson Road.

Recommended Actions for Implementation

To achieve the objectives of this study a coordinated effort between Fayette County and Tyrone will be necessary. Each jurisdiction would need to adopt polices and ordinances to accomplish the objectives of the Master Plan.

Comprehensive Plan Amendments

Each jurisdiction should address the aforementioned recommendations for this area in their Comprehensive Plans. A common element in each jurisdiction's plan detailing the development options for the study area would be the best approach.

Zoning Text Amendments

Amendments to each jurisdiction's ordinances are required to implement the recommendations of this study. This would include the development of a Business Technology Park zoning district, a SR 74 North overlay zone and a SR 74 East Side Special Development District. The ordinances should provide a seamless transition from one jurisdiction to another by having requirements that are similar.

08/01/07 – Instructed by BOC to begin review
04/17/08 – PC Wkshop
05/15/08 – PC Wkshop
06/19/08 – PC Wkshop
12/03/08 – BOC Wkshop
01/08/09 - PC Public Hearing
01/22/09 - BOC Public Hearing

DRAFT – PROPOSED AMENDMENTS TO THE FAYETTE COUNTY COMPREHENSIVE PLAN – LAND USE ELEMENT

The following amendments will be added in their entirety under **FUTURE LAND USE MAP AND NARRATIVE**

Business Technology Park

This category designates properties where the Business Technology Park (BTP) zoning district is appropriate. The purpose of the BTP zoning district is to provide a business/employment center in a planned campus setting with internal streets serving individual lots that contain single business or multi-tenant buildings.

Special Development District

A purpose of a Special Development District is to designate an area where specific land use policies and regulations will apply to achieve a specific development pattern. The Special Development District will be depicted as a hatched pattern over a land use designation.

SR 74 North East Side Special Development District: The purpose of this Special Development District is to promote planned office development along the eastern frontage of SR 74 to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor as stated in the SR 74 North Overlay District.

The following amendments will be added in their entirety under **Transportation Corridors**

Other Transportation Corridors: Section 7-6 Transportation Corridor Overlay Zone of the Fayette County Zoning Ordinance establishes Overlay Zones on state highways that traverse Fayette County. Regardless of the underlying zoning, any new nonresidential development along these corridors must meet the requirements of the particular Overlay Zone. The Zoning Ordinance establishes Overlay Zones on SR 54 West, SR 74 ***North*** ~~South~~, SR 85 North, and a General State Route Overlay Zone on all other state routes.

SR 74 North Overlay District: This District identifies the county's goals and recommendations for SR 74 North north of Sandy Creek Road and sets out the preferred development pattern for this area. SR 74 runs north/south through the western side of the County and is the main connection to Interstate 85. It also connects the communities of Peachtree City and Tyrone. The SR 74 North Overlay District lies in the jurisdictions of both unincorporated Fayette County and Tyrone. The SR 74 North Overlay District is also adjacent to Fairburn in Fulton County where substantial development in the form of commercial, industrial, and higher density residential is taking place.

Existing Development

Unincorporated Fayette County: Individual parcels fronting SR 74 North range in size from small one acre parcels to large parcels of approximately 80 acres. Smaller residential parcels range in size from one acre to ten acres and the majority are clustered in the area of Sandy Creek Road and Thompson Road. The large parcels vary in size from approximately 13 to 80 acres. The majority of these large parcels are located north of Kirkley Road. These parcels may or may not contain a single-family residence. Currently, all parcels in the unincorporated area are zoned for residential uses.

Tyrone: Parcels in Tyrone fronting on SR 74 are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map. There are two residentially zoned parcels fronting SR 74 North, one contains a single-family residence, the other contains a church. Two residential subdivisions are located in this area, River Oaks and Rivercrest. River Oaks contains two acre lots and Rivercrest contains one-half acre lots. One parcel zoned for office uses contains a small multi-tenant building and is located on the western side of SR 74 North just north of Kirkley Road. Other parcels zoned for office uses are vacant at this time. The commercially zoned parcel contains a golf recreation facility on the east side of SR 74 North. One of the parcels zoned for light industrial contains a single-family residence and the other is vacant at this time.

Fairburn: Plans for SR 74 North in Fairburn indicate commercial on both sides of the road from the County line to Interstate 85 as depicted on Fairburn's Community Character Areas map. The area outside of this commercial area is indicated as residential. The area beside Interstate 85 along Oakley Industrial Boulevard is indicated as industrial.

Future Development: As SR 74 North lies in the jurisdictions of both unincorporated Fayette County and Tyrone, it is essential that both jurisdictions work together to develop a plan for the corridor. SR 74 North is first and foremost a transportation corridor providing critical access to Hartsfield-Jackson Airport and the City of Atlanta via Interstate 85. The maintenance of an efficient flow of traffic is essential. While the design, construction and maintenance of SR 74 is the responsibility of Georgia Department of Transportation, local governments have the responsibility of the control of land development through land use planning and zoning. Land use decisions on the local level will have an impact on the operational efficiency of roadway. For example, numerous curb cuts reduce the roadway capacity and safety due to the number of vehicles entering and exiting the road in multiple locations. For the purpose of maintaining a higher level of operational efficiency and safety it is recommended that a system of new roads and service drives be pursued to provide interconnectivity and reduce the number of individual curb cuts.

The goals of the SR 74 North Overlay District are: (1) to maintain the efficient traffic flow of SR 74 North as the County's main connection to Interstate 85; (2) to enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into Fayette County; (3) to provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force; and (4) to protect existing and future residential areas in the SR 74 North corridor.

Recommendations:

SR 74 North West Side: The area from Kirkley Road north to the County line on the west side of SR 74 North is designated as Business Technology Park. This land use designation will correspond to the Business Technology Park Zoning District and the SR 74 North Overlay Zone in the Fayette County Zoning Ordinance. The Business Technology Park Zoning District consists of office and high tech light industrial uses with a limited amount of commercial support services.

Presently, there are three large parcels that make up the majority of the area. Two of these parcels are in unincorporated Fayette County (72 acres and 28 acres) and the other parcel is in Tyrone (37 acres). The 72 acre parcel is the northern most parcel and a portion of it is in Fulton County, City of Fairburn. The 28 acre parcel is the southern most parcel and has frontage on both SR 74 and Kirkley Road. Both of these parcels are zoned Agricultural-Residential. The 37 acre parcel in Tyrone separates these two parcels. The front 400 feet of this parcel is zoned Office-Institutional and the remainder is zoned M-1 (Light-Industrial).

Besides these parcels there are five smaller parcels that make up the remainder of this area. In Tyrone these parcels include two five acre Agricultural-Residential parcels that contain a church located beside the aforementioned 37 acre parcel, a four acre parcel zoned M-1 that contains a single-family residence and a two acre Office-Institutional parcel that contains a multi-tenant building. Also included in this area is a two acre R-40

parcel on Kirkley Road in the unincorporated County that must be assembled with the aforementioned 28 acre parcel for purposes of rezoning to Business Technology Park.

The greatest development potential is in the three large parcels. Because these parcels are contiguous to each other, they create the potential for a continuous development pattern, as they can all be linked. To promote this continuous development pattern and connection, a connecting road from SR 74 North through these properties to Kirkley Road will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR 74 North; this will serve as the curb cut for the 72-acre parcel, and will run south through the three properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR 74 North. The other large parcel in the unincorporated county will be allowed one curb cut for the construction of a street that will be right in/right out only, as no median break on SR 74 North is located in this area. Curb cuts for individual properties created in the development of these parcels would not be allowed on SR 74 or Kirkley Road. In addition, a multi-use path system will be required to allow for pedestrian, bicycle, and golf cart connectivity between these aforementioned properties.

SR 74 North - East Side Special Development District: The area along the east side of SR 74 North is designated as a Special Development District. The purpose of this Special Development District is to promote planned office development along the frontage of SR 74 to a depth of approximately 800 feet to fulfill the aforementioned goals for the future development of the corridor. As an incentive the Office-Institutional Zoning classification will allow a limited amount of commercial uses in conjunction with office uses when the minimum requirements for acreage (ten acres) and road frontage (600 feet) are met. This minimum requirement for acreage and frontage will achieve a reduction in individual curb cuts on SR 74, consistency and coordination in architectural design, and capacity to develop a required service drive where applicable. The assemblage of parcels in some areas will be necessary to meet the minimum requirements of the SR 74 North – East Side Special Development District in the Office-Institutional Zoning classification.

The property located beyond 800 feet from SR 74 will remain designated for Low Density Residential (1 unit/1 to 2 acres). This would include the area along Thompson Road where residential lots exist ranging in size from two to nine acres and undeveloped large parcels where it is anticipated that residential subdivisions could be developed in the future. It is anticipated that the entrance to some of these residential areas, both exiting and future, will be through the planned office development along the frontage of SR 74. It is recommended that curb cuts on these roads be minimized, landscaping be enhanced, and a multi-use path connection between theses residential areas and the planned office developments be established. This will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

Area 1: North of Thompson Road extending approximately 700 feet north to the Fulton County line. This area contains seven parcels totaling approximately 19 acres in the Special Development District. Five of the seven parcels have frontage on SR 74 and the other two parcels front on Thompson Road. Of the five parcels fronting SR 74, three contain single-family residences and two are vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of most of these parcels are in the range of 800 feet from SR 74. However, one of these parcels is ten acres in size and is approximately 1,400 feet in depth, well beyond the 800-foot depth of the Special Development District.

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required as applicable for parcels in Area 1 that are zoned for non-residential uses. The number of curb cuts will be addressed through conditions put in place at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

In the interim pending assemblage of this area, those parcels within the Special Development District, Area 1 with frontage on SR 74 can be given individual consideration for O-I zoning. This would include the aforementioned ten acre parcel. If the entire ten acres were rezoned to O-I it is recommended that the front 800 foot portion of the property be targeted for the O-I development and rear portion of the property be limited to parking and/or stormwater facilities. This could be accomplished through conditions placed on the property at the time of rezoning.

Parcels that do not have frontage on SR 74 that are within the Special Development District, Area 1 should not be given individual consideration for O-I zoning as they only have frontage on Thompson Road. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the SR 74 North - East Side Special Development District in the O-I Zoning classification.

Area 2: South of Thompson Road extending south approximately 800 feet. This area contains four parcels totaling approximately 10.4 acres in the Special Development District. Two of the four parcels have frontage on SR 74 and the other two parcels front on Thompson Road. Of the two parcels fronting SR 74, one contains a single-family residence and the other is vacant. The two parcels fronting Thompson Road each contain a single-family residence. The existing boundaries of these parcels are in the range of 800 feet from SR 74.

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required

as applicable for parcels in Area 2 that are zoned for non-residential uses The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

In the interim pending assemblage of this area, those parcels within the Special Development District, Area 2 with frontage on SR 74 can be given individual consideration for O-I zoning. Parcels that do not have frontage on SR 74 that are within the Special Development District, Area 2 should not be given individual consideration for O-I zoning as they only have frontage on Thompson Road. Consideration for O-I zoning should not be given to these parcels until they are assembled with adjacent properties to meet the requirements of the SR 74 North - East Side Special Development District in the O-I Zoning classification.

Area 3: This area starts approximately 800 feet south of Thompson Road and extends approximately 1,300 feet to the south from this point. This area contains approximately 24 acres in the Special Development District. These 24 acres are part of an 81 acre parcel which contains a single-family residence. The single-family residence is not within the 24 acres contained in the Special Development District.

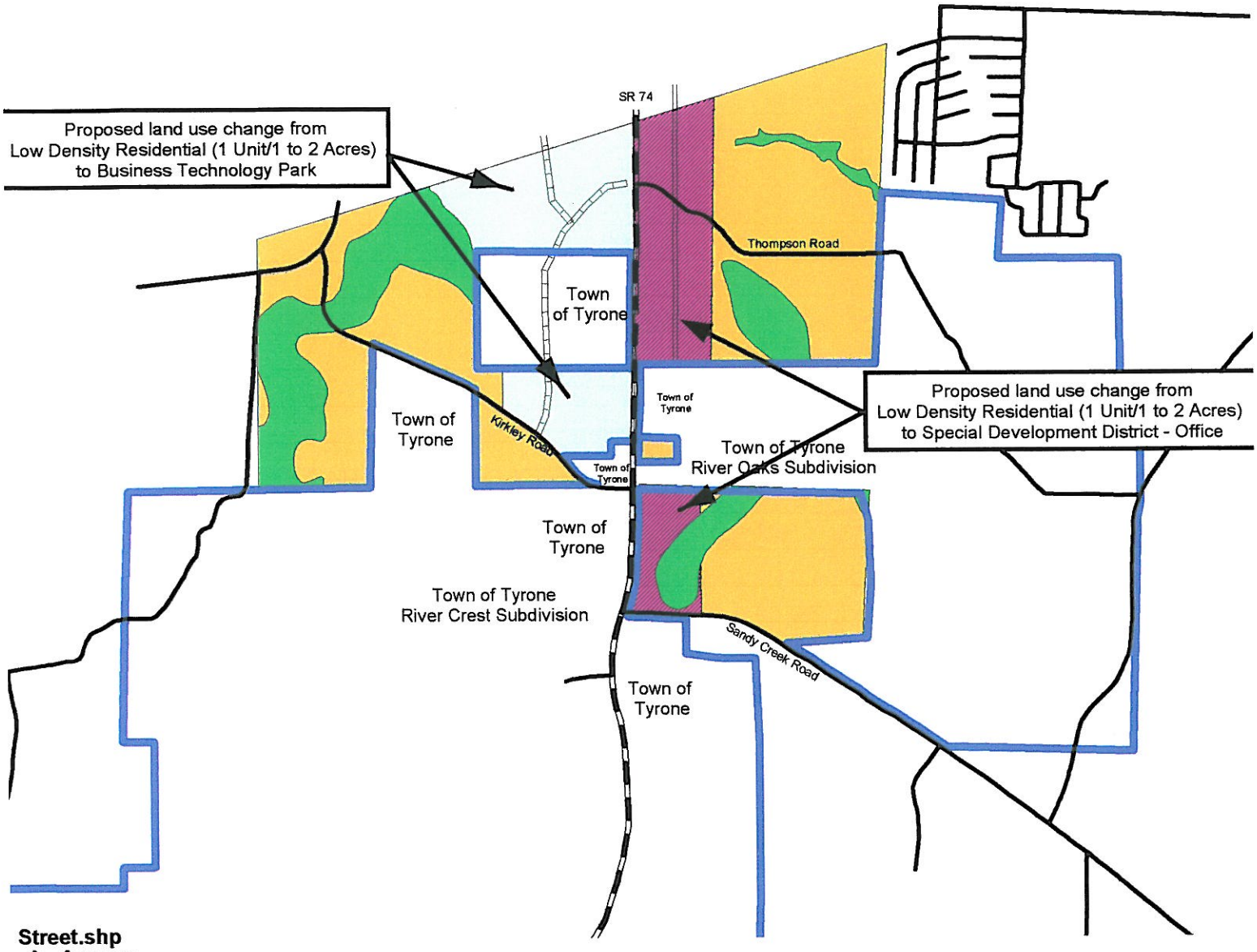
This is an area where the assemblage of parcels is not necessary to achieve the goals of the SR 74 North Overlay District. The continuation of the service drive in Fairburn will be required if this property is zoned for non-residential uses. The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

Area 4: North of Sandy Creek Road extending north approximately 1,400 feet. This area contains four parcels totaling approximately 24 acres in the Special Development District. All four parcels have frontage on SR 74 and one parcel also has frontage on Sandy Creek Road. Of the four parcels, three parcels each contain a single-family residence and one is vacant. The existing boundaries of these parcels are in the range of 700 feet from SR 74.

This is an area where the assemblage of parcels is necessary to achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn would not be required. The number of curb cuts will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

In the interim pending assemblage of this area, the four parcels can be given individual consideration for O-I zoning.

SR 74 North
Future Land Use Plan
Amendments



Street.shp
- ROAD
- STATE ROUTE
- City limits.shp

Access Improvements
- Proposed Public Road
- Proposed Service Drive

Land Use
- BUSINESS TECHNOLOGY PARK
- SPECIAL DEVELOPMENT DISTRICT - OFFICE
- CONSERVATION AREAS
- LOW DENSITY RESIDENTIAL

N

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION NO. 2009-04

A RESOLUTION TO APPROVE THE FAYETTE COUNTY COMPREHENSIVE PLAN LAND USE ELEMENT TEXT AND MAP AMENDMENTS AND TO AUTHORIZE TRANSMITAL OF THAT DOCUMENT TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR COORDINATION OF REGIONAL AND STATE REVIEW PRIOR TO ADOPTION.

WHEREAS, Fayette County has prepared Fayette County Comprehensive Plan Land Use Element Text and Map Amendments;

WHEREAS, on the 8th day of January, 2009, the Fayette County Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendments; and

WHEREAS, on the 22nd day of January, 2009, the Fayette County Board of Commissioners conducted a public hearing on the proposed Comprehensive Plan amendments;

BE IT THEREFORE RESOLVED THAT the Fayette County Board of Commissioners, does hereby approve the Fayette County Comprehensive Plan Land Use Element Text and Map amendments; and authorizes transmittal to the Atlanta Regional Commission and Department of Community Affairs for coordination of regional and state review, prior to adoption, as per the requirements of the Georgia Planning Act of 1989 and the Georgia Development Impact Fee Act.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

_____
Jack R. Smith, Chairman

ATTEST:

_____
Carol Chandler, County Clerk