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Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST September 1, 2016 7:00 pm

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

1. Consideration of the Minutes of the meeting held on August 18, 2016.

NEW BUSINESS

2. Consideration of a Variance request (V/A 012-16) for Groom's Corner from the Fayette County Subdivision Regulations, Section 104-597. (3). Contiguous areas for residential development. This variance is to reduce the contiguous area from 2.00 acres to 0.95 acres for Lot 3. This property is located in Land Lot 155 of the 4th District and fronts on Rising Star Road. The property is zoned A-R.
3. Consideration of Minor Subdivision Plat of Groom's Corner. The property will consist of four (4) residential lots. This property is located in Land Lots 155 of the 4th District and fronts on Rising Star Road. The property is zoned A-R.

PUBLIC HEARING

4. Consideration of Petition No. 1260-16. Guerry Ballea, Owner Megan Almond, Agent request to rezone 8.5 acres from A-R to O-I to develop a Medical Office. This property is located in Land Lots 7 and 17 of the 6th District and fronts SR 74 South.
5. Consideration of Petition No. RP-060-16, George and Anne Cocolos, Owner, request to revise the Minor Subdivision Plat for Woodbridge Farms Subdivision to increase the number of platted lots by subdividing Lot 6 into two (2) separate lots. This property is located in Land Lot 133 of the 4th District and fronts on Rising Star Road.

To: Planning Commission
 From: Dennis S. Dutton
 Date: August 25, 2016
 Subject: Groom's Corner Subdivision Variance Request (V/A 012-16)

Rod Wright Corporation, Owner request a Variance from the Fayette County Subdivision Regulations, Contiguous Areas for Residential Development, as needed to approve a Final Subdivision Plat. (See Attached Letter.) Section 8-505.(c). of the Fayette County Subdivision Regulations states:

Contiguous Areas for Residential Development. Each residential building lot shall have a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

Zoning Area District	Minimum Contiguous Free & Clear (ac)
A-R	2.0
EST	1.3
R-85, R-80	1.5
R-78, R-75, R-72, R-70	0.9
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.61
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.32

The Planning Commission may grant a Variance from requirements of the Subdivision Regulations. Section 8-510 of the Fayette County Subdivision Regulations states:

Variance or Appeal. In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not grant the variance or appeal, the property owner may then appeal to the Board of Commissioners.

Plat

The subject property is zoned A-R which requires a minimum contiguous area of 2.0 acres. Per the applicant's letter, proposed Tract 3 of Groom's Corner Subdivision does not meet the minimum standards of 2.0 acres for contiguous buildable area. Tract 3 will have a minimum contiguous area of 0.95.

The reduction in contiguous area is a result of the lot is separated power line and power poles through Tract 3. The variance is required prior to the approval of the Minor Subdivision Plat. See the following Departmental comments below:

Environmental Management: No issues. EMD only requires documentation from P&Z staff of the Planning Commission's approval of the variance.

If you have any questions or concerns please contact Dennis Dutton at (770) 305-5161.

RODWRIGHTCORP

P. O. Box 629

Fayetteville, GA 30214

August 25, 2016

Mr. Dennis Dutton, Zoning Administrator
Fayette County Planning Commission
140 Stonewall Avenue
Fayetteville, GA 30214

Dear Mr. Dutton:

Please accept this request for a variance to the requirement for a minimum of 2.0 acres of "contiguous buildable area" (CBA) for Groom's Corner located on Rising Star Road, Fayette County. Specifically, the impacted lot is Tract 3 with 0.95 acre of CBA

Although the impact of the lot is short by 1.06 acre of CBA, the attached exhibit shows that after power lines are moved, Tract 3 will meet total required CBA.

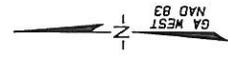
We are happy to provide any additional information that you request. We appreciate your consideration of this matter.

Sincerely,



Rod Wright
President
770-294-7990

- LEGEND**
- B/M RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - DB DEED BOOK
 - FB PAGE BOOK
 - A ARC LENGTH
 - C CHORD DISTANCE
 - D CURVE DIAMETER
 - REAR FOUND
 - CRIMPED TOP
 - F/F FINE HYDRANT NON-POTABLE
 - P/P POWER/UTILITY POLE
 - POB POINT OF BEGINNING
 - PCP CORRUGATED METAL PIPE
 - CONC CONCRETE
 - LP GAS TANK
 - OVER HEAD POWER W/ POLES
 - SOIL DELINEATION



SOIL SUITABILITY CODE LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

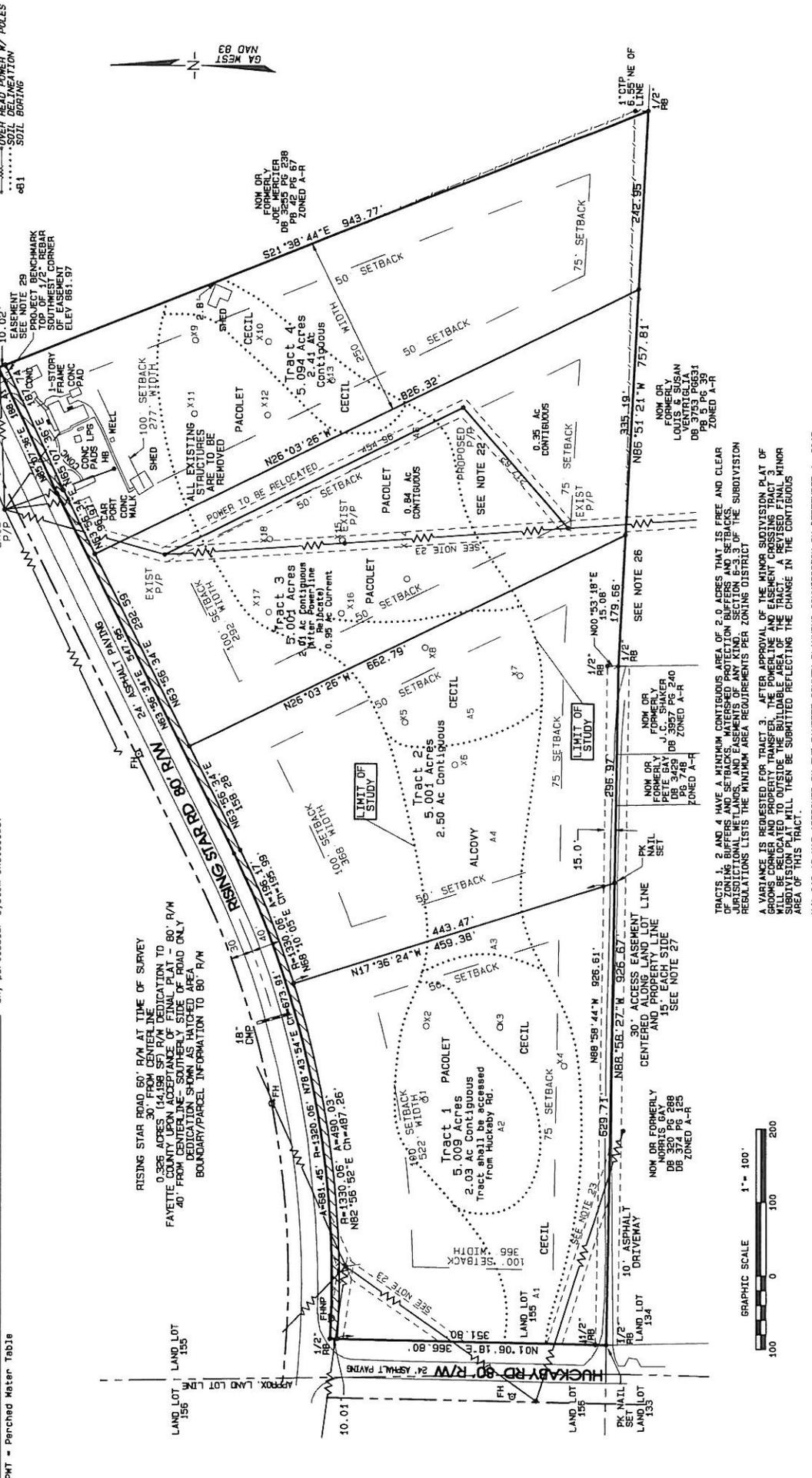
C2 Soils are unsuitable for conventional absorption fields, but suitable for alternative absorption fields with treatment system producing Class 1 effluent.

NOTES:

Absorption fields should not be installed on concave slopes. Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

Soil Units	Depth to Seasonal High Water Table (in)	Stone Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (in/hr)	Recommended Absorption Rate (gal/day/sq.ft.)	Soil Suit. Code
Alcovy	>72	2-6	12-18	85	0.10	C1
Cecil	>72	2-5	36-48	60	-----	A1
Medison	>72	2-6	36-48	45	-----	A1
Pacolet	>72	2-6	36-48	45	-----	A1

PWT = Perched Water Table

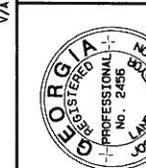


TRACTS 1, 2 AND 4 HAVE A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS. MATTERED PROTECTION BUFFERS AND SETBACKS JURISDICTIONAL MEASUREMENTS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.

A VARIANCE IS REQUESTED FOR TRACT 3. AFTER APPROVAL OF THE MINOR SUBDIVISION PLAT OF GROOM'S CORNER AND PROPERTY TRANSFER, THE POWERLINE AND EASEMENT CROSSING TRACT 3 SHALL BE REMOVED. THE MINOR SUBDIVISION PLAT WILL THEN BE SUBMITTED REFLECTING THE CHANGE IN THE CONTIGUOUS AREA OF THIS TRACT.

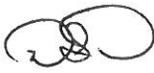
V/A 012-15 WAS APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2015

MINOR SUBDIVISION PLAT
of:
GROOM'S CORNER
LOCATED IN LAND LOT 155
4TH DISTRICT, FAYETTE COUNTY, GEORGIA
AUGUST 03, 2015
PARCEL TAX ID: 0426 005



Robison
Surveys and Engineering
Land Planners, Land Surveyors, Engineers
108 NORTH MORGAN DR
GRIFFIN, GEORGIA 30223
(770) 391-2510

NO.	DATE	REVISION

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: August 25, 2016
Subject: Minor Subdivision Plat to be considered on September 1, 2016

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Groom's Corner

OWNER/APPLICANT

Rod Wright Corporation, Owner

Recommend **APPROVAL** for the Minor Subdivision Plat signed August 24, 2016.

REQUESTED ACTION: A-R to O-I

PROPOSED USE: Medical Office

EXISTING USE: Undeveloped Land

LOCATION: S.R. 74 South

DISTRICT/LAND LOT(S): 6th District, Land Lot(s) 7 & 17

OWNER: Guerry Ballew

AGENT: Megan Almond

PLANNING COMMISSION PUBLIC HEARING: September 1, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: September 22, 2016

APPLICANT'S INTENT

Applicant proposes to develop Medical Offices consisting of one (1) lot on 8.5 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is an 8.5 acre tract fronting on S.R. 74 South in Land Lot(s) 7 & 17 of the 6th District. S.R. 74 South is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is an 8.5 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, R-45, and PUD-PRD. See the following table and also the attached Zoning Location Map.

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

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	125.00	A-R	Starr's Mill School Complex	Public Facilities/Institution
South & East	Seven lots in the Chimney's Subdivision ranging in size from 1.10 to 1.63 acres	R-45	Single-family Residential	Rural Residential (1 Unit/2 to 3 Acres)
West across SR 74	Five lots in Brechin Park Subdivision ranging in size from 1.05 to 1.25 acres	PUD-PRD	Single-family Residential	Rural Residential (1 Unit/2 to 3 Acres)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Office. This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to O-I for the purpose of developing Medical Offices.

State Route Overlay

Due to the frontage on State Route 74, development of the property is subject to the requirements of the General State Route Overlay Zone. The Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements, and in cases where there is a conflict between requirements, the most restrictive regulation applies. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of State Route 74, a 50 foot setback for impervious surfaces from right-of-way of State Route 74, and architectural standards for buildings which require a residential character including a pitched peaked roof, a residential façade, and doors and windows of a residential character.

Access

The Concept Plan submitted indicates one (1) vehicular access from S.R. 74 South. GDOT will regulate the access to this property (see GDOT comments below and attached e-mail from Tyler Peek, GDOT District Traffic Engineer).

In addition, Public Works/Engineering states (see below) that there is on-going discussion of expanding a multi-use path system in this area and consideration should be given to allow (or require) connection with future multi-use paths. A multi-use path connection may be possible with the Starr's Mill School Complex to the north. This will require approval of the Fayette County School System.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County ordinances including but not limited to: Sections 5-18. Screening Required and 5-19. Screening Standards of the Fayette County Zoning Ordinance and 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

E. TRAFFIC AND TRIP GENERATION

The Concept Plan indicates two (2) proposed Medical Buildings ranging in size from a total of 25,000 to 50,000 square feet of floor area. Per the Institute of Transportation Engineers' "Trip Generation, 8th edition", the average trip generation of a Clinic is 31.45 trips per 1,000 square feet of gross floor area on weekdays. Using the average daily trips for a weekday per 1,000 square feet of gross floor area, 25,000 square feet of gross floor area would generate 786 (+/-) trips per weekday and 50,000 square feet of gross floor area would generate 1,572 (+/-) trips per weekday.

F. REVIEW OF CONCEPT PLAN

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

G. DEPARTMENTAL COMMENTS

Water System

Water available, 20" main on west side of SR 74.

Public Works/Engineering

Public Works Comments for Rezoning 1260-16.

1. Access is from SR 74 so GDOT will permit driveway cut. Turn lane modifications may be required.
2. There is on-going discussion of expanding multi-use path system in this area. Consideration should be given to allow (or require) a portion of Nature Trail to be connected with future multi-use paths.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0134E dated Sept 26, 2008.

Wetlands According to the National Wetlands Inventory wetlands are not present. However, a wetland study may be required upon field inspection by staff. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed Watershed Protection **DOES NOT** apply based on geographic information systems review. However, a state waters could be present and identified by staff during site inspection.

Groundwater The property **IS NOT** within a groundwater recharge area.

This development **IS** subject to all development regulations including the Post-Development Stormwater Management Ordinance.

Environmental Health Department

This department has no objections to the proposed rezoning from A-R to O-I for the potential of developing medical office. There was no soil or septic proposal information provided to allow our department to evaluate the suitability of the proposal to be served by a septic system.

Fire

Provide fire hydrants for needed fire flow and sprinkler system.

Georgia Department of Transportation

GDOT will require the following modifications for this parcel to be rezoned commercial for a medical facility:

- The existing decel lane will need to be modified for access to the property.
- A left turn will be need to engineered and constructed for the east bound (south bound) traffic, the existing median will need to be reconstructed for the left turn lane and storage.

STAFF ANALYSIS

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

1. The subject property lies within an area designated for Office. This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of utilities or schools. GDOT is proposing to reconfigure the intersection/ median cut which aligns with the subject property's access and Brechin Drive in Brechin Park Subdivision with a Restricted Crossing U-turn (RCUT). The RCUT will limit the subject property's access and Brechin Drive to right turns only. Those wanting to go straight or left on SR 74 will be required to make the next available U-turn.
4. Existing conditions and the area's continuing development with a mix of single-family residential and non-residential development (school complex, daycare and office development) support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved O-I **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner shall provide permanent easements to Fayette County across the property for multi-use path construction, maintenance, and public use. One easement shall run across the front of the property for a path going parallel with SR 74. The second easement shall run from the front of the property to the northeast with connection to the Starr's Mill School complex. The easements shall have a minimum width of 20 feet. Their locations shall be established by the owner on the Site Plan and defined by a written legal description. The easements, with legal description and map from the Site Plan shall be recorded at the Courthouse. (Per Public Works/Engineering)

Construction: The owner shall build the path connecting to the school property if an agreement is received from the Board of Education that allows for connection to the school's existing path network. The path along SR 74 may be constructed by the owner (for example as part of a loop around the complex) but it is not required as a condition of rezoning. Alternatively, it may be constructed by Fayette County at some point in the future. (Per Public Works/Engineering)

Pete Frisina

From: Peek, Tyler <tpeek@dot.ga.gov>
Sent: Tuesday, August 16, 2016 4:42 PM
To: Pete Frisina
Cc: Woods, Dan; Taylor, Stanford
Subject: SR 74 at Brechin - proposed medical office

Pete,

Thanks for speaking with me today. As we discussed, we would like for a Restricted Crossing U-Turn (RCUT) to be constructed at the intersection of SR 74 and Brechin Drive as part of the permit being proposed for the property across the highway from the subdivision. An RCUT would consist of a concrete island in the middle of the median opening that would channelize traffic and restrict the side street traffic entering SR 74 to right turns only. Side street traffic desiring to go left or straight would be required to turn right and make the next available U-Turn. Left and right turns from SR 74 onto Brechin or any proposed drive on the east side could still be made.

Our justification for this proposal is due to concerns with the full access median openings and the potential for future crashes resulting from the increase in traffic entering and exiting the intersection from the new development. We have installed RCUTs at other locations in our District, including Fayette County, as a way to address crash history and reduce crash frequency and severity at those intersections. While there are only two angle collisions on record for this intersection (from 8/2011 through 7/2016), we feel it would be prudent to proactively address this intersection now as part of this proposed development.

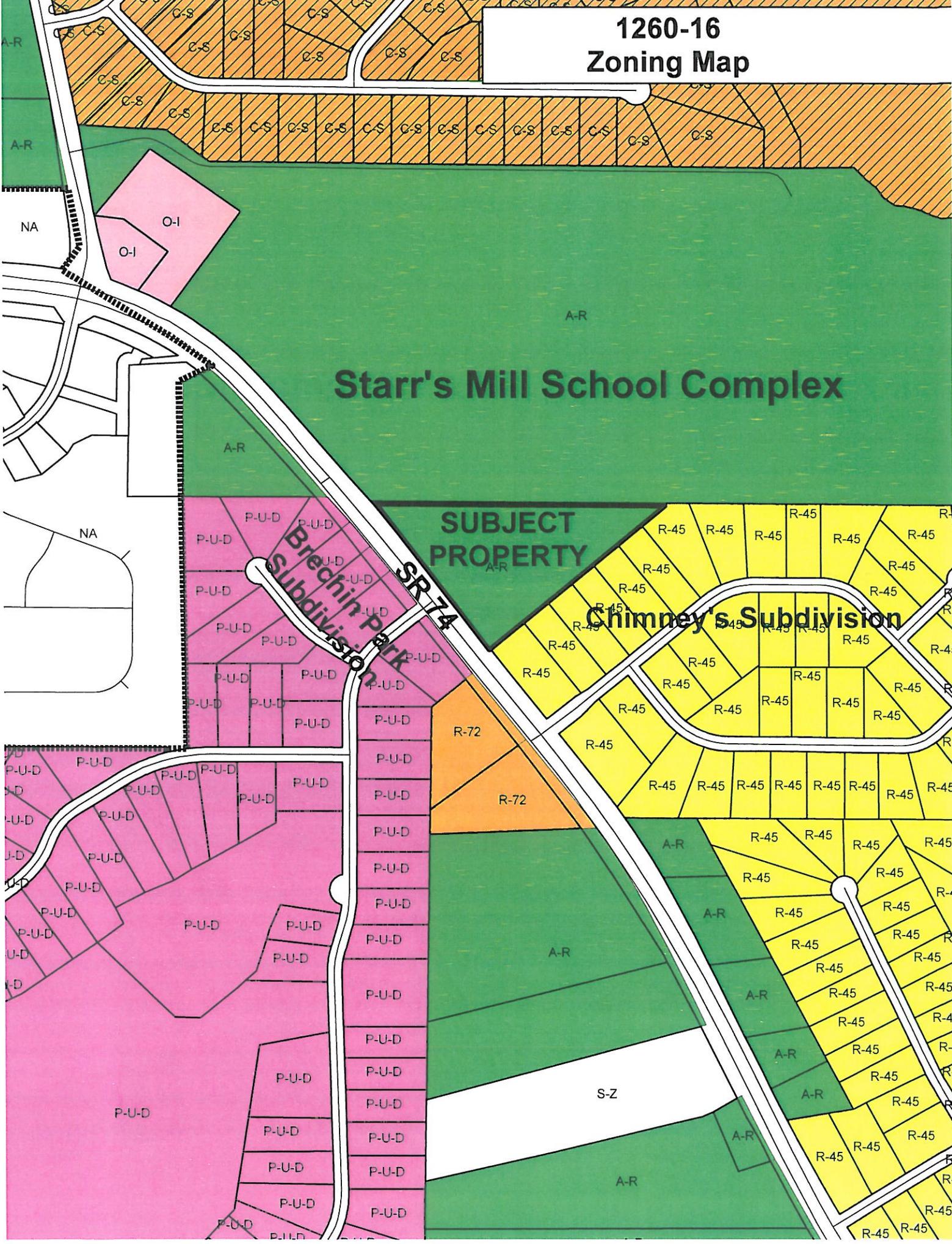
Please feel free to provide this information to the applicant.

Tyler Peek, P.E.
District Traffic Engineer
GDOT – District Three
115 Transportation Blvd.
Thomaston, GA 30286
706.646.7591 (office)
tpeek@dot.ga.gov



It's Georgia Department of Transportation's centennial! We were founded on August 16, 1916. The Department's work over the last century has contributed to a treasured quality of life for Georgians and to the incredible economic development of the Peach State. Georgia DOT has served for 100 years with simply the best in safety, service and innovation. And we will continue to embrace change, encourage innovation, meet new challenges and break new barriers as the next hundred years unfold. For all things Centennial, visit www.dot.ga.gov/Centennial.

1260-16 Zoning Map



**1260-16
Land Use Plan**

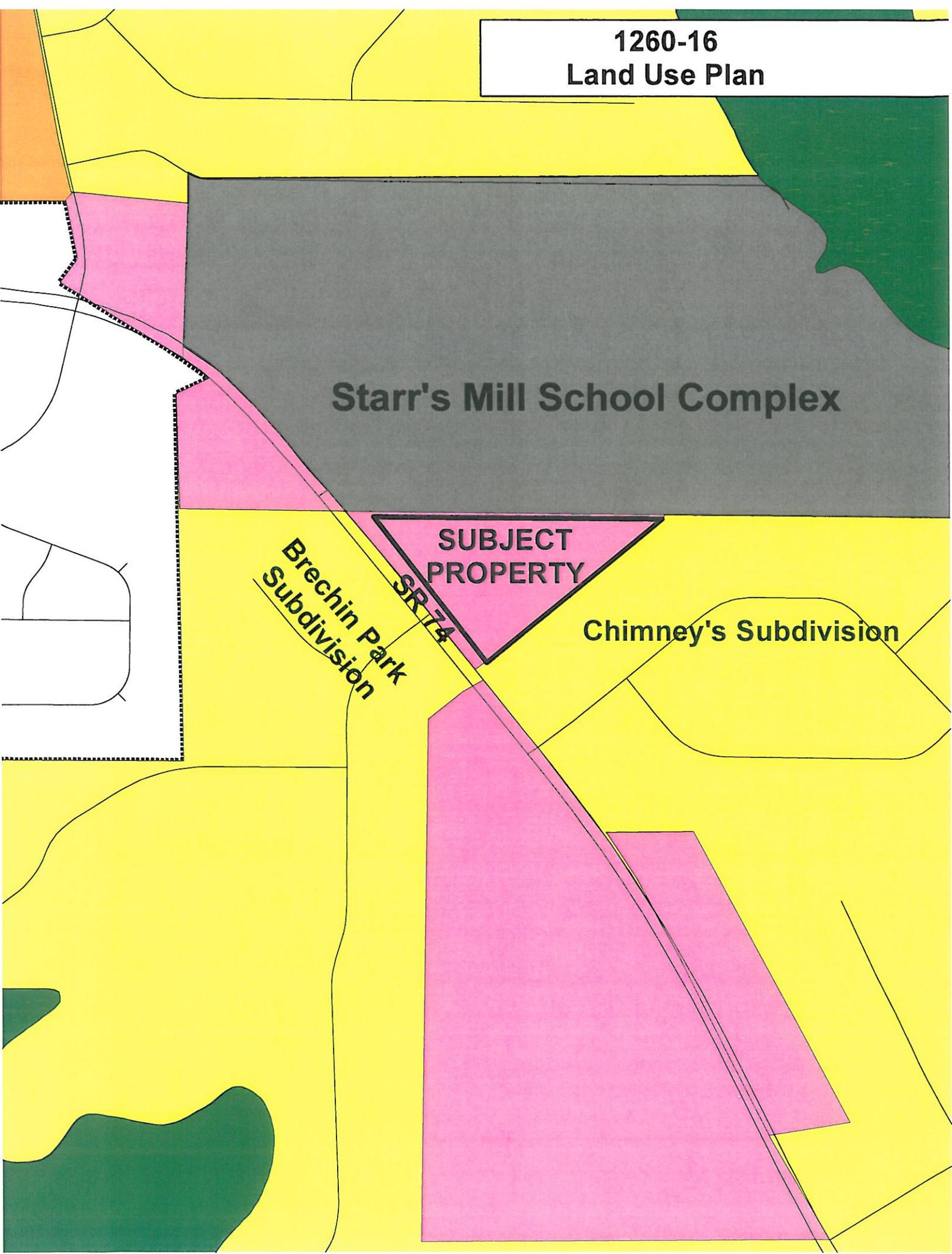
Starr's Mill School Complex

**SUBJECT
PROPERTY**

**Brechin Park
Subdivision**

SR 74

Chimney's Subdivision



**1260-16
Aerial Map**

Starr's Mill School Complex

SUBJECT
PROPERTY

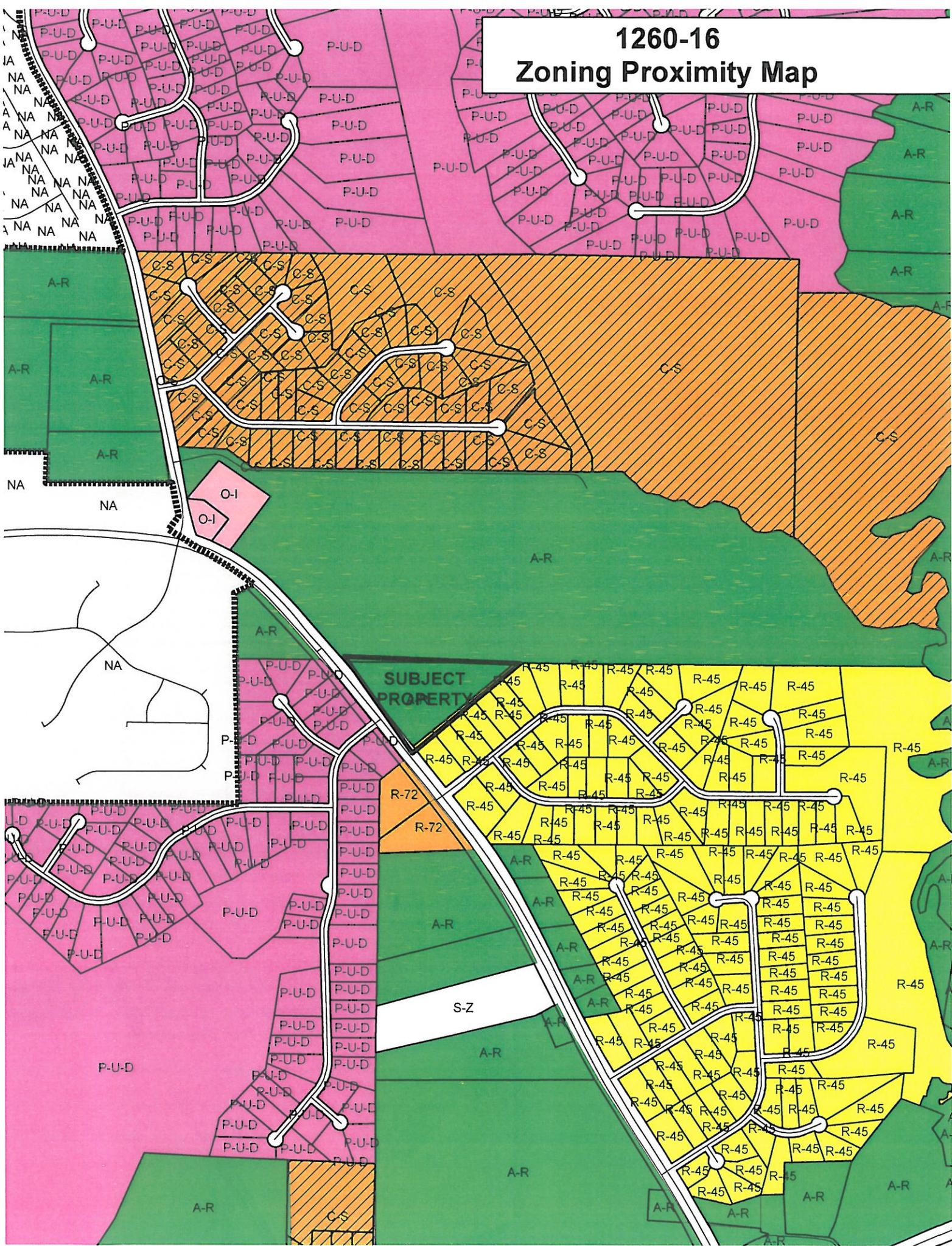
**Brechin Park
Subdivision**

SR 74

Chimney's Subdivision



1260-16 Zoning Proximity Map



PETITION NUMBER: RP-060-16

REQUESTED ACTION: Request approval to revise the Final Subdivision Plat for Woodbridge Farms Subdivision to increase the number of platted lots by subdividing Lot 6 into two (2) separate lots.

EXISTING USE: Single-Family Residential

ZONING DISTRICT: A-R

LOCATION: Rising Star Road

LAND LOT/DISTRICT: Land Lot 133 of the 4th District

OWNER/APPLICANT: George & Anne Cocolos

INVESTIGATION

The Final Plat for Woodbridge Farms Subdivision Phase One consists of a total of 19 single-family dwelling lots and was recorded in 2005. The request is to subdivide lot 6 into two (2) lots.

Subdivision Regulations

Sec. 104-595. - Approval of subdivisions.

(2) **Final plat or minor subdivision plat**

j. **Revision to a recorded final plat.**

Revision to a recorded final plat. A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See section 104-596 for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.

Final Plat

Should this request be approved, a Revised Final Plat for Lot 6 must be submitted, approved, and recorded.

Department Comments

Planning and Zoning: The subject property lies within an area designated as Agricultural-Residential (1 Unit/5 Acres, 5 Arce Min). This request conforms to the Fayette County Comprehensive Plan.

Water System: 8" water main on opposite side of Rising Star Road. 20" raw water Main on address side.

Environmental Management: I approved this revision with no comments.

Environmental Health Dept.: No objections.

Fire Marshal: The bureau of fire prevention will neither approve nor deny request that fall outside the scope of fire prevention code requirements.

County Engineer/Public Works Director: A ROW dedication of 40' from centerline of road is required. This appears to be noted but surveyor/engineer should provide dimension from C/L and the standard quit claim deed. A sample is attached.

STAFF ANALYSIS

Per the Fayette County Subdivision Regulations, changing the use of a lot in an existing platted residential subdivision requires public hearing approval prior to the submittal of a Revised Final Plat. The desires of surrounding property owners should be considered.

The Concept Plan indicates that an existing garage will be on lot 6A with no principal single-family structure. Sec. 110-79. - Accessory structures and uses. (b) states:

Structure limitations. **Construction of an accessory structure shall occur concurrently with or after the construction of the principal structure.** Accessory structures shall not be used as dwelling units or for lodging purposes, except a guesthouse.

Staff recommends the following condition:

That the applicant brings Lot 6A into compliance with Sec. 110-79. - Accessory structures and uses. (b). and this can be achieved either through:

- (1) The construction of a single-family structure. Said single-family structure shall be constructed or substantially in the construction process (an approved framing inspection) within 180 days from the effective date of the recording of the Revised Final Plat: or

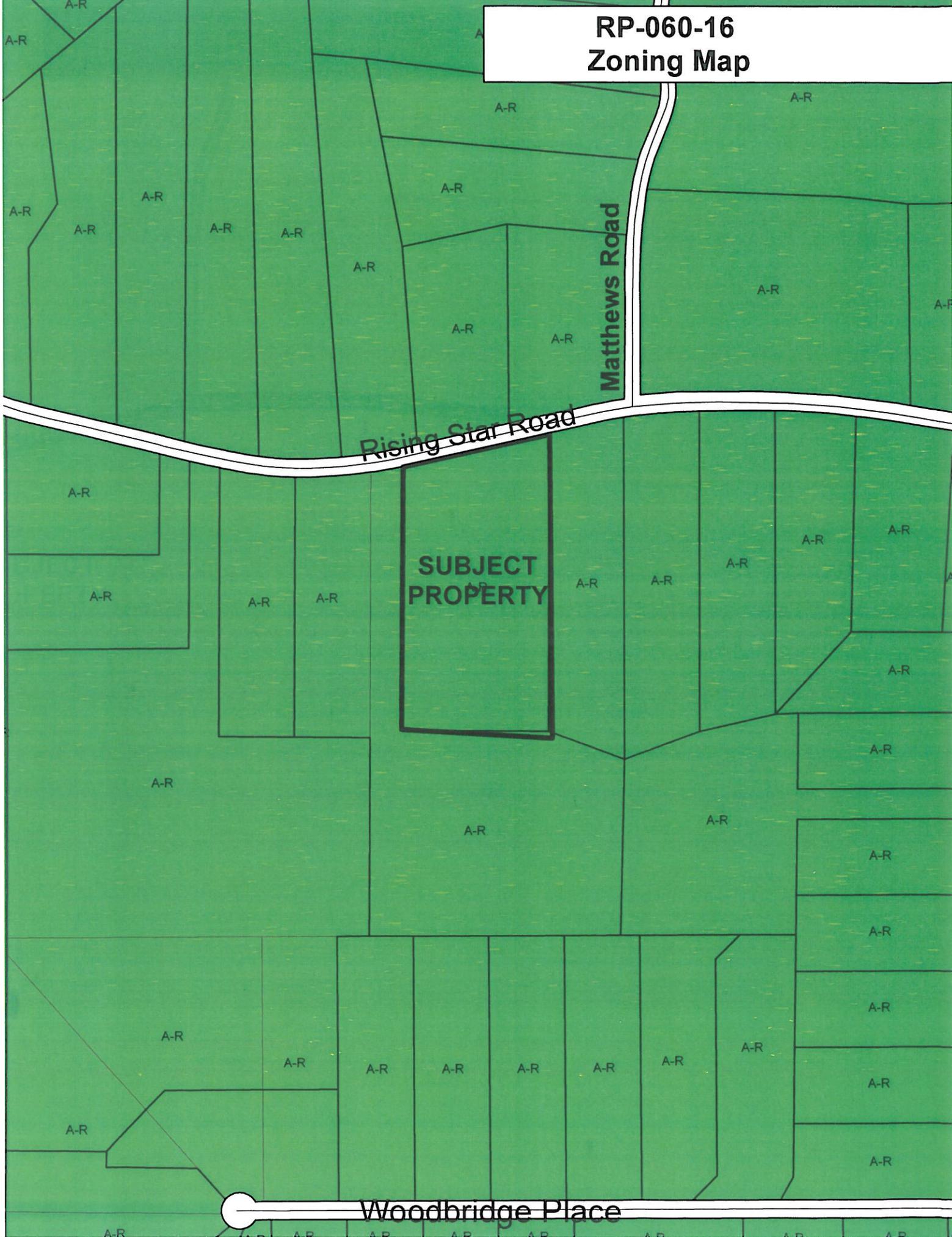
- (2) A variance, obtained from the Zoning Board of Appeals, to allow an accessory structure prior to the principal structure. If the owner/developer pursues a variance, said variance shall be obtained from the Zoning Board of Appeals within 180 days from the effective date of the recording of the Revised Final Plat. If the variance is denied, the owner/developer agrees to take all necessary action consistent with the direction of the Zoning Board of Appeals; or
- (3) Removal of the existing garage. Said garage shall be removed within 180 days from the effective date of the recording of the Revised Final Plat.

In addition, staff recommends the following condition:

The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet of right-of-way as measured from the centerline of Rising Star Road prior to the approval of the Revised Final Plat and said dedication area shall be shown on the Revised Final Plat.

Staff recommends **APPROVAL** with **TWO (2) CONDITIONS**.

**RP-060-16
Zoning Map**



Rising Star Road

Matthews Road

**SUBJECT
PROPERTY**

Woodbridge Place

RP-060-16
Land Use Plan

Matthews Road

Rising Star Road

**SUBJECT
PROPERTY**
AGRICULTURAL
RESIDENTIAL

Woodbridge Place

**RP-060-16
Aerials**



Rising Star Road

Matthews Road

**SUBJECT
PROPERTY**

Woodbridge Place