COUNTY DEPARTMENT AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina/Dennis Dutton
Meeting Date:	Thursday, April 28, 2011	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. 1221-11, Storage Xxtra Hwy. 85, LLC, Owner, and Fred Rickman, Jr., Agent, request to rezone 18.139 acres from M-1 to PUD-PSBC to allow a mixture of uses within the O-I, C-C, C-H, and M-1 zoning districts. This property is located in Land Lot 200 of the 5th District and fronts on SR 85 North.

Background/History/Details:

This is the first rezoning request for the new PUD-PSBC zoning district. The PUD-PSBC allows a mixture of uses from the O-I, C-C, C-H, and M-1 zoning districts. The Pre-Recommendation Meeting with the Planning Commission was held on February 17, 2011. On April 7, 2011, the PC recommended approval of the rezoning petition, the Development Plan, and the Letter of Intent.

The Planning Commission recommended approval of Petition No. 1221-11 unanimously.

What action are you seeking from the Board of Commissioners?

Hold public hearing and vote a decision to approve/deny said rezoning petition.

If this item requires funding, please describe:

Not applicable.

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	Yes	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

PLANNING COMMISSION REZONING REPORT

PETITION NO.: 1221-11

APPLICANT: Storage Xxtra Hwy. 85, LLC
Attn: Fred D. Rickman, Jr.
5977 Whitesville Rd., Suite 2, Columbus, GA 31904

STAFF RECOMMENDATION: **APPROVE**

PLANNING COMMISSION HEARING: April 7, 2011

PLANNING COMMISSION RECOMMENDATION: **APPROVE 5-0**

BOARD OF COMMISSIONERS HEARING: April 28, 2011

COMMISSION DECISION: _____

REQUEST: Request to rezone 18.139 acres from M-1 to PUD-PSBC to develop a mixture of uses permitted within the O-I, C-C, C-H, and M-1 zoning districts.

PARCEL SIZE: 18.139 acres

EXISTING USE: Self-Storage Facility and incurbator businesses

PROPOSED USE: A mixture of uses permitted within the O-I, C-C, C-H, and M-1 zoning districts.

LOCATION: Land Lot 200 of the 5th District and fronts on SR 85 North

ZONING OF SURROUNDING PROPERTY: M-1, M-2, and the City of Fayetteville

LAND USE PATTERN: Commercial and the SR 85 North Overlay Zone

PLANNING COMMISSION HEARING NOTES:

See Attached Minutes.

MOTION AND VOTE OF PLANNING COMMISSION:

Al Gilbert made a motion to approve the petition. Doug Powell seconded the motion. The motion unanimously passed 5-0.

REASON(S) FOR RECOMMENDATION:

In compliance with the Fayette County Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION

DATE: April 7, 2011

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1221-11, the application of Storage Xxtra Hwy. 85, LLC to rezone 18.139 acres from M-1 to PUD-PSBC, be:

✓ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

TIM THOMS, CHAIRMAN

AL GILBERT, VICE-CHAIRMAN

BILL BECKWITH

JIM GRAW

DOUGLAS POWELL

Remarks:

Fayette County GEORGIA

Where Quality Is A Lifestyle

To: Fayette County Board of Commissioners

From: Dennis S. Dutton, Fayette County Planning & Zoning

Date: April 12, 2011

Subject: Board of Commissioners Public Hearing, April 28, 2011

The attached report is submitted for your consideration and contains the Staff's and the Planning Commission's Recommendations on the rezoning application scheduled for public hearing on April 28, 2011.

PAGE	PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1-1	1221-11	SR 85 North/ Rezone 18.139 acres from M-1 to PUD-PSBC to develop a mixture of uses permitted within the O-I, C-C, C-H, and M-1 zoning districts	**APPROVE**	**APPROVE 5-0**

DSD/rsw

cc: Jack Krakeel, County Administrator
Scott Bennett, County Attorney
Peter A. Frisina, Division Director of Community Development
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

REQUESTED ACTION: M-1 (Light Industrial) to PUD-PSBC (Planned Unit Development-Planned Small Business Center)

PROPOSED USE: A mixture of uses permitted within the O-I, C-C, C-H, and M-1 zoning districts

EXISTING USE: Self-Storage Facility and incubator businesses

LOCATION: SR 85 North

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 200

OWNER: Storage Xxtra Hwy. 85, LLC

APPLICANT: Fred D. Rickman, Jr.

PLANNING COMMISSION PUBLIC HEARING: April 7, 2011

BOARD OF COMMISSIONERS PUBLIC HEARING: April 28, 2011

APPLICANT'S INTENT

Applicant proposes to develop a mixture of uses permitted within the O-I, C-C, C-H, and M-1 zoning districts, consisting of one (1) lot on 18.139 acres.

STAFF RECOMMENDATION

APPROVE

INVESTIGATION

A. PROPERTY SITE

The subject property is an 18.139 acre tract fronting on SR 85 North in Land Lot(s) 200 of the 5th District. SR 85 North is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is developed and currently zoned M-1.

History:

The subject property was part of a blanket rezoning initiated by the County in 1998. The subject property is currently regulated under the M-1 zoning district and the SR 85 North Overlay Zone and provides tenant space and self-storage facilities. The site plan was approved for the subject property on November 29, 2005. Currently the site has 12 buildings comprising approximately 162,200 square feet. Per the approved site plan, there are two (2) buildings totaling 58,000 square feet that, as of yet, have not been built on the southern portion of the subject property.

B. SURROUNDING ZONING AND USES

The general situation is an 18.139 tract that is zoned M-1. In the vicinity of the subject property is land which is zoned M-1, M-2, and the City of Fayetteville. See the following table and also the attached Zoning Location Map.

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

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	3.50	M-1	Auto Repair and Sales	Commercial and Planned Small Business Center Special Development District
North and West	115.00	M-1	Undeveloped	Commercial, Light Industrial and Planned Small Business Center Special Development District
South	2.06 Lot 3 of Situs Park S/D	M-1	Vacant Structure	Commercial and Planned Small Business Center Special Development District
	14.88	M-2	Auto Grave Yard	Heavy Industrial

Direction	Acreage	Zoning	Use	Comprehensive Plan
East (across SR 85 North)	1.26	M-1	Motorcycle Sales/Repair	Light Industrial and Planned Small Business Center Special Development District
	2.90	M-1	Multi-Tenant Structure	Light Industrial and Planned Small Business Center Special Development District
(within the city limits of Fayetteville)	1.80	B-P	Vacant Structure	Business Park
	2.00	B-P	Vacant Structure	Business Park
	2.00	B-P	Vacant Structure	Business Park
	17.70	B-P	Undeveloped	Business Park

C. COMPREHENSIVE PLAN

The subject property lies within an area designated as Commercial, Light Industrial, Heavy Industrial, and Planned Small Business Center Special Development District. The purpose of the Planned Small Business Center Special Development District is to promote business incubator centers through a planned, mixed-use nonresidential development pattern consisting primarily of a mix of office uses, service uses, and light industrial uses, with limited small scale commercial uses as appropriate for the area. The goals of the Planned Small Business Center Special Development District are: (1) to achieve innovative and creative design in the development layout; (2) to accomplish appropriate separation, buffering, and vehicular circulation between uses internal to the development to alleviate incompatibility and protect public safety; and (3) to provide appropriate separation and buffering from surrounding residential uses. These goals will be achieved through the Planned Unit Development – Planned Small Business Center (PUD-PSBC) zoning district. Only properties in the following areas shall be given consideration for PUD-PSBC:

(1) Those properties located in the unincorporated area of the county fronting SR 85 North, north of Banks Road to the Clayton County Boundary designated as Commercial and/or Industrial on the Fayette County Future Land Use Plan;

(2) Those properties located in the area of SR 314 and Bethea Road designated as Industrial on the Fayette County Future Land Use Plan; and

(3) Those properties located in the unincorporated area of the county fronting SR 54 East, east from the city limits of Fayetteville to Nash Creek designated as Commercial.

This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from M-1 to PUD-PSBC for the purpose of developing uses allowed within the O-I, C-C, C-H, and M-1 zoning districts.

Setbacks and Buffers

Zoning District	Zoning Setbacks	Minimum Lot Size	Minimum House Size	Lot Width at Building Line	Buffer
M-1 (existing zoning district)	F - 100' Arterial S - 15' R - 30'	1 Acre* 0.5 Acres **	N/A	125'	75 feet required adjacent to residential or A-R zoning districts
PUD-PSBC (proposed zoning district)	F – 100' S – 25' R – 25' (per the Summary of Intent)	10 Acres	N/A	N/A	N/A

* A minimum lot size of one (1) acre where a central water distribution system is provided.

** One-half (.50) acre where a central sanitary sewage and central water distribution systems are provided.

A Planned Unit Development shall be considered to be a separate zoning district in which the Development Plan and Summary of Intent, as approved, establish the uses, restrictions, and regulations according to which development shall occur. Prior to filing this rezoning petition for a Planned Unit Development, the applicant met with the Zoning Administrator in order to review the general character of the proposed development, including, but not limited to: its scope, nature, and location. At this time, the applicant was fully advised of the rezoning procedures and various information and/or studies which the applicant may need in order to continue with the petition. On February 17, 2011, the Planning Commission held the Pre-Recommendation Meeting to review the Development Plan and the Summary of Intent. The Summary of Intent is a written statement of the character of the development including the proposed uses and minimum standards (see attached.) At this meeting, the applicant provided preliminary data concerning said plan. The Planning Commission requested minor revisions for clarification to the Development Plan and the Summary of Intent.

The Planned Small Business Center zoning district is as follows:

1. *Purpose*. The intent of the Planned Small Business Center is to provide a business incubator center through a planned, mixed-use nonresidential development consisting primarily of a mix of office uses, service uses, and light industrial uses, with limited small scale commercial uses as appropriate for the

area. A PUD-PSBC will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility between the internal uses in the development to protect public safety to the greatest degree possible.

2. *Uses*. Only those uses (Permitted and Conditional) allowed in the O-I, C-C, C-H, and M-1 zoning districts shall be proposed for the PUD-PSBC. Only those uses approved through the rezoning process shall be allowed.

3. *Minimum Dimensional and Other Requirements*.
   a. Minimum Lot Size: Minimum of 10 acres.
   b. The proposed site shall be permitted only on a lot which fronts on and accesses a Major Thoroughfare, as specified by the Fayette County Thoroughfare Plan.
   c. Front, side, and rear yard setbacks and buffers along the exterior boundaries of the development shall be consistent with either the O-I, C-C, C-H, or M-1 Zoning District, as applicable to the use.
   d. The Development Plan shall indicate the different use areas for the proposed development. Appropriate separation, buffering, and vehicular circulation between uses internal to the development shall be established to alleviate incompatibility and protect public safety. Vehicular access facilities shall be designed in a manner to preclude large vehicles (semi-tractor trailers, delivery trucks, etc.) from utilizing areas where pedestrians are likely to be present.
   e. *Location*: Only those areas indicated in the Fayette County Comprehensive Plan shall be given consideration for PUD-PSBC.
   f. *Height limit*: 35 feet

Vehicular Circulation

The Development Plan and Summary of Intent indicate that tractor trailers will be routed away from the drive accessing the parking between tenant buildings 2 and 3 and between tenant buildings 5 and 6 through signage. Traffic calming devices known as speed cushions will be placed in the drive between tenant buildings 2 and 3 where the C-H, C-C and O-I uses will be located as these uses could generate a greater amount of pedestrian traffic. Pedestrian walkways between buildings will be clearly marked for safety. The Summary of Intent also indicates that the introduction of the O-I, C-C, and C-H uses in tenant buildings 2 and 3 shall not take place until such time that the traffic safety measures are put in place.

State Route Overlay

Due to the frontage on State Route 85 North, development of the property is subject to the requirements of the State Route 85 North 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 SR 85 North, a 50 foot setback for impervious surfaces from right-of-way of SR 85 North, and architectural standards for buildings which require designated facades. The Development Plan and Summary of Intent indicate that State Route 85 North requirements will be incorporated.

Right-of-Way Requirements

SR 85 North is classified as a Major Arterial road (major thoroughfare) on the Fayette County Thoroughfare Plan. This being a State Route, any dedication will be the responsibility of the Georgia Department of Transportation (GDOT) to secure from the property owner and must be indicated on the Preliminary Plat, Final Plat, and Site Plan, as applicable.

Access

The Development Plan submitted indicates one (1) existing access from SR 85 North.

Site Plan

The site plan for the subject property was approved on November 29, 2005. Any changes proposed for the site plan shall match the approved Development Plan.

E. TRAFFIC AND TRIP GENERATION

The subject property currently contains the Storage Xxtra development. Staff does not anticipate that this change in zoning will significantly impact the trip generation of the current development.

F. DEVELOPMENT PLAN

The applicant is advised that the Development Plan is part of the approval process. The Development Plan is required for the rezoning petition and will take the place of the required Concept Plan. The Development Plan, as approved, shall establish the layout and uses planned for the development. Any change in the approved Development Plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the Board of Commissioners upon the recommendation of the Zoning Administrator and Planning Commission. A request for a revision of the Development Plan shall be supported by a written statement as to why the revisions are necessary or desirable.

G. DEPARTMENTAL COMMENTS

Water System (Tony Parrott)

Water is available.

Stormwater (Bryan Keller)

Floodplain:

Per FEMA FIRM panel 13113C0106E, the property does not contain floodplain.

Wetlands:

The property does not contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed Protection:

Per the USGS Fayetteville Quadrangle, there are no water bodies subject to the county watershed protection ordinance.

Groundwater Recharge Area:

The property is not within the groundwater recharge area, per the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20.)

Environmental Health Department (Jeff Kilgore)

See attached comments.

Fire and EMS (David Scarbrough)

No problems with Development Plan.

Public Works/County Engineer (Phil Mallon)

Approved.

Board of Education

No comments returned.

Georgia Department of Transportation

No comments returned.

City of Fayetteville (Linwood Robinson)

No comments.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from M-1 to PUD-PSBC for the purpose of developing uses permitted in the O-I, C-C, C-H, and M-1. Per Section 11-10 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated as Commercial, Light Industrial, Heavy Industrial, and Planned Small Business Center Special Development District. The purpose of the Planned Small Business Center Special Development District is to promote business incubator centers through a planned, mixed-use nonresidential development pattern consisting primarily of a mix of office uses, service uses, and light industrial uses, with limited small scale commercial uses as appropriate for the area. The goals of the Planned Small Business Center Special Development District are: (1) to achieve innovative and creative design in the development layout; (2) to accomplish appropriate separation, buffering, and vehicular circulation between uses internal to the development to alleviate incompatibility and protect public safety; and (3) to provide appropriate separation and buffering from surrounding residential uses. These goals will be achieved through the Planned Unit Development – Planned Small Business Center (PUD-PSBC) zoning district. Only properties in the following areas shall be given consideration for PUD-PSBC:

   (1) Those properties located in the unincorporated area of the county fronting SR 85 North, north of Banks Road to the Clayton County Boundary designated as Commercial and/or Industrial on the Fayette County Future Land Use Plan;
   (2) Those properties located in the area of SR 314 and Bethea Road designated as Industrial on the Fayette County Future Land Use Plan; and
   (3) Those properties located in the unincorporated area of the county fronting SR 54 East, east from the city limits of Fayetteville to Nash Creek designated as Commercial.

   This request conforms to the Fayette County Comprehensive Plan.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.

4. Existing conditions and the area's continuing development as a nonresidential district support this petition.

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

Fayette County Health Department
140 Stonewall Ave
Fayetteville, GA 30214
(770) 305-5415

1572 Hwy 85 N
1572 Hwy 85 N
Fayetteville, GA 30214

		Activity ID:	
Site ID:	1-62043	Activity:	SERV
Type:	OSSM	Program:	OSSM
Sub Type:	PAPP	Activity Type:	PLAN
		Activity Sub Type:	
		Activity Date:	March 08, 2011

Environmental Health Specialist: JAKILGORE

COMMENTS (If any):

Rezoning Application Evaluation

Petition No.: 1221-11

Location of Property: Land lot 200 of District 5 and fronts SR 85 North

Development Plan stamped received by Zoning Dept. on March 1, 2011

The individual sewage disposal system serving this property was inspected and subsequently approved by our department from the years of 2006 and 2007. The capacity of the system is adequate to serve a peak daily sewage flow of 5640 gallons. Our department has requested but has yet received a water consumption history for the past 12 months for this property from the Fayette County Water System. Therefore, we are unable to determine how much capacity (sewage flow) is currently available with the system. Our concern is the fact that the requested zoning district(s) incorporates a number of uses for which peak daily sewage flow varies widely. For example, general offices would have low peak daily sewage flows but beauty salons or other businesses that use water as part of their service could potentially generate a much higher peak daily sewage flow. To attempt to assure peak daily sewage flow capacity of the system is not exceeded it would appear necessary to incorporate a plan where each proposed business must be approved by our department before being allowed to function at this property. We have

incorporated a similar plan for a community system that serves a business center in the Town of Tyrone.

xc: Fred D. Rickman, Jr.

Vehicular Circulation. The four previously mentioned tenant space buildings, 2, 3, 5, and 6, will be designated for specific uses within the PUD. Buildings 2 and 3, the front two buildings facing Hwy 85, will be designated for the C-H, C-C and O-I uses. Buildings 5 and 6, located on the back, west side of the property, will be designated for the M-1 uses. Tractor trailers will be routed away from the drive accessing the parking between buildings 2 and 3 and between buildings 5 and 6 through signage. In addition, traffic calming devices known as traffic cushions will be placed in the drive between buildings 2 and 3 where the C-H, C-C and O-I uses will be located as these uses could generate a greater amount of pedestrian traffic. Pedestrian crosswalks between buildings will be clearly marked for safety. These measures will ensure traffic compatibility to keep the areas safe for pedestrians.

Implementation Schedule

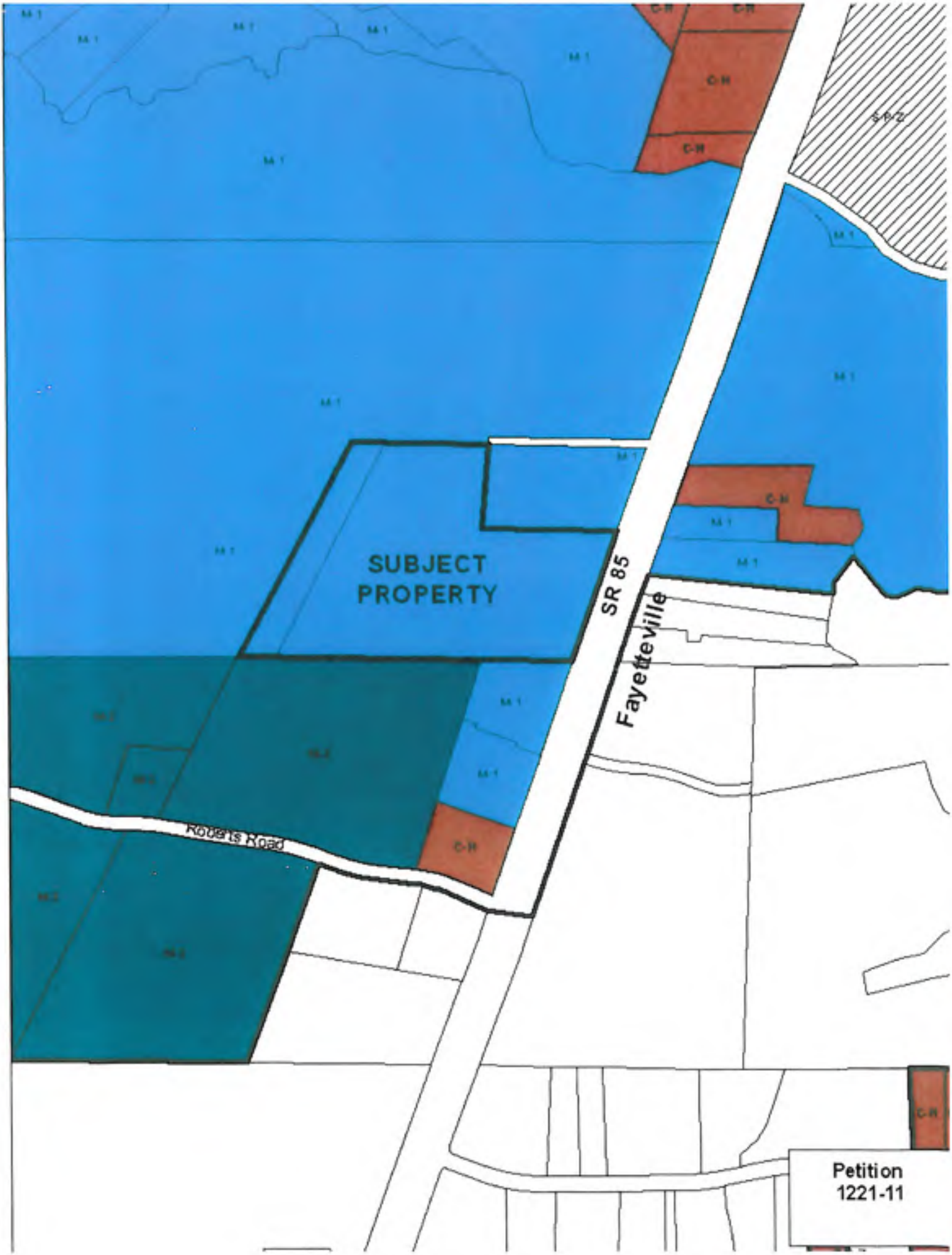
The introduction of the O-I, C-C, and C-H uses in tenant buildings 2 and 3 shall not take place until such time that the traffic safety measures (NO TRACTOR TRAILER signs, THRU TRUCK ROUTE signs and pavement markings, traffic cushions, and crosswalks) indicated on the Development Plan and Summary of Intent are implemented.

We appreciate your consideration of the above matters,

Kindest Regards,

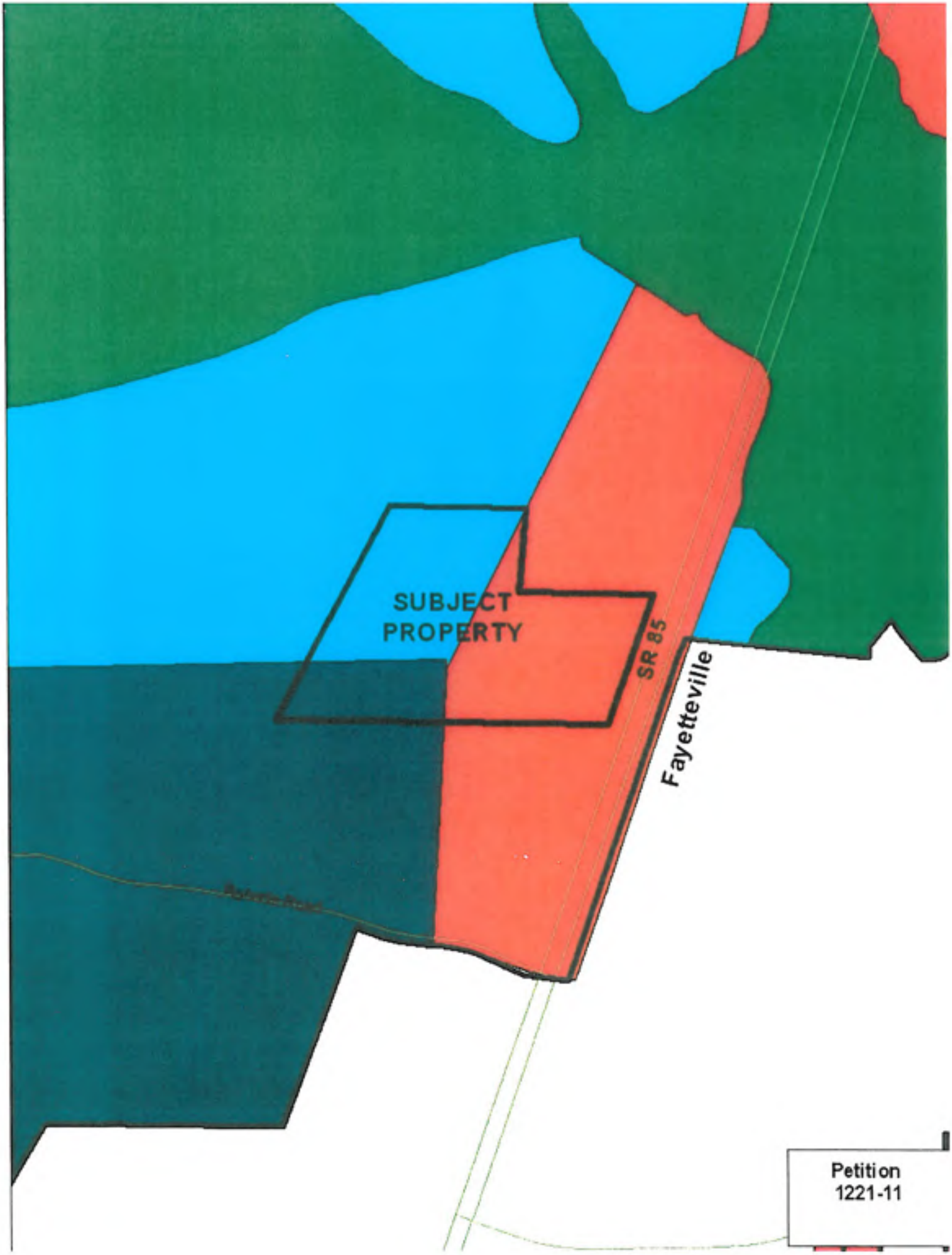
Fred D. Rickman, Jr.
Storage Xxtra Hwy 85, LLC

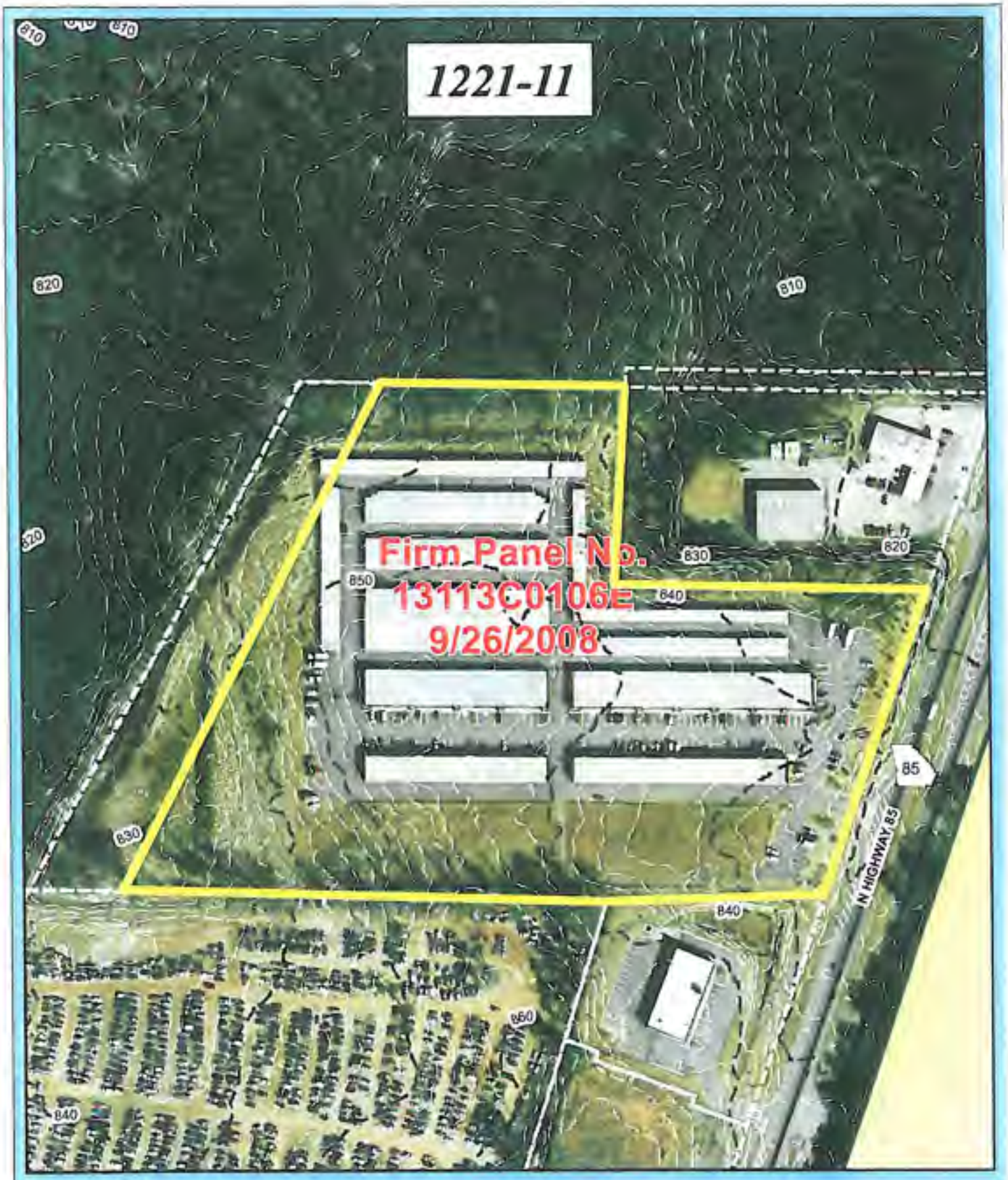
Petition
1221-11
Aerials 2006


SUBJECT PROPERTY
SR 85
Fayetteville
Rouse's Road
M-1
M-2
C-H
S-P-2
Petition 1221-11

LAND USE

- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres, 5 Acre Min.)
- RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
- LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
- LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/1 Acre)
- MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/1 Acre)
- HIGH DENSITY RESIDENTIAL (5 Units/1 Acre)
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES/INSTITUTIONAL
- CONSERVATION AREAS
- PARKS AND RECREATION
- TRANS., UTIL., & COMMUNICATIONS


SUBJECT
PROPERTY
SR 85
Fayetteville
Petition
1221-11



Fayette County
GEORGIA

LEGEND

- City Limits
- Streams
- NWI Wetlands
- 500 Year Storm
- 100 Year Storm Zone A
- 100 Year Storm Zone AE
- 100 Year Storm Zone AE (Floodway)

3. **Consideration of Petition No. 1221-11, Storage Xxtra Hwy. 85, LLC, Owner, and Fred Rickman, Jr., Agent, request to rezone 18.139 acres from M-1 to PUD-PSBC to allow a mixture of uses within the O-I, C-C, C-H, and M-1 zoning districts. This property is located in Land Lot 200 of the 5th District and fronts on SR 85 North.**

Fred Rickman stated the revised information was included in the Staff Analysis. He added he had addressed the required corrections as requested by the Fire Marshal, the Planning Commission, and staff on the Development Plan and within the Letter of Intent.

Dennis Dutton confirmed the required correction had been addressed.

Chairman Thoms asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Al Gilbert pointed out this is the first request for the newly adopted zoning district. He advised the PC had previously held a Pre-Recommendation Meeting to discuss the proposed rezoning petition. He confirmed the items had been addressed.

Al Gilbert made a motion to approve the petition. Doug Powell seconded the motion.

Doug Powell commented the PC had discussed the newly adopted zoning district since 2005, and this zoning district seems to be a good fit as a business incubator and is a good product.

Chairman Thoms stated Mr. Rickman has been very forthcoming and has worked with both staff and the PC to come up with a very good product.

Hearing no further comments, Chairman Thoms called for the vote. The motion unanimously passed 5-0.

APPLICATION TO AMEND
FAYETTE COUNTY ZONING ORDINANCE

PROPERTY OWNERS: Storage Xxtra Hwy 85, LLC

MAILING ADDRESS: 5977 Whitesville Rd, Suite 2, Columbus, GA 31904

PHONE: 706-596-9800 **FAX:** 706-596-0074

AGENT FOR OWNERS: Fred D. Rickman, Jr.

MAILING ADDRESS: 5977 Whitesville Rd, Suite 2, Columbus, GA 31904

PHONE: 706-596-9800 **FAX:** 706-596-0074

PROPERTY LOCATION: **LAND LOT** 200 **LAND DISTRICT** 5 **PARCEL** 0545 015
LAND LOT _____ **LAND DISTRICT** _____ **PARCEL** 0545 026

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 18.139

EXISTING ZONING DISTRICT: M-1 **PROPOSED ZONING DISTRICT:** PUD-PSBC

ZONING OF SURROUNDING PROPERTIES: M-1 to the North, West & Southeast; M-2 to the Southwest

PRESENT USE OF SUBJECT PROPERTY: Office / Warehouse

PROPOSED USE OF SUBJECT PROPERTY: See Attached list of proposed uses

LAND USE PLAN DESIGNATION: Commercial, Light Industrial, Heavy Industrial, Planned Small Business Center Special Development District

NAME AND TYPE OF ACCESS ROAD: Georgia State Route 85

LOCATION OF NEAREST WATER LINE: Along frontage of property within Right-of-way

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(THIS AREA TO BE COMPLETED BY STAFF): **PETITION NUMBER:** 1221-11

[ ] **Application Insufficient due to lack of:** _____

by Staff: _____ **Date:** _____

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

by Staff: _____ **Date:** _____

DATE OF PLANNING COMMISSION HEARING: 4-7-11

DATE OF COUNTY COMMISSIONERS HEARING: 4-28-11

Received from Artisan Properties Inc **a check in the amount of $** 350.00 **for application filing fee, and $** 20.00 **for deposit on frame for public hearing sign(s).**

Date Paid: 3-1-11 **Receipt Number:** 2751261 - 20.00
2751263 - 350.00

✓29319
5977 Whitesville Rd
Ste 2
Columbus, GA 31904

NAME: Storage Xxtra Hwy 85, LLC PETITION NUMBER: 1221-11

ADDRESS: 5977 Whitesville Rd, Suite 2, Columbus, GA 31904

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

Fred D. Rickman C/O Storage Xxtra Hwy 85, LLC **affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n)** M-1 **Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of $**350.00 **to cover all expenses of public hearing. He/She petitions the above named to change its classification to** PUD-PSBC.

This property includes: (check one of the following)

[✓] **See attached legal description on recorded Warranty Deed for subject property or**

[ ] **Legal description for subject property is as follows:**

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 7th **day of** April, **20**11 **at 7:00 P.M.**

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 28th **day of** April, **20**11 **at 7:00 P.M.**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 **DAY OF** Feb, **20**11.

NOTARY PUBLIC My Commission Expires January 18, 2013

APPLICANT'S SIGNATURE

EXHIBIT "A"

All that lot, tract or parcel of land lying, situate and being located in Land Lot 200, Fifth District, Fayette County, Georgia, and shown and described on that certain plat of survey entitled "Plat of Survey Prepared for: Storage Xxtra Hwy 85, LLC" dated June 1, 2005, and revised on March 1, 2011, prepared by Dean Olson Land Surveying, P.C., and as described by metes and bounds from said plat of survey as follows:

COMMENCING at the point where the northerly right of way margin of Roberts Road (80' Right of Way); intersects the northwesterly right of way margin of Georgia Highway 85 (170' Right of Way);

THENCE in a northeasterly direction along the northwesterly right of way margin of Georgia Highway 85 937.2 feet to an iron pin found (axle) on the property line of property now or formerly owned by Situs Equities, Inc. and being the TRUE POINT OF BEGINNING.

THENCE departing the northwesterly right of way margin of Georgia Highway 85, South 88 degrees 36 minutes 58 seconds West for a distance of 1292.94 feet along the property lines of property now or formerly owned by Situs Equities, Inc. and Michael P. Bell to an iron pin found (bent axle) in the center of an abandoned railroad bed and being on the property line of the property now or formerly owned by Shilendra and et. al.

THENCE North 26 degrees 53 minutes 46 seconds East for a distance of 863.71 feet along the center of an abandoned railroad bed and the property line of the property now or formerly owned by Shilendra and et. al. to an iron pin found (1/2" rebar);

THENCE departing the center of an abandoned railroad bed, North 87 degrees 44 minutes 55 seconds East for a distance of 570.31 feet along the property line of the property now or formerly owned by Shilendra and et. al. to an iron pin found (2" open top pipe) on the property line of the property now or formerly owned by Anthony K. Smith;

THENCE South 03 degrees 28 minutes 19 seconds West for a distance of 280.81 feet along the property line of the property now or formerly owned by Anthony K. Smith to an iron pin found (bent 1" bolt);

THENCE North 85 degrees 48 minutes 15 seconds East for a distance of 517.22 feet along the property line of the property now or formerly owned by Anthony K. Smith to an iron pin found (5/8" rebar) on the northwesterly right of way margin of Georgia Highway 85 (170' Right of Way);

THENCE South 17 degrees 49 minutes 14 seconds West for a distance of 545.20 feet along the northwesterly right of way margin of Georgia Highway 85 to an iron pin found (axle) on the property line of the property now or formerly owned by Situs Equities, Inc. and the TRUE POINT OF BEGINNING.

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.

B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: www.dca.state.ga.us/DRI/.

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[✓] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .

[ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 22nd day of FEBRUARY, 20 11.

APPLICANT=S SIGNATURE

FRED D. RECKNER, JR.
FOR STORAGE XTRA HWY 85 LLC

MAR 24 2011

Storage Xxtra Hwy 85, LLC
1572 Hwy 85 N
Fayetteville, GA 30214

REVISED

February 23, 2011

RE: Summary of Intent for Rezoning From M-1 Light Industrial District to Planned Unit Development–Planned Small Business Center (PUD-PSBC)

TO: Fayette County Planning and Zoning Department

PROPOSED REZONING

We are proposing to rezone the subject property from M-1 to a PUD-PSBC. The Planned Small Business Center is a new zoning category created to provide a mixed-use, nonresidential development that serves as a business incubator center for mixed uses, including; office, services, light industrial and limited small scale commercial uses as appropriate for the area. Our experience shows that this product type primarily attracts; new business owners, existing businesses looking for affordable tenant space; and home based businesses that have expanded to the degree that they now need to move to an office (and out of the neighborhood). After reviewing the site plan with Staff, we have recommended some changes to the original site plan that specifically address compatibility of uses and public safety. No new structures are being proposed in conjunction with the rezoning application. Two new buildings (storage only) are on the site plan as future structures and have been approved for future construction as part of the original site plan. We feel the existing site design is very accommodating to the different zoning categories in the PUD-PSBC zoning.

OWNERSHIP

The subject property is currently owned by Storage Xxtra Hwy 85, LLC, 5977 Whitesville Road, Suite 2, Columbus, GA 31904. As owners of the Storage Xxtra facility located at 1572 Hwy 85 N in Fayetteville, we are pursuing a rezoning from M-1 to PUD-PSBC.

CHARACTER OF THE DEVELOPEMENT

Current Situation. The subject property is currently regulated under the M-1 zoning district and the SR 85 North Overlay Zone and provides tenant space and self-storage facilities. Currently the site, 18.139 acres, has 12 buildings comprising approximately 162,200 square feet of tenant space and self-storage space. There are two undeveloped pads on the south end of the property, totaling 58,000 square feet of future storage, that are designated as; Building 1: future 1-story climate controlled storage and/or parking, and

Building 4: future 1-story climate controlled storage, and/or parking, and/or storage of vehicles/trailers/boats. The total built out space, if the vacant lots are developed, would be 220,200 square feet.

A site plan was approved for the subject property on November 29, 2005. All buildings are less than 35 feet tall, as required by the M-1 zoning district. This is also within the height requirement of PUD-PSBC.

The front four tenant space buildings consist of small tenant spaces with attached storage units. The total square footage of these buildings is 65,400; of which 41,100 square feet is tenant space and 24,300 is storage. The storage units behind the tenant spaces are optional for the tenants and are leased to unrelated parties approximately 50 percent of the time. The largest single tenant space unit is 600 square feet and the largest storage unit is 500 square feet.

The remaining 8 buildings are positioned behind the aforementioned buildings and comprise 96,800 square feet of self-storage space. The SR 85 North Overlay Zone currently governs the architectural requirements. Buildings facing or visible from SR 85 have a dryvit/stucco facing, compatible with the area. The two proposed buildings mentioned above would also conform to the overly standards when built, and would have facings consistent with the existing buildings on the site. No other new structures are planned for the site, now or after re-zoning, other than those already approved on the site plan.

Proposal. The intent is to rezone the subject property from M-1 to the PUD-PSBC. The PUD-PSBC zoning district allows those uses (Permitted and Conditional) allowed in the Office-Institutional District (O-I), Community-Commercial District (C-C), Highway Commercial District (C-H), and Light Industrial District (M-1) to be proposed for the development and only those uses approved through the rezoning process shall be allowed.

Proposed Uses from the O-I, C-C, and C-H zoning districts for Buildings 2 and 3:

Art studio, including ceramic art studio
Bakery
Catering service, including individual take out - no dine in, drive in, or drive thru
Church or Other Place of Worship -excluding outdoor recreation, parsonage, cemetery or mausoleum, and daycare facility in conjunction with a church
Copy shop
Day spa
Dental office
Educational/instructional/tutorial facilities, including, but not limited to: academic, art; computer; dance; driving and/or DUI; martial arts; music; professional/ business/trade; and similar facilities.
Florist
Gift shop
Insurance carrier, agent, and/or broker
Jewelry shop
Laboratory, medical and/or dental
Legal services

Massage therapy
Medical office
Messenger/courier service
Office equipment sales and/or service
Office, including, but not limited to: accounting services; business credit companies; event planner; non-profit; nurse staffing; private investigator; teleconferencing center; temporary staffing agencies; financial services; property management; travel agency; or ticket office.
Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; or tanning salon.
Printing, graphics and reproduction
Professional services - including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; commercial art or drafting service; consulting services; engineering firms; internet and web hosting firms; payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services.
Real estate agent and/or broker
Retail establishment
Shoe repair
Stenographic or typing services

Self-Storage Facility shall comply with Conditional Uses requirements per Article VII. of the Zoning Ordinance (behind offices): - Self-storage units behind the tenant space can be used in conjunction with the tenant or can be used independently by another entity if the tenant does not require storage space. In the case of independent use the storage unit shall not be used to store materials (substances, chemicals, compounds, etc) that could be harmful to the occupants of the offices. Our lease specifically prohibits storing "explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods which would cause danger or nuisance" to anyone or any portion of the property.

Proposed Uses from the M-1 zoning district for Buildings 5 and 6:

Appliance sales and/or repair
Book binding
Building construction/contracting and related activities
Cabinet manufacturing, sales, repair and/or installation
Car wash and/or detailing facility
Copy shop
Delivery and/or courier service
Electronic sales and/or repair
Engraving
Flooring sales & installation
Freezer locker service
Freight express office
Glass sales
Home furnishings and accessories

Insecticide sales and/or storage
Janitorial service and/or supply
Land development firms
Land surveying service
Landscaping service
Locksmith
Magazine publication & distribution
Office equipment service and repair
Vehicle Parking
Pest control
Printing plant
Radio studio
Restaurant supply
Security system service
Television studio/media publications
Uniform services
Warehousing and/or distribution
Wholesaling
Sign shop, construction of signs; including painted signs
Architectural and/or design firms
Engineering firm

Self-Storage Facility shall comply with Conditional Uses requirements per Article VII. of the Zoning Ordinance (behind offices)

Proposed Uses from the C-H and M-1 zoning districts for Buildings 1, 4 and 7-14:

Self-Storage Facility shall comply with Conditional Uses requirements per Article VII. of the Zoning Ordinance

Requirements. The requirements for this PUD-PSBC shall be as follows:

1. Front Yard Setback for Structures: 100 feet
2. Front Yard Setback for Impervious Surfaces: 50 feet
3. Rear Yard Setback: 25 feet
4. Side Yard Setback: 25 feet
5. Architectural Requirements for all new structures per the SR 85 North Overlay Zone
6. Lot coverage limit, including structures and parking area – maximum 70% total lot area

The PUD-PSBC zoning district requires the following:

1. Minimum Lot Size: 10 acres
2. Building Height Limit: 35 feet

All other applicable County requirements will apply to this development.

Vehicular Circulation. The four previously mentioned tenant space buildings, 2, 3, 5, and 6, will be designated for specific uses within the PUD. Buildings 2 and 3, the front two buildings facing Hwy 85, will be designated for the C-H, C-C and O-I uses. Buildings 5 and 6, located on the back, west side of the property, will be designated for the M-1 uses. Tractor trailers will be routed away from the drive accessing the parking between buildings 2 and 3 and between buildings 5 and 6 through signage. In addition, traffic calming devices known as traffic cushions will be placed in the drive between buildings 2 and 3 where the C-H, C-C and O-I uses will be located as these uses could generate a greater amount of pedestrian traffic. Pedestrian crosswalks between buildings will be clearly marked for safety. These measures will ensure traffic compatibility to keep the areas safe for pedestrians.

Implementation Schedule

The introduction of the O-I, C-C, and C-H uses in tenant buildings 2 and 3 shall not take place until such time that the traffic safety measures (NO TRACTOR TRAILER signs, THRU TRUCK ROUTE signs and pavement markings, traffic cushions, and crosswalks) indicated on the Development Plan and Summary of Intent are implemented.

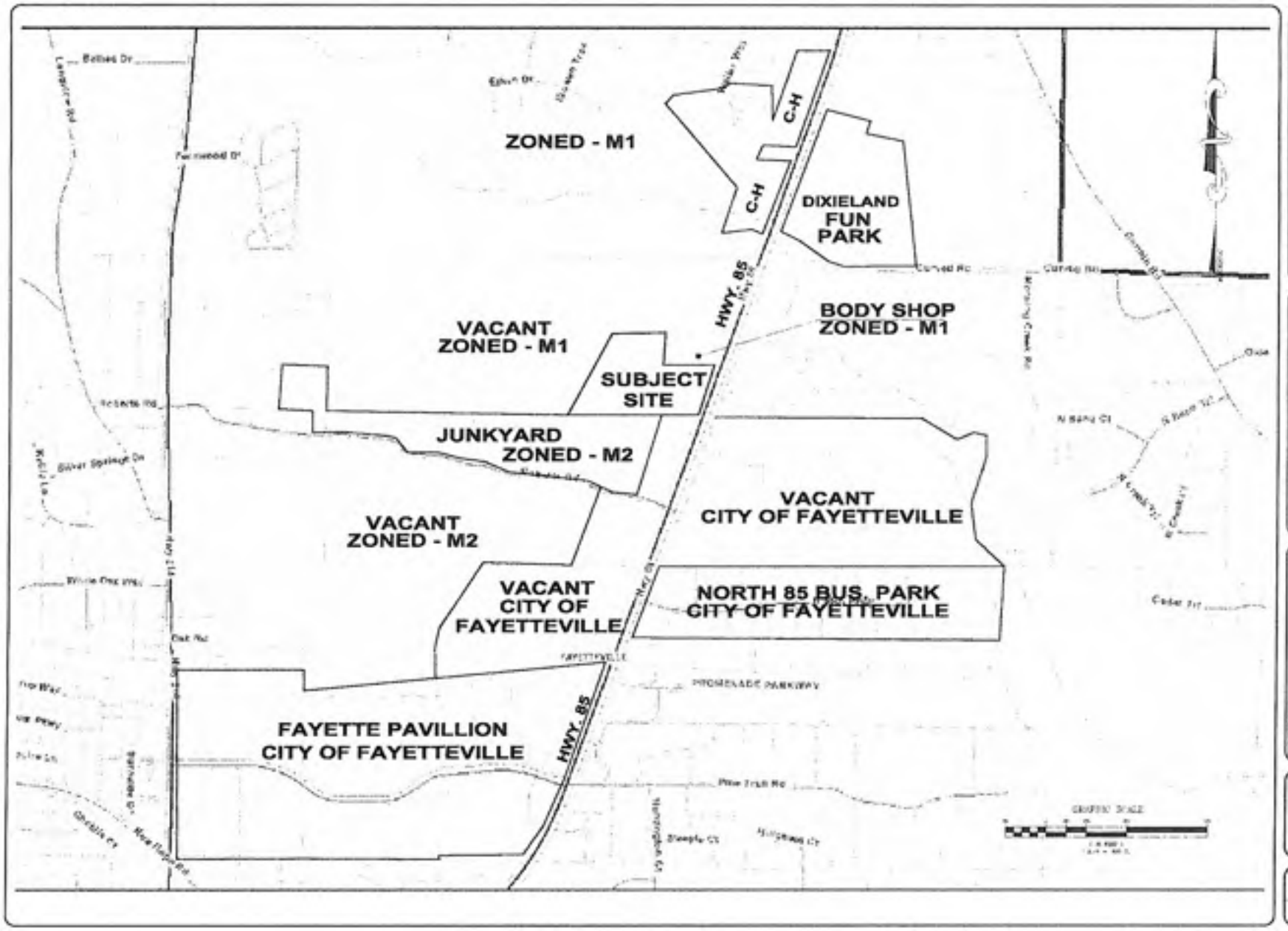
We appreciate your consideration of the above matters,

Kindest Regards,

Fred D. Rickman, Jr.
Storage Xxtra Hwy 85, LLC

THRU
TRUCK
ROUTE

NO
TRACTOR
TRAILERS



PERSPECTIVE ENGINEERING

VICINITY MAP

2.0

BUILDINGS

storage
xxtra

storage
xxtra
Office Suites
$495
Month to Month Lease
Includes Utilities

MOTORWORKS

Standard Light Pole

FLOOD NOTE

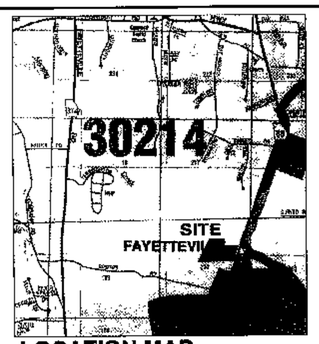
This property do n t lie within pac al fl d hazard area as shown n the Fayette County G rgia F E M A Flo d Rate Insurance Map Community P n Numbe 13113C 0045E Dated Septemb 26 2008

APPLICANT/DEVELOPER

STORAGE XXTRA HWY 85 LLC
SUITE 2
5977 WHITESVILLE ROAD
COLUMBUS GEORGIA 31904
(706) 596-9800

DEVELOPMENT PLAN

1. Current Zoning M 1 (Light Industrial)
   Proposed Zoning PUD - PSBC
2. Total Area = 18 139 Acres
3. Minimum Lot Area 10 Acres
4. Setback Requirements Front 100
   Rear 25
   Side 25
   Front Setback for Impervious Surfaces 50
5. Maximum Allowable Height 35 Feet
6. Lot Coverage Limit Including Structures And Parking Area - Maximum 70% Total Lot Area
7. Building Height Limit 35 feet
8. Architectural Requirements For All Structures Shall Comply With The Requirements Of The SR 85 North Overlay Zone



LOCATION MAP
1 = 2000

CONTACT
FRED RICKMAN
(706) 596 9800

LEGEND

	UNDARY L NE
	LAND LOT L N
	CENTERL N
	N E L N
	WATER MAIN
	GA M IN
	E OPT C L N

N 87 44 55"E 570 31
S 03 28 19 W 280 81
N 85 48 15"E 517 22
S 71 49 14 W 845 20
S 26 53 46"W 863 71
S 88 37 11"W 464 74
S 88 36 58"W 828 20

GEORGIA STATE HIGHWAY 85 (170' R/W)

REVISED

GRAPHIC SCALE

OFFICE AREA FOR O-I C-H & C-C TYPE USES
OF CE AREA FOR M 1 TYPE USES
SELF STORAGE AREA

AREA USE LEGEND

REVISIONS
02/22/11
02/27/11
03/23/11

PERSPECTIVE ENGINEERING
P O Box 1848
Dallas G rg a 30132
Ph (678) 657 12 3
Fax (678) 587 1204

DWG 2010-442 DWG
DATE 12/29/10

JOB NUMBER 2010-442
DRAWN BY JLJ

PROJECT NAME
STORAGE XXTRA
LANDLOT 200 5TH DISTRICT
FAYETTE COUNTY GEORGIA

CLIE T NAME
STORAGE XXTRA HWY 85 LLC
5977 WHITESVILLE RD SUITE 2
COLUMBUS GEORGIA 31904

SEAL

DEVELOPMENT PLAN
1.0