COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, March 26, 2015	Type of Request:	New Business

Wording for the Agenda:

Consideration of the City of Fayetteville's annexation of two separate parcels located at and near 475 Veterans Parkway and the rezoning of said property from R-70 (Single Family Residential) to PCD (Planned Community Development.)

Background/History/Details:

The City of Fayetteville has notified Fayette County of an application to annex two parcels located at and near 475 Veterans Parkway which consists of an aggregate 98.594 acres. The city also notified the County of it intention to rezone the property to PCD (Planned Community Development) from its current county R-70 zoning. The County's governing authority may either "object" to the annexation, by majority vote, or choose not to object to the annexation request. An objection is valid if the proposed change in zoning or land use plan: (1) Results in: (a) a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or (b) a use which significantly diminishes the value or useful life of a capital outlay project which is furnished by the County to the area to be annexed; and

(2) Differs substantially from the existing uses suggested for the property by the County's comprehensive land use plan or permitted for the property pursuant to the County's zoning ordinance or its land use ordinance.

In this case, the proposed zoning or land use is substantially different, thereby providing the basis for an objection. However, the proposed development for the subject properties is in keeping with the master plan for previously annexed adjacent property and concurs with the Board's previous action on annexations associated with Pinewood Studios.

What action are you seeking from the Board of Commissioners?

Staff recommends that the Board of Commissioners not object to the City of Fayetteville's annexation of two separate parcels located at and near 475 Veterans Parkway and the rezoning of said property from R-70 (Single Family Residential) to PCD (Planned Community Development.)

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

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

Staff Notes:

To: Board of Commissioners

From: Pete Frisina

Date: March 16, 2015

Re: Fayetteville Annexation Request for 475 Veterans Parkway, Fayetteville, GA 30214 Property Tax ID#: 05-35-008 and James Pace, Jr. property (no address) Property Tax ID#: 05-35-001

Fayetteville has received a request for annexation for the above-referenced properties located at 475 Veterans Parkway, Fayetteville, GA 30214. and the James Pace, Jr. property (no address). The annexation notice from Fayetteville indicates the intent to annex and rezone approximately 98.594 acres to PCD. The subject properties are currently zoned R-70 (Single-Family Residential) in Fayette County and 475 Veterans Parkway contains a single-family residence while the James Price, Jr. property is vacant. The annexation application indicates these properties will be combined with properties to the south as part of a mixed use development project currently named Pinewood Forest (see attached) and they will be designated as Neighborhood Mixed Use on the Fayetteville Future Land Use Map. This property is included in DRI (Development of Regional Impact) #2480 (see attached map).

General Description

The subject property is located at 467 Veterans Parkway. The proposed annexation would not create an island. The subject property abuts the following:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	4.90 24.47	R-70 R-70	Single-Family Residence Single-Family Residence	Rural Residential (1 Unit/2 to 3 Acres)
East	2.09 4.06 15.66 28.61	R-70 R-70 R-70 R-70	Single-Family Residence Single-Family Residence Single-Family Residence Single-Family Residence	Rural Residential (1 Unit/2 to 3 Acres)
South	122.73	PCD (City of Fayetteville)	Undeveloped	Low Density Single-Family (City of Fayetteville)
West (across	288.50	PCD (City of Fayetteville)	Pinewood Studio	Business Park (City of Fayetteville)

Veterans Pkwy)	25.85	PCD (City of Fayetteville)	Former Elementary School	Business Park (City of Fayetteville)

Current County Land Use

The subject property is designated as Rural Residential (1 Unit/2 to 3 Acres) and Conservation Area on the Fayette County Future Land Use Plan Map.

DEPARTMENTAL COMMENTS

Planning and Zoning: The annexation and rezoning of the subject properties as proposed will create a change in zoning and land use that will result in a substantial change in the intensity of the allowable use of the property and a change to a significantly different allowable use (see State Law below).

Fire/EMS: Fire and Emergency services opposes the annexation due to the loss of fire revenue.

Water System: Water is available in the area. An extension would be required to service these parcels.

Public Works/Engineering: Public Works has reviewed the annexation applications for the Pierport, Pace and Lamb properties on Veterans Parkway. These properties are part of a larger Development of Regional Impact (DRI) that is currently under development. The cumulative traffic impacts from the DRI, including these properties, is significant to Veterans Parkway, Sandy Creek, South Sandy Creek and SR 54.

Via a previous agreement, the City of Fayetteville already owns and maintains Veterans Parkway, from SR 54 to Sandy Creek. Improvements to this section of Veterans Parkway needed as a result of the annexation and DRI will be the responsibility of the City and the Developer. The primary impact to Fayette County will be upgrades needed to Sandy Creek as a result of the DRI. These needs have not yet been quantified.

Access to Veterans Parkway should be controlled (i.e., limited) and it is Public Work's understanding that the DRI is meeting that goal.

Last, Public Works recommends that any development within the City on the annexed properties consider pedestrian movements and for the plans to support a comprehensive network of multi-use paths to serve the area.

Environmental Health: Our department has no objection to either of these proposed annexation requests.

Should any existing structures on either of these properties be demolished during the development of the sites, then any existing septic tank systems must be properly abandoned and verified by this department as part of the demolition process prior to any redevelopment on the sites.

Environmental Management:

Floodplain	The property does contain floodplain per FEMA FIRM panels 13113C0082E and 13113C0101E .
Wetlands	The property does contain any wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.
Watershed	The Fayette County Watershed Protect regulations do not apply to the subject property as it has not been subdivided since the 1987 inception of the aforementioned ordinance. However, due to the size of the development, the Environmental Management Department recommends as a condition of rezoning that the state minimum buffer of 50 feet and setback of 75 feet as measured from wrested vegetation be maintained on Whitewater Creek and any tributaries as required by the Georgia Environmental Planning Criteria.
Groundwater	The property **IS NOT** within the groundwater recharge area, as delineated on the Georgia Department of Natural Resources' 1992 Ground-Water Pollution Susceptibility Map of Georgia (Hydrologic Atlas 20).
Stormwater	The development of this property should meet all current stormwater management practices for development. Analysis of the impacts to downstream properties is suggested.
Stormwater Utility	The County will lose stormwater revenue if this parcel is to be annexed.

Sheriff's Office:

STATE LAW

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO MUNICIPAL CORPORATIONS ONLY
CHAPTER 36. ANNEXATION OF TERRITORY
ARTICLE 7. PROCEDURE FOR RESOLVING ANNEXATION DISPUTES

***36-36-113.* Objection to annexation; grounds and procedures**

(a) The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county’s comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

36-36-114. Arbitration panel; composition and membership

(a) Not later than the fifteenth calendar day following the date the municipal corporation received the first objection provided for in Code Section 36-36-113, an arbitration panel shall be appointed as provided in this Code section.

(b) The arbitration panel shall be composed of five members to be selected as provided in this subsection. The Department of Community Affairs shall develop three pools of arbitrators, one pool which consists of persons who are currently or within the previous six years have been municipal elected officials, one pool which consists of persons who are currently or within the previous six years have been county elected officials, and one pool which consists of persons with a master's degree or higher in public administration or planning and who are currently employed by an institution of higher learning in this state, other than the Carl Vinson Institute of Government. The pool shall be sufficiently large to ensure as nearly as practicable that no person shall be required to serve on more

than two panels in any one calendar year and serve on no more than one panel in any given county in any one calendar year. The department is authorized to coordinate with the Georgia Municipal Association, the Association County Commissioners of Georgia, the Council of Local Governments, and similar organizations in developing and maintaining such pools.

(c) Upon receiving notice of a disputed annexation, the department shall choose at random four names from the pool of municipal officials, four names from the pool of county officials, and three names from the pool of academics; provided, however, that none of such selections shall include a person who is a resident of the county which has interposed the objection or any municipal corporation located wholly or partially in such county. The municipal corporation shall be permitted to strike or excuse two of the names chosen from the county officials pool; the county shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; and the county and municipal corporation shall each be permitted to strike or excuse one of the names chosen from the academic pool.

(d) Prior to being eligible to serve on any of the three pools, persons interested in serving on such panels shall receive joint training in alternative dispute resolution together with zoning and land use training, which may be designed and overseen by the Carl Vinson Institute of Government in conjunction with the Association County Commissioners of Georgia and the Georgia Municipal Association, provided such training is available.

(e) At the time any person is selected to serve on a panel for any particular annexation dispute, he or she shall sign the following oath: "I do solemnly swear or affirm that I will faithfully perform my duties as an arbitrator in a fair and impartial manner without favor or affection to any party, and that I have not and will not have any ex parte communication regarding the facts and circumstances of the matters to be determined, other than communications with my fellow arbitrators, and will only consider, in making my determination, those matters which may lawfully come before me."

36-36-115. Meetings of arbitration panel; duties; findings and recommendations; compensation

(a) (1) The arbitration panel appointed pursuant to Code Section 36-36-114 shall meet as soon after appointment as practicable and shall receive evidence and argument from the municipal corporation, the county, and the applicant or property owner and shall by majority vote render a decision which shall be binding on all parties to the dispute as provided for in this article not later than the sixtieth day following such appointment. The meetings of the panel in which evidence is submitted or arguments of the parties are made shall be open to the public pursuant to Chapter 14 of Title 50. The panel shall first determine the validity of the grounds for objection as specified in the objection. If an objection involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, the panel shall quantify such impact in terms of cost. As to any objection which the panel has determined to be valid, the panel, in its findings, may establish reasonable zoning, land use, or density conditions

applicable to the annexation and propose any reasonable mitigating measures as to an objection pertaining to infrastructure demands.

(2) In arriving at its determination, the panel shall consider:

(A) The existing comprehensive land use plans of both the county and city;

(B) The existing land use patterns in the area of the subject property;

(C) The existing zoning patterns in the area of the subject property;

(D) Each jurisdiction's provision of infrastructure to the area of the subject property;

(E) Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county;

(F) Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection; and

(G) Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.

(3) The county shall provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property.

(4) The county shall bear at least 75 percent of the cost of the arbitration. The panel shall apportion the remaining 25 percent of the cost of the arbitration equitably between the city and the county as the facts of the appeal warrant; provided, however, that if the panel determines that any party has advanced a position that is substantially frivolous, the costs shall be borne by the party that has advanced such position.

(5) The reasonable costs of participation in the arbitration process of the property owner or owners whose property is at issue shall be borne by the county and the city in the same proportion as costs are apportioned under paragraph (4) of this subsection.

(6) The panel shall deliver its findings and recommendations to the parties by certified mail or statutory overnight delivery.

(b) If the decision of the panel contains zoning, land use, or density conditions, the findings and recommendations of the panel shall be recorded in the deed records of the county with a caption describing the name of the current owner of the property, recording reference of the current owner's acquisition deed and a general description of the property, and plainly showing the expiration date of any restrictions or conditions.

(c) The arbitration panel shall be dissolved on the tenth day after it renders its findings and recommendations but may be reconvened as provided in Code Section 36-36-116.

(d) The members of the arbitration panel shall receive the same per diem, expenses, and allowances for their service on the committee as is authorized by law for members of interim legislative study committees.

(e) If the panel so agrees, any one or more additional annexation disputes which may arise between the parties prior to the panel's initial meeting may be consolidated for the purpose of judicial economy if there are similar issues of location or similar objections raised to such other annexations or the property to be annexed in such other annexations is within 2,500 feet of the subject property.

36-36-116. Appeal

The municipal or county governing authority or an applicant for annexation may appeal the decision of the arbitration panel by filing an action in the superior court of the county within ten calendar days from receipt of the panel's findings and recommendations. The sole grounds for appeal shall be to correct errors of fact or of law, the bias or misconduct of an arbitrator, or the panel's abuse of discretion. The superior court shall schedule an expedited appeal and shall render a decision within 20 days from the date of filing. If the court finds that an error of fact or law has been made, that an arbitrator was biased or engaged in misconduct, or that the panel has abused its discretion, the court shall issue such orders governing the proposed annexation as the circumstances may require, including remand to the panel. Any unappealed order shall be binding upon the parties. The appeal shall be assigned to a judge who is not a judge in the circuit in which the county is located.

36-36-117. Annexation after conclusion of procedures; remedies for violations of conditions

If the annexation is completed after final resolution of any objection, whether by agreement of the parties, act of the panel, or court order as a result of an appeal, the municipal corporation shall not change the zoning, land use, or density of the annexed property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. Following the conclusion of the dispute resolution process outlined in this article, the municipal corporation and an applicant for annexation may either accept the recommendations of the arbitration panel and proceed with the remaining annexation process or abandon the annexation proceeding. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such conditions have expired as provided in this Code section.

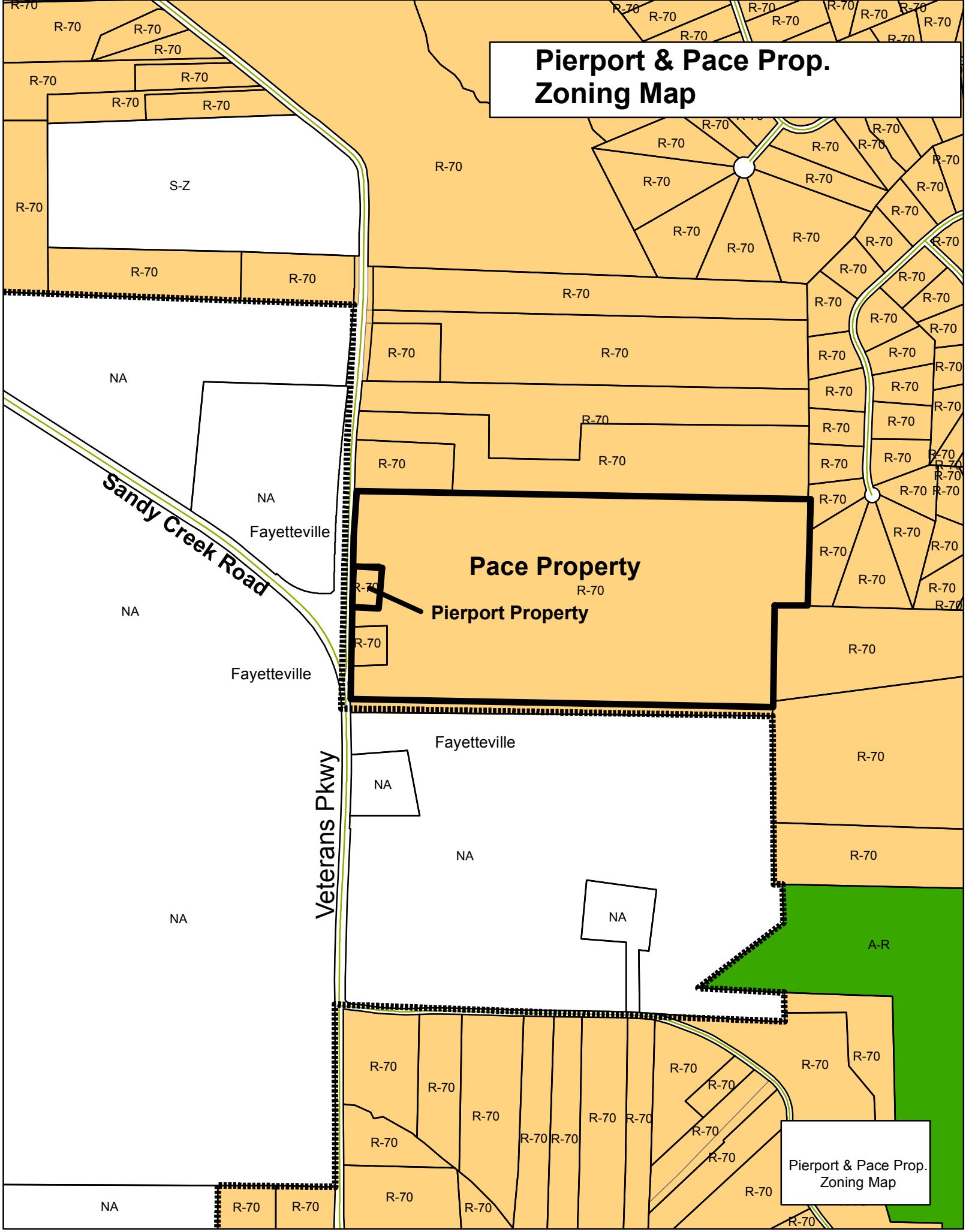
36-36-118. Abandonment of proposed annexation; remedies for violations of conditions

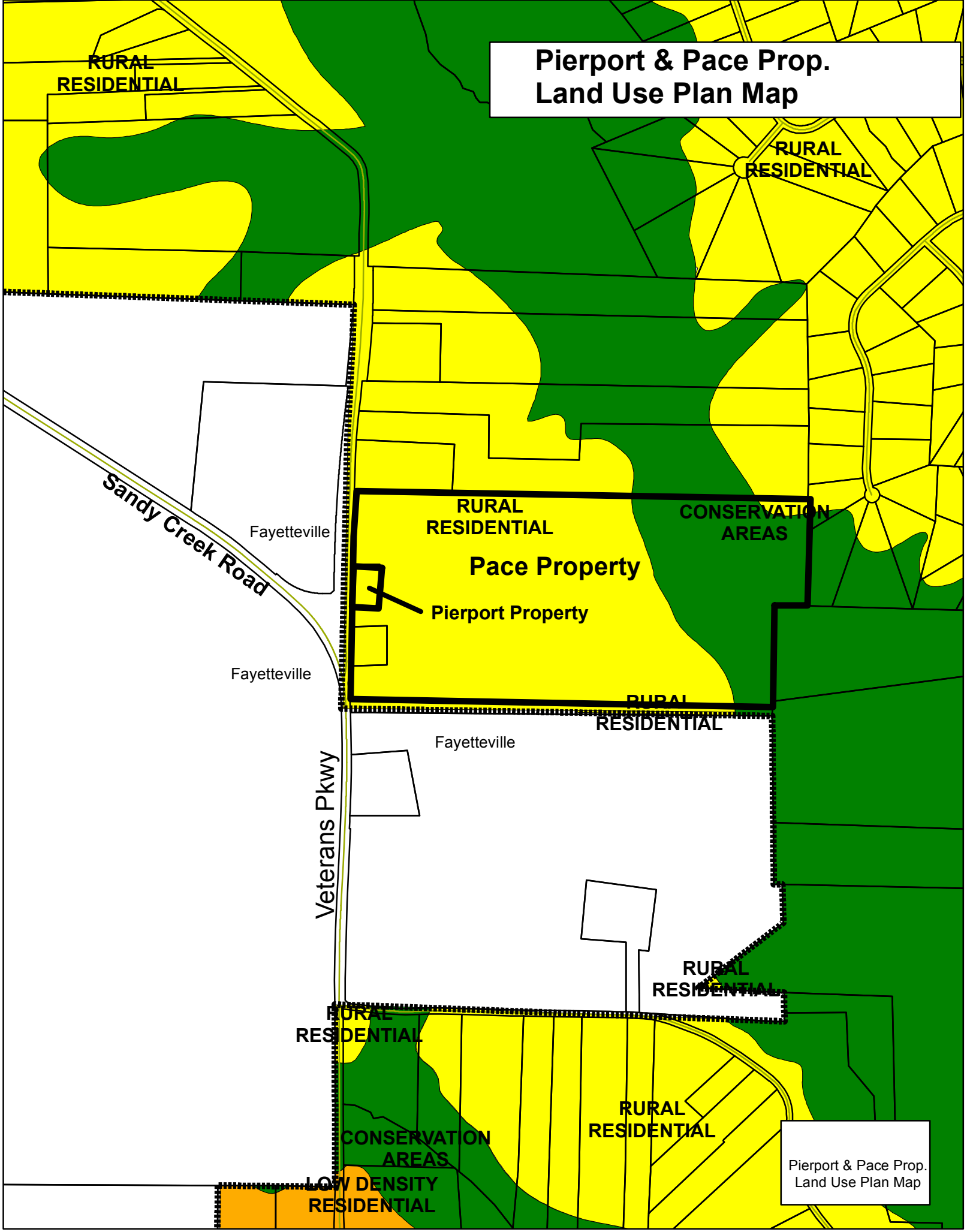
If at any time during the proceedings the municipal corporation or applicant abandons the

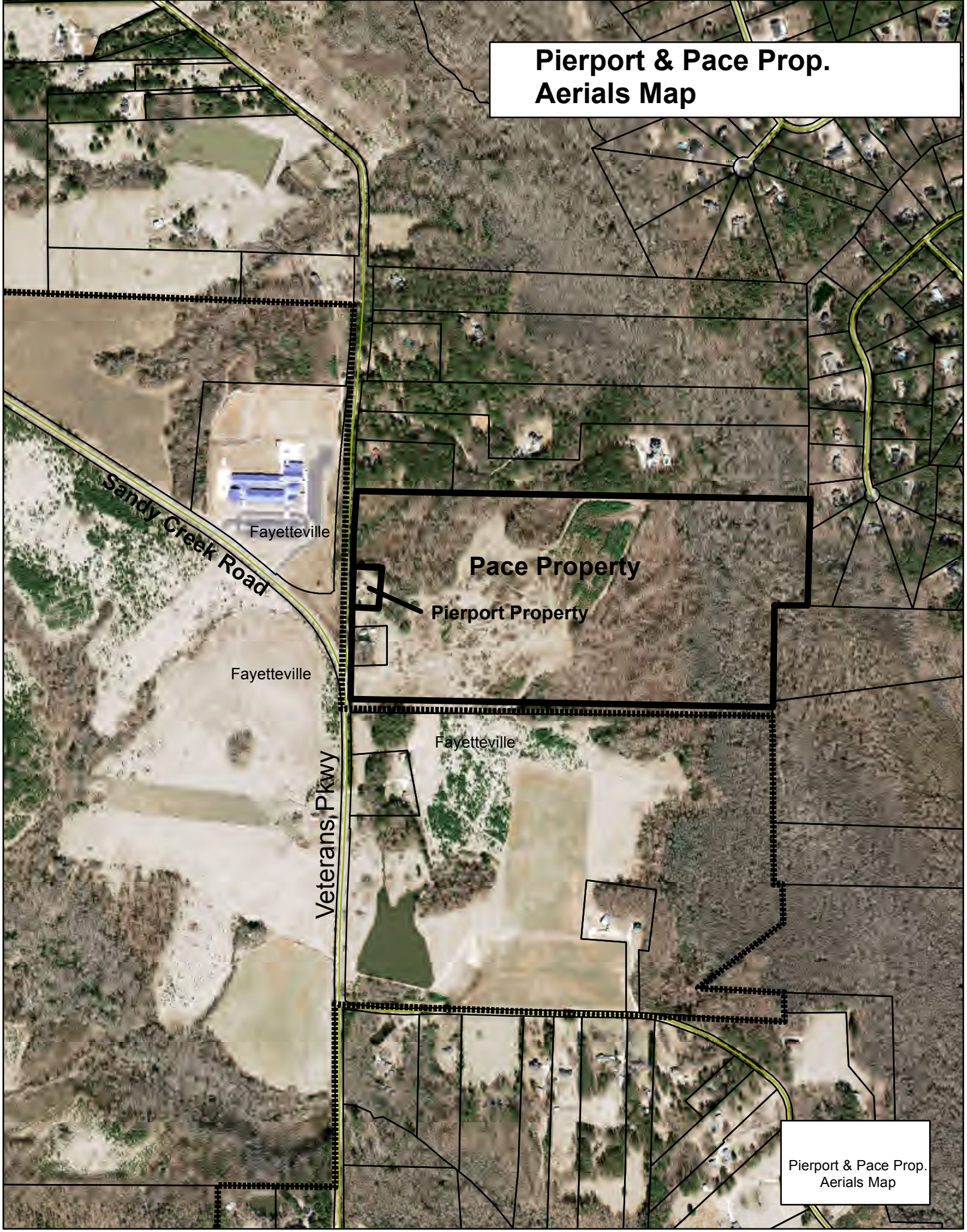
proposed annexation, the county shall not change the zoning, land use, or density affecting the property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such period has expired. After final resolution of any objection, whether by agreement of the parties, act of the panel, or any appeal from the panel's decision, the terms of such decision shall remain valid for the one-year period and such annexation may proceed at any time during the one year without any further action or without any further right of objection by the county.

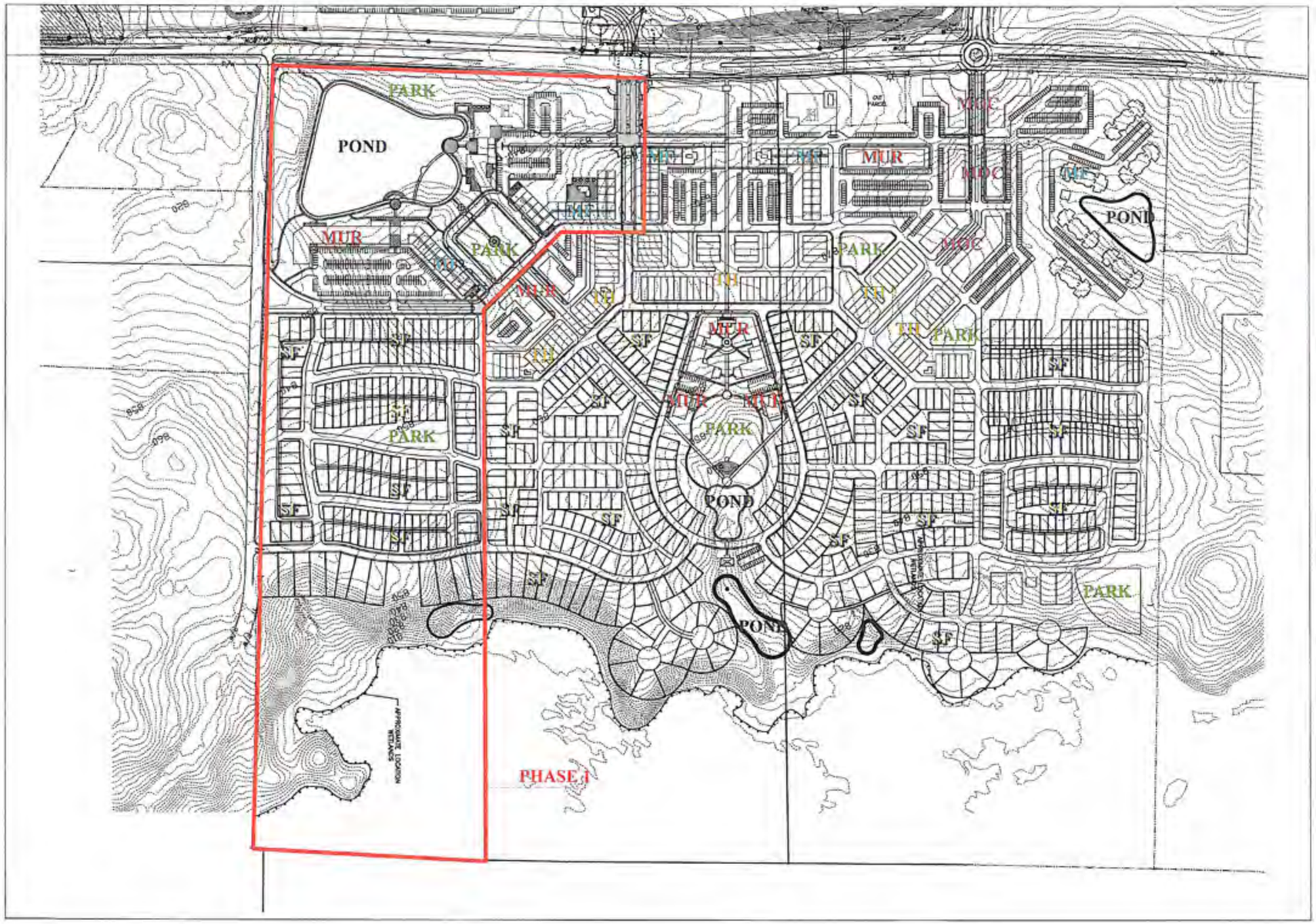
Summary

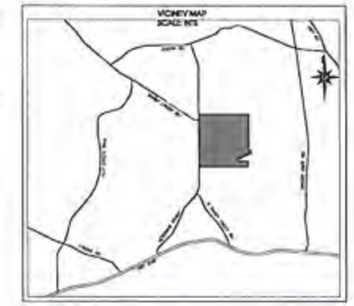
The annexation and rezoning of the subject properties, as proposed, will create a change in zoning and land use that will result in a substantial change in the intensity of the allowable use of the property and a change to a significantly different allowable use. The subject properties are adjacent to the approximately 1,300 acres annexed by Fayetteville in 2013 to accommodate the further development of Pinewood Studios and surrounding areas to support the studio complex. On behalf of Fayetteville, Fayette County Development Authority and Fayette County, Historical Concepts, a local architectural firm, created a master plan for the 1,300 acres. The basics of the master plan anticipated an urban character and density encouraging mixed uses is close proximity and connectivity through sidewalks and multi-use paths. The master plan suggested a system of grid pattern streets with blocks. Transect Zones were created for a variety of development options for the blocks (see attached). Transects T3 and T4 are being proposed by the developer. The proposed development pattern for the subject properties is in keeping with the master plan and what was proposed for previously annexed adjacent property. Fire/EMS is opposed to the annexation due to the loss of revenue. The Environmental Management Department indicates a loss of stormwater revenue if this parcel is to be annexed.


Pierport & Pace Prop.
Zoning Map
R-70
S-Z
NA
Fayetteville
Sandy Creek Road
Pace Property
Pierport Property
Veterans Pkwy
A-R
Pierport & Pace Prop.
Zoning Map


Pierport & Pace Prop.
Land Use Plan Map
RURAL RESIDENTIAL
RURAL RESIDENTIAL
Sandy Creek Road
Fayetteville
RURAL RESIDENTIAL
CONSERVATION AREAS
Pace Property
Pierport Property
Fayetteville
RURAL RESIDENTIAL
Fayetteville
Veterans Pkwy
RURAL RESIDENTIAL
RURAL RESIDENTIAL
RURAL RESIDENTIAL
CONSERVATION AREAS
LOW DENSITY RESIDENTIAL
Pierport & Pace Prop.
Land Use Plan Map


Pierport & Pace Prop.
Aerials Map
Sandy Creek Road
Fayetteville
Pace Property
Pierport Property
Fayetteville
Fayetteville
Veterans Pkwy
Pierport & Pace Prop.
Aerials Map





PINEWOOD FORREST LEGEND	
MULTI-FAMILY	MF
SINGLE FAMILY HOMES (LOTS)	SF
TOWNHOMES	TH
MIXED USE / RETAIL (R)	MUR
MIXED USE/ OFFICE / COMMERCIAL (O/C)	MOC
HOTEL	H
STORM MANAGEMENT PONDS	POND

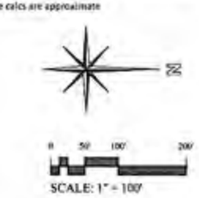
PINEWOOD FORREST DENSITY CALCULATIONS	
USE	QTY
PINEWOOD FORREST FULL SITE	
MULTI-FAMILY (MF)	543
SINGLE FAMILY HOMES (LOTS)	611
TOWNHOMES (TH)	88
MIXED USE / RETAIL (R)	
MIXED USE/ OFFICE / COMMERCIAL (O/C)	
HOTEL # 1 *UNITS NOT COUNTED IN DENSITY	*200
HOTEL # 2 *UNITS NOT COUNTED IN DENSITY	*100
RECREATIONAL AREA	
TOTAL UNITS	1242
TOTAL ACRES	234.1
DENSITY	= 5.4 DENSITY UNITS PER ACRE

PINEWOOD FORREST IMPERVIOUS CALCULATIONS			
USE	QTY	WIDTH	AREA (SF)
IMPERVIOUS			
ROADS	26,693	24	640632
ALLEYS	14,015	16	224240
SIDEWALKS	55,000	5	275000
MULTI-USE TRAILS	2400	8	19200
PARKING LOTS	644,000	NA	644,000
MULTI- FAMILY / OFFICE/ RETAIL BUILDINGS	514,000	NA	514000
AVERAGED SINGLE FAMILY HOME SIZE	1,500	611	916500
TOTAL IMPERVIOUS			3233572
TOTAL ACRES & % IMPERVIOUS	234.16		29%

NOTE: Impevious calcs are approximate

PINEWOOD FORREST OPEN SPACE CALCULATIONS			
USE	QTY		AREA (SF)
OPEN SPACE			
PARKS, POCKET PARKS, GREENWAYS	1,600,000	NA	1,600,000
UNDISTURBED FLOODPLAIN AREAS AND WETLANDS	2,500,000	NA	2,500,000
TOTAL OPEN SPACE			4100000
TOTAL ACRES & % OPEN SPACE	234.16		40%

NOTE: Open space calcs are approximate



PINEWOOD FORREST

MARCH 3 ,2015
SCALE: 1"=200'
DEVELOPMENT MASTER PLAN

CITY OF FAYETTEVILLE, GA

FOLEY DESIGN ASSOCIATES ARCHITECTS INC.
1513 Cleveland Avenue Building 100 Suite 102 East Point, Georgia 30344 (404) 761-1298

PINEWOOD FORREST

ARCHITECTURAL CODES AND REGULATIONS

March 3, 2015

Pinewood Forrest is a 234.147 Acre site designed to be a Mixed-use Development, comprising of Retail/Commercial, Office/ Commercial, Restaurants, Hotels, Multi-Family Buildings including live/work and stacked flats over retail, Townhomes, and Single Family homes of various sizes. Amenities will include Parks, Green Spaces and Ponds, Recreational Center, Community Center, Chapel, walking trails, boardwalks, and woods. The more dense and retail oriented development is designed to be closest to Veterans Parkway, which has a 50' setback, and is designated to be a T4 zone in accordance with the Smart Code Development. Towards the East of the site, mixed-use and multifamily along with smaller retail activities are planned as part of the T3 zone along with single family detached homes of varying sizes. The average residential density of the development is approximately 5.4 Units per Acre. The project will be developed in Phases with the first Phase utilizing approximately 55 acres on the south portion of the property.

Development Characteristics:

The Master Plan design strategy towards natural preservation creates a focus towards public amenities to be shared and enjoyed by the community at large. The existing topography, and natural amenities are celebrated by using the high and low points, (the site slopes downwards, approximately at 5% from Veterans Parkway towards the East, the Wetlands) to create vistas along the way such as plazas and parks, culminating at the Chapel as the focal point. There has been a concerted effort to identify and preserve significant stands of specimen trees, ponds and green spaces, existing on site, to mitigate the effects of development on the environment. The Wetlands have been designated as a "No Build Zone" except for trails or boardwalks.

Environmentally sustainable and ecologically responsible design has multiple benefits of cost saving and improved aesthetics by preserving amenities, which in turn produce enhanced land values by creating valuable waterfront or park views for outdoor dining; public plazas and gathering spaces as part of street/ storefronts; and views from residential patios and porches, which have all been taken into consideration.

The streets are organized as a system of connectors. There are 2 main entrances into the site from Veterans Parkway at key locations. The south end of the site aligns Veterans Parkway and Hood Road. The first entrance is the aligned with the entrance to Pinewood Atlanta Studios across Veterans Parkway. The second entrance is at a proposed roundabout at Veterans Parkway and Sandy Creek Road. These entry points are to have their unique design features and identifying elements in keeping with the aesthetics of Pinewood Forrest. The interior streets are pedestrian and bike friendly with sidewalks and amenities, and designed with dimensions that

are conducive to human scale and interaction to promote community connectivity and walkability.

Purpose: The following regulations are set forth as development guidelines to achieve a unique look and character for the buildings and site for Pinewood Forrest. The intent is to create a health neighborhood with a diverse social environment and a strong community support system in an environmentally responsible way. The architecture is to respond to the local vernacular and character of the larger Fayetteville area.

1. **Approvals and Controls**: All buildings and site improvements will be submitted to a Design Review Committee set up by the Pinewood Atlanta Development Team for conformance with the Architectural Codes and Regulations, and if conforming the specific building or improvement will be allowed to move to permitting to the City of Fayetteville.

2. **Approved Uses Proposed:**
   Mixed- Use Retail – 125,000 SF
   Office/ Commercial/ Retail – 150,500 SF
   Hotels – 300 Units
   Multi-Family Residence – 543 Units
   Live/Work Residences
   Townhomes- 88 Units
   Single-Family Residences - 611 lots
   Parking garages (where appropriate)

3. **General Development Regulations**
   A. **Setbacks**: Buildings adjoining Veterans Parkway will have a setback of 50 feet from the Right of Way. Buildings adjoining Hood Road will have a landscape buffer/setback of a minimum of 50 feet from the Right of Way. On the north boundary of the property a buffer/setback of a minimum of 50 feet from the property line will be provided. Interior buildings will have setbacks varying from driveways based on uses. Entrances will be set back 100' from the right of way, with signage & monuments and features as allowed by City requirements.
   B. **Entrances**: 2 Entrances will be provided at Veterans Parkway aligned with entry points across the way to Pinewood Studios, Hood Road and Sandy Creek Road. The character and materials of these entrances will reflect the local character and materials as seen from the local roads.
   C. **Fencing**: Perimeter fencing at roadways will be equestrian type with details of stone or brick columns at key accent areas.
   D. **Signage**: Signage for businesses will be appropriately proportioned and aesthetically applicable for the location. In addition to primary signage, site directional signage will be allowed as required for direction of pedestrian or traffic flows.

1. General requirements: External Signs within view of Veterans Parkway or Hood Road shall not be translucent or illuminated from behind. All signage must be adequately lit without causing harsh glares.
2. Street Light poles may serve as hosts for signage.

E. **Sidewalks**: Sidewalks will be provided for pedestrian circulation and connectivity within the development and will also connect to Pinewood Atlanta Studios by ways of multi-use trails and crosswalks. The goal is to make this a pedestrian and environmentally friendly community with reduced need for vehicular traffic. Sidewalks to be environmentally and pedestrian friendly by way of trees/ shrubs/ greenery/ streetlights and sidewalk furniture.

F. **Multi-Use Path**: An exterior multi-use path will be located throughout the development, especially in the landscape/buffer area along Veterans Parkway continuing on Sandy Creek Road to connect to Pinewood Atlanta Studios and its neighboring uses at The Pinewood Production Centre and proposed additional Higher Education uses.

Streets: The architecture of the street must be such to invite a person to linger and enjoy the sights and sounds of the surroundings. A typical retail street will have a storefront with street furniture, pedestrian sidewalk, a green strip with trees buffer and planting and regularly placed street lights, on-street parking (possibly on either side), with 1 or 2 vehicular lanes.

Short blocks create a network of connections lined with buildings fronting the streets. The size of the street informs the hierarchy of the street network, ranging from major to minor streets. Major streets form the avenues at the entry points of the development and are dispersed into intermediate and then minor streets, depending on the uses of the spaces along the street. The speed and flow of traffic is informed by its size. More urban streets will be 2 lanes with parking on either side with a bike lanes and sidewalks and a faster flow of traffic than a smaller retail street, with 2 lanes of vehicular traffic and only one side accommodating on street parking with its landscaping and narrower sidewalk and storefront creating a slower flow of traffic by virtue of its character. Residential streets may be even slower and narrower with only one lane for vehicular traffic and on-street parking, landscape and sidewalk. Alleys and lanes serve the rear access to residential garages and may be so narrow as to be 30' wide from face-of-garage to face-of-garage, including setbacks and groundcover.

G. **Lighting Standards**: Streets will be adequately lit without causing any harsh lighting or night time light pollution. These will be designed and installed in places that do not shine light directly into adjacent homes while providing enough light for safety and security. Street lighting will be sized and themed in keeping with the local aesthetics and proportioned to the street and purpose it serves. Example, for more residential areas, low watt lights should be installed on short poles, no greater than 150 W and less than or equal to 15' in Height. Light poles can be used for the dual purpose of light and signage as to reduce street clutter.

H. **Housing Diversity**: A diversity of housing types and sizes planned, example: Multi-Family dwelling units, Live/ work units, townhomes, small to large single family lots, cater to large segment of the market, will allow the development to be inclusive and attractive to a wide variety of people with different income and age range.

I. **Retail Diversity**: A mix of uses, dispersed throughout the core of the Master Plan promotes a balanced use of the area to activate the neighborhood and create a vibrant feel. The needs of major uses such as Hotels and office/ commercial and residential are met by support uses such as grocery stores, café's, drycleaners, gym, bookstores, restaurants etc. All are within easy accessibility to each other. This creates the potential for people in the area to live and shop in proximity to work, saving on cost and time for commute. The diversity also creates a potential for a larger variety of job opportunities in the locale.

J. **Open Spaces**: Parks, Plazas, Squares, ponds, boardwalks, green spaces and other congregational elements are situated at specific locations to add variety and character to the neighborhood. These are within walking distance and accessible by sidewalks, pedestrian ways, bike paths, trails and cart paths to creates a sense of place and strengthens a sense of community to promote active use of spaces in the vicinity.

K. **Architectural Style**:

1. **Entry and Road Frontage Character**: All areas within 100' of Veterans Parkway or Hood Road and Vehicle Entrances will incorporate natural materials for features and Signage at each entry. The character of these structures will be reflective of the local Residential and Agrarian nature of the area. Reference attached Entry and Road Frontage Character Examples and Entrance Rendering.

2. **Zone T4 (Hotels, Office/Commercial & Multi-Family Dwelling Buildings:** The highest density of development is located along Veterans Parkway. The uses include Hotels, Office/Commercial and Multi-Family Dwelling buildings. These buildings are limited to a mixture of 3 to 4 stories. The buildings will be oriented towards the street and engage the storefront and streetscape and an extension of the building. There will be additional amenities related to these uses such as adjacent green spaces, parks, plazas and ponds to enhance the character of the site and the related architecture. The architectural character of these structures will be in keeping with the local flavor and will be with respect to the reference images attached.

3. **Zone T3 (Townhomes, Live/work & Mixed-Use Retail and Commercial)**: This area has a lower density houses and buildings of up to 2-3 stories. The Character of this area is more intimate, with smaller streets and shorter setbacks; and parks, plazas and greens spaces interspersed within the plan. The streetscape will cater to pedestrians and patrons lingering around the storefronts, shops, cafes, residential porches and balconies to promote a sense of community. The architectural character will include: Canopies and signage at storefronts along with appropriate lighting for evening occupancy, sidewalk benches, café seating, and trees at regular intervals shade and to add visual interest. The buildings will be oriented towards the street for easy pedestrian access and with on-street parking. The more residential uses like townhomes and mixed-use

(residential over retail) will also address the street and use elements such as porches, patios and balconies facing the street to form connections to the community.

4. **Zone T3 (Single-Family residences):** As part of the T3 zone, single family residential lots are situated towards the back of the site, furthest away from Veterans Parkway. These are a mix of sizes from 30' wide to over 60' wide. The lots will vary in size on each street to maintain diversity and will be modified as demand changes within each area. The variety of lot and home sizes creates an opportunity for a combination of dwellers from different socio-economic strata living together to form a cohesive community. The architectural character of these is to reflect and respect the local flavor and at the same time be designed to engage the street and the neighborhood. The setbacks are smaller for this purpose and the fronts of the homes to be close to the streets with porches, patios and balconies oriented to the front and the garages to be tucked in the back, accessed by either alleys from the rear or from small driveways to the side. Included are some examples of such homes with a variety frontage dimensions that take advantage of the street as a gathering community space to engage the neighborhood. These homes are to be single or double story houses for the development. The lots are clustered together to create short walkable blocks, connected by crosswalks and sidewalks without any gated communities or dead-end streets to promote connectivity and inclusiveness.

L. **Size/Height**:

1. The buildings along Veterans Parkway are to relate to the character of the larger Fayetteville area. The design must also be complimentary to Pinewood Studios across the street as well as have a variation in façade to create interesting visual character for the street. The massing must be broken up with balconies and porches, as well as fenestrations at regular intervals to avoid a static or monolithic look.
2. The buildings along Veterans Parkway are to be up to 3 or 4 stories. Buildings further in, transition to a smaller scale with both in height, which is up to 2 – 3 stories, and horizontally with shorter blocks and smaller storefronts and house frontages to relate to the slower pedestrian scale. The single-family houses will be single to double story only except area of the site that provide a basement foundation and oriented towards the street with garages in the back or side. These have a variety to frontages, ranging from 20' to 45' width of actual homes.

M. **Materials**:

1. Entrance structures will be natural stone, brick, or wood, or any facade which simulates the same. Fencing will be wood or material that simulates wood with ornamental metal fencing at security points.
2. Materials and finishes will be in keeping with the character proposed.

N. **Tree Save Areas**: To the greatest extent possible, specimen trees and natural stands of trees will be projected and preserved per City of Fayetteville standards.

O. **Landscaping**:
   1. Perimeter landscaping will be grass and indigenous materials with xeriscape characteristics. All perimeter landscaping will at a minimum meet City of Fayetteville Landscape Requirements.
   2. Project interior landscaping will be by developer.

P. **Storm water Management**: Storm water runoff will be diverted by using topography towards new and existing ponds that will be used as part of the storm water management system for the site along with the introduction of bio-swales and other pervious surfaces as part of the landscaping to reduce the burden on retention and detention of runoff.

Q. **Speed Limits**: Speed limits will be provided for all interior street areas.

R. **Parking Areas**: Parking areas within 100 feet of Veterans Parkway or Sandy Creek Road will be visually screened by landscaped berms at a typical height of 4 feet in height in combination with evergreen hedges with limited spacing.

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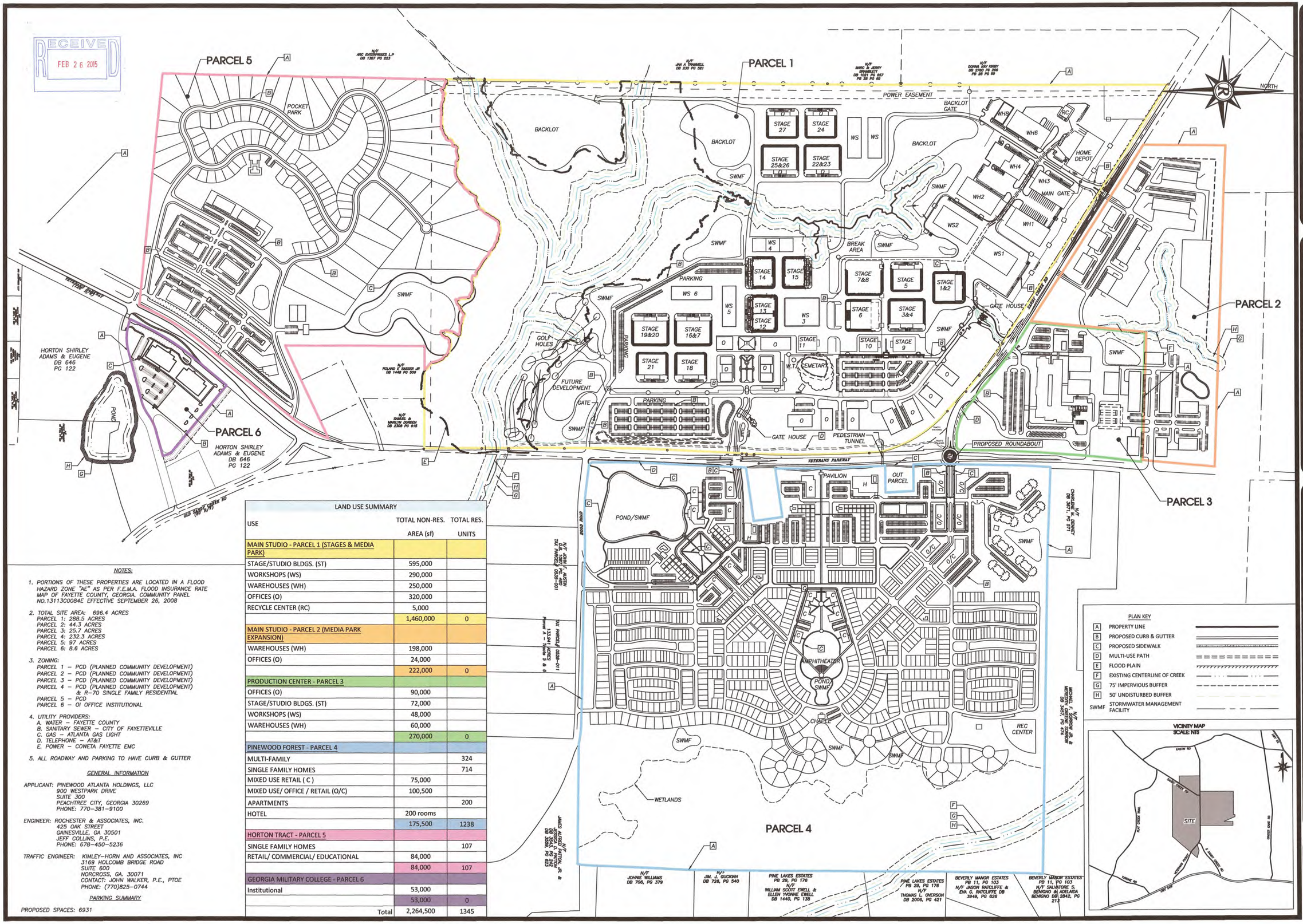

LAND USE SUMMARY

USE	TOTAL NON-RES. AREA (sf)	TOTAL RES. UNITS
MAIN STUDIO - PARCEL 1 (STAGES & MEDIA PARK)		
STAGE/STUDIO BLDGS. (ST)	595,000	
WORKSHOPS (WS)	290,000	
WAREHOUSES (WH)	250,000	
OFFICES (O)	320,000	
RECYCLE CENTER (RC)	5,000	
	1,460,000	0
MAIN STUDIO - PARCEL 2 (MEDIA PARK EXPANSION)		
WAREHOUSES (WH)	198,000	
OFFICES (O)	24,000	
	222,000	0
PRODUCTION CENTER - PARCEL 3		
OFFICES (O)	90,000	
STAGE/STUDIO BLDGS. (ST)	72,000	
WORKSHOPS (WS)	48,000	
WAREHOUSES (WH)	60,000	
	270,000	0
PINEWOOD FOREST - PARCEL 4		
MULTI-FAMILY		324
SINGLE FAMILY HOMES		714
MIXED USE RETAIL (C)	75,000	
MIXED USE/ OFFICE / RETAIL (O/C)	100,500	
APARTMENTS		200
HOTEL	200 rooms	
	175,500	1238
HORTON TRACT - PARCEL 5		
SINGLE FAMILY HOMES		107
RETAIL/ COMMERCIAL/ EDUCATIONAL	84,000	
	84,000	107
GEORGIA MILITARY COLLEGE - PARCEL 6		
Institutional	53,000	
	53,000	0
Total	2,264,500	1345

NOTES:

1. PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FLOOD HAZARD ZONE "AE" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA. COMMUNITY PANEL NO.13113C0084E EFFECTIVE SEPTEMBER 26, 2008
2. TOTAL SITE AREA: 696.4 ACRES
   PARCEL 1: 288.5 ACRES
   PARCEL 2: 44.3 ACRES
   PARCEL 3: 25.7 ACRES
   PARCEL 4: 232.3 ACRES
   PARCEL 5: 97 ACRES
   PARCEL 6: 8.6 ACRES
3. ZONING:
   PARCEL 1 – PCD (PLANNED COMMUNITY DEVELOPMENT)
   PARCEL 2 – PCD (PLANNED COMMUNITY DEVELOPMENT)
   PARCEL 3 – PCD (PLANNED COMMUNITY DEVELOPMENT)
   PARCEL 4 – PCD (PLANNED COMMUNITY DEVELOPMENT) & R–70 SINGLE FAMILY RESIDENTIAL
   PARCEL 5 – PCD
   PARCEL 6 – OI OFFICE INSTITUTIONAL
4. UTILITY PROVIDERS:
   A. WATER – FAYETTE COUNTY
   B. SANITARY SEWER – CITY OF FAYETTEVILLE
   C. GAS – ATLANTA GAS LIGHT
   D. TELEPHONE – AT&T
   E. POWER – COWETA FAYETTE EMC
5. ALL ROADWAY AND PARKING TO HAVE CURB & GUTTER

GENERAL INFORMATION

APPLICANT: PINEWOOD ATLANTA HOLDINGS, LLC
900 WESTPARK DRIVE
SUITE 300
PEACHTREE CITY, GEORGIA 30269
PHONE: 770–381–9100

ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET
GAINESVILLE, GA 30501
JEFF COLLINS, P.E.
PHONE: 678–450–5236

TRAFFIC ENGINEER: KIMLEY–HORN AND ASSOCIATES, INC
3169 HOLCOMB BRIDGE ROAD
SUITE 600
NORCROSS, GA. 30071
CONTACT: JOHN WALKER, P.E., PTOE
PHONE: (770)825–0744

PARKING SUMMARY

PROPOSED SPACES: 6931

PLAN KEY

A	PROPERTY LINE
B	PROPOSED CURB & GUTTER
C	PROPOSED SIDEWALK
D	MULTI-USE PATH
E	FLOOD PLAIN
F	EXISTING CENTERLINE OF CREEK
G	75' IMPERVIOUS BUFFER
H	50' UNDISTURBED BUFFER
SWMF	STORMWATER MANAGEMENT FACILITY

VICINITY MAP
SCALE: NTS

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

DRI OVERALL PLAN
FOR:
PINEWOOD ATLANTA STUDIOS, PRODUCTION CENTER & GEORGIA MILITARY COLLEGE
LOCATED
CITY OF FAYETTEVILLE
FAYETTE COUNTY, GA

NO.	DATE	DESCRIPTION

REVISIONS

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GRAPHIC SCALE
150' 0' 300' 600'

####

SHEET	OF
1	1

DATE: 2/26/2015
SCALE: 1" = 300'
JOB NO. F21.3004.FDA
DWG NO. SITE
DRAWN BY: SC

West Fayetteville Neighborhoods

Block Flexibility Diagrams

How big should a block be?

The best way to begin answering this question is to study precedents and to gather the dimensions of blocks that have worked in the past and continue to work today. By doing this, it is possible to see what dimensions accommodate the greatest range of land uses and thus what blocks have the greatest staying power. However, even after studying hundreds of blocks there is no exact answer to this question; instead, there is a range of answers. In general, **blocks should have sides between 240' and 600' in length with an overall perimeter of less than 1,800'.** These dimensions have been put to the test in towns and cities throughout history and have proven themselves to be resilient against changes in land uses and population densities.

Why are blocks important?

Properly scaled blocks are important for a number of reasons:

1. Land uses naturally change over time. Properly scaled blocks allow these changes to occur easily and efficiently without having to reconfigure the infrastructure that has already been put into place (principally streets and utilities). This **maximizes the return on investment** (both public and private).
2. They ensure a basic level of **connectivity and walkability**.
3. Smaller blocks create more street frontage which translates into more front yards, more front doors, and more storefronts. These components are a pre-requisite for the formation of **vibrant neighborhoods**.
4. They **streamline the development/redevelopment process**. Old land uses can move out and new land uses can simply plug-in. This can also minimize the subdivision review process.

Can you show me how this works?

To illustrate the resourcefulness of a properly scaled block, the diagrams below show how a **300'x500' block** (approximately 3.4 acres) can accommodate everything from farms and houses to office buildings and schools. The diagrams show how an initial investment in infrastructure can pay for itself over and over again by responding to a multitude of different purposes. As the town grows, the block is there to accommodate that growth.
As shown below, the 300'x500' block is perfectly capable of spanning all Transect Zones; in this case, zones T2 to T5 are illustrated. While the land uses and land intensities in the diagram vary, the block itself does not have to.

T2

1 Farm
With house, garage, storage shed, and 3 acres of farming plots

0.3 Units/Acre
On entire block

T3

10 Detached Houses
With garages and alley access on 100'x140' lots (14,000 sf)

2.9 Units/Acre
On entire block

14 Detached Houses
With garages and alley access on 70'x140' lots (9,800 sf)

4.1 Units/Acre
On entire block

T4

12 Detached Houses
With garages and alley access on 60'x140' lots (8,400 sf)

12 Townhouses
With garages and alley access on 24'x120' lots (2,880 sf)

7 Units/Acre
On entire block

12 Detached Houses
With garages and alley access on 24'x140' lots (8,400 sf)

3.5 Units/Acre
On entire block

20,300 sf Commercial
Office or retail

1 Church
4,400 sf

16 Parking Spaces
Off-street with additional on-street

6 Detached Houses
With garages and alley access on 50'x124' lots (6,200 sf)

16 Townhouses
With garages and alley access on 24'x110' lots (2,640 sf)

6.5 Units/Acre
On entire block

49,300 sf Commercial
Office or retail

48 Parking Spaces
Off-street with additional on-street

14 Townhouses
With garages and alley access on 24'x60' lots (1,440 sf)

14 Apartments
Approximately 800 to 1,400 sf each

8.1 Units/Acre
On entire block

108,600 sf Commercial
Office or retail

48 Parking Spaces
Off-street with additional on-street

T5

164,000 sf Commercial
Office or retail

112 Parking Spaces
Off-street with additional on-street. Alternatively, the center of the block could hold a 3-level parking deck with 490 spaces.

67,700 sf Commercial
Office or retail

243 Parking Spaces
Off-street with additional on-street

SD

Small Campus
Education or corporate campus with limited parking for administration and staff

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