

BOARD MEMBERS

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Danny England, Vice-Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director of Community Services
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
May 16, 2019
7:00 pm

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

1. Consideration of Minutes of the Planning Commission meeting held on Thursday, May 2, 2019.

NEW BUSINESS

2. Consideration of the Preliminary Plat of McKown Acres. The property will consist of nine (9) residential lot zoned R-85, located in Land Lot 250 of the 5th District and fronts on State Route 279 and McKown Road.

OLD BUSINESS

3. Discussion of the State Route 54 West Corridor.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: May 10, 2019
Subject: Preliminary Plat to be considered on May 16, 2019

PRELIMINARY PLAT

McKown Acres

OWNER/APPLICANT

Scarborough Group, LLC

Recommend **APPROVAL**

On McKown Acres Preliminary Plat stamped 5/02/2019.

PROPOSED COMP PLAN AMENDMENTS

SR 54 West Overlay District: With the widening of SR 54 West, the Board of Commissioners adopted the SR 54 West Overlay District in the middle 1990's. The SR 54 West Overlay District encompasses those areas in the unincorporated county along SR 54 that are west of Fayetteville and east of Peachtree City. This District identifies the county's goals and recommendations for the corridor and sets out the desired development pattern. SR 54 connects the communities of Fayetteville and Peachtree City, and serves as the only major east-west thoroughfare through the county. ~~The following section defines the District.~~

Existing Development: Existing residential development is scattered along the SR 54 West Corridor. Residential tracts range in size from large agricultural tracts of as much as 200 acres down to minimum one (1) acre subdivisions. Some large tracts are still used for agricultural purposes and may or may not contain a single-family residence. These tracts vary in size from approximately five (5) to 200 acres. The majority of the larger tracts are located between Sandy Creek and Tyrone Roads which have now been annexed into Fayetteville. Single-family residential development consists of smaller lots, varying in size from one (1) to five (5) acres, fronting on SR 54 West or within subdivisions which access SR 54 West. Existing nonresidential development consists of two commercial areas, one at Tyrone Road and one at Sumner Road (south) which has now been annexed into Peachtree City.

Seven single-family residential subdivisions (Deep Forest, Lakeview Estates, Crystal Lake Estates, Fayette Villa, Longboat, Newton Estates, and The Landings) are developed in this area along the corridor. These subdivisions are zoned for one (1) acre minimum lots. ~~Fayette Villa and The Landings are located between Flat Creek Trail west to Sumner Road (north) on the north side of SR 54 West. Longboat is located on the south side of SR 54 in the area on Sumner road. Newton Estates is located west of Huie Drive on the south side of SR 54 West.~~

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

Future Development: SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from this commercial node, the intensity of nonresidential development should decrease. The goals of the SR 54 West Overlay District are: (1) to maintain the efficient traffic flow of SR 54 West as the County's only major east-west thoroughfare; (2) to maintain a non-urban separation character between Fayetteville and Peachtree City; and (3) to protect existing and future residential areas in the SR 54 West Corridor.

If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing or future residential property. This can be

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DEVELOPMENT DATA

1. SUBDIVIDER: SCARBROUGH GROUP, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0476

2. PROPERTY OWNERS: SCARBROUGH GROUP, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214

3. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 05-17-2018
B. LOCATION: McKOWN ROAD AND HIGHWAY 279, FAYETTE COUNTY, GA
C. ZONING: R-55
D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
E. TOTAL PARCEL AREA: 31.44 ACRES
F. PROPOSED NUMBER OF LOTS: 9 LOTS
GROSS DENSITY: 9 LOTS / 31.44 ACRES = 0.29 LOTS / ACRE
G. NET DENSITY CALCULATION:
TOTAL PARCEL AREA: 31.44 ACRES
RIGHT-OF-WAY AREA: 0.00 ACRES
100 YEAR FLOODPLAIN AREA: 0.00 ACRES
NET DEVELOPABLE AREA: 29.06 ACRES
NET DENSITY: 9 LOTS / 31.44 ACRES = 0.29 LOTS / ACRE
H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
I. CONTOUR INTERVAL: 2 FOOT
J. TYPE OF STREETS: EXISTING
K. MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
L. MINIMUM CONTIGUOUS BUILDABLE AREA: CBA=0.3 AC
M. MINIMUM LOT WIDTH: 150' (AT BUILDING SETBACK)
N. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
O. MINIMUM FLOOR AREA: 2,500 S.F.
P. LOT SETBACKS:
FRONT: 100' (FROM HWY 279)
FRONT: 50' (INTERNAL STREETS)
REAR: 50'
SIDE: 25'

4. UTILITIES:
A. WATER: FAYETTE COUNTY
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COWETA-FAYETTE EMC

5. GENERAL NOTES:
A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.

6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER:13113C0039E EFFECTIVE DATE 09 26, 2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

NOTES

1. SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES

2. THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55.

3. NO WETLANDS EXIST ON THE SUBJECT PROPERTY

4. ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.

5. THERE ARE KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, NONE ARE PROPOSED FOR ABANDONMENT

6. WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.

7. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.

8. NO CEMETERIES WERE FOUND ON THE PROPERTY.

ZONING NOTES

TRACT 1 WAS REZONED TO R-55 PER PETITION #974-98 - APPROVED 4/23/1998

PRELIMINARY PLAT

FOR

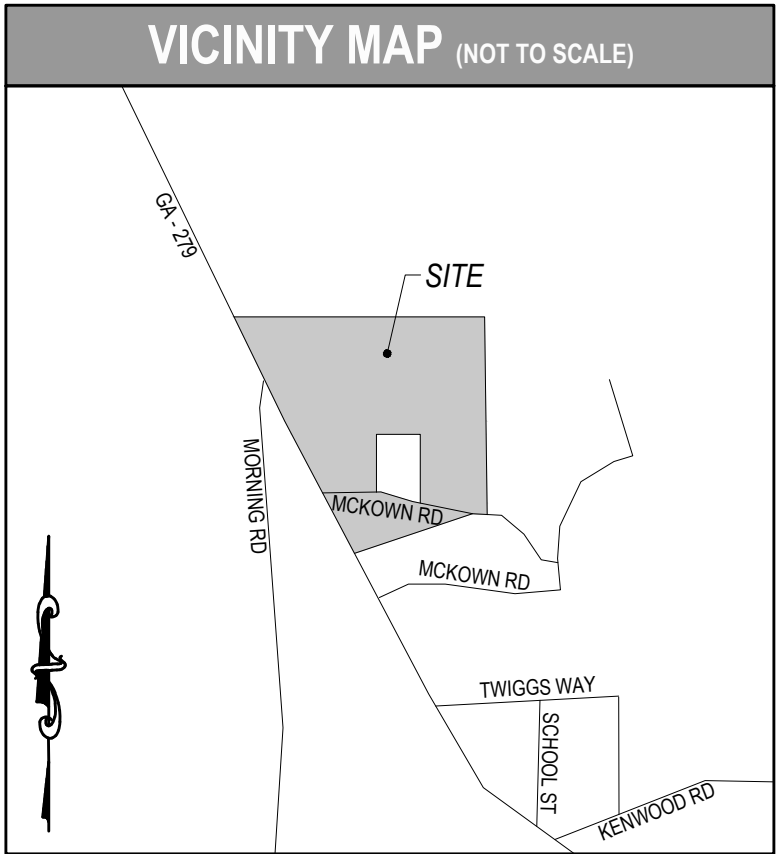
McKOWN ACRES

LAND LOT 250

5th DISTRICT

FAYETTE COUNTY, GEORGIA

SHEET INDEX	
1.0	COVER SHEET
2.0	EXISTING CONDITIONS MAP
3.0	PRELIMINARY PLAT
4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
5.0	LEVEL III SOILS OVERLAY MAP



OWNER INFORMATION

SCARBROUGH GROUP, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

ENGINEER INFORMATION

SEAN D. SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394

SURVEYOR INFORMATION

ROB DEBIEN, R.L.S.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394

PRELIMINARY PLAT APPROVAL CERTIFICATE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED; OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT .

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

SOIL CLASSIFICATION CERTIFICATE:

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED

ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2018 ACCORDANCE

WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT

MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

Eric Hamilton #224
SIGNATURE OF SOIL CLASSIFIER GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE



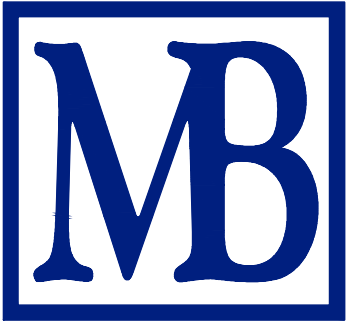
PRELIMINARY, NOT
FOR CONSTRUCTION



PROJECT NAME
McKOWN ACRES
FAYETTE COUNTY, GA

CLIENT NAME
SCARBROUGH GROUP, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS		REMOVED LOTS 10 AND 11	
3	04/09/19	REMOVED PER COUNTY COMMENTS	
4	5/02/19		



A41.087-PP-BASE

DATE 11/12/18

FILE #

CONTRACT # A41.087

DRAWN BY DC/SDM

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 000008108

SEAL 2/5/19

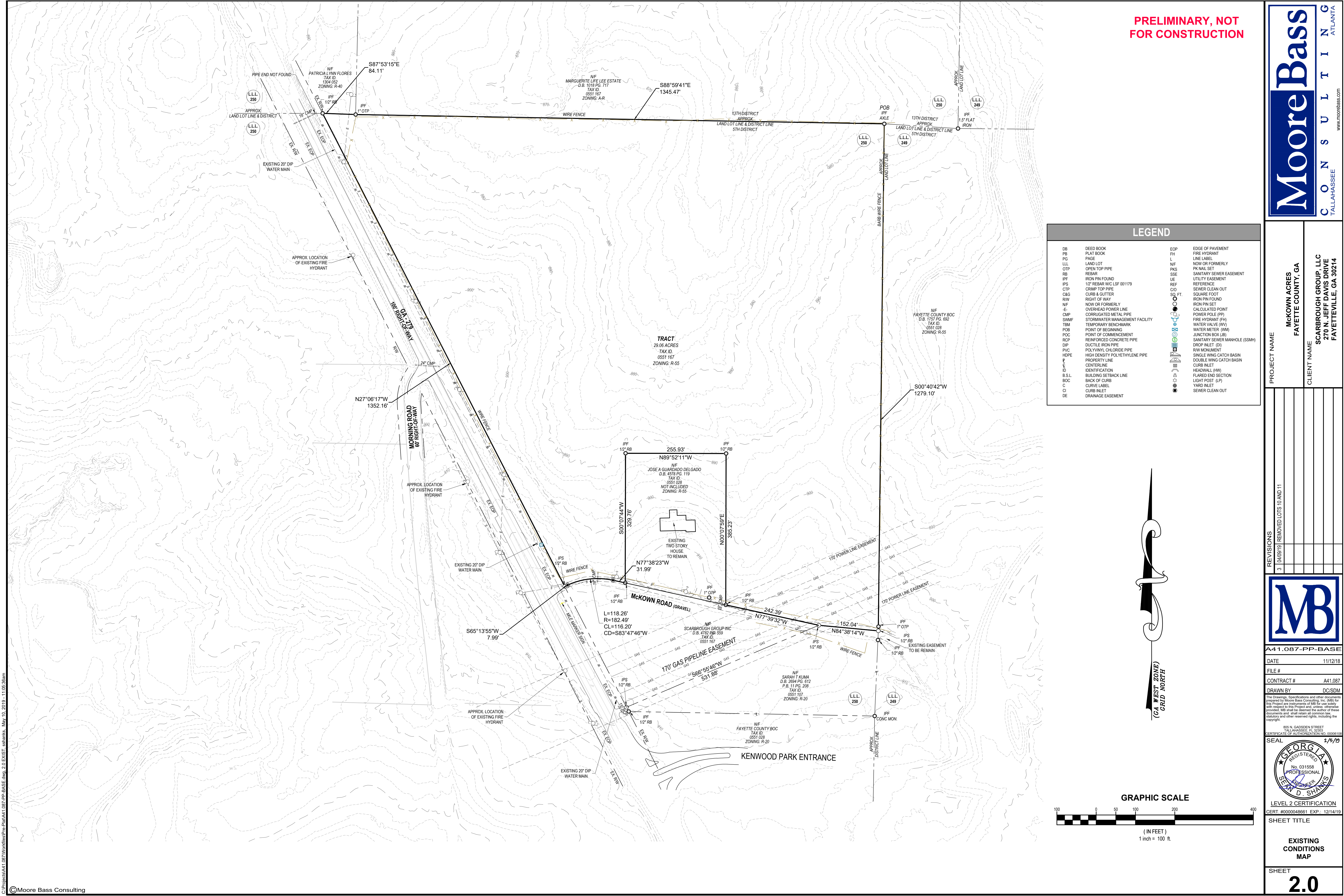
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP: 12/14/19

SHEET TITLE
COVER SHEET

SHEET
1.0

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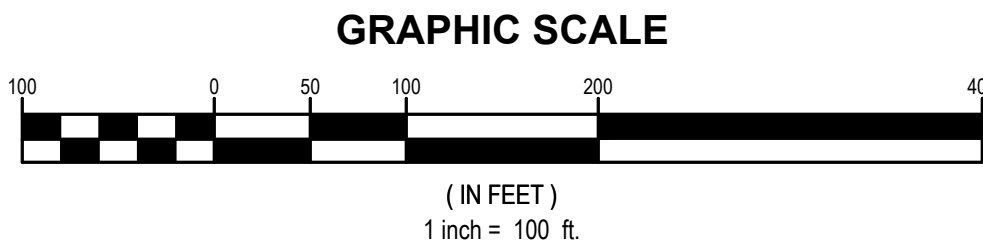
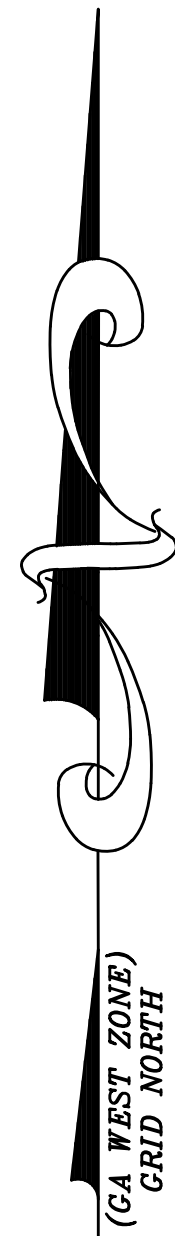
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PRELIMINARY, NOT
FOR CONSTRUCTION

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FL	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LLL	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/CLSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	CO	SEWER CLEAN OUT
CAG	CURB & GUTTER	CS	SQUARE FOOT
RW	RIGHT OF WAY	OT	IRON PIN FOUND
NF	NOW OR FORMERLY	CS	IRON PIN SET
E	OVERHEAD POWER LINE	CP	CALCULATED POINT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY	FH	FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK	WV	WATER VALVE (WV)
POB	POINT OF BEGINNING	WM	WATER METER (WM)
POC	POINT OF COMMENCEMENT	JB	JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE	DI	DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE	RM	RW MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SWCB	SINGLE WING CATCH BASIN
PL	PROPERTY LINE	DWCB	DOUBLE WING CATCH BASIN
CL	CENTERLINE	CI	CURB INLET
ID	IDENTIFICATION	HW	HEADWALL (HW)
B.S.L	BUILDING SETBACK LINE	FES	FLARED END SECTION
BOC	BACK OF CURB	LIP	LIGHT POST (LIP)
C	CURVE LABEL	LI	YARD INLET
CI	CURB INLET	SE	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT		



Moore Bass

C O N S U L T I N G

TALLAHASSEE

ATLANTA

PROJECT NAME

McKOWN ACRES

FAYETTE COUNTY, GA

CLIENT NAME

SCARBROUGH GROUP, LLC

270 N. JEFF DAVIS DRIVE

FAYETTEVILLE, GA 30214

REVISIONS

3	04/09/19	REMOVED LOTS 10 AND 11

MB

A41.087-PP-BASE

DATE

11/12/18

FILE #

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SEAL

2/5/19

REGISTERED PROFESSIONAL SURVEYOR

No. 031558

D. SHANKS

LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE

EXISTING CONDITIONS MAP

SHEET

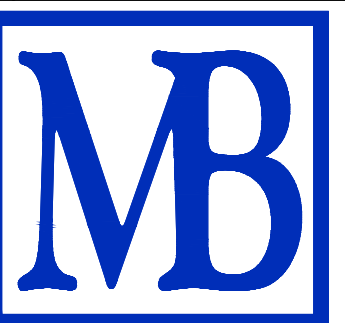
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Moore Bass
CONSULTING
TALLAHASSEE
www.moorebass.com

PROJECT NAME
McKOWN ACRES
FAYETTE COUNTY, GA
CLIENT NAME
SCARBROUGH GROUP, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS	DATE	DESCRIPTION
3	04/08/19	REMOVED LOTS 10 AND 11
4	5/02/19	ADDED REAR SETBACK TO LOT 6



A41.087-PP-BASE

DATE 11/12/18

FILE #

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CERTIFICATE OF AUTHORIZATION NO. 00008108

SEAL 2/5/19

LEVEL 2 CERTIFICATION

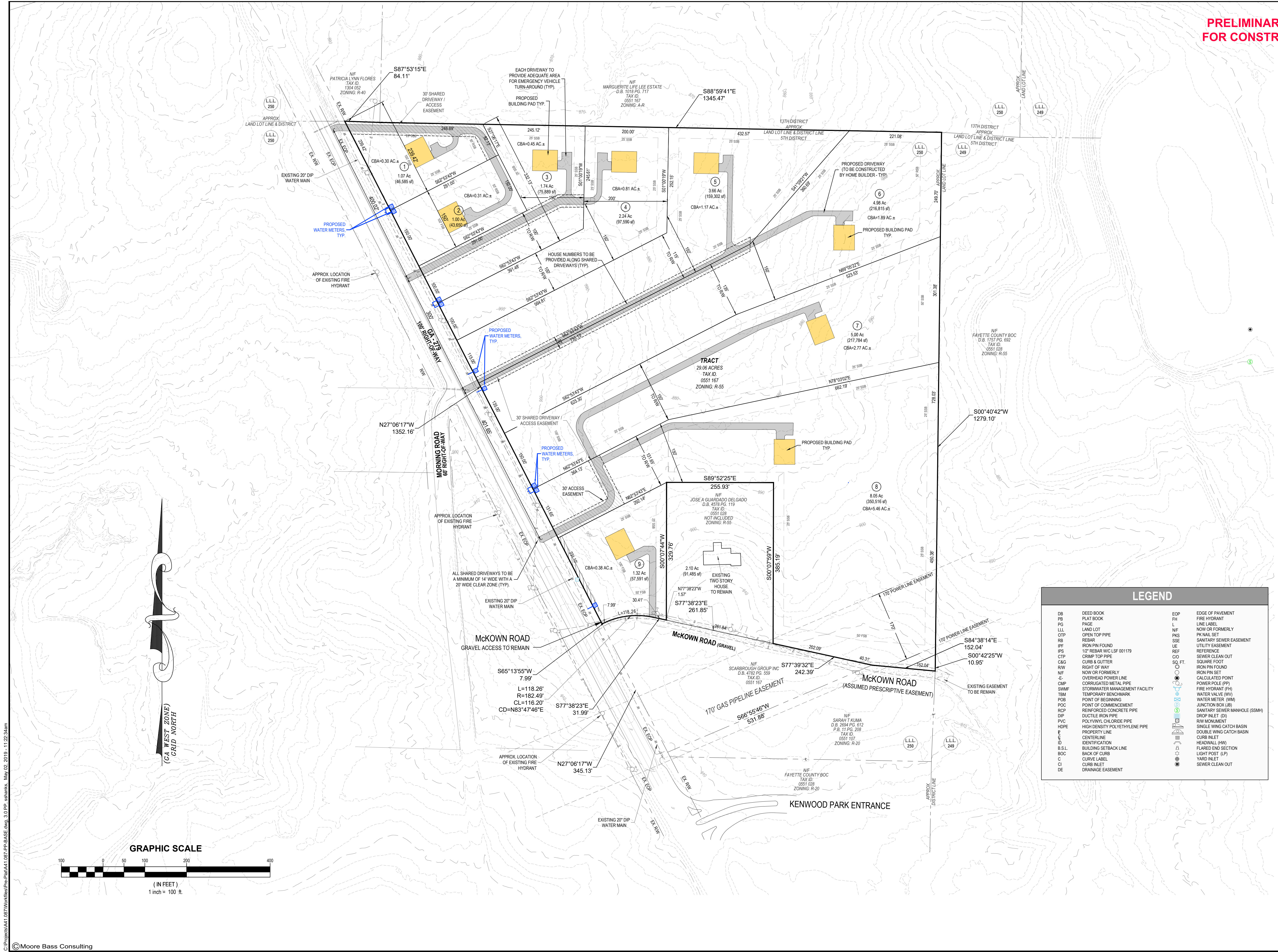
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SHEET TITLE

PRELIMINARY
PLAT

SHEET

3.0

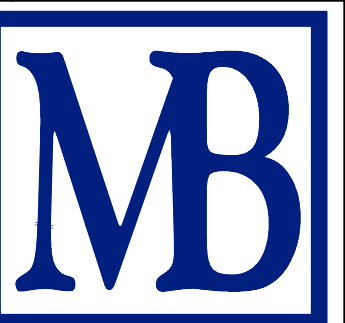


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CONSULTING
TALLAHASSEE
www.moorebass.com

PROJECT NAME
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FAYETTE COUNTY, GA
CLIENT NAME
SCARBROUGH GROUP, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS	REMOVED LOTS 10 AND 11
3	04/08/19



A41.087-PP-BASE

DATE 11/12/18

FILE #

CONTRACT # A41.087

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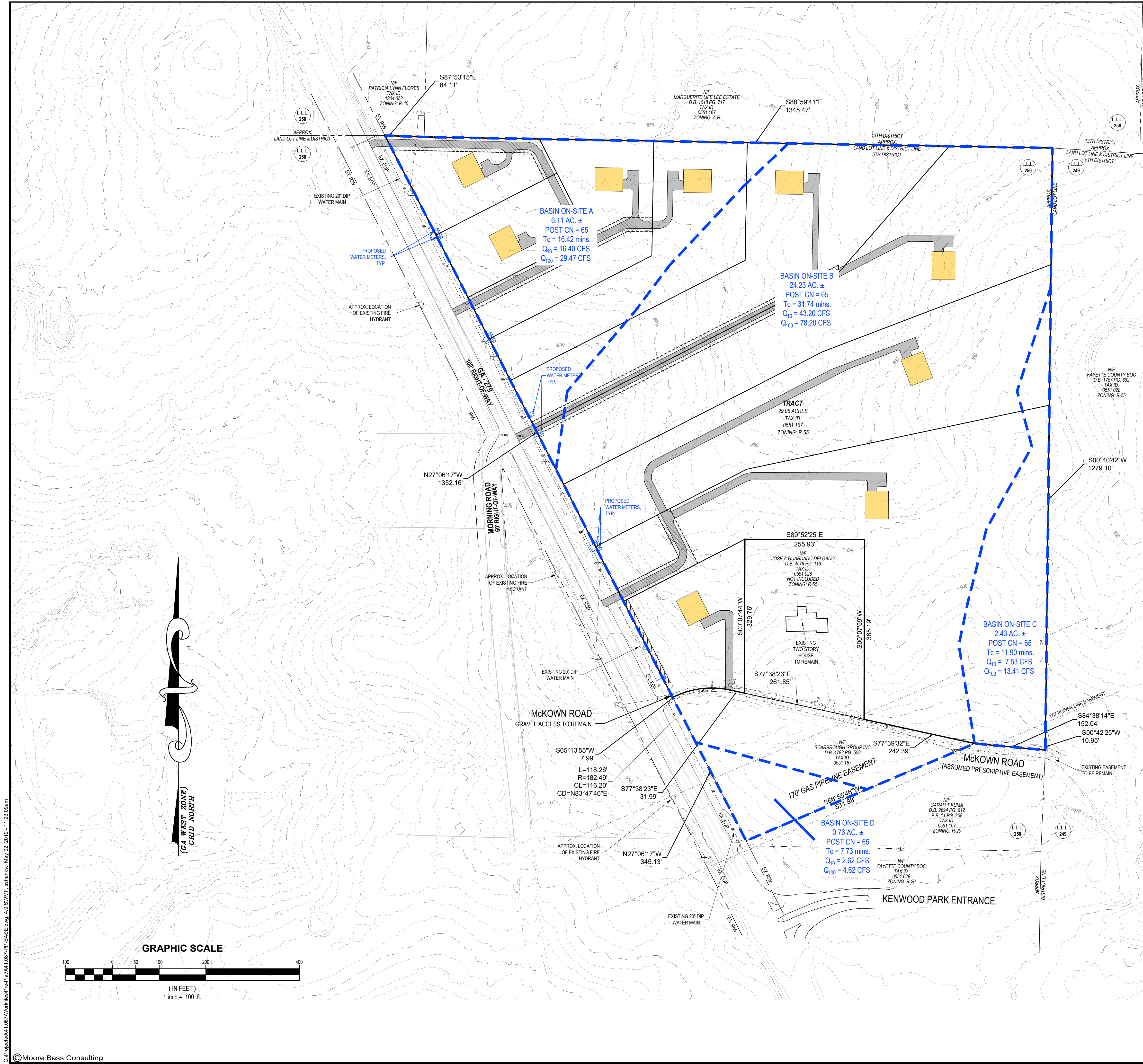
SHEET TITLE

CONCEPTUAL
STORMWATER
MANAGEMENT
PLAN

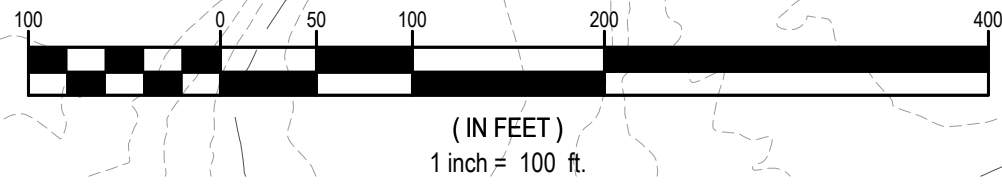
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LEGEND	
DB DEED BOOK	EOP EDGE OF PAVEMENT
PB PLAT BOOK	FH FIRE HYDRANT
PG PAGE	LINE LABEL
LLL LAND LOT	NF NOW OR FORMERLY
OTP OPEN TOP PIPE	PK NAIL SET
RB REBAR	SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND	UE UTILITY EASEMENT
IPS 1/2" REBAR W/C LSF 001179	REF REFERENCE
CTP CRIMP TOP PIPE	SCO SEWER CLEAN OUT
C&G CURB & GUTTER	SF SQUARE FOOT
RW RIGHT OF WAY	IPF IRON PIN FOUND
NF NOW OR FORMERLY	IPF IRON PIN FOUND
E OVERHEAD POWER LINE	SCO SEWER CLEAN OUT
CMP CORRUGATED METAL PIPE	CP CALCULATED POINT
SWMF STORMWATER MANAGEMENT FACILITY	PP POWER POLE (PP)
TBM TEMPORARY BENCHMARK	FH FIRE HYDRANT (FH)
POB POINT OF BEGINNING	WV WATER VALVE (WV)
POC POINT OF COMMENCEMENT	JB JUNCTION BOX (JB)
RCP REINFORCED CONCRETE PIPE	SMH SANITARY SEWER MANHOLE (SMH)
DP DUCTILE IRON PIPE	DI DROP INLET (DI)
PVC POLYVINYL CHLORIDE PIPE	RM RW MONUMENT
HDPE HIGH DENSITY POLYETHYLENE PIPE	SWC SINGLE WING CATCH BASIN
P PROPERTY LINE	DC DOUBLE WING CATCH BASIN
C CENTERLINE	CI CURB INLET
ID IDENTIFICATION	HW HEADWALL (HW)
B.S.L. BUILDING SETBACK LINE	FS FLARED END SECTION
BOC BACK OF CURB	LP LIGHT POST (LP)
C CURB INLET	YI YARD INLET
DE DRAINAGE EASEMENT	SCO SEWER CLEAN OUT



GRAPHIC SCALE

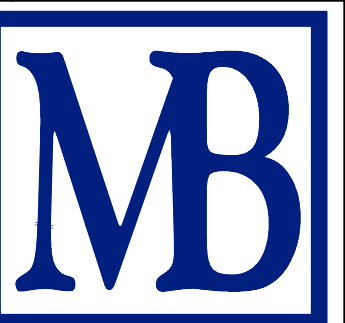


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REVISIONS	REMOVED LOTS 10 AND 11
3	04/08/19



A41.087-PP-BASE

DATE 11/12/18

FILE #

CONTRACT # A41.087

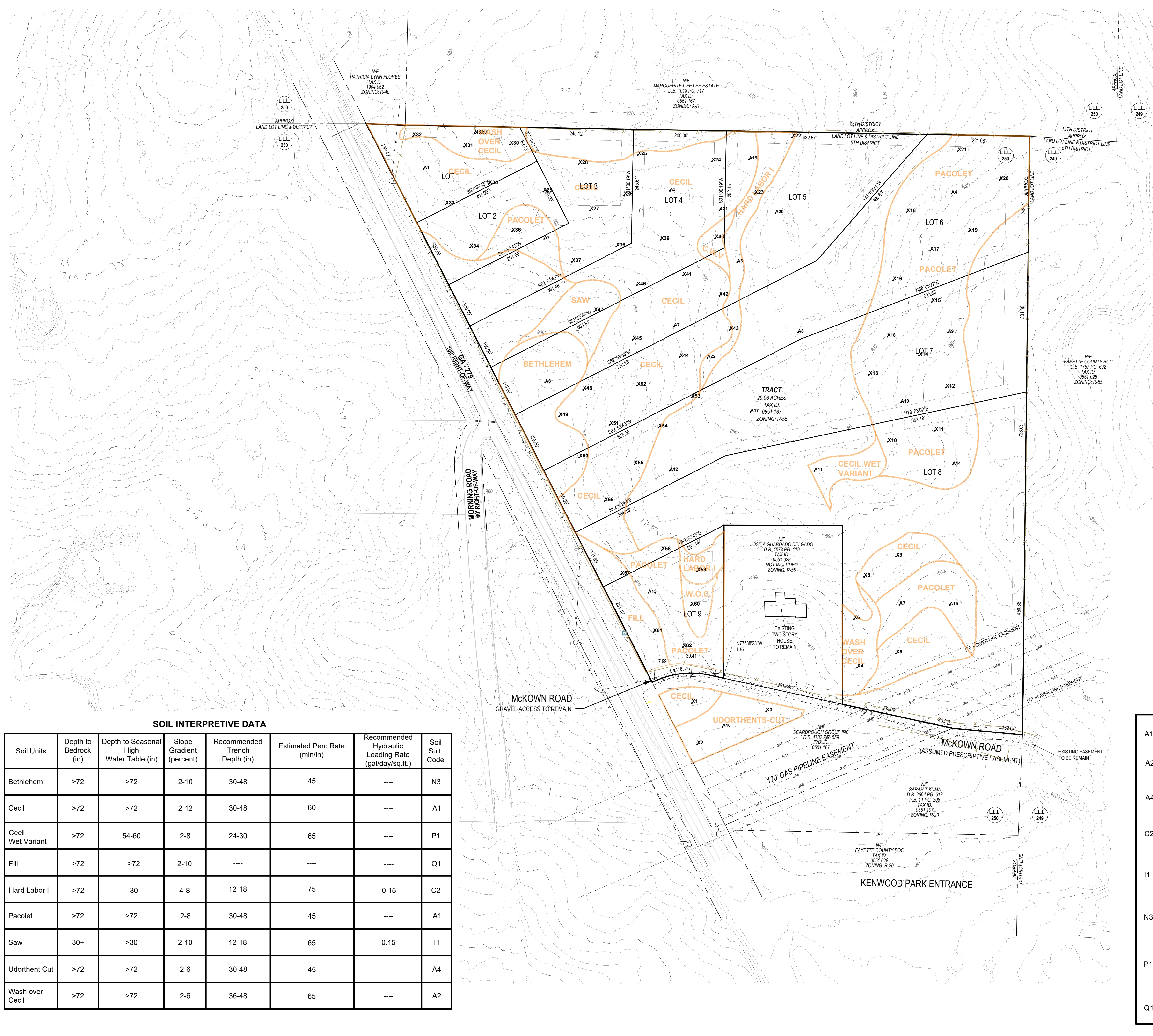
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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00008108
SEAL 2/5/19

SHEET TITLE
LEVEL 3
SOILS OVERLAY
MAP

SHEET
5.0



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Bethlehem	>72	>72	2-10	30-48	45	----	N3
Cecil	>72	>72	2-12	30-48	60	----	A1
Cecil Wet Variant	>72	54-60	2-8	24-30	65	----	P1
Fill	>72	>72	2-10	----	----	----	Q1
Hard Labor I	>72	30	4-8	12-18	75	0.15	C2
Pacolet	>72	>72	2-8	30-48	45	----	A1
Saw	30+	>30	2-10	12-18	65	0.15	I1
Udorthent Cut	>72	>72	2-6	30-48	45	----	A4
Wash over Cecil	>72	>72	2-6	36-48	65	----	A2

NOTES:
System installation should not occur under saturated or wet soil conditions.
Absorption fields should not be installed on concave slopes.
Surface drainage should be diverted away from absorption field lines.
Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.
Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- A4 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Soils have been cut leaving saprolite at or near the surface. Based on texture and structure of the saprolite, these soils should provide a suitable percolation rate.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
- I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 54 and 60 inches. Installations deeper than 30 inches may require a treatment system producing Class I effluent.
- Q1 Soils contain fill over well drained upland soil. Natural soil beneath the fill may be suitable for conventional absorption field construction. Soils in this area should be evaluated after fill material is removed. Fill appears to be an old road bed.

accomplished by requiring enhanced landscaping, buffers and berms to protect these residential areas **as conditions of rezoning**.

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

Residential Recommendations: Residential land use along the SR 54 West includes Low Density Residential (1 Unit/1Acre), Rural Residential 2 (1 Unit/ 2 Acres) and Rural Residential 3 (1 Unit/ 3 Acres.) Within the Rural Residential 3 (1 Unit/ 3 Acre) area consideration may be given for two acre density when property fronting on SR 54 is developed with the main access on SR 54.

Mixed Residential/Office Use Recommendations: Where large tracts exist along SR 54 consideration may be given for Office-Institutional zoning along the frontage of SR 54 to a depth of approximately 600 feet with the remainder of the property being developed as residential. It is anticipated that the entrance of these residential areas will be through the office development along the frontage of SR 54. At the time of rezoning it is required that the concept plan depict how the entire property be will be developed indicating the division between office and residential zoning districts, the SR 54 entrance and internal connecting road network.

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

(h)State Route 54 West Special Development District

- (1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.
- (2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:
 - a Businesses that supply services, equipment and/or resources to the film industry
 - b Call center
 - c Cellular phone/communication device sales and/or service
 - d Computer technology service, sales and/or repair

- e Medical equipment sales, rental and/or repair.
- f Restaurant, (no drive-through or drive-in)
- g Television/radio broadcasting studio, movie/music/media productions or telecommunications
- h Server farm/data center
- i Internal access self-storage facility

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

(ii) **Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the self-storage facility shall require a drive-through canopy/Porte Cochere. Vehicle loading/unloading bays also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may be used in these instances.**

(iii) Office, business and building contractor space with inside storage shall constitute a minimum of 20 percent of the **total building footprint area proposed for the site excluding the footprint of a vehicle, boat, and/or trailer storage structure.** This building contractor use shall only be allowed in conjunction with an internal access self-storage facility.

(iv) No outside storage of materials or equipment shall be allowed.

(v) A vehicle, boat, and/or trailer storage structure shall be fully enclosed. This use shall only be allowed in conjunction with an internal access self-storage facility.

- (3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.
- (4) Mixed residential/office use. Where large tracts are proposed with a mix of residential and office development, it is required at the time of rezoning for O-I that the concept plan depict how the entire property will be developed indicating the division between office and residential zoning districts, the SR 54 entrance and internal connecting road network.

CURRENT OVERLAY ZONE

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

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

- (1) *SR 54 West Overlay Zone.* All property and/or development which have road frontage and/or access on SR 54 West with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations which apply. The intent of the overlay is to set standards specifically to Hwy 54 from Fayetteville to Peachtree City.

- a. The purpose of the SR 54 West Overlay Zone is to achieve the following:
 1. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 2. To maintain a non-urban separation between Fayetteville and Peachtree City along SR 54 West; and
 3. To protect the aesthetics for existing and future residential areas in this highway corridor.
- b. Access to each nonresidential property and/or development shall be from SR 54 West or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points shall be required to comply with chapter 104.
- c. Dimensional requirements.
 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 2. Front yard setbacks on SR 54 West for all structures, including gasoline canopies, shall be 100 feet.
 3. Berms for nonresidential zoning districts: Berms when required as a condition of zoning, shall be a minimum of four feet in height, and shall be placed to the inside of the applicable buffer.
 4. If the side yard abuts a nonresidential zoning district, all impervious surfaces, other than approved access, shall be located a minimum of ten feet from the side property line.
- d. Architectural standards. Structures shall maintain a residential character. Applicants for rezoning shall submit elevation drawings of proposed structures. These elevations should be detailed enough to convey the design intent of the project and should communicate the overall size, shape and mass of the structure, as well as details and architectural features of note such as roof structure, building materiality, windows and doors, entry canopies/awnings, etc. Elevation drawings will be to a common architectural scale and must contain the following information: overall building height to roof eave, and top of roof, overall building width, per elevation, height of each floor plate, locations and design of windows and doors and exterior materials.

Subsequent to rezoning approval, elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:

1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.

- (ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.
- 3. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
- 4. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco); and
- 5. The design of accessory/out lot buildings shall be consistent with and coordinate with the architectural style inherent in the primary structure on the property;
- 6. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement after the effective date of January 24, 2008. Only one structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent the entire nonconforming structure shall be brought into compliance with the aforementioned.
- (i) Architectural standards. This exemption shall expire January 24, 2015, seven years from the effective date of January 24, 2008. After the expiration date, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural Standards when any enlargement is made.
 - (ii) Note: These architectural standards shall exclude the areas of the Hospital District which includes that area north of SR 54 West, east of Tyrone Road, and west of Sandy Creek Road.
- e. Architectural option. An owner/developer may exercise an architectural option for structures within the overlay zone on lots adjacent to a municipality where a nonresidential architectural character has been established in the area. The purpose of this option is to achieve compatibility with surrounding areas, consistency throughout the development and greater creativity. A photographic architectural character inventory of the buildings within the area shall be submitted. Full color architectural elevation drawings of the proposed nonresidential architectural style for all building facades shall be submitted. Multiple buildings within a development shall have comparable architectural characteristics consisting of similar architectural design and elements, building materials and colors. Elevations shall be reviewed and approved by the board of commissioners and shall follow the procedure established in article IX of this chapter. Any change to the approved architectural elevation drawings shall follow the aforementioned procedure.
- f. Landscape requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
 - 1. *Street frontage.* Landscape area: 50 feet along the right-of-way of SR 54 West. The first 25 feet as measured from the right-of-way is for required landscape planting only. The

remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the environmental health department and the county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.

2. *Side yard landscape area.* Ten feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
- g. Use of existing structure: When property containing legally conforming structures, under the current zoning, is rezoned to O-I the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.
- h. Lighting and shielding standards. Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
- i. Special locational and spatial requirements.
 1. No more than 50 percent of the required parking can be located in the front yard along the state route as established by the front building line of any structure located on the site.
 2. No outside storage allowed.
 3. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
 4. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 54.