

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman  
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**  
**June 6, 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 16, 2019.

**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of Nickey H. Gregory & Alvin A. Jones III. The property will consist of two (2) residential lot zoned A-R, is located in Land Lot 171 of the 4<sup>th</sup> District and fronts on Lakeview Drive.

**PUBLIC HEARING**

3. Consideration of Petition No. 1285-19, Ognio Holdings, LLC, Owner, request to rezone 18.78 acres from A-R to M-1. This property is located in Land Lot 232 of the 5<sup>th</sup> District, and fronts on SR 279 and Old Road.
4. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-142. – O-I, Office-Institutional District. and Sec. 110-173. - Transportation Corridor Overlay Zone.
5. Consideration of amendments to the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the SR 54 West area.

**REQUESTED ACTION:** A-R to M-1

**PROPOSED USE:** Industrial

**EXISTING USE:** Vacant

**LOCATION:** State Route 279 & Old Road

**DISTRICT/LAND LOT(S):** 5th District, Land Lot(s) 232

**OWNER:** Ognio Holdings, LLC

**PLANNING COMMISSION PUBLIC HEARING:** June 6, 2019

**BOARD OF COMMISSIONERS PUBLIC HEARING:** June 27, 2019

---

**APPLICANT'S INTENT**

Applicant proposes to rezone A-R land to M-1 for industrial use on 18.78 acres.

**STAFF RECOMMENDATION**

**APPROVAL**

1.

1285-19

## INVESTIGATION

### A. PROPERTY SITE

The subject property is an 18.78 tract fronting on State Route 279 and Old Road in Land Lot 232 of the 5th District. State Route 279 is classified as a Major Arterial road and Old Road is classified as a local road on the Fayette County Thoroughfare Plan. The subject property is currently zoned A-R.

**History:** The subject property once contained a golf driving range. The subject property contains a recorded access easement along the western property line.

### B. SURROUNDING ZONING AND USES

The general situation is an 18.78 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-20, M-1, and C-H. 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 (across Old Road)	13.31	R-20	Single-family Residential	Light Industrial
North (across SR 279)	.44	R-20	Undeveloped	Low Density Residential (1 Unit/1 Acre)
South (Kenwood Business Park)	1.87	M-1	Business	Light Industrial
	2.68	M-1	Business	Light Industrial
East	1.47	M-1	Business	Light Industrial
	1.06	M-1	Business	Light Industrial
	1.52	M-1	Business	Light Industrial
	1.05	M-1	Business	Light Industrial
	1.10	M-1	Business	Light Industrial
West	2.21	M-1	Business	Light Industrial
	2.00	C-H	Funeral Home	Low Density Residential (1 Unit/1 Acre)
	1.50	R-20	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	3.08	R-20	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	5.50	R-20	Single-family Residential	Low Density Residential (1 Unit/1 Acre)

### C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Light Industrial and Low Density Residential (1 Unit/1 Acre) (see attached Land Use Plan map). The majority of the subject property is within the Light Industrial land use designation. Given that the Land Use Plan is not drawn based on existing property lines, this request conforms to the Fayette County Comprehensive Plan.

### D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to M-1 for the purpose of developing Industrial uses.

#### State Route Overlay

Due to the frontage on SR 279, development of the property is subject to the requirements of the General State Route Overlay Zone (Sec. 110-173.), as applicable. 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. The General State Route Overlay contains the following architectural standards:

*Architectural standards.* Structures shall maintain a residential character. Elevation drawings denoting compliance with the following 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) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.
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 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).
5. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.

**Site Plan**

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate.

**E. CONCEPT PLAN**

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

**F. DEPARTMENTAL COMMENTS**

**Water System**

No Conflict

**Public Works/Engineering**

1. New Trips & Distribution – Heavy equipment and truck traffic is often associated with M-1 zoning. Engineering does not have estimates on the number of trips associated with the proposed land use. Truck traffic is common on Old Road and SR 279 due to the Kenwood Business Park entrance onto Old Road, located to the east of the subject property.
2. The existing parking lot driveway on Old Road does not meet County standards. A new entrance will be required if any significant redevelopment or new development is proposed for the property. GDOT controls the access on SR 279.

3. Engineering has not checked sight distance for the proposed new driveway shown on the plat.
4. Fayette County is currently completing a feasibility study on the potential realignment of SR 279 and Corinth Road at SR 85. The project, if advanced, could have impacts to Old Road and this parcel. The extent of the impacts, if any, are not know at this time.

#### **Environmental Management**

- 1) State H<sub>2</sub>O's present on southwestern portion of lot, 25' state buffer.
- 2) Floodplain management applies – any building subject to MFFE.
- 3) Storm H<sub>2</sub>O protection applicable if development >5,000 sq. ft.
- 4) Wetland determination if submitting site plan.

#### **Environmental Health Department**

No comment

#### **Fire**

The bureau of fire prevention will neither approve nor deny requests that fall outside the scope of Fire Prevention Code Requirements.

#### **Georgia Department of Transportation**

Let the property owner know that an access off of SR 279 will not be granted because an additional access would not meet the required driveway spacing of 350' west of Old Road, therefore GDOT requests that the applicant obtain access off of Old Road.

### STAFF ANALYSIS

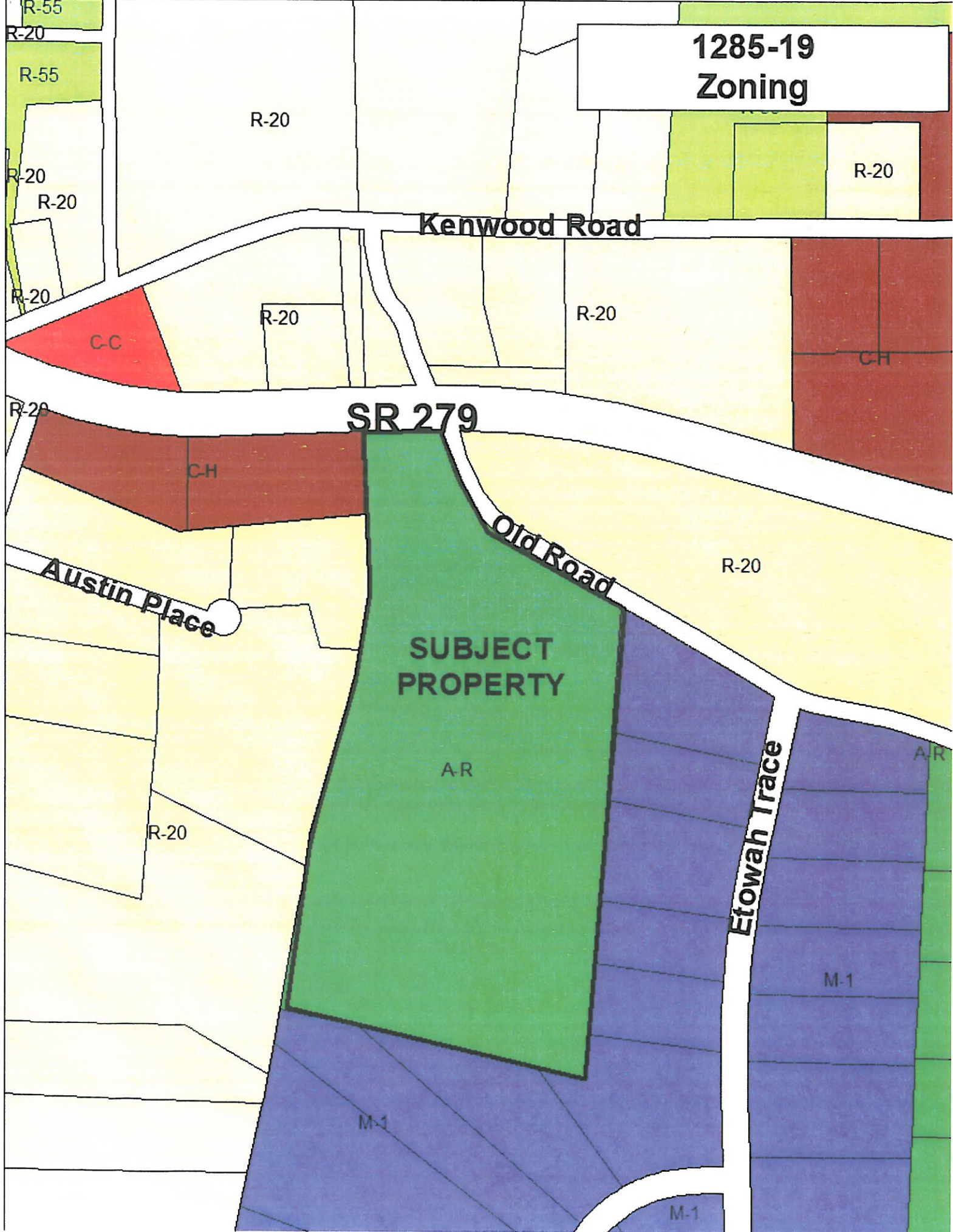
This request is based on the petitioner's intent to rezone said property from A-R to M-1 for the purpose of developing Industrial. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Light Industrial and Low Density Residential (1 Unit/1 Acre) (see attached Land Use Plan map). The majority of the subject property is within the Light Industrial land use designation. Given that the Land Use Plan is not drawn based on existing property lines, 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 light industrial area support this petition.

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



**1285-19  
Zoning**





**1285-19  
Land Use Plan**

RECREATION

**Kenwood Road**

**LOW DENSITY  
RESIDENTIAL**

**SR 279**

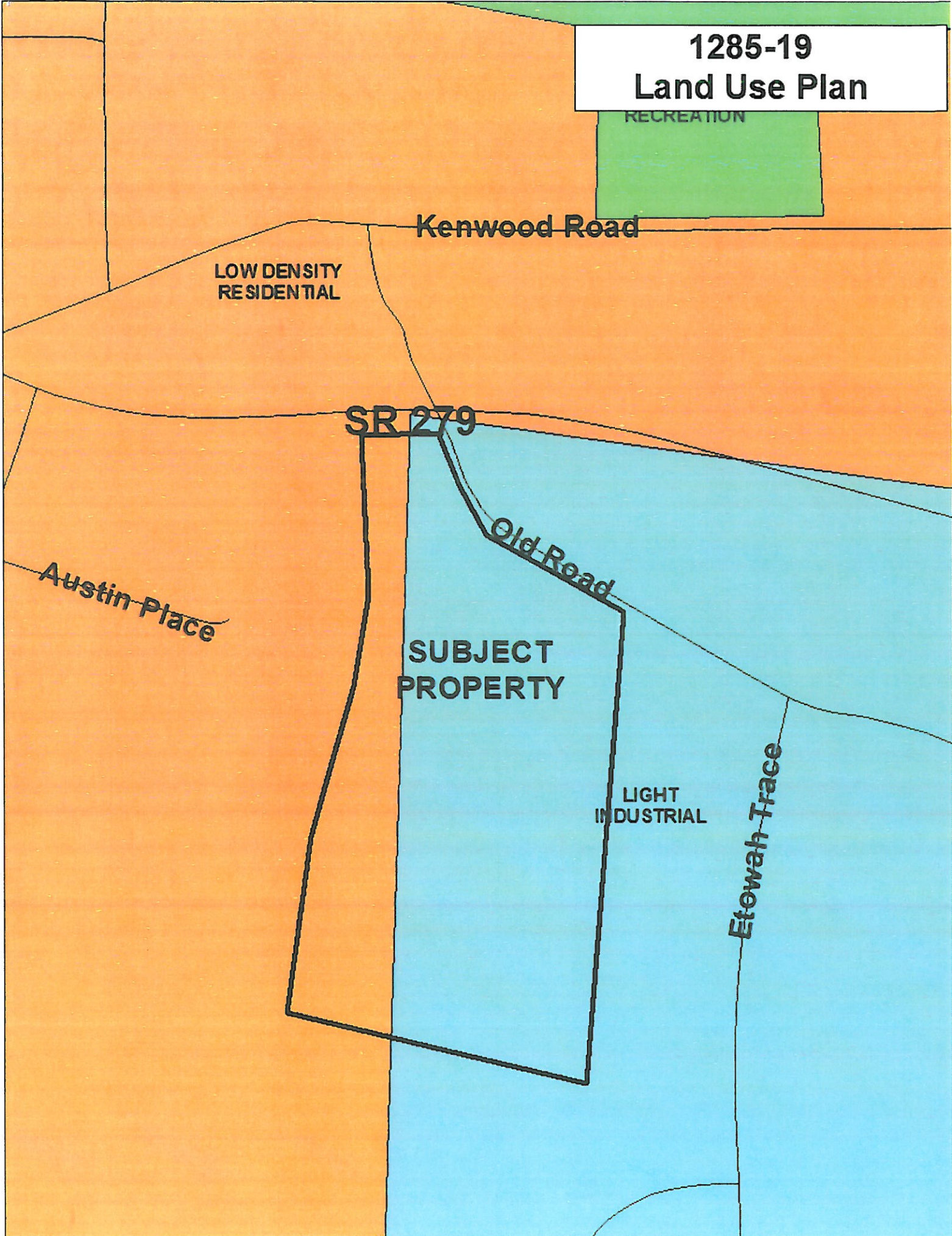
**Old Road**

**Austin Place**

**SUBJECT  
PROPERTY**

**LIGHT  
INDUSTRIAL**

**Etowah Trace**





**1285-19  
Aerials**

**Kenwood Road**

**SR 279**

**Old Road**

**Austin Place**

**SUBJECT  
PROPERTY**

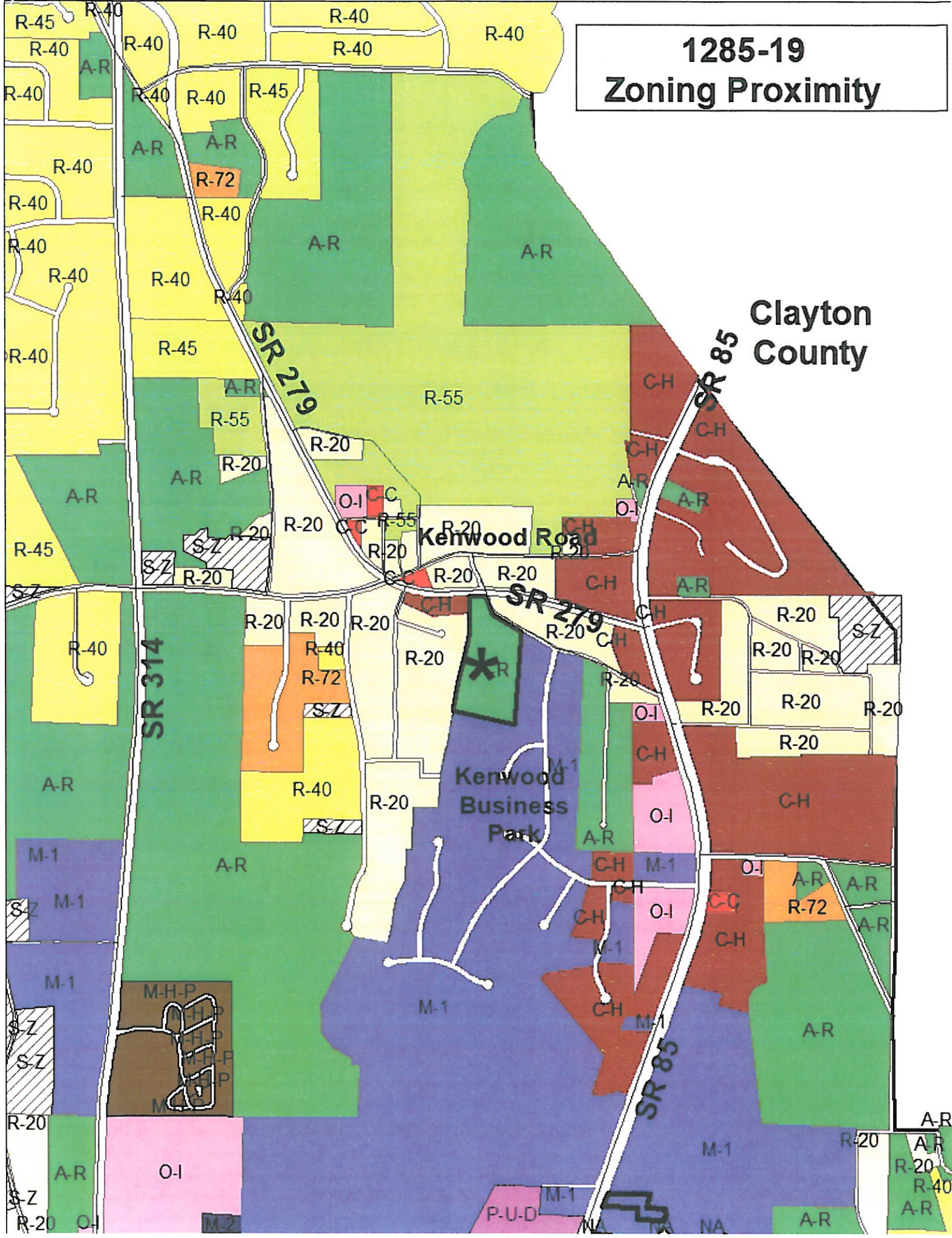
**Etowah Trace**





# 1285-19 Zoning Proximity

Clayton  
County




To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: May 31, 2019  
Subject: Minor Subdivision Plat to be considered on June 6, 2019

**MINOR SUBDIVISION PLAT**

MSP of Nickey H. Gregory & Alvin A. Jones III

**OWNER/APPLICANT**

Nickey H. Gregory & Alvin A. Jones III 

Recommend **APPROVAL** for the Minor Subdivision Plat.



SUBJECT PROPERTY

OWNER: NICKY HARMON GREGORY & ALVIN A JONES II (PER TAX ASSESSOR)
SITE ADDRESS: 120 LAKEVIEW DRIVE, FAYETTEVILLE, GA 30215
AREA:
TOTAL: 29.82 ACRES ±
TRACT 1: 19.32 ACRES ±
TRACT 2: 10.50 ACRES ±

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

- REFERENCES:
1) DEED BOOK 3919 PAGE 682
2) PLAT BOOK 8 PAGE 142
3) PLAT BOOK 51 PAGES 66-72
4) COMBINATION / SUBDIVISION PLAT FOR BRANDON GUTHRIE BY POINT TO POINT LAND SURVEYS DATED NOVEMBER 12, 2015

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

WE, THE UNDERSIGNED OWNERS UNDERSTAND THIS MINOR SUBDIVISION PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER OF CREDIT SHALL EXPIRE AND THIS BECOME VOID IF THE MINOR SUBDIVISION PLAT IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS OF THE DATE OF APPROVAL BY THE PLANNING COMMISSION.

OWNER DATE
OWNER DATE

LEVEL III SOIL SURVEY

L LARRY F. MCEYER, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY RESOURCE ENGINEERS, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER:
8535 SPENCE ROAD, FAIRBURN, GA 30213
PROFESSIONAL ENGINEER REGISTRATION NO. 012170

APPROVALS

APPROVED BY THE FAYETTE COUNTY HEALTH DEPARTMENT

DATE: \_\_\_\_\_ SIGNED: ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE: \_\_\_\_\_ SIGNED: DIRECTOR, ENVIRONMENTAL MANAGEMENT

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION OR:

DATE: \_\_\_\_\_ SIGNED: SECRETARY

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR

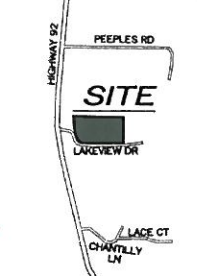
DATE: \_\_\_\_\_ SIGNED: ZONING ADMINISTRATOR

APPROVED BY THE FAYETTE COUNTY FIRE MARSHAL, ALL FIRE HYDRANTS LOCATED AS SHOWN.

DATE: \_\_\_\_\_ SIGNED: FIRE MARSHAL

APPROVED BY THE FAYETTE COUNTY ENGINEER

DATE: \_\_\_\_\_ SIGNED: FAYETTE COUNTY ENGINEER

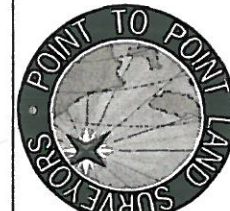


VICINITY MAP NOT TO SCALE

Table with 3 columns: DATE, RELEASE DESCRIPTION, REVISED PER COMMENTS. Rows for dates 2-13-19, 3-25-19, and 4-29-19.

MINOR SUBDIVISION PLAT OF:
NICKEY H. GREGORY & ALVIN A. JONES, III
PREPARED FOR:
NICKEY HARMON GREGORY & ALVIN A JONES III

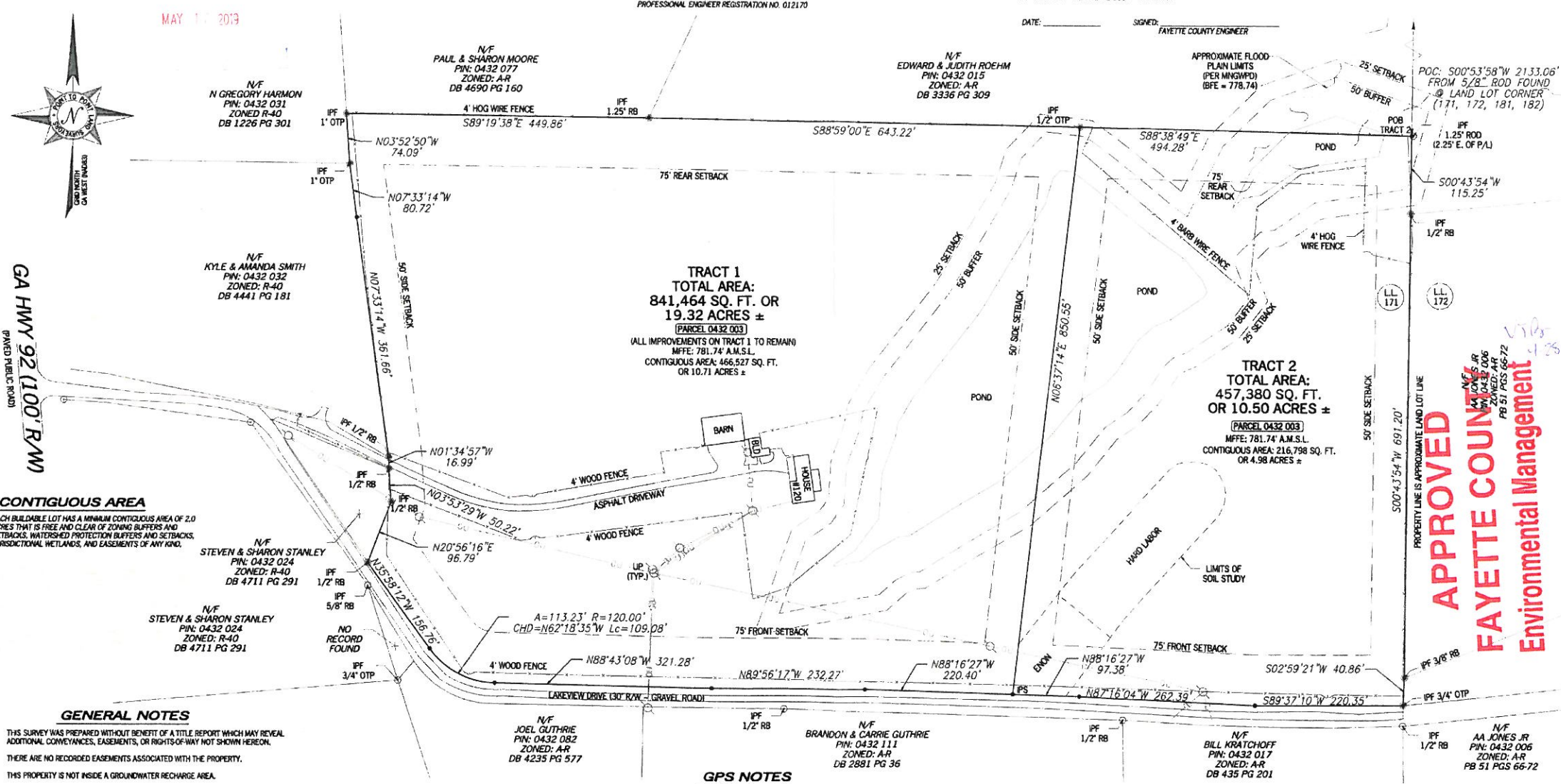
MINOR SUBDIVISION PLAT PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Suite 103
Peachtree City, GA 30269
(c) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com



LAND LOT: 171
DISTRICT: 4TH
GMD: 538
CITY: (UNINCORPORATED)
COUNTY: FAYETTE

STATE: GEORGIA
DATE: NOV. 6, 2018
DRAWN BY: GSH
CHKD BY: JKL
APPROVED BY: C. INER
JOB #: 184010GA

FILE #: 18-C-029
SHEET NUMBER: 1
OF 1 SHEETS



CONTIGUOUS AREA

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFER AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.
THERE ARE NO RECORDED EASEMENTS ASSOCIATED WITH THE PROPERTY.
THIS PROPERTY IS NOT INSIDE A GROUNDWATER RECHARGE AREA.
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,049 FEET AND AN ANGULAR ERROR OF 1.07 PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 489,660 FEET.
EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTTIC & GEOMAX ZENITH 3S. DATE OF LAST FIELD VISIT: 9-18-18.
BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (GA WEST NAD 83).
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.A.R.M. COMMUNITY PANEL NO. 1311.300160E DATED SEPTEMBER 26, 2008.
A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER FLOOD STUDY PERFORMED BY FAYETTE COUNTY / METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT (BFE = 778.74 FEET A.M.S.L.). THE FLOOD PLAIN LINE IS SHOWN FROM FAYETTE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

LEGEND

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET (1/2" REBAR WITH CAP)
IPF IRON PIN FOUND
RB REBAR
OTF OPEN TOP PIPE
UP UTILITY POLE
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
OU OVERHEAD UTILITY
GW GUY WIRE ANCHOR
TR TRANSFORMER
CLF CHAIN LINK FENCE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
UTILITY POLE
GUY WIRE
OVERHEAD UTILITIES
FENCE LINE

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL.
POSITIONAL ACCURACY: 0.05 FEET (HORIZ) 0.08 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH3S PRO BASE AND ROVER, DUAL FREQUENCY TYPE OF GPS FIELD PROCEDURE, ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 9-18-18
DATUM / EPOCH: NAD 83(2011) LEPOUCH: 2010.0000
PUBLISHED / FIXED CONTROL USE: N/A
GEO MODEL: 128
COMBINED GRID FACTOR(S): 0.99987211 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 00°07'49.83"

TRACT 1 IS ADJACENT TO AND TRACT 2 CONTAINS A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL STUDY, AS REQUIRED BY ART. 11 OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

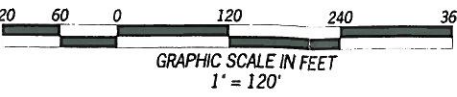
PURPOSE NOTE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 0432 003 INTO TWO SEPARATE TRACTS OF LAND.
WATER SERVICES TO BE PROVIDED BY FAYETTE COUNTY WATER AUTHORITY AND SEWAGE TO BE HANDLED BY SEPTIC SYSTEMS.
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE, EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FINAL SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON EXIST OR ARE MARKED TRUE, AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.
CERTIFICATE OF AUTHORIZATION: LSF000843
JUSTIN KYLE LAWRENCE, GA REGISTERED LAND SURVEYOR #3283





**PROPOSED COMP PLAN AMENDMENTS**  
**LAND USE ELEMENT**

**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 Huiet 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



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.

## FUTURE LAND USE PLAN MAP NOTES AND LABELS

SR 54 West Overlay District ~~and~~ Overlay Zone, ~~and~~ Special Development District

Overlay District (see Fayette County Comprehensive Plan, Land Use Element)

Overlay Zone (see Fayette County Zoning Ordinance, Article VII)

SR 54 West Special Development District (see Fayette County Zoning Ordinance, Article IV)

SR 54 West

Overlay District,

~~and~~ Overlay Zone ~~and~~

Special Development District

**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 canopy. 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 also 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. Based the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.

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.