

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman
Danny England, Vice-Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 15, 2020
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 January 2, 2020.

NEW BUSINESS

2. Discussion of Flat Creek Trail Corridor
3. Discussion of SR 54 West Corridor
4. Discussion of Godby Park Subdivision Preliminary Plat

OLD BUSINESS

5. Discussion of the Zoning Ordinance and Subdivision Regulations.



SR 54

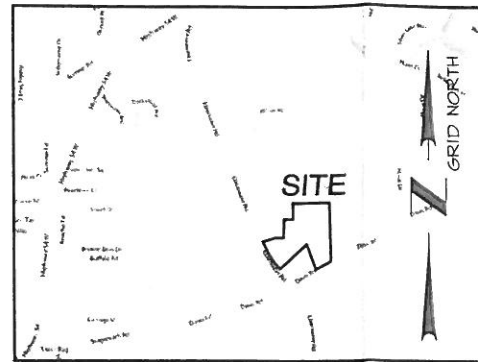
Flat Creek Trail

Tyronne Road

PRELIMINARY PLAT OF: GODBY PARK SUBDIVISION

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: MEAN SEA LEVEL.
- NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE).
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
- CURRENT ZONING OF PROPERTY: R-70.
- RIGHT-OF-WAY OF EBENEZER ROAD (80' WIDE SECTION) ESTABLISHED AS PER FOUND MONUMENTS AND PREVIOUS SURVEYS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- NO JURISDICTIONAL WETLANDS ARE SHOWN OR LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSG #224, GODBY PARK TRACT, EBENEZER RD., DATED MARCH 29, 2019, PROJ.# 219167.1. ALL WETLANDS SHOWN OR NOT SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- JURISDICTIONAL STATE WATERS ARE SHOWN AND LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSG #224, GODBY PARK TRACT, EBENEZER RD., DATED MARCH 29, 2019, PROJ.# 219167.1.
- 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.
- SOILS INFORMATION AS PER "LEVEL 3 SOIL MAP" FOR GODBY PARK AS PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSG #224, DATED 4-2-19 AND PREPARED FOR ROD WRIGHT.
- NO WALKING PATHS, SIDEWALKS, BIKE TRAILS, ETC. ARE PROPOSED FOR THIS PROJECT.



VICINITY MAP
(NTS)

OWNER:

REGINA D. GODBY
7545 WESTBRIDGE RD.
FAIRBURN, GA. 30213

OWNER:

SHELBY M. GODBY
7545 OLD JONESBORO RD.
FAIRBURN, GA. 30213

DEVELOPER:

RODNRIGHTCORP
P.O. BOX 629
FAYETTEVILLE, GA. 30214
770-460-5606
thesubdivider@gmail.com

INDEX

SHEET NO. 1	COVER SHEET
SHEET NO. 2	PRELIMINARY PLAT
SHEET NO. 3	SOIL & DRAINAGE MAP

EXISTING ZONING REQUIREMENTS

R-70

FRONT YARD SETBACK:
(UNLESS NOTED OTHERWISE)

ARTERIAL/
COLLECTOR - 75 Feet
LOCAL - 50 Feet

REAR YARD SETBACK - 50 Feet
SIDE YARD SETBACK - 25 Feet

MIN. LOT AREA - 2.00 ACRES
MIN. LOT WIDTH - 175 Feet (Major Thoroughfare)
- 150 Feet (Minor Thoroughfare)

MIN. STREET FRONTAGE - 100 Feet
MIN. HOUSE SIZE - 1500 Sq. Feet

WATER PROVIDED BY FAYETTE CO.
WATER SYSTEM

SANITARY SEWER SERVICE PROVIDED BY
INDIVIDUAL ON SITE SEWERAGE
MANAGEMENT SYSTEM

THERE ARE NO EXISTING STRUCTURES
OR IMPROVEMENTS LOCATED ON THIS
PROPERTY AT TIME OF SURVEY AND
NONE TO REMAIN.

THERE ARE NO GROUNDWATER RECHARGE
AREAS ON THIS SITE.

NO EASEMENTS OF RECORD
LOCATED ON THIS SITE.

Zoning Petition No. 1259-16A and Zoning
Petition No. 1254-16B approved by B.O.C.
on 2/28/2019 with Three (3) conditions:

Condition (1) The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50' of right-of-way as measured from the centerline of Ebenezer Road prior to the approval of the Final Plat and said dedication area shall be shown on the Preliminary Plat and Final Plat. (2) The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40' of right-of-way as measured from the centerline of Davis Road prior to the approval of the Final Plat and said dedication area shall be shown on Preliminary Plat and Final Plat. (3) No construction traffic shall be allowed on Davis Rd.

PLANNING COMMISSION APPROVAL

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

LEVEL III SOIL SURVEY

I, _____ do hereby certify that
the Level III Soil Survey information provided on this plat
was performed by _____ 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 Professional

Georgia DHR Soil Classifier,
Professional Geologist, or
Professional Engineer
Registration No.
License Numbers

Company Address & Telephone

WETLAND DELINEATION

I, _____ of _____
do hereby certify that I have field inspected the property
known as EBENEZER ESTATES 2 on _____ and
determined that the property ☐ contains ☐ does not contain
jurisdictional wetlands as defined by the U.S. Army Corps
of Engineers.

Signature of Wetland Delineator

Print Name

Company Address

Telephone

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION
ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS PER INSURANCE RATE MAP NUMBER
1313C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO
FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LOT AREA CHART

LOT #	TOTAL AREA	CONTIGUOUS AREA*	LOT #	TOTAL AREA	CONTIGUOUS AREA*
LOT 1	2.00 Ac.	0.9 Ac.	LOT 10	2.01 Ac.	1.1 Ac.
LOT 2	2.00 Ac.	1.0 Ac.	LOT 11	2.00 Ac.	0.9 Ac.
LOT 3	2.00 Ac.	1.1 Ac.	LOT 12	2.11 Ac.	0.9 Ac.
LOT 4	2.03 Ac.	1.1 Ac.	LOT 13	2.68 Ac.	0.9 Ac.
LOT 5	2.01 Ac.	1.0 Ac.	LOT 14	2.01 Ac.	1.0 Ac.
LOT 6	2.00 Ac.	1.0 Ac.	LOT 15	2.01 Ac.	1.0 Ac.
LOT 7	2.09 Ac.	1.1 Ac.	LOT 16	2.00 Ac.	1.0 Ac.
LOT 8	2.00 Ac.	1.1 Ac.	LOT 17	2.00 Ac.	0.9 Ac.
LOT 9	2.01 Ac.	1.0 Ac.	STREET R/W	3.11 Ac.	
ADD R/W	0.42 Ac.		DETENTION AREA	0.53 Ac.	
			TOTAL AREA	39.02 Ac.	
			TOTAL NUMBER OF LOTS - 17		

* Each buildable lot has a minimum contiguous area of 0.9 acres that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE'; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

By: Steve J. Reeves 07/12/2019
STEVE J. REEVES, GA. RLS No. 2765 DATE

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	532.03'	N27°28'16"W	531.25'	2838.51'	266.80'

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C2	46.30'	N73°15'43"W	41.84'	30.00'	29.18'
C3	322.00'	N25°23'10"W	321.82'	2828.51'	161.17'
C4	170.46'	S52°08'20"W	169.53'	470.00'	86.18'
C5	25.78'	S40°10'39"W	25.78'	470.00'	12.84'
C6	88.95'	S07°46'31"E	88.26'	205.00'	45.19'
C7	38.79'	S16°50'16"W	36.15'	30.00'	22.64'
C8	54.66'	S46°14'38"W	54.49'	205.00'	27.49'
C9	183.53'	S30°18'09"W	177.46'	205.00'	98.43'
C10	94.86'	S53°03'03"W	85.28'	60.00'	60.61'
C11	25.23'	S31°51'16"W	24.49'	30.00'	13.42'
C12	69.53'	S48°27'33"E	65.71'	60.00'	39.26'
C13	55.68'	S11°19'28"W	53.70'	60.00'	30.03'
C14	69.36'	S71°01'27"W	65.56'	60.00'	39.14'
C15	25.23'	S80°02'39"W	24.49'	30.00'	13.42'
C16	189.79'	S18°27'10"W	176.53'	145.00'	111.25'
C17	40.57'	S57°46'58"E	37.55'	30.00'	24.07'
C18	109.74'	S81°11'12"E	108.43'	205.00'	56.22'
C19	237.80'	S32°37'12"E	224.69'	205.00'	134.31'
C20	25.35'	S23°35'44"E	24.60'	30.00'	13.49'
C21	44.91'	S02°24'10"E	45.32'	60.00'	60.67'
C22	50.47'	S66°55'38"W	48.99'	60.00'	26.83'
C23	82.94'	N49°22'57"W	76.49'	60.00'	49.63'
C24	61.11'	N19°23'55"E	58.50'	60.00'	33.50'
C25	24.99'	N24°42'40"E	24.27'	30.00'	13.27'
C26	168.80'	N32°30'08"W	154.43'	145.00'	95.43'
C27	154.10'	S83°42'11"W	146.95'	145.00'	85.23'
C28	37.08'	S45°55'55"W	36.98'	145.00'	18.64'
C29	51.15'	S41°22'15"W	51.13'	530.00'	25.54'
C30	170.14'	S53°19'56"W	169.41'	530.00'	85.81'
C31	49.24'	N15°30'29"E	43.90'	30.00'	32.19'
C32	45.33'	N32°22'36"W	45.33'	2828.51'	22.66'

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 38,400+ ft. and an angular error of 3" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GT5603 was used to obtain linear measurements and a TOPCON GT5603 was used to obtain angular measurements. It is my opinion, that this plat is a true and correct representation of the land plotted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.



PREPARED BY: **S.J. reeves & associates, inc.**

P.O. BOX 653 • 11491 HIGHWAY 10 N • ZEBULON, GA. 30295
770-584-5203 • sjreevesurveying@gmail.com (Email)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



REV.	DATE	COMMENT
1	5/10/19	FAYETTE CO. 1st REVIEW
2	6/06/19	FAYETTE CO. 2nd REVIEW
3	6/24/19	FAYETTE CO. 3rd REVIEW
4	7/12/19	FAYETTE CO. 4th REVIEW
LANDLOT	37.60	7th
SCALE	1" = 100'	COUNTY
		FAYETTE
DATE OF FIELD WORK		
N/A		
DATE OF PLAT		
05/31/2016		
JOB NO.	SHEET NO.	
	1 OF 3	

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 19113C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

WETLANDS/STATE WATERS NOTES

1. NO JURISDICTIONAL WETLANDS ARE SHOWN OR LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 24, 2019, PROJ.# 219167.1. ALL WETLANDS SHOWN OR NOT SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
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3. THE PROJECT SITE RECEIVING WATERS IS AN UNAMED PERENNIAL TRIBUTARY OF PELHAM CREEK, AND IS LOCATED IN UPPER FLINT DRAIN BASIN. AREAS THAT MAY BE AFFECTED BY THIS DEVELOPMENT WOULD BE THE ON-SITE STATE WATERS, ADJACENT LARGE TRACT TO THE EAST.

SOIL MAP LEGEND

CECIL 2-10X	LEVEL 3 SOILS TYPE
PACOLET	USDA SOIL TYPE
212	SAMPLE POINT (AUGER)
---	LEVEL 3 SOIL BOUNDARY
---	USDA SOIL BOUNDARY
---	PERENNIAL DRAINAGE

NF
T.M. FOSTER
J.A. FOSTER
DB. 3674 PG. 597
LOT 5
LAUREL RIDGE S/D
PB. 25 PG. 81
(ZONED R-70)

NF
L.E. DRIVER
C.A. DRIVER
DB. 407 PG. 507
(ZONED A-R)

NF
TR. BROWN
PB. 13 PG. 66
(ZONED A-R)
589°41'28"E

SETBACKS

ZONED: R-70
FRONT - 15' ARTERIAL
FRONT - 50' LOCAL
SIDE - 25 FT.
REAR - 50 FT.
MIN. LOT WIDTH - 150'

EXISTING SITE

CURRENT ZONING - A-R
AREA R.D. GODBY TRACT - 33.995 AC.
AREA S.M. GODBY TRACT - 5.00 AC.
TOTAL AREA PROJECT - 38.995 AC.

NF
R.L. HUMBLE
D.M. HUMBLE
DB. 474 PG. 227
PB. 26 PG. 40
(ZONED A-R)

APPROX. LOCATION
100 YR. FLOOD PLAIN
(ELEV. - 845.000)

LEGEND

(33.20')	DEED DISTANCE
8" PS	BURN PIN (8" x 10") SET
8" PS	CORNER MONUMENT FOUND
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EXIST. CONTOURS
---	EXIST. INDEX CONTOURS
---	CONCRETE SIDEWALK
---	EDGE PAVEMENT
---	OVERHEAD UTILITIES
---	EXISTING FENCE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	DRAINAGE BASIN
---	GUTTER & GUTTER
---	STORM DRAIN PIPE
---	GATE VALVE
---	FIRE HYDRANT
---	DOUBLE-HINGE CATCH BASIN
---	SINGLE-HINGE CATCH BASIN
---	WATER METER
---	GATE INLET

OFFSITE DRAINAGE
6.1 ACRES - 57
CIP - 11.0 cfs
G100 - 16.2 cfs

GRAPHIC SCALE 1" = 100'



40' FROM C/L R/W
TO BE DEEDED TO
FAYETTE COUNTY.
(0.21 Acre)



S.J. reeves & associates, inc.

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PREPARED BY:



REV.	DATE	COMMENT
1	5/10/19	FAYETTE CO. 1st REVIEW
2	6/10/19	FAYETTE CO. 2nd REVIEW
3	6/24/19	FAYETTE CO. 3rd REVIEW
4	7/12/19	FAYETTE CO. 4th REVIEW
LANDLOT		DISTRICT
3760		7th
SCALE		COUNTY
1" = 100'		FAYETTE
DATE OF FIELD WORK		
N/A		
DATE OF PLAT		
05/31/2016		
JOB NO.	SHEET NO.	
	3 OF 3	

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEFINITION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 1313C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

SPECIMEN TREE SUMMARY TABLE

SPECIMEN TREE	DRIPLINE (DIA. FT.)	CRITICAL ROOT ZONE (DIA. FT.)	% OF CRZ DISTURBANCE	SAVED
TREE #1 (20" RED OAK)	48'	72'	27.7	YES
TREE #2 (36" RED OAK)	52'	78'	64.6	NO (TREE LOCATED IN PROPOSED R/W)

NF
T.M. FOSTER
J.A. FOSTER
DB. 3874 PG. 597
LOT 5
LAUREL RIDGE S/D
PB. 25 PG. 81
(ZONED R-70)

NF
G.T. GORHAM
E.M. GORHAM
DB. 1089 PG. 456
LOT 3
LAUREL RIDGE S/D
PB. 25 PG. 81
(ZONED R-70)

NF
P.A. KOCIS
S.M. KOCIS
DB. 1109 PG. 747
LOT 4
LAUREL RIDGE S/D
PB. 25 PG. 81
(ZONED R-70)

NF
L.E. DRIVER
C.A. DRIVER
DB. 407 PG. 507
(ZONED A-R)

LOT 1
2.00 ACRES
(0.9 AC. CLEAR)

LOT 2
2.00 ACRES
(1.0 AC. CLEAR)

LOT 3
2.00 ACRES
(1.1 AC. CLEAR)

LOT 4
2.03 ACRES
(1.1 AC. CLEAR)

LOT 5
2.00 ACRES
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LOT 6
2.00 ACRES
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(1.1 AC. CLEAR)

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(0.9 AC. CLEAR)

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LOT 73
2.00 ACRES
(1.0 AC. CLEAR)

LOT 74
2.00 ACRES
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PROPOSED ZONING ORDINANCE AMENDMENTS

The following shall be added to the O-I zoning district in its entirety:

(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.

Proposed amendments to:

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

LAND USE ELEMENT TEXT

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.

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 along the corridor. These subdivisions are zoned for one (1) acre minimum lots.

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 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 allow office and low intensity business uses. Outside of the commercial designation at

Tyrone Road 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 LABEL AND NOTES

SR 54 West

Overlay District,

Overlay Zone and

Special Development District

(see note below)

SR 54 West Overlay District and Overlay Zone

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

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

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