

BOARD MEMBERS

John H. Culbreth, Sr.
Danny England
Brian Haren
Arnold L. Martin

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 21, 2021
7:00 pm

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

1. Consideration of the Minutes of the meeting held on December 17, 2020.
2. Consideration of the Minutes of the meeting held on January 7, 2021.

NEW BUSINESS

3. Consideration of a Minor Final Plat of Horton Estates. The property will consist of two (2) lots Zoned R-70, is located in Land Lot(s) 55 and 56 of the 7th District and fronts on Trammel Road.
4. Consideration of a Minor Final Plat of Winfield Manor. The property will consist of four (4) lots Zoned R-75, is located in Land Lot 105 of the 7th District and fronts on Dogwood Trail.
5. Discussion of internal access self-storage facility, SR 138 and North SR 314 overlay zone and General Business District zoning district

OLD BUSINESS

6. Discussion of the Fayette County Sign Ordinance

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: January 14, 2021
Subject: Minor Final Plat to be considered on January 21, 2021

PRELIMINARY PLAT

Minor Final Plat of Horton Estates

OWNER/APPLICANT

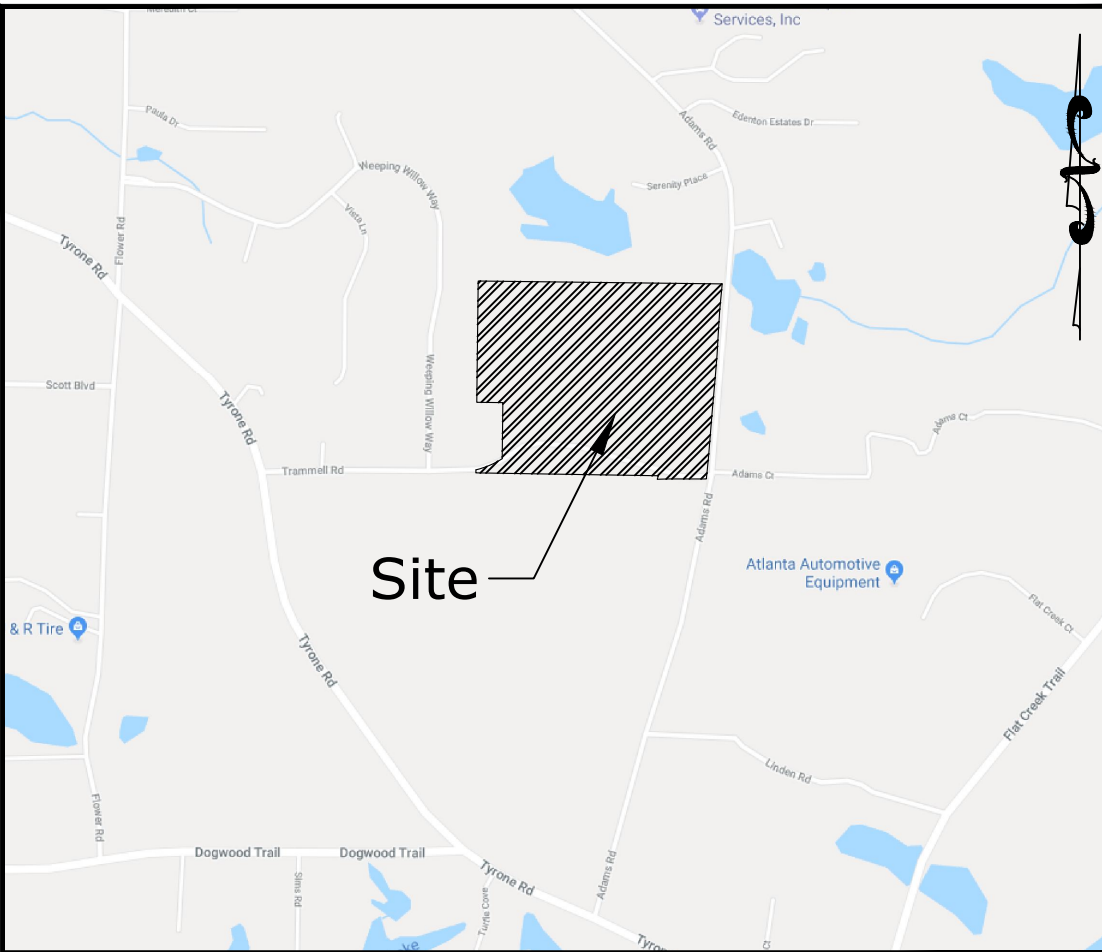
Shirley Estes Horton



Recommend **APPROVAL** for the Minor Final Plat signed January 14, 2021.

Minor Final Plat of **Horton Estates**

Land Lot 55 & 56 of the 7th District
Fayette County, Georgia



Vicinity Map

(NOT TO SCALE)

LEVEL III SOIL SURVEY

I, Eric A. Hamilton do hereby certify that the Level III Soil Survey information provided on this plat was performed by AES in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional
Professional Engineer
Registration No.
Registration Number/License Numbers
Applied Environmental Sciences
90F Glenda Trace #327
Newnan, Georgia 30265
(678) 262-4020

Georgia DHR Soil Classifier,

Owner's Acknowledgment

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent

Date _____

Owner/Agent

Date _____

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate

As required by subsection (d) 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 complies 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.

BY: GA R.L.S. Ronald T. Godwin

2696
License NO.

09/25/2020
Date

Prepared For:

Job #:

19-191MFP2
 Drawn By: JCB
 Reviewed By: RTG
 Date: 09/25/2020
 F.W.P.D.: 11/01/1
 Scale: 1" = 150'
 Sheet: 1 of 2

Drawn By: JCB










Reviewed By: RTC

Date: 09/25/2020

F.W.P.D.: 11/01/19
Scale: 1" = 150'

Scale: 1 = 1
Sheet: 1 of 2

Legend

OTP=Open Top Pipe
 RBF=Rebar Found
 RBS=Rebar Set
 R/W=Right of Way
 IPF= Iron Pin Found
 P.O.B.=Point of Beginning
 B/L=Building Line
 D.E.=Drainage Easement
 N/F=Now or Formerly
 F.W.P.D.=Field Work Performed Date
=Gas Valve
=Water Meter
=Utility Pole
=Drop Inlet
=Fire Hydrant
=Light Pole
=Fence
=Drainage Manhole
=Overhead Electric Line

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

1. OWNER/DEVELOPER:
Shirley Estese Horton
1246 Gay Road
Greenville, GA 30222
Contact: Adam Horton (678)410-0950
2. SURVEYOR:
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
3. CLOSURE DATA:
Field Closure=1' IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W, Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method=Compass Rule
Plat Closure=1' IN 100,000+
4. SITE DEVELOPMENT DATA:
Location: Land Lot 55 & 56 of the 7th District, Fayette County, Georgia
Site Data = 2 Tracts
Total area of project = 14.519 Acres 632,465 Sq. Ft.
5. Tax Parcel ID: 0712 009
6. MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
For R-70 Zoning district
Minimum lot width at front setback line = 175' (Arterial) - 175' (Collector) - 150' (Minor thoroughfare)
Minimum floor area of house = 1,500 Sq. Ft.
Minimum lot size = (2 Acres) 87,120 Sq. Ft.
Front yard = 75' (Arterial) - 75' (Collector) - 50' (Minor thoroughfare)
Side yard = 25'
Rear yard = 50'
Maximum height of structure = 35'
7. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
8. Capped ½" re-bar to be set at all lot corners unless otherwise noted.
9. In my opinion a portion of this property appears to lie within a 100 year flood plain according to Fayette County's MNGWPD 2013 Limited Detail Study and F.I.R.M. #13113C0083E Dated 09/26/2008
10. This property is located in a groundwater recharge area.
11. There are state waters on this property.
12. There are no wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
13. This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
14. There were no recorded easements found associated with the property. This survey as performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
15. Sewer service is provided by individual septic systems on each lot.
16. Lots water service is provided by individual wells.
17. All distances shown are horizontal ground distance. No conversion factor used.
18. There are no existing structures, buildings, or improvements on the property.
19. 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.
20. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
21. No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.
22. The purpose of this Minor Final Plat is to create 2 tract out of the Parent Tract.
23. Each residential building lot has a minimum contiguous area of 0.3 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
24. Fayette County requires a right-of-way dedication of 30 feet from centerline of Trammel Road.










Site Distance Certification

I hereby certify that the AASHTO minimum required sight distance of 280 feet for 25 miles per hour is provided for the lot shown on Goza Road. Some locations may require the clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY: GA R.L.S. Ronald T. Godwin

2696
License NO.

09/25/2020
Date

OTP=Open Top Pipe
 RBF=Rebar Found
 RBS=Rebar Set
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 B/L=Building Line
 D.E.=Drainage Easement
 N/F=Now or Formerly
 F.W.P.D.=Field Work Performed Date
 =Gas Valve
 =Water Meter
 =Utility Pole
 =Drop Inlet
 =Fire Hydrant
 =Light Pole
 =Fence
 =Drainage Manhole
 =Over Head Electric Line

Minor Final Plat of
Horton Estates
 Land Lot 55 & 56 of the 7th District
 Fayette County, Georgia




Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	219.55'	643.08'	N66° 57' 58"E	218.49'
C2	386.29'	5972.30'	S04° 34' 38"W	386.22'
C3	308.25'	7401.53'	S03° 58' 58"W	308.23'
C4	363.59'	148942.66'	S04° 38' 06"W	363.59'
C5	181.69'	430.44'	N71° 11' 16"E	180.35'
C6	94.01'	460.44'	N64° 51' 26"E	93.85'
C7	105.02'	460.44'	S77° 14' 26"W	104.79'

Line Table		
Line #	Direction	Length
L1	N00° 41' 25"E	23.64'
L2	S05° 40' 39"W	162.58'
L3	S88° 52' 59"W	78.98'
L4	S88° 35' 32"E	4.42'
L5	N18° 16' 03"E	27.58'
L6	N56° 28' 06"E	88.90'
L7	N56° 28' 06"E	69.19'
L8	S28° 05' 35"W	100.86'
L9	S58° 31' 29"W	89.73'
L10	S79° 03' 20"W	153.59'
L11	S00° 49' 38"W	30.24'
L12	S00° 41' 12"W	36.28'

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

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GRAPHIC SCALE 1"= 150'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 75, 150, and 300.

Prepared For:

Job #:	19-191MFP2
Drawn By:	JCB
Reviewed By:	RTG
Date:	09/25/2020
F.W.P.D.:	11/01/19
Scale:	1" = 150'
Sheet:	2 of 2

[illegible]

Horton Estates

Land Lot 55 & 56 of the 7th Land District
Fayette County, Georgia

Shirley Estese Horton

**FOUR CORNERS
SURVEYING™**

SONAVE LTD.TM
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: January 14, 2021
Subject: Minor Final Plat to be considered on January 21, 2021

PRELIMINARY PLAT

Minor Final Plat of Winfield Manor

OWNER/APPLICANT

Winfield Construction

A handwritten signature in black ink, appearing to be 'WB' or similar initials, written in a cursive style.

Recommend **APPROVAL** for the Minor Final Plat signed January 14, 2021.

Legend

OTP=Open Top Pipe
RBF=Rebar Found
RBS=Rebar Set
R/W=Right of Way
IPF= Iron Pin Found
P.O.B.=Point of Beginning
B/L=Building Line
D.E.=Drainage Easement
N/F=Now or Formerly
CA=Contiguous Area
F.W.P.D.=Field Work Performed Date
⊕=Gas Valve
⊕=Water Meter
⊕=Utility Pole
⊕=Drop Inlet
⊕=Fire Hydrant
⊕=Light Pole
—X—=Fence
⊕=Drainage Manhole
—OHE—=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

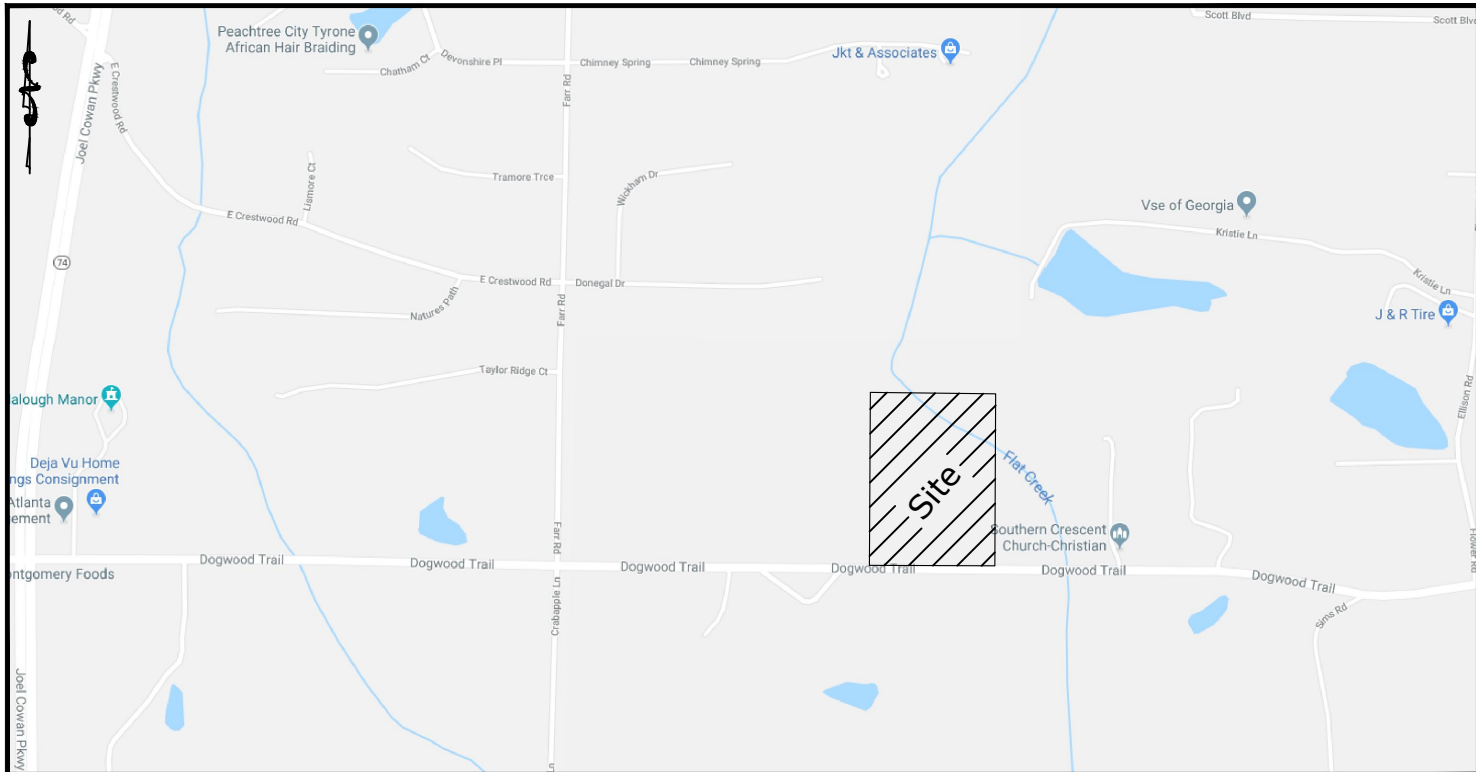
- OWNER/DEVELOPER:
Winfield Construction
7401 Graham Road
Fairburn, GA 30213
Contact: Dana Bryant - 678(300-8990
danab2228@gmail.com
- SURVEYOR:
Four Corners Surveying, L.L.C.
P. O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- CLOSURE DATA:
Field Closure=1'IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W,
Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method=Compass Rule
Plat Closure=1' IN 100,000+
- SITE DEVELOPMENT DATA:
Location: Land Lot 105 of the 7th District, Fayette County, Georgia
Site Data = 4 Lots
Total area of project = 18.173 Acres 791,610 Sq. Ft.
- Tax Parcel ID: 0729 042
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
Rezoned R-75 Conditional (see note 21 & 22) Petition# 1276-18 Approved August 23, 2018
For R-75 Zoning district
Minimum floor area of house = 2,500 SF
Minimum lot size = 2 Acre
Front yard = 100' Arterial, 75' Collector, 50' Local
Side yard = 25'
Rear yard = 50'
Maximum height of structure = 35'
- 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.
- In my opinion a portion of this property appears to lie within a 100 year flood plain according to Fayette County's MNGWPD 2013 Limited Detail Study to Fayette County GIS Map and according to FEMA Flood Insurance Rate Map #13113C0079E Dated 09/26/2008. FEMA Elevation certificate shall be submitted for flood hazard compliance for each lot.
- There are state waters on this property.
- There are no wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- There are groundwater recharge areas on the property as per Fayette County GIS.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
- There were no recorded easements found associated with the property. This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- Sewer service provided by individual septic systems on each lot.
- Lots water service to be provided Fayette County on each lot.
- All distances shown are horizontal ground distance. No conversion factor used.
- Plat is oriented to grid north.
- There are no existing structure on property.
- Each residential building lot has a minimum contiguous area of 0.3 acres that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
- Rezoning Condition: That the six (6) lots shall be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots. The locations of the driveway curb cuts shall be approved by the Fayette County Public Works Director.
- Project engineer (David Hovey of Hovey & Associates 770-460-2200) verify driveway locations for each lot for intersection sight distance.
- With four (4) lot configuration only two (2) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots.
- Individual builders shall notify the Fayette County Engineering for driveway permit.

Sight Distance Certification:

I hereby certify that the AASHTO minimum required sight distance of 500 feet for 45 miles per hour is provided for the lot shown on Dogwood Trail. Driveway must be located in the areas shown on page 2. Some locations may require the clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY: 
GA R.L.S. Ronald T. Godwin 2696 License NO. 12/16/2020 Date

Minor Final Plat of
Winfield Manor
Land Lot 105 of the 7th District
Fayette County, Georgia



Vicinity Map

(Not to Scale)

LEVEL III SOIL SURVEY

I, Eric A. Hamilton do hereby certify that the Level III Soil Survey information provided on this plat was performed by AES in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

Soil Classifier Professional
Professional Engineer
Registration No. _____
Registration Number/License Numbers _____
Applied Environmental Sciences
90F Glenda Trace #327
Newnan, Georgia 30265
(678) 262-4020

Georgia DHR Soil Classifier,

OWNER'S CERTIFICATE

We, the undersigned owner(s) of the Winfield Manor 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 owner(s) understand this Minor Final Plat and any Maintenance Bond and/or Irreocable Letter-of-Credit shall expire and thus become void if the Minor Final Plat is not recorded into the Fayette County Clerk of Superior Court records within 90 calendar days (/ /) of the date of approval by the Panning Commission.

Owner _____ Date _____
Owner _____ Date _____


The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:

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BY: 
GA R.L.S. Ronald T. Godwin 2696 License NO. 12/16/2020 Date
GRAPHIC SCALE 1"= 100'
0 50 100 200

Approved by Fayette County Environmental Health Department

Date _____ Environmental Health Specialist

Approved by Fayette County Stormwater Management Department

Date _____ Environmental Management Director

Approved by Fayette County Engineer

Date _____ County Engineer

Approved by Fayette County Planning Commission

Date _____ Secretary

Approved by Fayette County Zoning Administrator

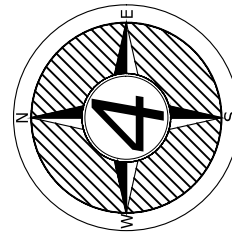
Date _____ Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.

Date _____ Fire Marshal

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SURVEYING™

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET



Plat/Deed Book	Page:
D.B. 2671	403-404

Winfield Manor

Dogwood Trail
Land Lot 105 Of The 7th Land District
Fayette County, Georgia

Winfield Construction

Prepared For:

Job #:
18-156MFP3
Drawn By: JCB
Reviewed By: RTG
Date: 12/16/2020
F.W.P.D.: 09/20/18
Scale: 1" = 100'
Sheet: 1 of 2

Legend

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W=Water Meter
U=Utility Pole
D=Drop Inlet
F=Fire Hydrant
L=Light Pole
X=Fence
M=Drainage Manhole
OHE=Over Head Electric Line


This Box reserved for the Clerk of the Superior Courts.

Minor Final Plat of
Winfield Manor
Land Lot 105 of the 7th District
Fayette County, Georgia

Line Table		
Line #	Direction	Length
L1	N00° 39' 03"E	45.00'
L2	N89° 22' 23"W	87.00'

Surveyor's Certificate:

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BY: 
GA R.L.S. Ronald T. Godwin

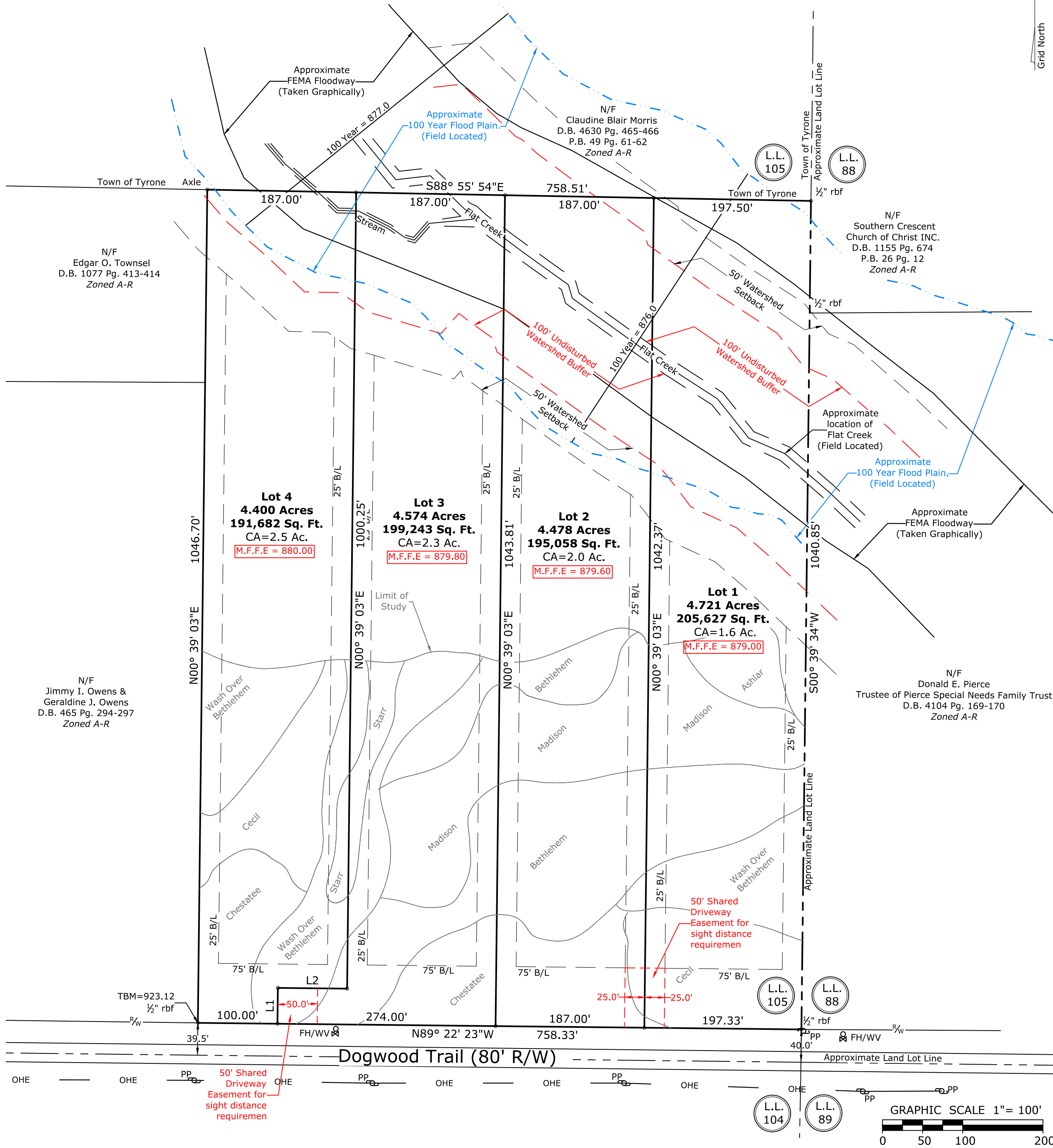
2696
License NO.

12/16/2020
Date



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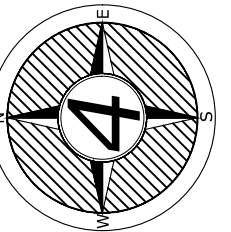
This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



Grid North

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P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET



Plat/Deed Book	Page:
D.B. 2671	403-404

Winfield Manor

Dogwood Trail
Land Lot 105 Of The 7th Land District
Fayette County, Georgia

Winfield Construction

Prepared For:

Job #: 18-156MFP3
Drawn By: JCB
Reviewed By: RTG
Date: 12/16/2020
F.W.P.D.: 09/20/18
Scale: 1" = 100'
Sheet: 2 of 2

Sec. 110-150. - G-B, General-Business District.

- (a) *Purpose.* The purpose of the General Business District (G-B) is to provide for business development that contains uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. The G-B zoning district limits the development of retail commercial uses and reduces the resulting traffic generation and noise associated with this type of development. The uses allowed in this zoning district could lend to a business park development pattern.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the G-B zoning district:
 - (1) Auction house (indoor only);
 - (2) Banquet hall and/or catering service;
 - (3) Business, professional, and/or government offices;
 - (4) Business support centers and/or call centers;
 - (5) College and/or university, classrooms and/or administration only;
 - (6) Computer data services and/or information technology;
 - (7) Educational/instructional/tutoring facilities, including, but not limited to: art; computer; dance; driving and/or DUI; martial arts; music; professional/business/trade; and similar facilities;
 - (8) Financial, credit, real estate, and/or insurance establishments (excluding retail banking facilities or pawn establishments);
 - (9) Health club, fitness center, and/or indoor athletic facility (excluding bowling alleys, pool rooms and skating rinks);
 - (10) Medical supply and equipment sales;
 - (11) Printing, graphic, blue printing, photography lab, and/or reproduction service;
 - (12) Private school, including, classrooms and/or administration only;
 - (13) Publishing and distribution;
 - (14) Restaurant supply;
 - (15) Scientific, medical/dental, and/or research laboratories;
 - (16) Television/radio broadcasting studio, recording studio, telecommunication, and/or movie/media productions (including on-site with movie/media productions, ancillary businesses that supply support services, equipment and resources to the movie/media industry); and
 - (17) Training center, trade school, and/or vocational centers.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the G-B zoning district provided that all conditions specified in article V of this chapter are met:
 - (1) Single-family residence and residential accessory structures and uses (see article III of this chapter);
 - (2) Home occupation;
 - (3) College and/or university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and stadium; and
 - (4) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the G-B shall be as follows:
 - (1) Lot area:

- a. Where public water is available: 43,560 square feet (one acre).
 - b. Where public water is not available: 65,340 square feet (1.5 acres).
- (2) Lot width: 125 feet.
- (3) Front yard setback:
 - a. Major thoroughfare:
 - 1. Major arterial: 100 feet.
 - 2. Arterial: 100 feet.
 - 3. Collector: 80 feet.
 - b. Minor thoroughfare: 65 feet.
- (4) Rear yard setback: 25 feet.
- (5) Side yard setback: 25 feet.
- (6) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet shall be provided adjacent to the lot line, in addition to the required setback. The setback shall be measured from the buffer.
- (7) Height limit:
 - a. 40 feet.
 - b. Only soundstages associated with movie/media productions in this zoning district may exceed 40 feet in height. The front setback shall be increased eight feet for every one foot of building height over 40 feet. 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 building height over 40 feet.
 - c. The required minimum acreage shall be increased based on building height per the table below:

Height Limit	Required Acreage
50 feet	20—50
55 feet	> 50—75
60 feet	> 75—100
65 feet	> 100

- (8) Lot coverage limit, including structures and parking area: 70 percent of total lot area.
- (9) Outside storage and refuse area requirements. The following requirements shall apply to outside storage and refuse areas. Where this section contradicts any other requirement, the most restrictive shall apply.
 - a. Outside storage of merchandise, equipment, parts, and business vehicles shall be allowed in side or rear yards only, subject to screening, setback and buffer requirements.

- b. All refuse areas shall be allowed in side or rear yards only, shall be screened, and comply with the required buffers and setbacks.

(Code 1992, § 20-6-26; Ord. No. 2012-14, § 4, 12-13-2012; Ord. No. 2013-05, 7-25-2013; Ord. No. 2018-03, § 13, 9-22-2018)

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.

- (5) *SR 138 and North SR 314 overlay zone.* All property and/or development which have frontage on and/or access to SR 138 and S.R 314 north of Highland Drive with nonresidential use or zoning shall be subject to the requirements of the SR 138 and North SR 314 overlay zone. The intent of the overlay is to set standards specific to SR 138 and North SR 314 as described above.
- a. *Purpose.* The purpose of the SR 138 and North SR 314 overlay zone is to achieve the following:
 - 1. To maintain the efficient traffic flow on these highways as thoroughfares for Fayette and Clayton Counties;
 - 2. To enhance and maintain the aesthetic qualities of the corridor; and
 - 3. To protect existing and future residential areas.
 - b. *Access standards.* Access to each nonresidential property and/or development shall be from a state route or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points and interparcel access shall be required to comply with chapter 104, development regulations. A concept plan, submitted with a rezoning application, and/or a site plan shall illustrate compliance with these requirements.
 - c. *Dimensional requirements.*
 - 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 - 2. Front yard setback on SR 138: 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.
 - d. *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. Structures of 35,000 square feet or greater with a minimum dimension of 150 feet may utilize the following architectural standards, in lieu of subsections (5)d.1, 3 and 4 of this section.
 - (i) At least 50 percent of all exterior wall finishes shall be comprised of at least two of the following facade types: brick/brick veneer, wood, fiber-cement siding (i.e., Hardiplank), rock, stone, cast-stone, split-face concrete masonry unit (rough textured face concrete block), architectural precast concrete wall panels, stucco (including synthetic stucco) or any architecturally engineered facades which simulate these materials. Any metal facades used on the remaining portions of the exterior walls shall establish a horizontal seam pattern.
 - (ii) No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.
 - (iii) No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, or changes in planes.
- 6. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.
- 7. 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 architectural Standards. This exemption shall expire on 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.
- e. *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 SR 138 and SR 314 (major arterial) landscape area.* Fifty feet along the right-of-way of SR 138 and SR 314. 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.
- f. *Lighting.*
1. *Shielding standards.* Lighting shall be placed in such a fashion as to be directed away from any adjacent roadways for nearby residential areas.
 2. *Fixture height standards.* Lighting fixtures shall be a maximum of 35 feet in height within the parking lot and shall be a maximum of ten feet in height within non-vehicular pedestrian areas.
- g. *Additional requirements.*
1. All refuse areas and equipment shall be allowed in the side or rear yards only and shall be screened.
 2. 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.
 3. Bay doors shall not be allowed to directly face SR 138 or SR 314.
 4. All utilities shall be underground.
- h. *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.

(Code 1992, § 20-7-5; Ord. No. 2012-09, § 5, 5-24-2012; Ord. No. 2012-14, § 7, 12-13-2012; Ord. No. 2014-10, § 1, 6-26-2014; [Ord. No. 2019-04](#), § 2, 6-27-2019)

Temporary signage during property marketing period.

Consider a provision that during the time a property is being marketed by a real estate agent/broker who are under contract to market the property that additional temporary signage is allowed.

Signs typically range in size from 16 square feet (4' x 4') or up to 32 square feet (4' x 8').

Some are double face signs (which are allowed now)

The signs are typically used for the marketing of large tracts of the land that are later rezoned and developed into residential subdivisions or commercial developments

These signs are also used to market existing commercial properties

Normally they are not used to market an existing single family residence/property

Temporary signs normally don't require permits

(NOTE: the size of a temporary sign on nonresidential property has been increased from 12 square feet to 16 square feet. This is a typical size for "Space for Lease" signs.)