

Proposed Ordinance: #0-6-21
Subject Matter: Amendments to Chapter 94, Section 171 – Business Park (BP).
Date of Published Notice of Public Hearing: March 3, 2021
Date of Planning and Zoning Commission Public Hearing: March 23, 2021
Date First Presented at City Council Public Meeting: April 1, 2021
Date of Public Hearing and Adoption (1 reading): April 1, 2021

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER 0-6-21
CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS

WHEREAS, the City of Fayetteville (the “City”) has determined that Section 94-171. – Business Park (BP) within Article IV. – Zoning Districts of the city’s Code of Ordinances was last amended on August 4, 2011 (Ord. No. 0-05-11); and

WHEREAS, the update to the city’s Comprehensive Plan stated the Business Park land use designation was for land dedicated to offices, research and development, healthcare and education; and,

WHEREAS, the Comprehensive Plan also recommended that the zoning ordinance be amended to promote this development pattern in the areas of the city designated for Business Park uses on the Future Land Use Map; and,

WHEREAS, the Fayette County Development Authority has requested that the list of permitted uses in the BP Business Park zoning district be amended to include specific uses as they relate to data centers, technology-related facilities and life science-related facilities.

AN ORDINANCE OF THE CITY OF FAYETTEVILLE

IT IS HEREBY ADOPTED AND ORDAINED BY THE CITY OF FAYETTEVILLE THAT SECTION 94-171. – BUSINESS PARK (BP) WITHIN CHAPTER 94 –

ZONING OF THE CODE OF ORDINANCES BE REPEALED IN ITS ENTIRETY AND REPLACED AS FOLLOWS:

ARTICLE ONE

CHAPTER 94 – ZONING.

ARTICLE IV. – ZONING DISTRICTS.

Sec. 94-171. - Business Park (BP).

In the business park district the following uses are permitted: (See minimum lot size section 94-226)

- (1) Professional and business offices.
- (2) Government facilities.
- (3) Cultural facilities.
- (4) Medical, dental offices and clinics.
- (5) University and educational and training facilities.
- (6) Supply stores and facilities. No outdoor storage is permitted.
- (7) **Data centers, technology-related facilities, life science-related facilities,** electronic equipment facilities and assembly plants that are not objectionable due to noise reasons, vibration, smoke, dust, gas, fumes, odors, and radiation emission and that do not create potential for fire or explosion hazards. No outdoor storage is permitted.
- (8) Printing, publishing and reproduction establishments. No outdoor storage is permitted.
- (9) Research, testing and laboratory facilities that are not objectionable due to noise reasons, vibration, smoke, dust, gas, fumes, odors, and radiation emission and that do not create potential for fire or explosion hazards. No outdoor storage is permitted.
- (10) Wholesaling and warehousing with office space, provided they do not require any outdoor storage. At least 40 percent of said use must be designated as office space.
- (11) Retail sales and service establishment accessory uses provided the use is an accessory to a permitted use in the district and intended to serve the needs in the district. Such establishments may not exceed 1,500 square feet of floor space.
- (12) Accessory parking lots.
- (13) Accessory parking garages by special exception only.
- (14) The following uses permitted within the office-institutional (OI) zoning district are also allowed within this district:
 - a. Day care facilities.
 - b. Financial institutions.
 - c. Barber and beauty salons.
 - d. Travel agencies.
 - e. Music and dance schools and studios.

- f. Interior decorating businesses.
 - g. Locksmiths and gunsmiths, provided there is no firing range.
 - h. Sports instructional facilities and health and fitness facilities.
 - i. Art galleries, craft shops and similar specialty shops.
- (15) Indoor sit-down restaurants not to exceed 80 seats for patrons. Drive-thru and drive-in facilities are prohibited.

ARTICLE TWO

This ordinance shall become immediately effective upon its first reading and adoption by the City Council.

ARTICLE THREE

The preamble of this ordinance shall be construed to be, and is hereby incorporated by reference as if fully set out herein.

ARTICLE FOUR

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

BE IT RESOLVED, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville ordinance.

SO RESOLVED, this 1st day of April, 2021.

Attest:

Edward J. Johnson, Jr., Mayor

Darryl Langford, Mayor Pro Tem

Attest:

T. Joe Clark, Councilmember

Anne Barksdale, City Clerk

Richard J. Hoffman, Councilmember

Paul C. Oddo, Jr., Councilmember

Scott Stacy, Councilmember