

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
May 7, 2015

Call to Order

The Mayor and City Council of Fayetteville met in regular session on May 7, 2015 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Clifton called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Mickey Edwards, Paul Oddo, Scott Stacy, and James Williams. Mayor Pro Tem Edward Johnson was absent. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Councilmember Paul Oddo called the meeting to order as Mayor Clifton had not arrived and Mayor Pro Tem Johnson was absent.

Williams moved to appoint Oddo as temporary Mayor Pro Tem. Stacy seconded the motion. Motion carried unanimously.

Stacy moved to approve the minutes of the regular Council Meeting of April 16, 2015. Edwards seconded the motion. Motion carried unanimously.

Recognition and Presentations:

Mayor Pro Tem Oddo read proclamation for National Bike Month.

Mayor Clifton arrived at the meeting. Councilmember Oddo relinquished duties to the mayor.

Mayor Clifton presented award to Fayetteville Fire Department employees for their work in completion of Station 93.

Public Hearings:

Mayor Clifton called Consider R-15-15 – Transmit Capital Improvement Element (CIE) & Community Work Program (CWP) - Annual Update to Atlanta Regional Commission (ARC) & Department of Community Affairs (DCA) for Review – Public Hearing.

Brian Wismer, Director of Community Development stated each year the City is required to update its Capital Improvements Element and Community Work Program (formerly referred to as the Short

Term Work Program) of the Comprehensive Plan. The 2015 update was prepared by Staff, along with a project consultant from Bill Ross + Associates. The Capital Improvements Element lists all of the Capital Improvements (CIE) that the City has planned. The Community Work Program (CWP) lists the City's planned major projects and a list of accomplishments detailing the progress that has been made on that list.

He said a transmittal resolution is needed to send these CIE and CWP documents to the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) for review and approval per the Development Impact Fee Compliance Requirements issued by the State of Georgia. Once that review is complete, staff will then present the information again to City Council for final adoption in June.

Staff requests approval of this Resolution to transmit the Capital Improvements Element and Community Work Program to ARC and DCA for review and approval.

Stacy moved to approve R-15-15 – Transmit Capital Improvement Element (CIE) & Community Work Program (CWP) - Annual Update to Atlanta Regional Commission (ARC) & Department of Community Affairs (DCA) for Review. Edwards seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider #0-6-15 – Annexation – 140 Walker Parkway – Public Hearing and 2nd Reading.

Brian Wismer, Director of Community Development stated the City has received a request for annexation and initial zoning for the property located at 140 Walker Parkway. The 1-acre parcel is contiguous to the Panera Bread property on its southern border that faces Highway 85. The property is currently zoned C-H (Commercial Highway) in the County and the applicant is seeking a lateral move to the City's C-3 (Highway Commercial) zoning category. The surrounding commercial properties are zoned C-3 (Highway Commercial) to the south and C-2 (Community Commercial) and C-3 directly across Highway 85.

He said the applicant is proposing to construct a 5,940 square foot, single story building with 4,000 square feet of retail space and 1,935 square feet for a restaurant with drive-through. Should the annexation and zoning be approved, restaurants, including drive- in and drive-through facilities are allowed by special exception only. The applicant will also be required to submit formal development plans for P&Z Commission review at a later date.

Proposed access to the property will be through the existing curb cuts on Walker Parkway. No additional roads or drives will be constructed in conjunction with this project. Although the City would like to see inter-parcel access between the subject property and Panera Bread, steep topography differences between the two parcels will make that difficult to achieve.

The site is within the Fayette County water district. Sewer will be provided by the City of Fayetteville.

The property is currently zoned C-H (Highway Commercial) in the County and the City proposes an equivalent zoning of C-3 (Highway Commercial). The FLU map designates the surrounding area as Neighborhood Mixed Use. The City's Comp Plan allows for "commercial uses that serve neighborhood residents' day- to- day needs, and should match the character of the neighborhood".

He said Fayette County had no objection to the annexation request. On March 24, 2015 the Planning & Zoning Commission made a favorable recommendation to Mayor and Council for the annexation and zoning as submitted, by a unanimous vote.

Mr. Wismer added the City Staff review brought forth the following comments relating to this request.

1. If annexed, the developer would have to extend sewer from Highway 85 at Ellis Road to the property. A private lift station would probably have to be constructed due to the elevation conditions of the site.
2. GDOT permit may be required in addition to local permitting.

He recommended, because the applicant's proposed annexation and rezoning is in keeping with the Future Land Use Map of the surrounding area, and the proposed use is consistent with the surrounding businesses, staff supports approval for the annexation and initial zoning as submitted.

There were no public comments.

Edwards moved to approve #0-6-15 – Annexation – 140 Walker Parkway. Stacy seconded the motion. Motion carried unanimously.

Mayor Clifton called #0-7-15 – Rezoning – 140 Walker Parkway – Public Hearing and 2nd Reading.

Brian Wismer, Director of Community Development stated as mentioned above we recommend approval of the rezoning of this property.

There were no public comments.

Stacy moved to approve #0-7-15 – Rezoning – 140 Walker Parkway. Oddo seconded the motion. Motion approved unanimously.

Mayor Clifton called #0-8-15 – Annexation of Parcel #'s 05-35-001 & #05-35-008 – Pinewood Forrest – Public Hearing and 1st Reading.

Mayor Clifton read the conflict statement for rezoning which will cover agenda items 7-11:

Mayor Clifton stated that Georgia Law requires that certain disclosures have to be made when considering any rezoning.

Mayor Clifton asked the Council “to the best of your knowledge gentlemen do you or any member of your family have a property interest in any real property that could be affected beneficially or adversely by the approval or denial of the petitions for rezoning that are under consideration?”

All Council Members and Mayor Clifton responded no.

Mayor Clifton asked the Council “to the best of your knowledge do you or any member of your family have a financial interest in any business entity which has a property interest in any real property that could be affected, beneficially or adversely, by the approval or denial of the petition for rezoning that is under consideration?”

All Council Members and Mayor Clifton responded no.

Mayor Clifton asked the City Clerk “to state whether any applicant for rezoning has filed a campaign contribution disclosure report in connection with the petition for rezoning and if so, will the Clerk please indicate whether the applicant made any campaign contributions to the Mayor or a member of the Council aggregating \$250.00 or more within the two (2) years preceding the filing of the petition for rezoning.

Anne Barksdale, City Clerk, responded that no disclosure reports had been filed.

Mayor Clifton stated that if any member of the public speaks in opposition to the petitions for rezoning, they must first state whether, within the two years immediately preceding the filing of the petition for rezoning that you oppose, you made campaign contributions aggregating \$250.00 or more to the Mayor or any other member of the City Council. If you have, please state whether you have filed a disclosure report with the city within five days of the first hearing on these petitions for rezoning.

Mayor Clifton requested that any member of the public that speaks in support or opposition of the petition for rezoning coming under consideration, state their name and address for the record.

Mayor Clifton stated that written copies of the zoning standards and the policies and procedures governing the calling and conducting of these hearings are available from the City Clerk if anyone would like a copy.

Mr. Bill Foley, Foley Design & Architects, presented and discussed a powerpoint presentation on the plans for Pinewood Forrest.

Brian Wismer, Director of Community Development stated the City has received requests for annexation of two (2) additional properties in the West Fayetteville area across from Pinewood Atlanta Studios. Both properties front Veteran’s Parkway and are contiguous to parcels annexed into the City in 2013 as part of the initial Pinewood Atlanta Studios project.

If approved, the two (2) subject parcels which total 98 acres would be combined with the 126 acres directly south of the subject property already zoned PCD and approved for a mixed -use residential community development. The applicant is seeking Planned Community District (PCD) zoning for both properties with the same conditions placed on the original 126 acres.

According to the applicant, these additional parcels were always under consideration to adjoin with the existing 126 acres for eventual development of a master planned to help meet the immediate and future housing needs for film production companies, on site vendors, education providers, students and hospital staff.

The proposed development is planned to create a walkable community, connected to the City, Studio, and Hospital through the proposed multi-use path system, with primary access off of Veterans Parkway. The conceptual plans to be developed over multiple phases include 600 single family homes, 600 multi-family units, 100 townhomes, 2 hotels, a mix of office and retail space, several pocket parks, and a chapel. Even at these amounts, the overall density of this development is less than 6 residential units/acre. The five (5) properties (224 acres) consolidated into one master plan will conform to all aspects of the land use plan currently being developed by the City of Fayetteville for the West Fayetteville Area.

Mr. Wismer explained, the properties are currently zoned R-70 (Residential) in the County, and the City proposes zoning of PCD (Planned Community Development) to match the zoning of the other properties used in this master development. The FLU map designates the surrounding area as Low Density Single Family, which will need to be updated to reflect the current development patterns already in progress and being planned for this area.

The Pinewood Forrest concept plan was designed to conform to the WFPCD land use document which is currently under development by City staff and will be presented to City Council for adoption in the coming months. The zoning to be established for the “West Fayetteville Planned Community District” is based on the principles of the City’s current PCD zoning, but modified to address the specific needs of this largely undeveloped and newly annexed area of the City, and will apply to each parcel of land within the West Fayetteville Area. At a later date, the applicant will come back to the P&Z Commission for review of development plans which will include a master Development Agreement that addresses specifics of architecture and site design.

He said that Fayette County reviewed the application and had no objection to the annexation request. They did request that the following zoning condition be considered by the City:

1. No retail buildings (suites) greater than 32,000 square feet shall be permitted. *The City has already stated that we would generally not support retail uses greater than 20,000 square feet anyway, and the developer is not proposing any retail uses that size in their plan.*

City Staff collectively met with the applicant earlier this month and brought forth the following comments relating to this request. Most comments will be addressed at the Development Plan stage, but it was prudent to discuss now as those plans are under development.

- Traffic calming measures should be implemented on major streets within the development.
- Stormwater impact studies will need to be done on adjacent properties. Appropriate sewer/stormwater easement distances will need to be factored in due to the development densities in certain areas.
- Consider options for centralized fire hydrant system in future phases of the mixed-use areas.

He added, it is important to note that the entire West Fayetteville Area is currently undergoing a “Development of Regional Impact” or DRI study to identify the potential traffic impacts produced collectively by Pinewood Forrest as well as the film studio and college campuses currently in development. The applicant is funding the study, but it is being administered by the Atlanta Regional Commission (ARC). When completed, the study will identify traffic impacts and provide mitigation measures of which the local jurisdiction will need to oversee implementation.

The results of the study are expected to be delivered to the City in May, prior to specific development plans for this development being reviewed. As such, staff will defer to those recommendations regarding traffic mitigation measures that may need to be considered.

With the development growth and interest in the West Fayetteville Area, the demand for housing created by new business activity has become evident. The addition of Pinewood Atlanta Studios, Georgia Military College and Fayette Piedmont Hospital’s expansion project (adding 95 beds, 292 doctors and 852 other employees to their staff) have specifically contributed to this increased demand. As the first phase of this project (per the Concept Plan) is to primarily address housing needs, the other mixed-use components will be able to develop around and among the residential units as the market demands.

On April 28, the Planning & Zoning Commission reviewed the concept plan, and knowing that development details relating to stormwater/fire safety, etc. will be reviewed at the Development Plan stage, voted unanimously to give a favorable recommendation to Mayor and Council for the PCD zoning per the concept plan.

Mr. Wismer recommended, and Staff agrees with this phased approach to the development of this area, an approval for the annexation/rezoning of this property is appropriate, with the following conditions:

1. The developer of this property shall work with the City to develop an implementation schedule for traffic mitigation, and provide as recommended by the findings of the DRI study.

2. Standard conditions for annexed properties in West Fayetteville, attached as Exhibit B to the annexation ordinance shall also apply.

There were public comments pertaining to items #7-9 in favor of the plans by Rev. Elijah Hill, Trey Roth, and Derrick Buckner.

There were public comments pertaining to items #7-9 against the plans by Michael Sorrow, Dennis Chase, and Deborah Sorrow. Michael Sorrow presented a list of items regarding the Pinewood Forrest project for council to review and consider before the final hearing on May 21st. (List attached)

Mayor Clifton stated this was posted for 1st Reading.

Mayor Clifton called #0-9-15 – Initial Zoning Parcel #'s 05-35-001 & #05-35-008 to PCD (Planned Community District) – Pinewood Forrest – Public Hearing and 1st Reading.

Brian Wismer, Director of Community Development stated as mentioned above we recommend approval.

Mayor Clifton stated this was posted for 1st Reading.

Mayor Clifton called #0-10-15 – Amendment to PCD Zoning – 1065 Hood Road, 431 Veteran's Parkway, and parcel #05-28-011 – Pinewood Forrest – Public Hearing and 1st Reading.

Brian Wismer, Director of Community Development stated the applicant is seeking an amendment to the current PCD zoning for three parcels totaling approximately 135 acres near the intersection of Veterans Parkway and Hood Road. These three parcels were annexed into the City in 2013 and approved for a mixed -use development under a master plan submitted at that time which included street networks and architectural imagery. The applicant is now seeking to refine the master plan to reflect the anticipated market demand for housing and services. These parcels will become the first phase of a master plan which also includes two of the parcels currently under consideration for annexation.

The proposed development is planned to create a walkable community, connected to the City, Studio, and Hospital through the proposed multi-use path system, with primary access off of Veterans Parkway. The conceptual plans to be developed over multiple phases (of the entire master plan) include 600 single family homes, 600 multi-family units, 100 townhomes, 2 hotels, a mix of office and retail space, several pocket parks, and a chapel. The master plan will conform to all aspects of the land use plan currently being developed by the City of Fayetteville for the West Fayetteville Area.

Phase one of this project will specifically address housing needs and include approximately 60 single family detached homes, a small amount of mixed-use, and the first of two hotels planned for the development with a shared parking deck.

He said on April 28, the Planning & Zoning Commission reviewed the concept plan, and knowing that development details relating to stormwater/fire safety, etc. will be reviewed at the Development Plan stage, voted unanimously to give a favorable recommendation to Mayor and Council for the amended PCD zoning per the concept plan.

City Staff met with the applicant earlier this month and brought forth the following comments relating to this request. Most comments will be addressed at the Development Plan stage, but it was prudent to discuss now as those plans are under development. For informational purposes, the issues discussed included:

- Traffic calming measures should be implemented on major streets within the development.
- Stormwater impact studies will need to be done on adjacent properties. Appropriate sewer/stormwater easement distances will need to be factored in due to the development densities in certain areas.
- Consider options for centralized fire hydrant system in future phases of the mixed-use areas.
- Consider how to implement all recommendations brought forth by the findings of the DRI study currently being administered by the ARC.

The PCD zone provides the following guidance for this type of project.

- Sec. 94-172 (1)e.1.

Objectives – to carry out the purpose of this section, a PCD district must provide the following, as appropriate:

1. A range in the types of residential environment, including types of housing, and community facilities/recreation activities available.

Mr. Wismer added, Pinewood Forrest will begin Phase 1 primarily with single family detached homes and continue to add to the types of available housing with the addition of apartments, townhomes and multi-family mixed use units as the market develops for these uses. Several pocket parks, a small “amphitheater”, two hotels, walking trails and a chapel are also planned for this mixed-use development.

As stated previously, with the development growth and interest in the West Fayetteville Area, the demand for housing created by new business activity has become evident. The addition of Pinewood Atlanta Studios, Georgia Military College and Fayette Piedmont Hospital’s expansion project (adding 95 beds, 292 doctors and 852 other employees to their staff) have specifically contributed to this increased demand. As the first phase of this project (per the Concept Plan) is to primarily address housing needs, the other mixed-use components will be able to develop around and among the residential units as the market demands.

He recommended, Staff agrees with this phased approach to the development of this area and as such, an approval for the amendment to the PCD zoning of this property is appropriate, with the following condition:

1. The developer of this property shall work with the City to develop an implementation schedule for traffic mitigation, and provide as recommended by the findings of the DRI study.

Mayor Clifton stated this was posted for 1st Reading.

Mayor Clifton called #0-11-15 – Annexation of 467 Veteran’s Parkway – R-70 (County) to R-70 (City) – Public Hearing and 1st Reading.

Brian Wismer, Director of Community Development stated the City has received a request for annexation of property in the West Fayetteville area located at 467 Veterans Parkway. This 1-acre parcel is contiguous to the 97- acre “Austin” property on its eastern border that is also requesting annexation into the City. The property is currently zoned R-70 in the County and the applicant is seeking a lateral move to the City’s R-70 zoning category. In the application, the owner states that although they have no current development plans, the reason for seeking annexation is that they would like to have the opportunity to tie in to the City’s sewer system. Annexation of this property is also necessary to avoid creating an unincorporated island, should the Austin property become annexed.

Because this property is located in the West Fayetteville Area, it shall be subject to the same conditions placed on many of the other recently annexed properties in this area. Some of these conditions include sewer easements, cost recovery for City investments in sewer and land planning, and an agreement that all future development will be done in accordance with the City’s master plan currently being developed for the West Fayetteville area.

He added, it would be beneficial for the City (and County) to have this property annexed so that the master planning efforts in the West Fayetteville Area can be applicable to as much developable land as possible. This will ensure that the same zoning conditions and architectural standards will be met, and help to create the consistent development patterns that both the City and County desire.

On April 28, the Planning & Zoning Commission voted unanimously to give a favorable recommendation to Mayor and Council for the annexation and rezoning as submitted. Staff agrees with their findings and supports an approval for the annexation and initial zoning with the following condition:

1. Standard conditions for annexed properties in West Fayetteville, attached as Exhibit B to the annexation ordinance shall also apply.

Mr. Tom Lamb, owner of the property asked if this could be rezoned to PCD.

Mr. Wismer stated we will bring this property in at R-70 then consider PCD zoning at a later council meeting. We need approval from the county before we can consider PCD zoning.

Mayor Clifton stated this was posted for 1st Reading.

Mayor Clifton called #0-12-15 – Rezoning 467 Veteran’s Parkway – R-70 (County) to R-70 (City) – Public Hearing and 1st Reading.

Brian Wismer, Director of Community Development stated as mentioned above we recommend approval.

There were no public comments.

Mayor Clifton stated this was posted for 1st Reading.

New Business:

Mayor Clifton called R-12-15 – Hood Ave./Hwy. 92 Realignment Project – Parcels 16 & 31 – Scarborough.

Ray Gibson, City Manager stated the City of Fayetteville has determined development of this project requires the City to come to agreement to Sell in Lieu of Eminent Domain and Mitigation with the Mayor being authorized to execute said Agreement on behalf of the City.

- Development of the Project requires that the City acquire fee simple title to three parcels within Parcel 16 and one parcel within Parcel 31 (the “Acquisition Tract”) from Scarborough Enterprises, LLLP.
- The City will convey 3,951 square foot remnant parcel to the owner.
- The City will pay \$47,058.00
- Parcel 31 will have reduced setbacks on all property lines to 10 ft.
- Prior to December 31, 2018 the City will paint the 400 building
- The City will pay to have the above ground utilities moved underground
- The City will restripe the parking lot on Parcel 16
- The City will have installed, striped and landscaped, a handicap parking space on Parcel 16
- The City will have a concrete driveway apron for Parcel 16

He added this resolution, if approved will allow the City Attorney to move forward and finalize the necessary agreements.

Oddo moved to approve R-12-15 – Hood Ave./Hwy. 92 Realignment Project – Parcels 16 & 31 – Scarborough. Williams seconded the motion. Motion carried unanimously.

Mayor Clifton called R-13-15 – Hood Ave./Hwy. 92 Realignment Project – Glynn Hood Plaza/Teton Square – Wurster.

Ray Gibson, City Manager stated the City of Fayetteville has determined development of this project requires the City to come to an agreement with Mark Wurster, Managing Member of Togwatee and Glynn Hood Plaza for exchange of property, easements, and mitigation, with the Mayor being authorized to execute said Agreement on behalf of the City.

- The City will close two driveways to the subject property, then obtain easement into and around said driveways with a steeper grade (retaining wall)
- The City will swap parcels with Wurster (Togwatee Village) – Wurster will be conveyed city owned land (0.27 acres) at Grady Ave. & Hwy. 85 South (Teton Square). Wurster will use land for additional parking at Teton Square.
- Wurster will also be providing sewer easement for W. Fayetteville sewer extension (25,510 sq. ft.)
- This is a property swap, no compensation.

He added this resolution, if approved will allow the City Attorney to move forward and finalize the necessary agreements.

Williams moved to approve R-13-15 – Hood Ave./Hwy. 92 Realignment Project – Glynn Hood Plaza/Teton Square – Wurster. Oddo seconded the motion. Motion carried unanimously.

Mayor Clifton called R-14-15 – Hood Ave./Hwy. 92 Realignment Project – Parcel 13 – Geo. H. Green Oil, Inc./BP Oil.

Ray Gibson, City Manager stated the City of Fayetteville has determined development of this project requires the City to come to an agreement with George H. Green Oil, Inc. (owner), for certain damages, exchange properties, and certain mitigation, with the Mayor being authorized to execute said Agreement on behalf of the City.

- The City will pay to seller (Geo. H. Green Oil Inc.) \$67,568.00 for 3,046 sq. ft. parcel (\$8.00 per sq. ft.)
- The City will convey 0.81 acres of remainder of Wong property (already acquired by City)
- In addition the City will modify setbacks to 20 feet along frontage of SR 92
 - Increase maximum impervious surface area to 75% of total surface area
 - Relocate detention facility by December 31, 2018
 - Relocate parking spaces
 - Relocate sign
 - Relocate light poles at an expense not to exceed \$20,000.00
 - The City will construct a new driveway to realign with SR 92

He added this resolution, if approved will allow the City Attorney to move forward and finalize the necessary agreements.

Williams moved to approve R-14-15 – Hood Ave./Hwy. 92 Realignment Project – Parcel 13 – Geo. H. Green Oil, Inc./BP Oil. Oddo seconded the motion. Motion carried unanimously.

City Manager and Staff Reports:

Ray Gibson, City Manager stated our management retreat on April 28th was very successful.

He announced the Fayette County Old Courthouse Art Show is May 16th & 17th, the Taste of Fayette will be Sunday, May 17th, and the Holiday Dorsey Fife House Taste of Living History will be the 16th & 17th as well.

He added the City will have their first Community Walk on Saturday, May 16th at 8:00am beginning and ending at the Justice Center and everyone is invited to attend.

Mr. Gibson also stated the Citizen's Police Academy will also have graduation on May 19th.

Anne Barksdale, City Clerk added the Fire and PD will be participating in the Cancer Society's Relay for Life walk on Friday night, May 15th at the Fayette County High School track.

City Council and Committee Reports:

Councilman Stacy said our inaugural Community Walk should be well attended and he urged everyone to participate. He added we will schedule this to coincide with Georgia Cities Week next year.

Mayor's Comments:

Mayor Clifton said he will be participating in the Old National Community event this Saturday and the GMA Heart & Soul bus tour next week.

Stacy moved to adjourn the meeting. Oddo seconded the motion. The motion carried unanimously.

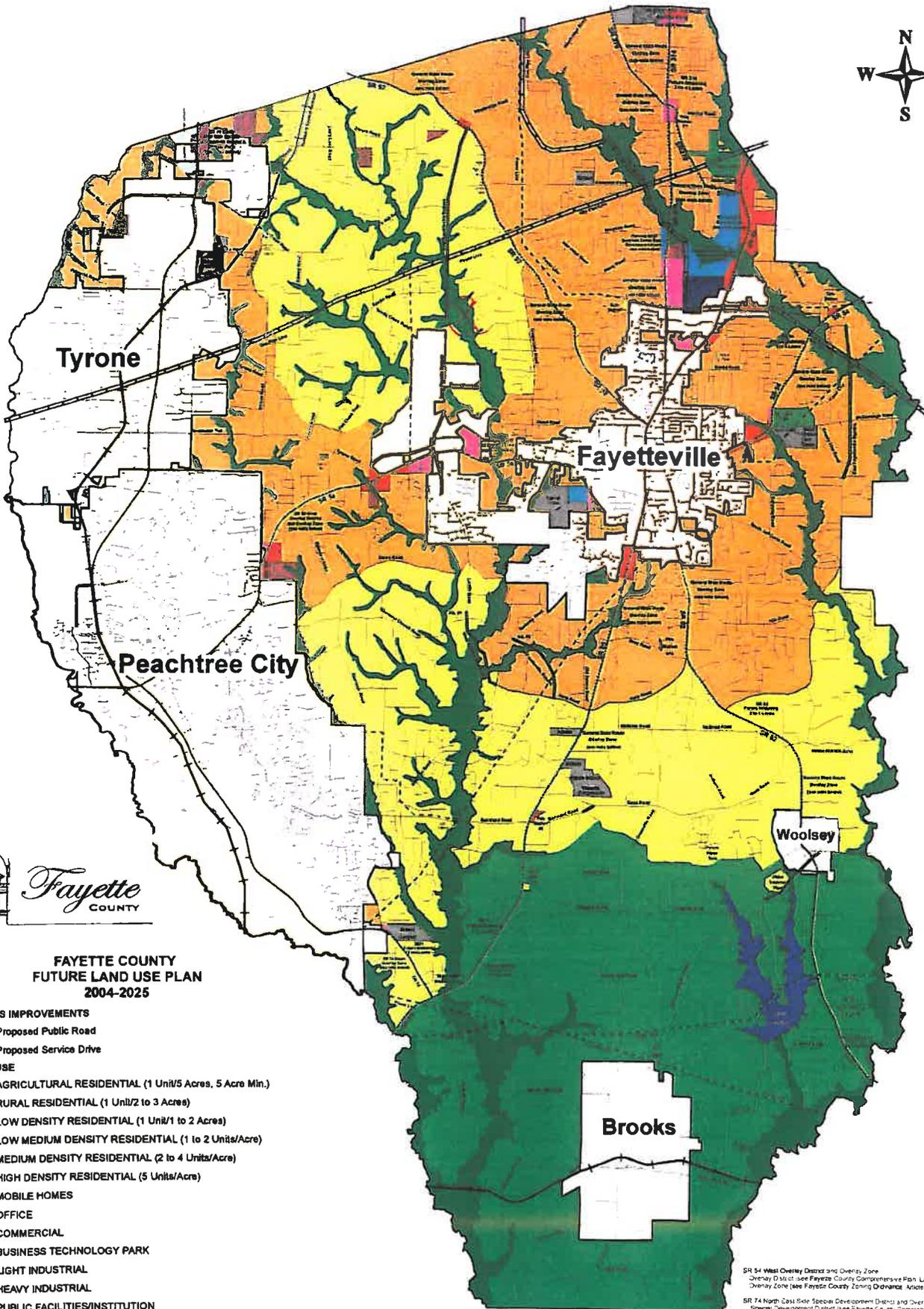
Respectfully submitted,

Anne Barksdale, City Clerk

Requests Regarding Pinewood Forrest Project:

(Michael F. Sorrow Jr. & Michael F. Sorrow Sr.)

- Requesting we learn from the success/failures of Phase 1 project prior to annexing Phase 2
- Requesting final development plans prior to annexing Phase 2
- Requesting No Low-Income housing (apartments or townhomes) adjacent to low-density, rural AR zoned properties (inclusive of Sorrow and Denny properties)
- Requesting Large lot sizes and no amenities areas adjacent to northern AR zoned properties
- Requesting Additional Greenspace:
 - Project calls for having large percentage of greenspace
 - Current plan is misleading as majority of planned 40% greenspace is located in FEMA regulated flood plain/wetlands
 - Greenspace Buffer
 - Requesting 175 ft. of greenspace buffer adjacent to our entire property line a
 - Greenspace Berms:
 - Requesting 20-30 ft. berms to be landscaped consistent to berms adjacent to Hood Road
 - Berms would begin at the farthest 175 ft. buffer mark
 - Tall trees and lower-level plantings be installed between berms and AR zoned property lines
- Stormwater Quality & Erosion
 - Requesting evidence of Low-impact design (LID) initiatives
 - Pervious surfaces vs. asphalt/concrete, rain gardens, cisterns, tree box filters, and infiltration trenches
 - Limited curb and gutter leading to retention/detention ponds
- Fencing:
 - Requesting installation of a 6 ft. high, black composite privacy fence to be installed and maintained by HOA or City along property line and all northern AR zoned properties
- Traffic
 - Requesting evidence ensuring there will be sufficient traffic and road improvements to preclude congestion and maintain rural context



**FAYETTE COUNTY
FUTURE LAND USE PLAN
2004-2025**

ACCESS IMPROVEMENTS

- Proposed Public Road
- Proposed Service Drive

LAND USE

- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres, 5 Acre Min.)
- RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
- LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
- LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/Acre)
- MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/Acre)
- HIGH DENSITY RESIDENTIAL (5 Units/Acre)
- MOBILE HOMES
- OFFICE
- COMMERCIAL
- BUSINESS TECHNOLOGY PARK
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES/INSTITUTION
- PARKS AND RECREATION
- CONSERVATION AREAS
- TRANS., UTIL., & COMM.
- SPECIAL DEVELOPMENT DISTRICT - OFFICE
- GENERAL BUSINESS

Adopted 4/22/2004
Amended 12/13/2012

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 VI)

SR 74 North East Side Special Development District and Overlay Zone
Special Development District (see Fayette County Comprehensive Plan Land Use Element)
Overlay Zone (see Fayette County Zoning Ordinance Article VI)

SR 105 North Overlay Zone
(see Fayette County Zoning Ordinance Article VI)

SR 130 and SR 214 North Overlay Zone
(see Fayette County Zoning Ordinance Article VI)

General State Route Overlay Zone
(see Fayette County Zoning Ordinance Article VI)

Planned Small Business Center Special Development District
Special Development District (see Fayette County Comprehensive Plan Land Use Element)
Zoning District (see Fayette County Zoning Ordinance Article VI)