

STATE OF GEORGIA

FAYETTE COUNTY

ORDINANCE

NO. 2019-04

AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR FAYETTE COUNTY, GEORGIA; TO REVISE PROVISIONS PERTAINING TO THE O-I OFFICE-INSTITUTIONAL ZONING DISTRICT; TO REVISE PROVISIONS PERTAINING TO THE SR 54 WEST OVERLAY ZONE; TO PROVIDE FOR SEVERABILITY; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FAYETTE COUNTY AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT THE ZONING ORDINANCE OF FAYETTE COUNTY BE AMENDED AS FOLLOWS:

Section 1. By adding a new Subsection (h) to Section 110-142, pertaining to “O-I, Office-Institutional District”, of Article IV of Chapter 110, to be numbered and read as follows:

(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; and
- i. Internal access self-storage facility, provided:
 1. No direct exterior access to individual storage units shall be allowed; all individual storage unit access shall be internal and the maximum size of an individual storage unit shall be 600 square feet.
 2. 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 may 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.

3. 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.
 4. No outside storage of materials or equipment shall be allowed.
 5. 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 on 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.

Section 2. By deleting the first paragraph of Subparagraph d, but retaining Items 1 through 6 of said Subparagraph d, of Paragraph (1) of Section 110-173, pertaining to “Transportation corridor overlay zone”, of Article V of Chapter 110, in its entirety, and by replacing it with a new first paragraph in Subparagraph d in Paragraph (1) of Section 110-173 of Article V of Chapter 110, to be numbered and read as follows:

- 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:

- Section 3.** This ordinance shall become effective immediately upon its adoption by the Board of Commissioners for Fayette County.
- Section 4.** All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.
- Section 5.** In any event any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not a part thereof. The Board of Commissioners hereby declares that it would have passed the remaining parts of this Ordinance if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

SO ENACTED this 27th day of June, 2019.



(SEAL)

BOARD OF COMMISSIONERS OF
FAYETTE COUNTY

By: [Signature]
Randy Ognio, Chairman

ATTEST:

[Signature]
Tameca P. White, County Clerk

Approved as to form:

[Signature]
County Attorney