



FAYETTEVILLE
NO LIMITS ON IMAGINATION

**PLANNING & ZONING
COMMISSION**

Kelly Brown, Chair
Megan Trocquet, Vice Chair
Tobi Hilley
Leah Alexandria
Chris Key

DATE:
08/25/2026

PLANNING & ZONING COMMISSION AGENDA

Approval of Agenda

Approval of Meeting Minutes

1. Approval of Minutes of the July 28, 2026, Planning and Zoning Commission Meeting.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

2. Consider conceptual site plan and building elevations from Southtree Commercial for Cornerstone West lot 3. The property is located at 1347 Highway 54 West (parcel no. 0704 037).

Reports and Comments

Announcements

Planning and Zoning Staff:

Robin Cailloux, Director of Community Development, Julie Brown, Director of Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor, Marissa Jackson, Senior Planner, Nicole Gilbert, Planner, and Alyssa Hill, Planning Specialist

210 Stonewall Avenue West • Fayetteville, Georgia 30214
Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov



FAYETTEVILLE
NO LIMITS ON IMAGINATION

**PLANNING & ZONING
COMMISSION**

Kelly Brown, Chair
Megan Trocquet, Vice Chair
Tobi Hilley
Leah Alexandria
Chris Key



FAYETTEVILLE

NO LIMITS ON IMAGINATION

PLANNING & ZONING COMMISSION

Kelly Brown, Chair
Megan Trocquet, Vice Chair
Tobi Hilley
Leah Alexandria
Chris Key

DATE:

07/28/2026

PLANNING & ZONING COMMISSION

MINUTES

Present: Planning and Zoning Commissioners Kelly Brown, Megan Trocquet, Leah Alexandria, and Chris Key

Absent: Tobi Hilley

Staff members present: Planning and Zoning Director Julie Brown, Planning and Zoning Supervisor Katherine Prickett, Senior Planner Marissa Jackson, and Planner Nicole Gilbert

Approval of Agenda

Chair Brown called for a motion on the approval of the agenda. Motion to approve – Key, second – Trocquet. **Approved unanimously**

Approval of Minutes

Chair Brown called for a motion on the approval of minutes from June 23, 2026, Planning and Zoning Commission Meeting. Motion to approve – Key, second – Trocquet. **Approved unanimously**

Election of the Vice Chair for the remainder of 2026

Chair Brown called for a motion for a new Vice Chair. Motion to elect Commissioner Trocquet to Vice Chair for the remainder of 2026 – Key, second – Brown. **Approved unanimously**

Public Hearings

1. Consider requests from Cricket Council IL, LLC as they relate to the development of 1569, 1573, and 1575 Highway 85 North. To develop the property as proposed, the Applicant is requesting the following:
 - a. A conditional use permit to allow a convenience store with gasoline and diesel sales in a Light Industrial zoning district under section 207.56 of the Unified Development Ordinance (UDO).
 - b. Approval of the conceptual site plan and building elevations

Planning and Zoning Staff:

Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner

210 Stonewall Avenue West • Fayetteville, Georgia 30214
Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov

Ms. Jackson stated that the Applicant is requesting a Conditional Use Permit and approval of a conceptual site plan with building elevations for a convenience store with gasoline and diesel fuel sales. The site plan includes a collection of three parcels totaling 5.8-acres zoned LI (Light Industrial).

The convenience store with gasoline and diesel fuel sales is a permitted use in the LI zoning district, with the provision of a Conditional Use Permit, to be approved by the Planning and Zoning Commission. The proposed development complies with all additional requirements of Section 207.56, *Convenience Stores, Gasoline and Diesel Sales*, of the City's UDO.

Ms. Jackson gave a detailed overview of the conceptual site plan. The site plan shows a convenience store with a gas canopy and six double sided fuel tanks fronting Georgia Highway 85. Ingress/egress is provided from one right in right out entrance on Georgia Highway 85. A septic drain field is provided directly north of the parking area, and storm water management facilities are proposed to the north-east of the development. The rear yard is within the flood zone of Morning Creek, which is to remain undisturbed. The site plan shows that the minimum yard setbacks for the LI zoning district will remain undisturbed, including the 60-foot front-yard setback, the 12-foot rear-yard setback, and the 10-foot landscape buffer between adjacent parcels. The 5,000-square-foot structure includes the 3,500 SF convenience store and a 1,500 SF tenant space. Although the Applicant has not secured a tenant for the additional space at this time, any future occupancy and use of the premises shall be limited to permitted uses found in the Light Industrial Zoning District.

Required parking is one space for every 250 square feet of retail space. Therefore, the site would require 20 parking spaces. The applicant has provided 25 spaces, one of which is located in the 25-foot highway buffer. The parking space will need to be removed from the development plans.

Ms. Jackson presented the proposed elevations, which included two tones of gray brick. The elevations met the requirement under Section 408.B.4 that walls exceeding 30 feet in length incorporate a change in plane, such as alcoves. The elevations also satisfy the conditional use requirement that no less than 80% of the building exterior, including each elevation, consist of modular brick.

Staff reviewed the requests based on the standards set forth in the UDO for Conditional Use Permits and conceptual site plans. Ms. Jackson pointed out that the Future Land Use designation of the site is Business Park. While the proposed use does not align specifically with the vision and recommended uses in the Business Park Future Land Use designation, it does align with the existing conditions and other goals in the Comprehensive Plan. The proposal aligns especially with the land use goal L-4.4 which aims to support the redevelopment of underutilized parcels. The proposed gas station and convenience store is located on a state route adjacent to warehousing and

Planning and Zoning Staff:

Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner

210 Stonewall Avenue West • Fayetteville, Georgia 30214

Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov

light manufacturing uses as described in the existing conditions. She also mentioned the proposed development will harmonize with neighboring properties. The adjacent properties are used for warehousing and automotive repair.

Staff recommended approval of both the conceptual site plan with building elevations, and the Conditional Use Permit. The site plan and building elevations meet the requirements of section 407.17.B. The proposed use meets the requirements of a conditional use permit found in section 104.18.C. as well as the additional requirements provided in section 207.56 Convenience stores, gasoline and diesel sales.

Chair Brown called for the Applicant to speak. The Applicant added that of the 5.8 acres, only two acres are located outside of the floodplain which limits what the client can do within the LI zoning.

Chair Brown opened the floor for public comments. There were no public comments.

Chair Brown closed public comment and called for Commissioner comments. Vice Chair, Trocquet asked if the parking space located in the buffer would be removed. The Applicant responded that it would be moved. Staff added that the Applicant was proposing more spaces than is required so if one space had to be removed it would not affect the compliance of the project.

Chair Brown called for a motion on the Conditional Use Permit request. Motion to approve – Key, second – Alexandria. **Approved unanimously.**

Chair Brown called for a motion on the conceptual site plan and building elevations. Motion to approve – Key, second – Alexandria. **Approved unanimously**

2. Consider Unified Development Ordinance amendments to Chapter 100.

Ms. Jackson explained the proposed amendments to Chapter 100 of the UDO. The changes include amending section 101.7 to incorporate references to the City's Land Development Regulations and related development review resources, aligning residents, applicants, and City staff with the City's established review process and evaluation criteria in accordance with the recently enacted Senate Bill 447 (SB 447). The Bill was signed into law by Governor Brian Kemp on May 11, 2026, and became effective on July 1, 2026. The purpose of the legislation is to promote timely, predictable, and transparent development review processes by requiring local governments to establish clear, documented, and objective criteria for development application reviews and decisions.

The proposed amendments also revise the City's public notification requirements in Sections 104.8.D.3 and 104.10.B. The amendment to Section 104.8.D.3 updates the legal advertisement timeline for delegated quasi-judicial decisions. The current requirement to publish a legal

Planning and Zoning Staff:

Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner

210 Stonewall Avenue West • Fayetteville, Georgia 30214

Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov

advertisement at least 30 days before the public hearing is revised to require publication no fewer than 15 days and no more than 45 days before the hearing. This amendment reflects changes to Georgia's Zoning Procedures Law enacted through House Bill 155 (HB 155), which was signed into law on May 12, 2025, and became effective on July 1, 2025. Updating the City's ordinance ensures consistency with state law and establishes a uniform legal advertisement timeline for rezonings, annexations, variances, conditional use permits, special use permits, and other applicable quasi-judicial zoning actions.

The amendment to Section 104.10.B updates the City's mailed public notice requirements for Conceptual Site Plans and Preliminary Plats. Under the proposed amendment, first-class mailed notices must be sent within 15 days of an application being assigned to a Planning Commission agenda for review, replacing the current 10-day requirement. This change aligns the notification timeline for Conceptual Site Plans and Preliminary Plats with the notice requirements for other development applications, including Annexations and Rezoning, resulting in a more consistent and streamlined administrative process.

Ms. Jackson recommended forwarding the proposed Chapter 100 amendments to City Council with a favorable recommendation.

Chair Brown opened the floor for public comments. There were no public comments.

Chair Brown closed public comment and called for Commissioner comments. Vice Chair, Trocquet asked for clarification about when an agenda is created. Staff responded that the department has an eight-week timeline and creates an agenda as soon as possible in the eight-week period. However, an item may be added to the agenda two weeks prior to a meeting. Alexandria asked how residents would be notified about projects that were added to the agenda two weeks before the meeting. The concern being that residents would be notified after the meeting. Staff assured the Commission that residents would be notified prior to the meeting date.

Chair Brown called for a motion on the amendments to the UDO. Motion to forward to City Council with a favorable recommendation – Trocquet, second – Key. **Approved unanimously**

Old Business

New Business

3. Consider request from Rosewood West Lanier I, LLC for a one-year extension of the Rosewood Preliminary Plat.

Mrs. Gilbert stated that the Rosewood project was located at the corner of Tiger Trail and West Lanier Avenue. She then gave an overview of the history of the project beginning in February

Planning and Zoning Staff:

Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner

210 Stonewall Avenue West • Fayetteville, Georgia 30214

Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov

2023 when the property was rezoned to R-THC Residential Townhouse Condominium. The UDO was adopted in May of 2023 which changed the zoning to Downtown Mixed Use – Mixed Use Neighborhood. This designation allowed for many of the same building types as R-THC and more. In July, the development agreement was adopted formalizing the Rosewood Mixed-use development. The following month, the project was granted two variances to eliminate the required 50’ undisturbed natural vegetative buffer and the additional 25’ setback adjoining an intermittent stream.

In 2025, a Conditional Use Permit was approved for a 5-story hotel with up to 150 rooms in April. In May, the Preliminary Plat was approved with two conditions. One that the site development plans include a list of all conditions of approval previously granted for this project (rezoning, Preliminary Plat, conditional use, etc.). It is understood the Applicant and/or their Civil Engineer shall ensure these conditions are properly addressed and incorporated into the site development plans. The second condition was that it is understood any deviations from previously approved plans and/or conditions of approval may require further review and approval by the Planning and Zoning Commission and/or City Council. Finally, in June the development agreement was amended to include the changes that occurred since its adoption in 2023 such as the elimination of the parking structure and a mixed-use building, and the addition of the hotel.

Mrs. Gilbert presented the Preliminary Plat that was associated with the amended development agreement and highlighted that the commercial uses were along West Lanier Avenue with single family residential and green space behind.

Mrs. Gilbert explained that the Applicant is requesting a one-year extension for the Rosewood Preliminary Plat as they are currently working toward finalizing the financing of the project. Preliminary Plat approval expires after one year unless the applicant requests an extension from the Planning & Zoning Commission who may grant a one-year extension. Section 315.25.D.6 states that Preliminary plat approval shall remain in effect for a period of 12 consecutive months after which time it will become null and void, unless an extension of time request has been submitted to the UDO Administrator for approval by the Planning and Zoning Commission. Only one extension for another period not to exceed twelve months may be approved by the Planning and Zoning Commission. The development must satisfy any changes to this article that may have been instituted since the first date of approval.

To verify compliance with the code, staff reviewed the Preliminary Plat based on the standards listed under section 315.25 of the UDO. Staff found that the project complies with all ordinances that were in effect at the time of its approval in May 2025. While Section 315.25.D.6 states that a development must meet any amendments to this article made after the initial approval, this requirement does not apply in this case. The Applicant has vested rights under the Development Agreement executed June 5, 2025, which supersedes any new code requirements instituted since the date the approval.

Planning and Zoning Staff:

**Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner**

210 Stonewall Avenue West • Fayetteville, Georgia 30214

Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov

The project is located within the Downtown Core Activity Center which is intended to encourage pedestrian-oriented retail, office, service, community facility and residential uses. The vision for the downtown core is centered on pedestrian-oriented and walkable development where people living, working and visiting should be able to park their car and easily walk from place to place. Finally, the proposed project harmonizes with the surrounding area. To the west is the Villages at Lafayette, a planned community development with commercial buildings along West Lanier Avenue and Tiger Trail and single-family residences behind them.

This project aligns with the comprehensive plan, supports a walkable downtown, and harmonizes with the surrounding area. Staff recommended the Planning and Zoning Commission grant an extension of the Preliminary Plat approval with the following condition and understanding:

1. The Preliminary Plat approval will remain in effect until July 28, 2027, after which time it will become null and void if the project has not made forward movement toward development.

Chair Brown called for the Applicant to speak. The Applicant was present and agreed with the information staff provided.

Chair Brown opened the floor for public comments. There were no public comments.

Chair Brown closed public comment and called for Commissioner comments. Trocquet asked about how much progress or investment has been made to move the project forward in the last year. The Applicant responded that since the project started, they had completed all pre-development activities. They have several financing proposals and if all goes to plan, they should break ground by the end of the year. Brown confirmed with the Applicant that the project would move forward before the expiration of the extension if granted. Key voiced his concerns about how the project was progressing. The Applicant responded that a project of this size requires time and effort to come together.

Chair Brown called for a motion on the extension request for the Preliminary Plat. Motion to approve with staff conditions- Alexandria. **Motion failed**, lack of a second.

Chair Brown called for a second motion on the request. Motion to deny – Trocquet, second – Key. For: Trocquet, Key. Opposed: Alexandria. **Motion carried 2-1.**

Reports and Comments

None.

Announcements

None.

Chair Brown called for a motion to adjourn. Motion to Adjourn – Key, second – Trocquet. **Approved unanimously.**

Planning and Zoning Staff:

Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner

210 Stonewall Avenue West • Fayetteville, Georgia 30214

Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov

Respectfully submitted,

Nicole Gilbert
Planner

Planning and Zoning Staff:

**Julie Brown, Director Planning and Zoning, Katherine Prickett, Planning and Zoning Supervisor,
Marissa Jackson, Senior Planner and Nicole Gilbert, Planner**

210 Stonewall Avenue West • Fayetteville, Georgia 30214

Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov



FAYETTEVILLE

INTEROFFICE MEMORANDUM

FAYETTEVILLE CITY HALL
210 Stonewall Avenue West
Fayetteville, Georgia 30214
770-461-6029 Telephone
770-460-4238 Facsimile
www.Fayetteville-GA.gov

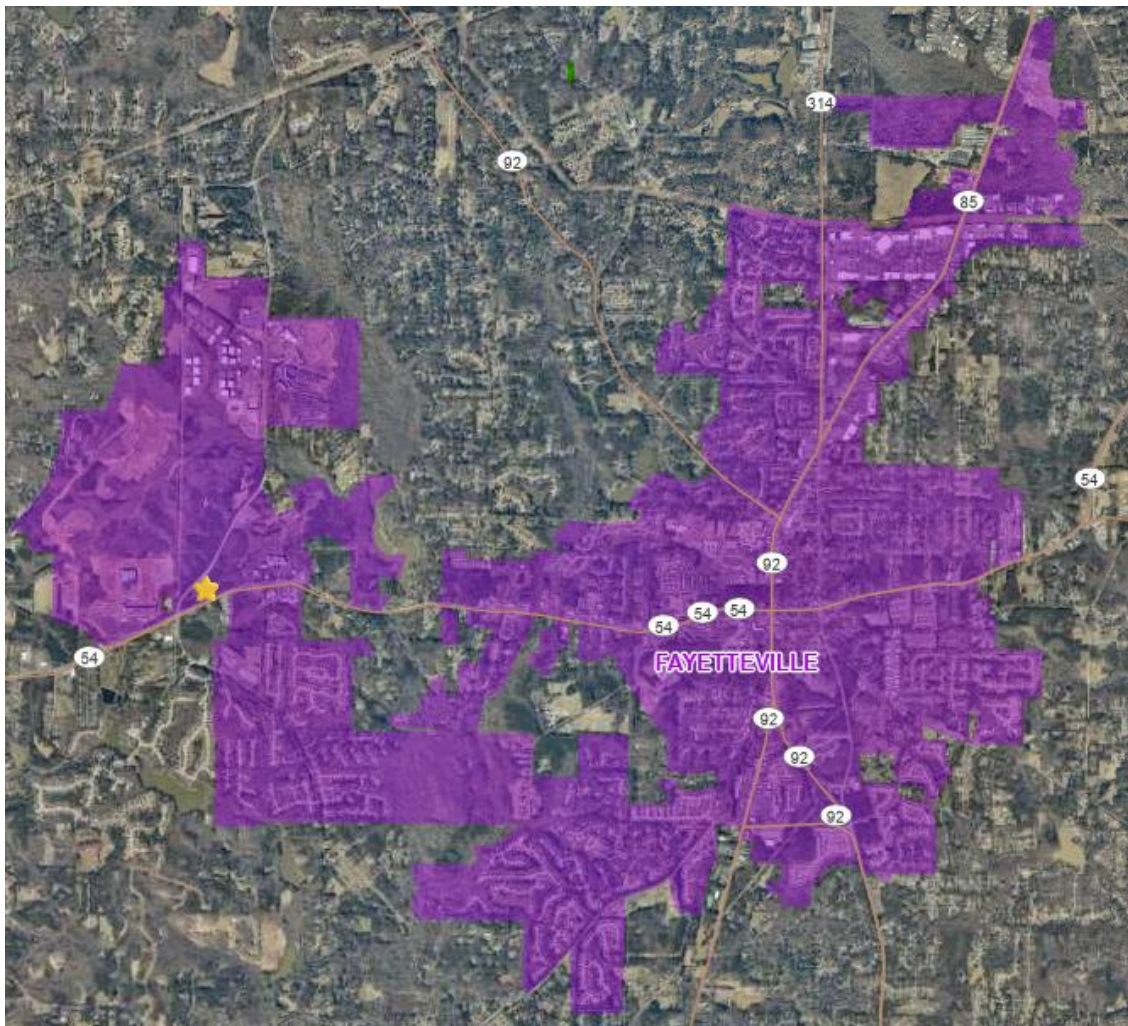
TO: Planning and Zoning Commission

FROM: Marissa Jackson, Senior Planner

CC: Julie Brown, Director Planning and Zoning

DATE: August 6, 2026

SUBJECT: Consider conceptual site plan and building elevations from Southtree Commercial for Cornerstone West lot 3. The property is located at 1347 Highway 54 West (parcel no. 0704 037).



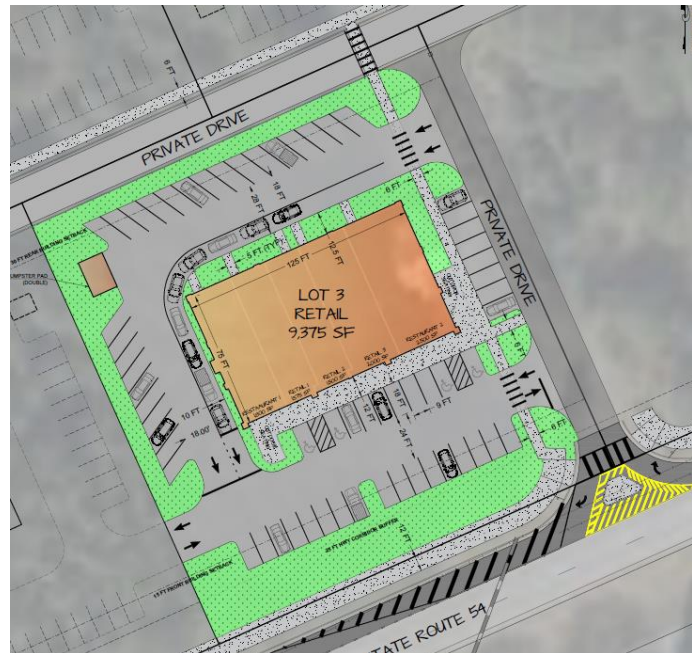
Project Overview

The subject site is part of a Planned Community Development (PCD) known as Cornerstone West that was approved by City Council in December of 2025. A development agreement and master site plan were adopted as conditions of the rezoning. The master plan included commercial parcels, medical office buildings, walking paths, a hotel, and active adult housing. The development agreement includes applicable information, including allowed uses, building materials, building line setbacks, and amenities. A condition of the zoning approval is that the applicant would return to the Planning Commission for review and approval of conceptual site plans for each use. To date, the conceptual site plans for lot 1 (a medical office building) and lot 7 (an active adult housing community) have been approved for the project.

Lot 3 is designated as one of the commercial lots in the development agreement and is located on the southern edge along Highway 54 West of the overall master plan for Cornerstone West. The lot is approximately 1.39 acres.

Conceptual Site Plan

The conceptual site plan includes a 9,375 square foot building located in the center of the lot. It is divided into five tenant spaces. The tenant spaces on the east and west ends are designated for restaurants. The restaurant on the west end includes a drive-through which wraps around the back of the building and provides stacking for more than nine cars. The proposed site plan includes the required setbacks, location of the dumpster enclosure, and a 6' internal sidewalk with marked crosswalks. Access to the site will be from two curb cuts along the private drive to the east or from the adjoining parcel to the west. Based on the square footage and proposed uses, the UDO requires 57 parking spaces to be provided. The site plan shows 60 parking spaces are provided.



Sections 207.10 and 402.31 of the UDO outline additional requirements for drive-through restaurants, including standards for site access, traffic flow, and a stacking lane that accommodates at least eight vehicles (minimum 24 feet long by 10 feet wide).

Section 207.10 requires menu boards to be oriented to prevent sound from being audible beyond the boundaries of the site. Staff will work with the applicant at the sign permitting stage to manage menu board signage and speaker volume.

Section 402.31 mandates a bypass lane. While the site plan does not show a dedicated lane, the adjacent 28-foot travel lane provides sufficient space for vehicles to exit the drive-through queue as needed.

Elevations

The Applicant is proposing to construct a one-story multi-tenant commercial building. The proposed materials include Nichiha, modular brick, EIFS, and stone. The proposed color scheme is shades of gray. The proposed elevations have been approved by the Cornerstone West Design Review Board as required by the development agreement.

The UDO States:

For those tracts of land zoned PCD or PCP, refer to the approved zoning ordinance, master plan, Covenants and Restrictions and/or Development Agreements for specific uses permitted and/or not permitted, architectural standards and design guidelines, and other site-specific information as it pertains to each development.

The Development Agreement States:

Sit-Down/Quick service Restaurants and Retail commercial Architecture. Retail, commercial, and restaurants located along SR-54 shall consist of similar architectural character as the surrounding development. Architecture will include canopies and signage at storefronts along with appropriate lighting for evening occupancy. Design shall be subject to the review of the Design Review Board and shall coordinate with other commercial buildings in the development. The architectural character of these structures will be in keeping with the creative flavor of the overall development and will require City approval in accordance with the ordinances. Facades shall utilize high-quality finish materials on facades visible from a public street. Materials shall primarily consist of brick, masonry, stone, EIFS, wood or cementitious siding, glass, or integrally tinted, textured block. All buildings are subject to review by the Design Review Board, and deviation from the above materials may be approved at the Board's discretion.

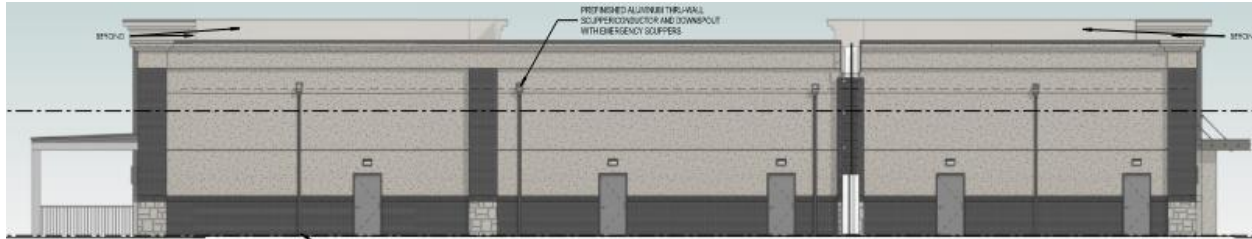
Front Façade (South)



Side elevations (West & East)



Rear elevation (North)



Conceptual Site Plan Review Criteria

Section 407.17.B. of the UDO establishes criteria for evaluating conceptual site plans.

1. Does the proposed development meet all requirements of this and any other applicable ordinances?

Yes, the proposed development does meet the requirements of this ordinance, and the Development Agreement for Cornerstone West.

2. Does the proposed development meet all of the requirements of state and federal law?

Yes, the proposed development does meet the requirements of state and federal law.

3. Will the proposed development be consistent with the comprehensive plan?

Yes, the proposed Development is consistent with the Comprehensive Plan. The vision for the Medical Activity Center is *one of mutual compatibility and support among differing uses with people living and working in the community. It includes a neighborhood that encourages people to live and work within the area and promote development that is consistent with, and transitions to, the established neighborhood scale. Future development will create a center that is a walkable, multi-modal community with a variety of transportation options with enhanced connections and safe pedestrian routes.*

4. Will the proposed development interfere with or obstruct the flow of traffic, or create any traffic or safety hazards upon the street system of the city?

No. While any new developments will add more vehicles to the road, the development is not expected to obstruct the flow of traffic or create hazards. A traffic study was completed by the applicant. Entrance alignments and other recommendations have been incorporated as recommended. The applicant is working with the Georgia Department of Transportation for all necessary permits, and the city engineer will evaluate development plans for traffic management at the development plan phase of the project.

5. Will the proposed development restrict or otherwise interfere with any future street or thoroughfare plan?

No. The proposed development is not expected to restrict or interfere with future street plans. As described in the Development Agreement and on the site plan, sidewalks and walking paths are incorporated for multi-modal and inter parcel access in alignment with the goals of the PCD and the city's sidewalk master plan.

6. Is the proposed development designed and laid out so as to accommodate fire and other emergency vehicles?

Yes, the Fire Marshal has reviewed the conceptual site plan and approved it for emergency access.

7. Will the proposed development harmonize with neighboring properties?

Yes, the proposed development will harmonize with the neighboring properties. As part of a PCD, it was designed to promote compatibility. The parcels directly north and east are not part of the Cornerstone West PCD, but they are owned and managed by Fayette County Hospital and are part of the Medical Activity Center. They have a shared vision for multi-use projects that promote walkable and multi-modal development.

8. Will the proposed development or any logical extension thereof have any adverse environmental impact?

No, the proposed development is not expected to have any adverse environmental impacts.

Staff Recommendation

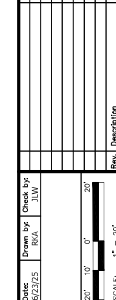
Based on the review criteria outlined in section 407.17.B. of the UDO for evaluating conceptual site plans, staff recommends approval of the conceptual site plan and building elevations with the understanding that the applicant will work with staff to ensure the menu boards are oriented to prevent sound from leaving the site.

Project Narrative

This project involves the construction of a 9,375 SF multi-tenant retail building on an approximately 1.39-acre site (60,548 SF) designated as Lot 3 of Cornerstone West, a previously approved Planned Community Development. The retail building will serve as a complementary commercial use to the existing medical office within the mixed-use Cornerstone West development.

The site will include all necessary parking, drive aisles, trash service, utilities, landscaping, and other permanent site features required to fully support the development. Utility services are provided by the City of Fayetteville (sewer) and Fayette County (water). Stormwater management is provided offsite as part of the overall Cornerstone West development infrastructure. Driveway access will be permitted through GDOT.

.



1. **OWNER / DEVELOPER**
FAYETTE LAND PARTNERS, LLC.
201 PROSPECT PARK, SUITE C
PEACHTREE CITY, GA 30088
CONTACT: CHUCK OGLETREE
EMAIL: COGLETREE@STCOM.US
PHONE: 770-633-10499
2. **ENGINEER**
HIGHLAND LAND PLANNING, LLC
201 PROSPECT PARK, SUITE C
PEACHTREE CITY, GA 30088
CONTACT: JASON L. WALLS, P.E.
EMAIL: JWALLS@HIGHLANDLP.US
PHONE: 770-633-10499
3. **SITE DATA**
ADDRESS: 1347 HIGHWAY 54
SITE AREA: 1.30 ACRES (LOT 3, CORNERSTONE WEST)
TAX PARCEL ID NUMBER: 0704.027
EXISTING ZONING: PCD (PLANNED COMMUNITY DEVELOPMENT, RETAIL)
4. **SETBACKS AND BUFFERS**
15 FEET (FRONT BUILDING SETBACK, SEC. 206.7)
0 FEET (SIDE BUILDING SETBACK, SEC. 206.7)
30 FEET (REAR BUILDING SETBACK, SEC. 206.7)
25 FEET (HIGHWAY BUFFER, SEC. 403.39A.1)
5. **PROJECT NARRATIVE**
THE PROPOSED RETAIL DEVELOPMENT INCLUDES A NEW 9,375 SF RETAIL BUILDING ON LOT 3 AT CORNERSTONE WEST. CORNERSTONE WEST IS A PREVIOUSLY APPROVED PLANNED COMMUNITY DEVELOPMENT, OF WHICH THIS IS PART OF THE COMMERCIAL COMPONENT. THE RETAIL FACILITY WILL INCLUDE ADEQUATE DRIVEABLES, PARKING, TRASH SERVICE AND LANDSCAPING TO MEET THE NEEDS OF THE DEVELOPMENT. UTILITIES ARE PROVIDED TO THE PROPERTY, AND STORMWATER MANAGEMENT IS PROVIDED VIA CORNERSTONE WEST.
6. **PARKING SUMMARY**
REQUIRED PARKING: 9,375 SF RETAIL BUILDING = 57 SPACES
RESTAURANT = 1 x 800 SF (PLUS 30 SF OUTSIDE) AT 1 SPACE PER 100 SF = 11 SPACES
RESTAURANT = 2 x 2,500 SF (PLUS 370 SF OUTSIDE) AT 1 SPACE PER 500 SF = 15 SPACES
GENERAL RETAIL (3 SPACES) = 5,075 SF AT 1 SPACES PER 250 SF = 21 SPACES
PROVIDED PARKING: 90 SPACES (105 PERCENT OF REQUIRED)
- PARKING SPACE NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT. MINIMUM. ALL PARKING LOT LANDSCAPE ISLANDS ARE 5 FEET MINIMUM WIDTH MEASURED FROM BACK OF SKID. ALL DRIVE LINES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
7. **FLOODPLAIN** NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #1313130089E DATED SEPTEMBER 28, 2006.
8. **ECOLOGICAL** NO WETLANDS OR STATED WATERS ARE PRESENT ON LOT 3 FOR THE RETAIL DEVELOPMENT.
9. **UTILITIES** WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM AT STATE ROUTE 54. SEWER SERVICES PROVIDED BY THE CITY OF FAYETTEVILLE AT HIGHWAY 54. EXTENDED TO THE SITE BY THE CORNERSTONE WEST OVERSEAL DEVELOPMENT.
10. **STORMWATER NARRATIVE** STORMWATER MANAGEMENT TO BE PROVIDED OFFSITE VIA A REGIONAL DETENTION AND TREATMENT SYSTEM AS PART OF THE OVERALL CORNERSTONE WEST DEVELOPMENT. BEST MANAGEMENT PRACTICES (BMP) AND BEST MANAGEMENT QUALITY TREATMENT (BQM) WILL BE PROVIDED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND LOCAL DESIGN MANUAL. A STORMWATER MANAGEMENT LETTER WITH UPDATED POST-DEVELOPED BASIN CONDITIONS WITH UPDATED POND DISCHARGE RATES AND COMPARISONS WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN PROCESS.
11. **LANDSCAPING** A LANDSCAPE PLAN WILL BE PREPARED TO CITY OF FAYETTEVILLE'S STANDARDS. TO BE APPROVED AT THE TIME OF LAND DISTURBANCE PERMITTING. OPEN SPACE WILL BE PROVIDED AT THE MAIN ENTRANCE TO AND AROUND THE BUILDING TO PROVIDE THE DEVELOPMENT WITH SITE SPECIFIC SERVICES IN ACCORDANCE WITH THE pcd.



HIGHLAND
LAND PLANNING

UNIVERSITY PARK, OHIO • 44022 • 216/285-1100 • FAX 216/285-1101

DRAWING NO
C201

Cornerstone West Design Review Board

c/o Southtree Commercial Development, LLC
201 Prospect Park, Peachtree City, GA 30269

June 23, 2026

City of Fayetteville
Planning & Zoning Department
240 Glynn Street
Fayetteville, Georgia 30214

Re: Design Review Board Approval – Cornerstone West, Lot 3 Commercial Retail Building

Dear City of Fayetteville Planning Staff:

On behalf of the Cornerstone West Design Review Board (the “DRB”), established pursuant to Section 23 of the Cornerstone West Development Agreement (Ordinance 25-O-32, adopted December 18, 2025), this letter serves as the DRB’s formal approval of the conceptual building elevations submitted for the commercial retail building proposed on Lot 3 of the Cornerstone West Planned Community District, Fayetteville, Georgia.

The DRB has reviewed the conceptual renderings prepared by Jefferson Architecture, Inc., dated June 5, 2026, and finds that the proposed design is consistent with the Cornerstone West Design Standards and the architectural character established for the development. Specifically, the DRB bases its approval on the following findings:

- 1. Exterior Materials Compliance.** The proposed elevations utilize a primary material palette of dark-toned brick and Nichiha fiber cement panel siding, consistent with the high-quality finish materials required for commercial and retail buildings fronting public streets under the Development Agreement. These materials align with the permitted material categories of brick, masonry, and cementitious siding as specified in Section 22(b) of the Development Agreement.
- 2. Architectural Character and Design Consistency.** The massing, fenestration, canopy elements, and overall architectural character of the proposed Lot 3 building are compatible with and reflective of the design intent established for Cornerstone West’s commercial corridor. The building’s storefront glazing, standing seam metal canopies, and defined parapet cornice line are consistent with

the character and creative flavor called for in the Development Agreement for retail and quick-service uses along SR-54.

3. Color Palette Coordination. The color palette employed across the proposed elevations of deep charcoal and espresso-toned brick, dark metal accents, wood-look panel sections, and warm neutral stone base elements — maintains a cohesive and consistent aesthetic across the Cornerstone West development. This palette is consistent with the broader design standards of the development and coordinates with other approved and proposed structures within the PCD.

4. Conformance with Development Agreement Requirements. The proposed design complies with Section 22(b) of the Cornerstone West Development Agreement governing sit-down/quick-service restaurant and retail/commercial architecture, including requirements for canopies at storefronts, appropriate evening lighting provisions, and coordination with other commercial buildings in the development.

Based on the foregoing, the Cornerstone West Design Review Board hereby approves the conceptual elevations for the Lot 3 commercial retail building as submitted. This approval is limited to conceptual architectural character and material selection and does not constitute approval of final construction documents, site plan, signage, or lighting, each of which shall be subject to applicable City review and permitting processes.

Please do not hesitate to contact us with any questions.

Sincerely,



Jacob Grady

On Behalf of the Cornerstone West Design Review Board
Southtree Commercial Development, LLC
201 Prospect Park, Peachtree City, GA 30269

MAYOR
Edward J. Johnson, Jr.
CITY MANAGER
Ray Gibson
CITY CLERK
Chelsea Siemen



FAYETTEVILLE
NO LIMITS ON IMAGINATION

COUNCIL
Scott Stacy,
Mayor Pro Tem
Darryl Langford
Joe Clark
Richard Hoffman
Niyah Glover

10-9-2025

Re: Sewer availability

The property located in Land Lot 8 in the 7th District of Fayette County, located at parcel 0704037 as shown in the Fayette County Tax database as approximately 28 acres of land, will be furnished with enough capacity sewer service to provide for the needs required as requested for the proposed development. The owner or developer will be responsible for any additions or changes that will be made to the City's sanitary sewer systems and any necessary easement acquisitions required.

The owner/developer is responsible for providing all engineering details to accomplish this tie-in to the City's sanitary sewer system. All work done shall comply with the City's Developmental Standards.

If you have any questions feel free to call me at (770) 460-4664.

Thank you,

Chris Hindman

Chris Hindman
Director of Public Services



Water Service Availability Letter DEVELOPMENT

Cornerstone West at Veterans
0704037, , Corner of Hwy 54 and Veterans Pkwy

10/17/2025

Availability Number: 2025.10.0431 **2025.10.0431**

Attn: Reid Almand

Water service may be available to the proposed development at **Parcel # 0704037 , 1347 Veterans Pkwy**, contingent upon review and approval by Fayette County Water System (FCWS). All connections to the existing water system shall be designed, permitted, and constructed at the sole expense of the developer, and must comply with all applicable FCWS standards, specifications, and requirements.

It is important to note that water service availability is not guaranteed by the presence or extension of infrastructure alone. Final approval for water service is subject to a comprehensive engineering review to evaluate system capacity, operational impacts, and compliance with FCWS standards. Water capacity allocation will not be confirmed until this review is complete, and the proposed development has received formal approval from FCWS.

The availability of water is conditioned upon, among other things, the developer providing Fayette County, GA with a **recorded permanent easement**. The permanent easement must be recorded prior to final plat approval, and a copy of this letter will be provided to the governing authority of City of Fayetteville to ensure compliance. Approval of a final plat prior to recording the required easement may result in the unavailability of water service for the development.

Next Steps:

1. Continue to **Sages Water System Step 2**

1. Select Step 2 – *Plan Review, Shop Drawings, and Inspections*
2. Enter Project # **2025.10.0431**
3. Submit detailed, engineer-stamped construction plans for review. These plans must include:
 - i. A description of the proposed development and the type of business or industry to be served by the water connection.
 - ii. Projected water demand estimates, including anticipated annual usage, peak daily demand, and peak hourly demand.
 - iii. Water demand estimates will be used to evaluate system capacity and determine service availability. Inaccurate or incomplete estimates may result in delays or the need for resubmittal.

Note: This letter is provided for informational purposes only and does not constitute a commitment to serve, nor does it imply approval of any specific project plans, permit applications, or development entitlements.

Billing Contact Information

Contact: Jacob Grady
Address: 201 Prospect Park
Peachtree City Georgia
Phone: 7706310499
Email: jgrady@stcom.us
Receive
bill by No
email?

I acknowledge that I am responsible for the billing on any meter purchased until such time that I notify the Fayette County Water System (FCWS) of a new property owner. Further, I hereby grant access to FCWS to the property for the purpose of repairing, checking, and/or reading the meter installed on the below listed property. I also acknowledge that the meter and meter box are FCWS property and shall remain so, and FCWS shall have the authority to control and regulate its use. I also hereby acknowledge that I am prohibited by Fayette County Ordinances from connecting my plumbing to any other water source while connected and receiving service from FCWS, included but not limited to, wells located on my property or any other private water supply, and am required to notify FCWS of any such source, present or in the future. It is the customer's responsibility to install and maintain a pressure reducing valve on their plumbing line. With each meter installation, FCWS installs a backflow preventer. There is potential for the customer to have a problem with thermal expansion from water in the hot water heater and it is the customer's responsibility to have the water heater inspected. I acknowledge that the water meter has an antenna on the meter box lid, transmitter, and a computer chip inside the meter box. Use caution when lifting the meter box lid.

Notice: A monthly bill will be charged once the meter is installed.

Having signed the Sages application, I certified that I have read the above agreement. My typed name in the Applicant Signature box was my acceptance of the terms of this agreement and monthly billing (see application for New Meter Service Agreement signature).