

Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809



Harry West  
Director

September 27, 1995

Honorable Mike Wheat, Mayor  
City of Fayetteville  
P.O. Box 302  
Fayetteville, GA 30214

RE: Development of Regional Impact Review  
Fayette Pavilion

Dear Mayor Wheat:

I am writing to let you know that we have completed the review of the proposed Fayette Pavilion Development of Regional Impact. Our finding is that the proposed development is in the best interest of the State.

Enclosed is a copy of our report on the proposed development. Also enclosed are copies of comments received during the review from Fayette County and Georgia Department of Transportation.

We hope this information will be helpful to you as the City considers this development. We ask that you call us if you have any questions at all about our review.

Sincerely,

  
for Harry West  
Director

Enclosures

c Mr. Chuck Taylor, City of Fayetteville  
Mr. Dan Davis, Thomas Enterprises  
Hon. Rick Price, Fayette County  
Mr. Wayne Shackelford, GDOT  
Mr. Paul Radford, GDCA

## FAYETTE PAVILION

Fayette Pavilion is a retail center on the west side of State Route 85 across from Pine Trail Road. Phase I consists of 500,000 sq.ft. of retail space ready to open in November, 1995. This phase is located within the city limits of Fayetteville. Phase II would be a 500,000 sq.ft. expansion on contiguous land currently located outside the city limits. The City has been asked to annex the Phase II property. The area in unincorporated Fayette County is currently zoned Limited Business.

The expansion would include the 200,000 sq.ft. Wal-Mart which was previously proposed on the east side of S.R. 85, next to a residential area.

Facility: Fayette Pavilion  
Preliminary Report: September 7, 1995  
Final Report: September 27, 1995

## **DEVELOPMENTS OF REGIONAL IMPACT**

### **REVIEW REPORT**

#### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

Yes. The Fayetteville Comprehensive Plan identifies the currently developed area as appropriate for commercial development.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

The Fayette Comprehensive Growth Management Plan Map A.1, Composite of Recommendations of Future Land Use identifies the proposed annexation site as commercial/office. Chapter II, Office Land Use, states that the Board of Commissioners amended the LUP in the S.R.85 North Corridor to a Business Park classification in 9/89. The L-B district was created to accommodate the Business Park Land Use classification. The L-B district requires large-scale development (15 acres minimum) in attractive park-like settings with a mix of office, warehousing, and limited commercial retail. In 9/90 the area was zoned L-B. See Fayette County comments for further details.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

No.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

The existing and proposed retail space could accommodate 2,000 jobs according to regional averages.

**What other major development projects are planned in the vicinity of the proposed project?**

ARC previously has not reviewed any major developments in Fayette County.

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

No.

**Will the development cause a loss in jobs? If yes, how many.**

No.

### **LOCATION**

**Where is the proposed project located within the host-local government's boundaries?**

Fayette Pavilion is located on the west side of State Route 85 across from Pine Trail Road. The site is 106 acres in LL's 185 and 186, 5th District, Fayette County. Phase I is within the existing city limits of Fayetteville. Phase II is proposed for annexation into the City.

**Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

A portion of the site is located in unincorporated Fayette County and is proposed for annexation into the City.

**Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

The area proposed for annexation and the surrounding area in unincorporated Fayette County is designated Business Park on the Fayette County LUP and is currently zoned L-B, a mixed use zoning district and allows for limited commercial development. The typical shopping center with buildings containing a number of commercial establishments, or buildings with only one line of merchandise (e.g., clothing, shoes, movies) would not be allowed in unincorporated Fayette under the current zoning.

### **ECONOMY OF THE REGION**

**According to information on the review form or comments received from potentially affected governments:**

**What new taxes will be generated by the proposed project?**

Fayette Pavilion is estimated to have a built-out value of \$50 million and yield \$450,360 annual tax revenues to the City of Fayetteville.

**How many short-term jobs will the development generate in the Region?**

Short-term jobs will depend upon construction schedule. The number of long-term jobs is estimated by regional averages at 2,000.

**Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

Fayette Pavilion will compete with other retail space in the City and surrounding area.

### **NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.**

The information submitted with the review indicates 2.7 acres of wetland.

**In what ways could the proposed project create impacts that would damage or help to preserve the resource?**

It will be important to preserve and protect the wetlands in the final design of the development.

### **HISTORIC RESOURCES**

**Will the proposed project be located near a national register site? If yes, identify site.**

No.

**In what ways could the proposed project create impacts that would damage the resource?**

N/A

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

N/A

## **INFRASTRUCTURE**

### **Transportation**

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

Land Use	Sq.Ft.	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Retail	1,000,000	29,800	398	233	1,480	1,480

The above trip generation figures were calculated using the Institute of Traffic Engineers Trip Generation (5th Edition) manual.

**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

The following volumes are based on 1992 and 1994 GDOT coverage counts from area facilities that will likely provide the primary route for traveling to the proposed development. 2010 volumes for these facilities were estimated using the 1992 and 1994 GDOT counts in a linear regression model.

Facility	1994	1992	1994	1994
	Number of Lanes	Volume	Volume	V/C Ratio
SR 85 from SR 314 to SR 279	4	25,044	25,879	0.68

Facility	2010	Estimated	2010
	Number of Lanes	2010 Volume	V/C Ratio
SR 85 from SR 314 to SR 279	4	33,600	.89

The table above shows that SR 85 adjacent to the proposed project currently operates at an acceptable level of service. The 2010 volume estimates indicate that volumes will increase on SR 85 between now and 2010. However, the existing number of lanes on SR 85 is capable of accommodating the estimated increase in traffic.

**What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?**

There are no projects contained in the Atlanta Regional Transportation Improvement Program FY 1996-FY 2001 or Regional Transportation Plan: 2010 for facilities in the immediate vicinity of the proposed development.

**Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?**

No.

**Is the site served by transit? If so, describe type and level of service.**

No.

**Are there plans to provide or expand transit service in the vicinity of the proposed project?**

No.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None.

**What is cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?**

No other major developments or DRI's in the project vicinity have been reviewed.

Current growth patterns in the Atlanta Region are expanding outward from established suburban areas into newly developing areas such as the proposed development in Fayette County. In order to ensure the integrity of the transportation system, county officials should work within the Atlanta Regional Transportation Planning Process to identify roadways that will ultimately become congested so that appropriate expansion projects can be formulated and programmed. County officials should also carefully consider the coordination of new growth with their ability to provide adequate transportation infrastructure to prevent congestion and poor operating conditions not only in the immediate project area but also on a county-wide basis.

#### **Wastewater and Sewage**

**How much wastewater and sewage will be generated by the proposed project?**

Information submitted with the review estimates wastewater generation at 0.15 MGD.

**Which facility will treat wastewater from the project?**

City of Fayetteville Whitewater Creek Plant.

**What is the current permitted capacity and average annual flow to this facility?**

Permitted capacity: 3.75 MGD  
1993 average flow: 0.94 MGD

This plant has been expanded to accommodate build-out from the comprehensive plan plus 1.0 MGD for annexation.

**What other major developments will be served by the plant serving this project?**

None reviewed by ARC.

#### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Estimates submitted with the review: 0.21 MGD

**How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

The project is located in the Fayette County Water System service area and will be served by the Fayette County Water System.

#### **Solid Waste**

**How much solid waste will be generated by the project? Where will this waste be disposed?**

456 tons per year

Businesses located in Fayette Pavilion will contract with private waste haulers.

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

**Are there any provisions for recycling this project's solid waste.**

None stated.



## **Other facilities**

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

**Levels of governmental services?**

**Administrative facilities?**

**Schools?**

**Libraries or cultural facilities?**

**Fire, police, or EMS?**

**Other government facilities?**

**Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

No.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

Yes.

**Will the proposed project provide housing opportunities close to existing employment centers?**

No.

**Is there housing accessible to the project in all price ranges demanded?**

Yes.

**Is it likely or unlikely that potential employees of the proposed project be able to find affordable\* housing?**

Likely.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income of \$41,500 for Atlanta MSA.

# DEVELOPMENTS OF REGIONAL IMPACT

## Comments from Affected Parties Form

Project I.D.: Fayette Pavilion  
(From Request for Comments Form)

Name of Commenting Organization: Georgia Department of Transportation

Address: No. 2 Capitol Square  
Atlanta, Georgia 30334

Contact Person: RICHARD SCHNEIDER Telephone Number: 637-6914

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:  
The information submitted with this review indicates there will be a substantial increase in traffic on SR 85 and SR 314 due to this development. Although the operational improvements which are to be included with the development will afford some mitigation, the increases in volume will seriously degrade the level of service on these State routes in the vicinity of the development. This cost to the public needs to be considered along with the benefits of the development. There are no major improvement projects presently programmed for SR 85 or SR 314 in the vicinity of the development which would relieve the increased congestion.

(Attach Additional Pages if Necessary)

Form Completed By: Richard Schneider

Title: TE IV

Signature: Richard Schneider

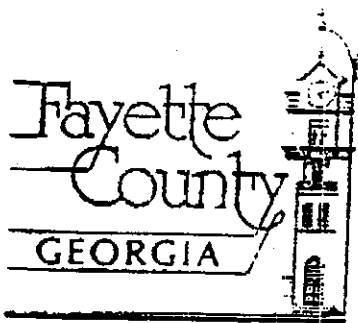
Date: 9/13/95

RETURN TO: ATLANTA REGIONAL COMMISSION  
3715 Northside Parkway  
200 Northcreek, Suite 300  
Atlanta, Ga. 30327

ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91



# MEMORANDUM

364-2606

140 Stonewall Avenue  
Fayetteville, Georgia 30214

## FACSIMILE TRANSMITTAL

TO:

Beverly Rhea

FROM:

Chris Venice

FAYETTE COUNTY  
(404) 461-6041 Business phone  
(404) 460-9412 Fax number

PAGES TO FOLLOW:

2

REMARKS:

The BCC recognized this  
memorandum as their response  
to your (Harry's) request for comments.  
This is not intended to be a negative  
response, but just a clarification  
of our land use + zoning in the  
area. Thank you!

## MEMORANDUM

DATE: September 14, 1995

TO: Fayette County Board of Commissioners

FROM: Peter A. Frisina, <sup>PF</sup> Senior Planner

SUBJECT: Development of Regional Impact Report for the Fayette Pavilion

The purpose of this memo is to clarify some of the statements made in the Development of Regional Impact Report for the Fayette Pavilion prepared by the City of Fayetteville.

**Report:** The City has been asked to annex the Phase II property with the City's equivalent to the current County zoning, which would allow the expansion.

**Response:** This area in unincorporated Fayette County is currently zoned Limited-Business (L-B). The L-B district allows the following in terms of retail establishments:

6. Retail Establishments.
  - a. Said uses shall be limited to:
    1. Department Store. For the purposes of this Section, a department store shall be limited to a retail establishment which offers a variety of goods including clothing, household appliances, furniture, and/or similar items, and which contains at least 10,000 square feet of gross floor area. (Amended 9/13/90)
  - b. Minimum lot size: 5 acres per business
  - c. No outside display of products or merchandise shall be permitted.

**Report:** Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

Yes. The Fayette County Plan identifies the proposed annexation site as appropriate for commercial development.

**Response:** The Fayette County Comprehensive Growth Management Plan Map A.1, Composite of Recommendations for Future Land Use (Appendix A), identifies this area as Commercial/Office. Chapter 11, Office Land Use, states that the Board of

Commissioners amended the Land Use Plan in the S.R. 85 North Corridor to a Business Park classification in September of 1989. The L-B district was created to accommodate the Business Park land use classification. The L-B district requires large-scale development (minimum 15 acres) in attractive park-like settings with a mix of office, warehousing and limited commercial retail. In September of 1990, this area was blanket rezoned to L-B by the Board of Commissioners.

**Report:**

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

The Fayette County Future Land Use Plan identifies the Phase II area as appropriate for commercial development and contiguous to a City area identified as commercial.

**Response:**

The area proposed for annexation and the surrounding area in unincorporated Fayette County is designated Business Park on the Fayette County Land Use Plan and is currently zoned L-B. As mentioned previously, the L-B district is a mixed use zoning district and allows for limited commercial development (see above, Retail Establishments).

While the L-B district allows for limited commercial uses, the typical shopping center with buildings containing a number of commercial establishments, or buildings with only one line of merchandise (e.g. clothing, shoes, movies) would not be allowed in unincorporated Fayette County under the current zoning.

**Report:**

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

The City of Fayetteville provides its own water from wells.

**Response:**

The project is located within the Fayette County Water System service area and will be served by the Fayette County Water System.

cc: Billy Beckett, County Administrator  
Chris Venice, Planning and Zoning  
Beverly Rhea, ARC