Old Business #8

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, May 8, 2014	Type of Request:	Old Business

Wording for the Agenda:

Discussion of recommendations from the Planning and Zoning Department and the Planning Commission concerning amendments to the Comprehensive Plan, Future Land Use Plan Map and the Zoning Ordinance for the area along the State Route 74 South Corridor.

Background/History/Details:

On November 14, 2013, staff came to the Board about a proposal from Ms. Linda Sandwich to rezone a lot containing an existing single family residence to Office-Institutional for conversion into a medical office on State Route 74 South. The Board sent this request to the Planning Commission to review for a possible decision on the Future Land Use Plan being amended to allow office in that were discussed.

County staff and the Planning Commission have recommendations for amendments to the Comprehensive Plan, Future Land Use Plan Map, and Zoning Ordinance concerning land use designations of Office on portions of the State Route 74 South Corridor. Those recommendations are provided in the attached backup material

What action are you seeking from the Board of Commissioners?

Direction from the Board of Commissioners on whether these recommended amendments can move forward to Public Hearing for approval and adoption.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	Yes	If so, when?	Thursday, November 14, 2013
Is Audio-Visual Equipment Required for this Request?*	Yes	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

DATE: April 18, 2014

TO: Board of Commissioners

FROM: Pete Frisina

SUBJECT: SR 74 South Land Use Plan and Zoning Ordinance Amendments

On November 14, 2013, the Board of Commissioners instructed Staff and the Planning Commission to conduct a land use study for the SR 74 South Corridor concerning potential office uses along the roadway. The Staff and the Planning Commission have developed recommendations for amendments to the Comprehensive Plan Land Use Element text, Future Land Use Plan Map, and Zoning Ordinance to accommodate office development on the corridor.

Generally, these recommendations are as follows:

1. Designate 15 parcels as Office on the Future Land Use Plan Map. These properties total approximately 68 acres. All of these parcels front and directly access SR 74. One of the parcels contains an existing children's daycare, 10 parcels contain single-family residences and four of the parcels are undeveloped.

3. The office development will be under the existing General State Route Overlay Zone requirements.

2. SR 74 was recently widened from two lanes to four lanes. GDOT built sidewalks on two portions of the corridor leaving a gap in the middle. This majority of this gap is in the area being proposed for office development. It is recommended that as these properties are developed for office that sidewalks be built as a requirement along the frontage with the goal of eventually connecting the sidewalks along the corridor. This will increase the pedestrian access for the existing residential subdivisions, especially to the Stars Mill tri-school complex for students. As these required sidewalks would become part of a public sidewalk system the County will assume the responsibility for the maintenance of the sidewalks.

Thank you and if you have any questions before the meeting please contact me at 770-305-5160.

Fayette County Comprehensive Plan – Land Use Element text

SR 74 South Overlay District: This District identifies the county's goals and recommendations for SR 74 South corridor and sets out the preferred development pattern for Office in this area. The SR 74 South Overlay District includes SR 74 between Redwine Road and SR 85. SR 74 South provides a traffic connection into the southern portion of Peachtree City where a majority of the industrial development in Peachtree City is located providing access to workers and trucking. This portion of SR 74 has recently been widened from two lanes to four lanes divided by a median.

Existing Development: Existing development in this corridor consists of a small office development at the intersection of Redwine Road and SR 74 (O-I), a daycare facility (A-R), the Starr's Mill tri-school complex, three single-family residential subdivisions (Brechin Park, The Chimneys and Mill Pond Manor), a large church complex (A-R), and several residential lots fronting and directly accessing SR 74 which range in size from three quarters of an acre up to eleven acres. Four of these residential lots are undeveloped.

Future Development: The goals of the SR 74 South Overlay District are: (1) to maintain the efficient traffic flow of SR 74 South; (2) to enhance and maintain the aesthetic qualities of the corridor; (3) to provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force; and (4) to protect existing and future residential areas in the SR 74 South corridor. The General State Route Overlay will apply to this corridor.

The recent widening of this portion of SR 74 resulted in the sidewalks being placed on both sides of the road. However, a gap was left in the sidewalks and they do not run the full length of this Overlay District area. Going south from Redwine Road, the road has an Urban Profile with curb and gutter and sidewalks, the road then changes to a Rural Profile with vegetated ditches and no sidewalks, and then changes back to an Urban Profile with curb and gutter and sidewalks. Sidewalks would be valuable as they would increase pedestrian access from the existing residential subdivisions, especially to the tri-school complex for students. A portion of the gap is in the area where office development is proposed. Conversely, there are small portions of this sidewalk gap that are not within the area proposed for office development and the County would have to find other means to build sidewalks in these areas.

Recommendations: The continuation of the sidewalks on both sides of SR 74 will be a requirement for office development, where the developer of the property will be responsible for building their section of the sidewalk with the intent that the sidewalks will someday connect along the SR 74 South Overlay District area. Sidewalks in an Urban Profile are approximately two feet behind the curb well within the right-of-way. Sidewalks are not normally part of a Rural Profile and in this case they will most likely have to be behind the ditches. The County will have to work with DOT as the issue is there may not be enough right-of-way behind the ditches to contain the sidewalks. Options to consider are require additional right-of-way from the developers for the sidewalks or an easement for the sidewalks.

Fayette County Zoning Ordinance – Article VII text

C. *General State Route Overlay Zone*. All property and/or development which have road frontage and/or access on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This Overlay Zone specifically excludes SR 54 West, SR 85 North, and SR 74 North for which other Overlay Zones have been established herein. The Architectural Standards of this Overlay Zone Specifically excludes the L-C zoning district, for which other architectural standards have been established.

1. *The purpose of the General State Route Overlay Zone is to achieve the following*:
   a. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
   b. To protect existing and future residential areas near highway corridors; and
   c. To protect the aesthetics for existing and future residential areas in this highway corridor.
2. Access to each nonresidential property and/or development shall be from a State Route or an adjacent street designated as an Arterial or Collector on the Fayette County Thoroughfare Plan. All access points shall be required to comply with Fayette County Development Regulations
3. *Dimensional Requirements*.
   a. All parking areas shall be located at least 50 feet from any State Route right-of-way. (Amended 05/24/12)
   b. Front yard setbacks on all other State Routes for all structures, including gasoline canopies, shall be 100 feet.
   c. Berms for nonresidential zoning districts: Berms when required as a condition of zoning shall be a minimum of four (4) feet in height, and shall be placed to the inside of the applicable buffer.
4. *Architectural Standards*. Structures shall maintain a residential character. Elevation drawings denoting compliance with the following shall be submitted as part of the Site Plan.
   a. A pitched peaked (gable or hip) roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a minimum height of eight (8) feet around the entire perimeter of the structure can be used if the structure is two (2) stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.
   b. *Gasoline Canopy*. Gasoline canopies shall also comply with the following requirements:
      i. Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of 3" to 12" to permit the height of the peak of the roof to be equal to or no more than five (5) feet above the peak of the roof of the convenience store.
      ii. The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
      iii. The support columns for the gasoline canopies shall match the façade of the convenience store.

iv. The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.

c. All buildings shall be constructed in a residential character of fiber-cement siding (ie: Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.

d. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or place of worship. Large display or storefront windows shall have a minimum two (2) foot high knee wall consisting of fiber-cement siding (i.e.: Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco.)

e. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.

f. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned Architectural Standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement after the effective date of January 24, 2008. Only one (1) structure per lot shall be entitled to the exemption.

When an existing nonconforming structure is enlarged by more than 50 percent, the entire nonconforming structure shall be brought into compliance with the aforementioned Architectural Standards.

This exemption shall expire on January 24, 2015, seven (7) years from the effective date of January 24, 2008. After the expiration date, the entire nonconforming structure shall be brought into compliance with the aforementioned Architectural Standards when any enlargement is made.

5. *Architectural Option.*

An owner/developer may exercise an Architectural Option for structures within the Overlay Zone on lots adjacent to a municipality where a nonresidential architectural character has been established in the area. The purpose of this option is to achieve compatibility with surrounding areas, consistency throughout the development and greater creativity. A photographic architectural character inventory of the buildings within the area shall be submitted. Full color architectural elevation drawings of the proposed nonresidential architectural style for all building facades shall be submitted. Multiple buildings within a development shall have comparable architectural characteristics consisting of similar architectural design and elements, building materials and colors. Elevations shall be reviewed and approved by the Board of Commissioners and shall follow the procedure established in Article XI. Any change to the approved architectural elevation drawings shall follow the aforementioned procedure.

6. *Landscape Requirements.* In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the Overlay Zone:

a. *Street Frontage.* Landscape area: 50 feet in depth along State Route frontage. The first 25 feet as measured from the right-of-way are for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems;

and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the Environmental Health Department and the County Engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area. (Amended 05/24/12)

b. *Side Yard Landscape Area.* 10 feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.

7. *Use of Existing Structure.* When property containing legally conforming structures, under the current zoning, is rezoned to O-I the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

8. *Lighting and shielding standards.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.

9. *Special Locational and Spatial Requirements.*

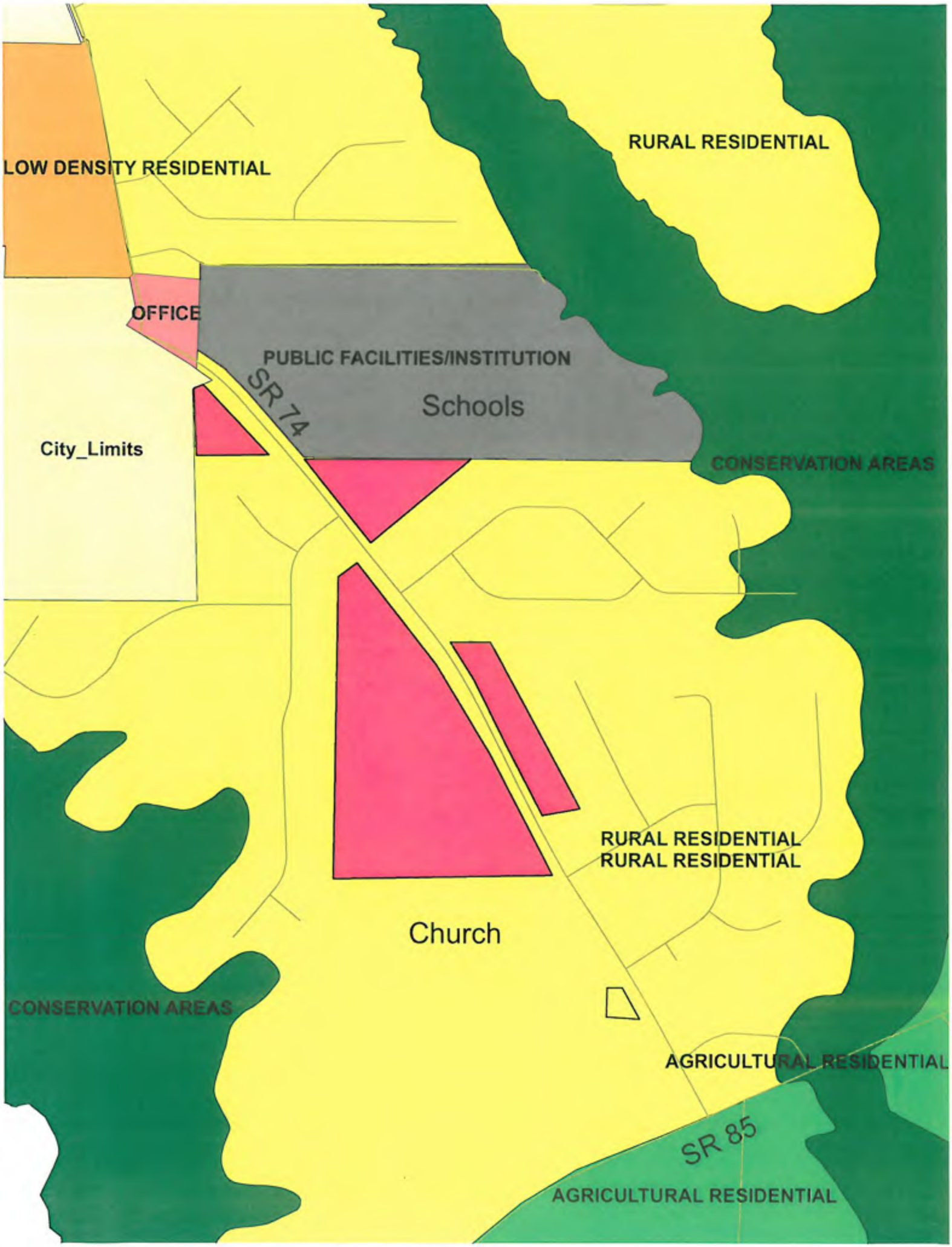
a. No more than 50 percent of the required parking can be located in the front yard along the State Route as established by the front building line of any structure located on the site.

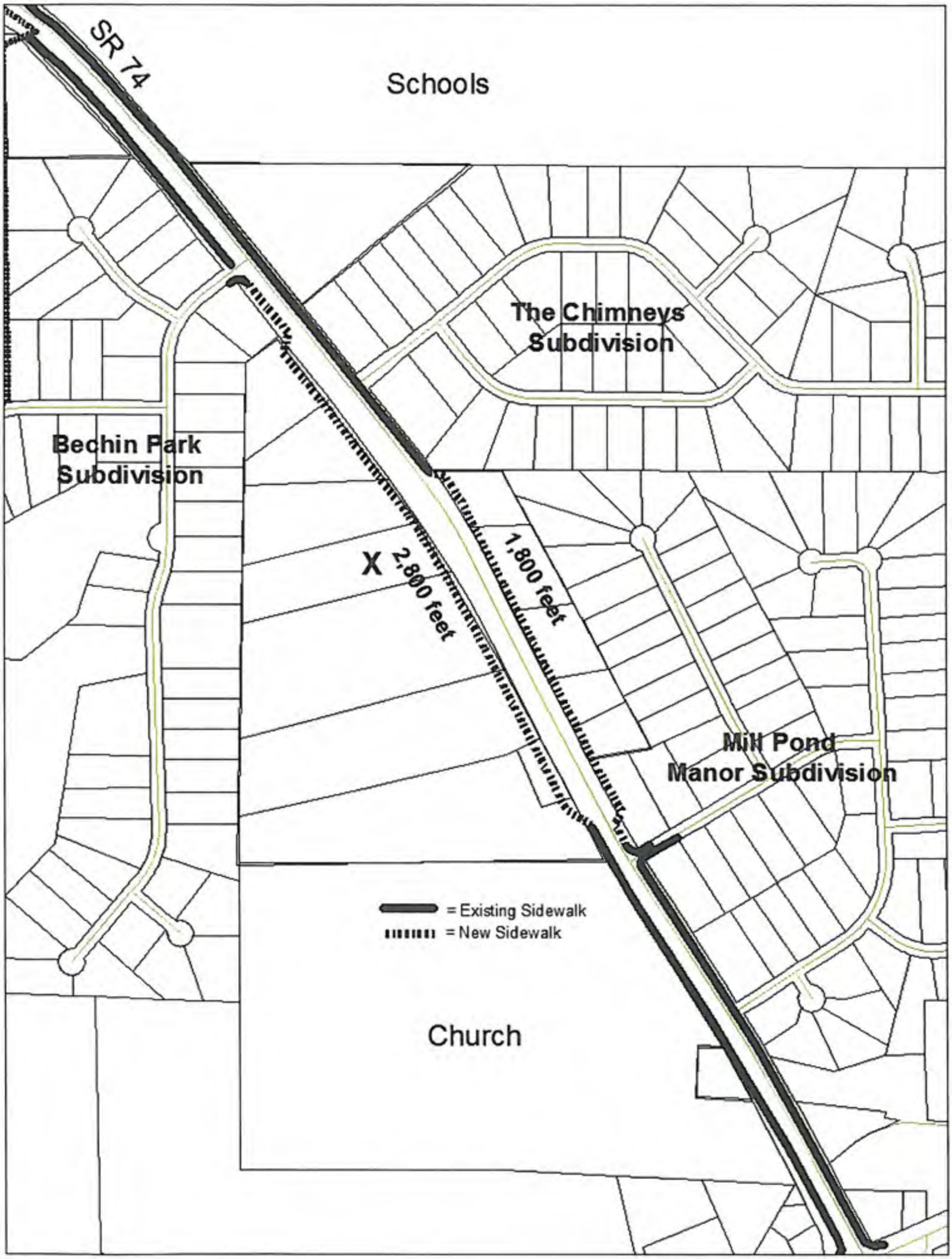
b. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per lot.

c. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened. (Amended 05/24/12)

d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing a State Route.

10. SR 74 South Corridor Sidewalk Requirements. In order to provide for the connection of the sidewalk system installed by GDOT when SR 74 South was widened from two lanes to four lanes, sidewalks are required as an integral component of nonresidential development in this area as identified in the SR 74 South Overlay District in the Fayette County Comprehensive Plan Land Use Element. Said sidewalks shall connect to the existing sidewalks. In the cases where a required sidewalk is to be located on abutting parcels, an alignment shall be established and the sidewalk shall be developed so as to provide for connection at the property line.


LOW DENSITY RESIDENTIAL
RURAL RESIDENTIAL
OFFICE
PUBLIC FACILITIES/INSTITUTION
SR 74
Schools
City_Limits
CONSERVATION AREAS
RURAL RESIDENTIAL
RURAL RESIDENTIAL
Church
CONSERVATION AREAS
AGRICULTURAL RESIDENTIAL
SR 85
AGRICULTURAL RESIDENTIAL


SR 74
Schools
The Chimneys Subdivision
Bechin Park Subdivision
1,800 feet
X 2,800 feet
Mill Pond Manor Subdivision
= Existing Sidewalk
= New Sidewalk
Church

Pete Frisina

From: Woods, Dan <dwoods@dot.ga.gov>
Sent: Thursday, April 03, 2014 2:44 PM
To: Pete Frisina
Cc: Wilkerson, Donald
Subject: RE: SR 74 South

Pete,

Thank you for the phone call today. Many cities and counties require developers to include sidewalk as part of their development. The sidewalk can be permitted along with driveways and other improvements to the right of way. We do not require that S/W be located on the R/W along our roadways and I don't know of any instances where our maintenance forces are responsible for the maintenance of it. Normally, maintenance of sidewalk is the responsibility of local governments.

In cases where sidewalk is desired in rural road sections such as the section on State Route 74 we discussed, we would like to see the sidewalk offset from the edge of pavement as far as possible and at minimum the back of the R/W. This would preferably be behind the ditch. Looking at construction plans, we may not have enough room to locate the S/W within the R/W if the county insists that it be so. I think we will need look at each development on a case by case basis to determine S/W needs and location.

Donald Wilkerson will be the contact for any permit work in Fayette County. His phone number is 706-646-7595. If you have further questions, please contact one of us.

Thanks,

Dan E. Woods
Thomaston-District 3
115 Transportation Boulevard
Thomaston, GA 30286
District Traffic Operations Manager
Office: (706) 646-7588
Cell: (706) 741-3475

From: Pete Frisina [mailto:pfrisina@fayettecountyga.gov]
Sent: Thursday, April 03, 2014 12:02 PM
To: Woods, Dan
Subject: SR 74 South

Dan,

To recap our discussion today, Fayette County is working on Land Use Plan amendments on SR 74 between Redwine Road and SR 85. SR 74 was recently widened from a two land road to a four lane road. As part of this project GDOT installed sidewalks on portions of SR 74 in this area. There is a gap in the middle of this project where sidewalks were not installed and the road in this section could be a rural profile. As part of the County's development plan for properties in this area, the County is considering requiring sidewalks be installed by a developer when property is developed. The County proposes that the developer would install the sidewalk in GDOT right-of-way with GDOT review and approval of location and construction specifications and GDOT would field inspect the construction of the sidewalk as with the typical improvements such as the driveway cut and decal/accel lanes. I am trying to determine if this plan is feasible and any information you could provide on the behalf of GDOT would be greatly appreciated. Thanks

and fifteen acre lots, and for residential ponds, with the balance of the actual finalization of the ordinance to be taken up at a later date. Commissioners McCarty and Ognio seconded the motion. No discussion followed. The motion passed unanimously.

Commissioner Oddo moved to establish a date for the finalization of the ordinance to January 23, 2014. Commissioner Barlow seconded the motion. No discussion followed. The motion passed unanimously. Copies of the request and Ordinance 2013-22, identified as "Attachment 19", follow these minutes and are made an official part hereof.

21. Discussion of a Future Land Use Plan study for the State Route 74 Corridor.

Chairman Brown told the audience that the Board had additional documents on the dais. He explained one document was provided from Ms. Linda Sandwich and it was dated November 14, 2013 to the Fayette County Board of Commissioners, that there was a Fayette County GIS map, and there was another GIS map entitled Highway 74 South, and a Group Six Starr's Mill Professional Center Conceptual Master Plan, and a Conceptual Plan for the Gates with Integrated Science and Engineering.

Community Development Director Pete Frisina reported that Ms. Sandwich approached Planning and Zoning some while ago in order to rezone some property on State Route 74 South. He said staff discussed the issue with Ms. Sandwich and relayed to her that the County's Land Use Plan does not reflect those types of Land Uses in the southern portion of Fayette County in that area. He said staff suggested that she bring the question to the Board of Commissioners in order to determine if the Board wanted to consider making Land Use changes on the State Route 74 South corridor. Mr. Frisina then displayed maps of the area and described the area under consideration and told of some considerations to bear in mind. Chairman Brown informed everyone that the State Route 74 Corridor recently went through a widening project and is now a four-lane highway.

Ms. Sandwich informed the Board that the four lots that she was looking at for possible rezoning do have "some detractable" for future sales. She said there is one home for sale which is located next to a church and it has a horse farm, and that there is another house for sale. She said the owners of both houses are not opposed to rezoning or a future land use because this should open up the market for those houses that are somewhat landlocked. She requested that the Board submit her suggestion to the Planning Commission in order to look at a future Land Use Plan change.

Chairman Brown said he had looked at the area for quite a while and said that the borders of Peachtree City were going to rest where they were and that he did not anticipate any change to them. He explained that one thing he was looking at was that he did not want to see properties get subdivided and split into more houses that would cause more access problems. He thought the office concept might be a pretty decent proposal. He added that one thing that the Starrs Mill School Complex is looking at is that some schools do have capacity and they could bring in a few more students, but that Starrs Mill is not one of those schools; so space is an issue in the area. He suggested that there would be low traffic counts by placing office facilities in the area, and they do not interfere with the subdivisions nearby since they have different access points onto the highway. He said he did not have a real problem with Ms. Sandwich's request, and he thought the rural boundary at State Route 74 and State Route 85 would make a great line of demarcation. He said he would be in favor of having the Planning Commission explore what the possibilities would be for office use in that area since it would bring revenue, since it would not produce more students, and since it will not have a negative traffic effect on State Route 74.

Commissioner Barlow asked Ms. Sandwich if he heard her correctly that there were several houses in the area. He recalled that Ms. Sandwich said she had spoken to homeowners, but he asked if she had spoken to the church as well. Ms. Sandwich replied she had not spoken to the church. Commissioner Barlow thought it would be a real plus to talk to the church since the church was really well respected and since the leadership is well respected. He suggested that if the church were in favor of the initiative then it would be a plus for Ms. Sandwich. He added that he saw nothing that would prevent the Board from going forward with the Planning Commission.

Commissioner Oddo said he had driven the area as well trying to observe the area. He said he saw the retail moving south. He suggested that Georgia Highway 85 would serve as a natural barrier as a step-down to A-R Zoning. He agreed that people would probably not want to build homes in the area so the request should be considered.

Commissioner McCarty added that he has driven through the area and he thought the request would make great use of the property in the area, and he added that he could not think of anything else that could go into the area any better.

Chairman Brown moved to send this item to the Planning Commission to review for a possible decision on the Future Land Use Plan being amended to allow office in those specific sites that have been mentioned. Commissioners McCarty and Oddo seconded the motion.

Mr. Dennis Chase commented said the area near The Chimneys is already being served with sewer line, and that the County would be running into a situation with the Peachtree City Water and Sewerage Authority who will want to service some of the area, especially since areas are adjacent to properties already being served. He thought the County should be sure that when the plan is under consideration, then the County should consider how it is going to address that problem. He predicted that the problem would come up, that the Peachtree City Water and Sewerage Authority was desperate to sell their excess capacity, and that they will want to sell it to the County. He said that in the past the Board of Commissioners has opposed any extension of sewer lines into county properties or county zoned areas, and when the County does this, then it would begin looking at starting a precedence. He said these issues should be taken into consideration before the County makes too hasty a decision.

The motion to send this item to the Planning Commission to review for a possible decision on the Future Land Use Plan being amended to allow office in those specific sites that have been mentioned passed unanimously. Copies of the request and the additional documents specified by Chairman Brown, identified as "Attachment 20", follow these minutes and are made an official part hereof.

22. Consideration of a recommendation from the Selection Committee to appoint Mr. Allen Phinney to the Fayette County Development Authority, and for said appointment to begin immediately and to expire on April 9, 2014.

Commissioner Oddo moved to accept the Selection Committee's recommendation to appoint Allen Phinney to the Fayette County Development Authority, and for said appointment to begin immediately and to expire on April 9, 2014. Commissioners McCarty and Barlow seconded the motion. No discussion followed. The motion passed unanimously.

NEW BUSINESS

5. Discussion of the land use plan for SR 74 south.

Pete Frisina stated that this subject had been discussed by the Board of Commissioners November 14, 2013 and he and Ms. Sandwich were present at that meeting.

Jim Graw asked Ms. Sandwich what her relationship to the area was.

Linda Sandwich said she owns a house on the west side of SR 74 and she wants to rezone the property for a doctor's office.

Pete Frisina asked if her five acre lot had been cut out of a larger lot.

Linda Sandwich said the five acre lot containing the house had been cut out of a 22 acre tract.

Pete Frisina asked if this was a foreclosed property.

Linda Sandwich stated it was a bank owned property.

Pete Frisina pulled up an aerial map of the area and pointed out the area recently annexed by Peachtree City across from Redwine Road.

Doug Powell asked if the annexation included the area zoned for Office in the County.

Pete Frisina replied that it included the Office area and also the area zoned for the shopping center. He then indicated the property owned by Linda Sandwich and to the south are two large lots between 10 to 15 acres that each contains a house and north of her house are two houses on lots of two to three acres. He said on the east side of SR 74 is a vacant eight acre lot sandwiched between the school complex and the Chimney's subdivision and in front of Mill Pond Manor subdivision are five small lots that are each about one acre or more in size and four of those lots contains a house.

Doug Powell asked if this discussion is going all the way down to the intersection of SR 75 and SR 85 where we had earlier discussed Commercial.

Pete Frisina said what we have been asked to look at the upper corridor of SR 74 for Office.

Chairman Gilbert asked if we were looking at the SR 85 intersection.

Jim Graw said he had called Pete Frisina today about that.

Pete Frisina said we can start the discussion about the Commercial at the intersection again but he didn't want to hold up the Office discussion if we can't come to a conclusion for the Commercial he didn't want to delay the Office recommendations but we could still continue to work on the Commercial at the intersection.

Doug Powell asked if there is anyone pushing the Commercial.

Pete Frisina said not at this time.

Chairman Gilbert said once we look at the Office it could hasten someone wanting to do Commercial at the intersection.

Jim Graw said there is a 90 home subdivision going in up by Redwine Road and subdivision being built and the area is starting to build up.

Pete Frisina said what we are looking at for office on SR 74 is similar to what was done on SR 54 with the overlay and SR 74 south is covered under the General State route Overlay but we need to determine if that is adequate for the area or do we need to create some specific for SR 74.

Chairman Gilbert said, for the benefit of Bob Simmons and Brian Haren, when we did the overlay on SR 54 many years ago we wanted to protect the homes on that corridor so the office building had to look like houses to blend in with the houses.

Pete Frisina said on SR 54 there were more existing homes on small lots that were impacted by the widening and SR 74 some of these existing homes are on larger lots and combined they make up a larger area especially on the west side of the road.

Jim Graw said y-that is one of his concerns that you have a lot of acreage there and if you make it all Office you could end up with a large Office development and he remembered from SR 74 north we limited the Office to something like 500 or 600 feet from the highway and behind that we left it residential.

Pete Frisina said the problem on SR 74 south is you do not have the depth of undeveloped property that you have on SR 74 north and if we do something like that here there is not enough property left in the back to develop for residential.

Jim Graw asked what the depth of this property on the West side of SR 74.

Doug Powell asked if the owners of the two large lots are interested in going Office.

Linda Sandwich stated they are interested and they feel trapped since the road has been widened.

Doug Powel asked if the rezoning for Office done many years ago at Redwine Road could be used as a template for the Office we are discussing now.

Pete Frisina said when that are was rezoned the County did not have an overlay in place for SR 74 south but the County now has an overlay on every State Route highway in the County and most of the overlays are based on the SR 54 overlay which requires the residential architecture for the office building.

Chairman Gilbert said he didn't know that he would recommend the smaller lots on the east side of SR 74 for Office but he thought the west side of the road would be better.

Pete Frisina indicated a vacant lot sandwiched between the school complex and the Chimney's subdivision on the east side of SR 74 that needs to be considered.

Bob Simmons asked what in this area makes in conducive to Office development because the workers need somewhere to go for lunch.

Pete Frisina said other than being located on a four lane highway Ms. Sandwich wants to be located close to the schools.

Linda Sandwich said with a Dermatology practice it is very conducive for us because we have the high school as well as middle and elementary schools close by and a number of neighborhoods that can be served by medical offices.

Chairman Gilbert said the area would be ideal for a dentist.

Jim Graw questioned whether the house could convert into office space.

Linda Sandwich said her house with the full basement is about 6,000 square feet which is how much space they have now with two doctors and two physician assistants.

Bob Simmons asked Linda sandwich if any of the residents in that area are aware of what she is proposing.

Linda Sandwich said she has just talked to the two property owners to the south of her lot but she has not spoken to anyone in the subdivisions.

Pete Frisina said was going to contact someone in the homeowner associations and the church for their input, as well as the school system.

Doug Powell said we need to look at setbacks and buffers to see if they are sufficient,

Pete Frisina said if this area is developed as separate lots the zoning requirements will address setbacks and buffers, but if someone assembles all of these lots we need to address a larger development and we would want it to have consistent character throughout the development.

Jim Graw said 40 or 50 acres is a heck of lot of area for Office and one way we can restrict how much is built is to increase the setbacks.

Chairman Gilbert suggested a larger buffer area for protection.

Bob Simmons asked if the County requires parking spaces based on the square footage of the office buildings.

Pete Frisina said that is required based square footage of office space.

Jim Graw asked where the sewer service ends.

Pete Frisina said the Chimneys is the last place with sewer.

Jim Graw said he was concerned with the amount of Office development that could be put on those 40 acres.

Pete Frisina said a large portion of that area will have to be held out for the septic system.

Doug Powell asked if anyone thinks this area is inappropriate for Office and he knows the widening to four lanes can change the character of the area makes it harder to turn left because it is a divided highway.

Chairman Gilbert said when the County zoned the area for the three subdivisions in this area it was very controversial and contested due to the density and it boiled down to people weren't going to go in there with 10 and 20 acre lots and build a house it just wasn't going to develop in any other way.

Jim Graw said he would prefer it to be residential but there is a problem because the streets that will come out of there will only be able to turn right and then have to make a u-turn at the light.

Doug Powell said if we go Office it will be more intense than residential but less dense.

Jim Graw said it will only be used for certain period of the day.

Chairman Gilbert said when a highway is widened to four lanes the first thing that happens is the people start moving off of the road and traffic will be more intermittent with Office than residential.

Pete Frisina said he would bring back the existing overlays we have in the County, traffic counts and the widening plans to the next meeting.

Jim Graw said he would want to limit the number of buildings.

Linda Sandwich asked what if the value of Office brings in more revenue to the County than residential.

Jim Graw said the Planning Commission doesn't look at that but the Board of Commissioners may.

Linda Sandwich said if you can offer services to the area and keep the appearance residential that should be beneficial to the area.

Chairman Gilbert said if the development can be hidden he doesn't care how many building are back there.

Jim Graw said he concerned with the scale of Office development on 40 acres.

6. Discussion of agricultural and residential zoning uses.

Pete Frisina said Joe Wayton had spoken to him about agricultural uses in residential areas and wanted to also talk to the Planning Commission.

Joe Wayton said he was with Sam Dark.

Pete Frisina said Joe owns two lots in the Alvin Holt subdivision which consists of three lots on Neely Road and Joe grows a lot of produce on his property and is inquiring about rezoning his property back to A-R and in the past rezonings back to A-R and sometimes they are approved and sometimes they are denied especially if they are close to residential subdivisions and usually that decision is based on not putting livestock next to an existing subdivision.

Joe Wayton said he wants to put up a hoop house which is a temporary greenhouse structure and it is about 40 feet by 120 feet in size they allow him to extend his growing season. He added that the structure is a metal tube structure covered by a plastic sheet and during the summer you put a shade cloth over the plastic.

Doug Powell asked how many acres he had.

Joe Wayton said he had between six to seven acres.

Dennis Dutton stated the conditions are that the Zoning Administrator not sign the plat until a representative of the bank and the soil scientist signs the plat.

Bob Simmons seconded the motion. The motion passed 4-0. Al Gilbert was absent.

OLD BUSINESS

3. Continue discussion of the land use plan for SR 74 south.

Pete Frisina said we have some guests at the meeting tonight.

Matt and Jeanette Duben said they lived in the Chimneys Subdivision.

Pete Frisina said he would do a recap to bring everybody up to date. He said back in November Linda Sandwich approached the Board of Commissioners about rezoning her property on SR 74 to Office-Institutional and he pointed out the property on a projected map. He added that the BOC asked staff and the Planning Commission to review the Land Use Plan for Office uses along the SR 74 South and showing an Office land use designation which would make it easier to get property rezoned to O-I but it doesn't mean that we would be flooded with rezoning requests as the market will drive this demand. He explained as the corridor was developed there were properties left in between developments and an example is a vacant eight acre tract between the school complex and the Chimneys Subdivision and it is not big enough to build a residential subdivision and the chance of someone building a home on that eight acre tract could happen but probably not going to happen, that is a property to consider for Office use. He added that another area on the west side of SR 74 is being considered for Office use and it consists of several lots totaling about 40 acres that back up to Brechin Park Subdivision. He said that this is similar to what the County did of SR 54 many years ago where existing homes were allowed to convert to O-I after the widening and properties rezoned for O-I without an existing home had to build offices with a residential character. He added that the current Overlay on SR 74 would require a 50 foot landscape area along SR 74; the zoning would require a 30 foot buffer along residential property with a 15 foot setback from the buffer and within the 15 foot setback structures but you could have parking within the 15 foot setback and within the buffer in the inner portion of it can be used for septic systems and stormwater facilities.

Vice-Chairman Graw said that means that a building will have to be at least 45 feet from the property line and his earlier concern about the amount that could be built is answered in that the setbacks, buffers, septic areas and lot coverage requirements limits the amount of development.

Doug Powell asked if the buffers apply to the triangular lot on the east side of the road.

Pete Frisina replied that the buffers would not apply along the lot line with the school.

Vice-Chairman Graw asked Pete Frisina to explain the setbacks along SR 74.

Pete Frisina said from the right-of-way of SR 74 a 50 foot landscape area is required and the front setback for buildings is 100 feet but parking can be within 50 feet of the right-of-way. He added that in the O-I zoning district existing residences that don't comply with the buffers and setbacks can remain and be used for conversion to an office. He said also in the overlay only 50 percent of the parking can be in front of the building. He asked the Dubens to please let the residents of the Chimneys that are adjacent to the triangular lot next to the school complex and the small lots fronting Mill Pond Manor know that the properties are being considered for Office use. He added that some of the input he has gotten from an officer in the Mill Pond Manor Subdivision is that if the lots fronting SR 74 in front develop as Office that they are required to build a portion of the sidewalk on their property to connect to the existing sidewalk on SR 74. He asked the Dubens their opinion of commercial development at the intersection of SR 74 and SR 85 as the discussion is to allow Limited-Commercial zoning which allows for a convenience store but not for a fast food restaurant.

Mrs. Duben said she would want a gas station there.

Vice-Chairman Graw asked Pete Frisina to explain the architectural requirements that were being discussed.

Pete Frisina said we were not discussing a residential character but a turn of the century architectural character reminiscent of a small country town.

Mrs. Duben said there aren't any gas stations on the south side and it would be convenient for that area.

Pete Frisina said there is an old church at this intersection that is owned by the large church across SR 74.

Doug Powell said he would like that the church be donated to the County.

Mrs. Duben said that would be great because the Starrs Mill area is a beautiful area.

Doug Powell said he would like a showcase entrance into the County.

Pete Frisina asked the Planning Commission if the existing General State Route Overlay is adequate in their opinion.

Doug Powell said he didn't see anything out of place as far as the overlay and when the County changes the Land use Plan you don't know when someone will actually rezone the property but the Sandwiches will probably move to rezone their property. Vice-Chairman Graw said a developer could assemble a large area for Office development and his original concern was how many buildings someone could build on a large area and he now thinks that the buffers, setbacks, landscape area, septic area and parking will limit the number of buildings.

Doug Powell said the septic area will limit the amount of building.

Bob Simmons asked if there are parking requirements for Office development and any height limitations for buildings.

Dennis Dutton said there is parking requirements based on building square footage and 40 feet is the height limitation for buildings.

Bob Simmons said in his experience Office development could use amenities like places to get lunch and are there any amenities in the area now?

Pete Frisina said the commercial node at the intersection we discussed earlier could be a place where this could happen and there is some existing commercial development just the north in Peachtree City.

Vice-Chairman Graw said all the Office development in this corridor would be right in/right out because it is a divided highway.

Pete Frisina said if someone assembled a large area for Office development they could petition GDOT for median cut.

Mrs. Duben asked if they could get a light.

Pete Frisina said that could be difficult because there is a light at the school already.

Brian Haren asked if the church has expressed any interest in the parcel to the north.

Pete Frisina said not that he is aware of but he plans to contact when someone at the church for their input.

Vice-Chairman Graw asked Pete Frisina to explain an overlay.

Pete Frisina said an overlay is a set of requirements that are over and above of the base zoning category of a parcel and applies equally over the properties and in Fayette County

it has been used for expanded landscape areas and architectural controls for non-residential development.

Pete Frisina thanked the Dudens for their input and the Planning Commission will continue with the discussion.

Vice-Chairman Graw asked Pete Frisina why we are discussing Office for this area.

Pete Frisina beside the fact that the Board of Commissioners has asked us to look at the Corridor for Office use; this is a similar path as was taken of SR 54 when it was widened to four lanes.

Vice-Chairman Graw asked Pete Frisina if we would be considering this if the Board of Commissioners hadn't asked for the land use change and why don't we leave it A-R.

Pete Frisina said it is not an A-R area on the Land Use Plan; it is a Rural Residential area where you would have to build two acre lots and there is only one area where you assemble enough property to try a residential development.

Doug Powell said a four lane highway is not always looked at for residential.

Vice-Chairman Graw asked Pete Frisina if we are considering anything on the east side of the road.

Pete Frisina said we are still discussing the east side of the road as well.

Doug Powell brought up what Linda Sandwich said and it is the proximity to the school system for Office development and how that is a good fit for medical uses and the kids getting back to school quicker from a doctor appointment.

Vice-Chairman Graw said that not all of the uses in O-I are medical offices and other Offices could be built.

Pete Frisina said we will continue the discussion at the next meeting.

4. Continue discussion of agricultural and residential zoning uses.

Pete Frisina said he had sent out the Accessory Structure regulations and the size limitations allow a total of 3,600 square feet of accessory structure space on a five acre lot but a hoop house would not meet the architectural requirements of a solid wall attached to a foundation and roof so this would have to be changed for a hoop house. Pete Frisina added that the Building Department is looking at this to determine what

Doug Powell said in the past we have conditioned that.

Vice-Chairman Graw made a motion to approve the Final Plat for Southmill. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

OLD BUSINESS

4. Continue discussion of the land use plan for SR 74 south.

Pete Frisina said he just wanted to recap this project. He added that we have contacted individuals in the Homeowners Association in the three subdivisions; Brechin Park, Mill Pond Manor and the Chimneys and he plans to get back in touch with those individuals to keep them informed and he plans to continue the discussion at the next meeting and contact the church.

Doug asked if we have heard any more from the property owners at the intersection.

Pete Frisina No we haven't.

Bob Simmons asked we are talking about 40 acres being used for Office and he had previously asked if there are amenities in the area for office workers and there was something that was said about a shopping center in the area.

Pete Frisina said there is a shopping center to the North on SR 74 past Redwine Road, Wilshire Shopping Center in Peachtree City that is anchored by a grocery store with some restaurants in the shopping center and we are looking at the SR 74 and SR 85 intersection for a convenience center.

Bob Simmons said in his experience there is always a concern for the amenities but the aspect of where those people that will actually occupy those offices and from a developer's standpoint is it something that is going to move rather quickly or is it something that will lay fallow for an extended period of time regardless of the current economic state of the country and is it something that going to generate the revenue for the County that an O-I zoning would allow.

Pete Frisina said his experience in the County is we have land used areas some of them are still sitting there waiting to be developed.

Vice-Chairman Graw said we are not concerned with the amenities as we have to look at particular piece of property and it relationship to the surrounding areas when we land use and also when we zone so the amenities will come when need be but we do have a shopping center to the north that can serve the area.

Doug Powell said we have identified the intersection for some of that development.

Pete Frisina said we need to continue that discussion.

Vice Chairman Graw said we would be looking at the intersection in itself and it is a historic area and we want the development to reflect theta historic character.

Bob Simmons if there were an overlay in place for the intersection.

Doug Powell said we are developing one for the intersection.

Pete Frisina said we are still looking at the intersection.

5. Continue discussion of agricultural and residential zoning uses.

Pete Frisina said he is going to the Board of Commissioners on March 11th to discuss hoop houses.

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Vice-Chairman Graw said he would entertain a motion to adjourn the meeting.

Doug Powell said so moved.

Vice-Chairman Graw said the meeting was adjourned at 7:40 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

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JIM GRAW, VICE-CHAIRMAN

ATTEST:

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Bob Simmons asked how this became an illegal lot.

Pete Frisina said if a lot is subdivided without going through the subdivision procedure it is considered illegal. He added when someone purchases a piece of property usually they get a Warranty Deed with a written legal description and they record that with the Clerk of Court and this can create an illegal lot. He said the proper procedure is before the real estate transaction; a surveyor prepares a Final Plat and summits it to County for approval of the subdivision.

Brian Haren made a motion to approve the Variance. Jim Graw seconded the motion. The motion passed 5-0.

3. Consideration of the Final Plat of Banjo Trail, Spotty Merle, LLC, Owner. The property is zoned PUD-PRL, will consist of two residential lots, is located in Land Lot 2 of the 7th District and fronts Arnold Road.

Jason Walls with Integrated Science and Engineering said they are submitting the Banjo trail Final Plat for approval and this is part of Camp Southern Ground which was rezoned about two years ago. He added that this is two of the six planned residential lots and the staff has approved the final plat.

Chairman Gilbert asked if there was any input from the public and hearing none he brought it back to the board.

Doug Powell made a motion to approve the Final Plat of Banjo Trail. Brian Haren seconded the motion. The motion passed 5-0.

OLD BUSINESS

4. Continue discussion of the land use plan for SR 74 south.

Pete Frisina said staff and Planning Commission have been discussing the land use plan for SR 74 south and one of the directives we got from the BOC was to get input from the New Hope Church as they are adjacent to one of the areas were we proposing O-I and they also have some property at the intersection of SR 74 and SR 85.

Gene Barber introduced himself, Joe Pritchett and Steve Kenny with New Hope Church.

Pete Frisina indicate the areas that is being considered for O-I and pointed out that one areas is adjacent to the church to the north. He asked Gene Barber about a small lot on the front of the church property.

Gene barber said the property is less than an acre after the highway was widened and it is owned by Talbot Bank the last he knew.

Pete Frisina asked if the church had tried to acquire that property.

Gene Barber said he thought the property owner wanted to build a bank there.

Doug Powell asked if the church knew that we have been discussing commercial at the intersection of SR 74 and SR 85.

Gene Barber said he was aware of the discussion that started about two years ago and the church had requested consideration of their property for commercial at the northeast corner of the intersection.

Pete Frisina said before we move onto commercial at the intersection does the church have any problems with the O-I area to the north of the church.

Chairman Gilbert said the overlay would control the architecture and maintain a residential character.

Jim Graw said the property could assemble all of this property which is about 40 acres for an office park and a large number of buildings could be built there.

Gene Barber asked if it could be developed with O-I on the street with residential behind it.

Pete Frisina said the property is wedge shaped and with a two minimum there is not enough room to do both.

Gene Barber said typically offices are not a bad use to be next to.

Jim Graw said the O-I would have a buffer and setback along the church.

Doug Powell said the limiting factor is the septic requirements.

Pete Frisina said if the property to the north is rezoned to O-I the church's buffer goes away.

Chairman Gilbert there is one doctor that has already purchased a five acre lot in this area and wants to put his office in the existing house.

Gene Barber said he didn't think the O-I would be a detriment to the church.

Pete Frisina said the church owns the area at the northeast corner of SR 74 and SR 85 where a small church is located.

Joe Pritchett said the church owns property on the east side of Waterfall Way and all of the properties total about seven acres.

Pete Frisina asked if the church is using the property now.

Gene Barber said the church building is being utilized now.

Pete Frisina asked what the long term plans for the property are.

Gene Barber said the church would like to work their way out of that property and that is why when we talked about commercial at the intersection earlier if some of our property could be included for commercial that would be beneficial in getting us out of the property and the rest of the property could possibly be used for something else like the property next to Mill Pond Manor Subdivision.

Pete Frisina said we do have several building and an existing parking lot on that corner.

Doug Powell asked if the church is on a historic registry.

Gene Barber said it was not on a historic registry and his concern is in the future when the building may not be used is when a building starts to deteriorate.

Joe Pritchett said the widening of the road with a median makes it hard to get into the property from the New Hope property.

Pete Frisina said the situation is we have three non-residential buildings and a parking lot existing on this property and they are not going to be used a residence and we have to take that into consideration. He added that we should consider this property for some adaptive reuse since it is already nonresidential considering a use which is compatible with the area.

Doug Powell said we have talked about a separate overlay for the intersection with architectural controls.

Chairman Gilbert said the character of the architecture we liked looked like an old fashion downtown.

Pete Frisina said the discussion was heavier commercial uses on the northwest and southwest corners with lighter uses on the northeast and southeast corners.

Chairman Gilbert said we are not looking at the rest of SR 85 at this time but what is going to happen further north.

Mark Porter said that is why he is here tonight and he owns the nursery on the corner of SR 85 and SR 85 Connector and he would like some consideration for commercial on his property.

Pete Frisina is the kind of use we like to see in the southern portion of the County as it maintains the rural character.

Tim Thoms asked if the GA DOT had decided what to do with the property on the southeast corner of SR 85 and SR 74.

Pete Frisina said he would ask Phil Mallon if there is any news on the property.

Doug Powell said the utility line is the proposed boundary for non-residential to the south of the intersection.

Pete Frisina said just because you change the land use at the SR85 and SR 74 intersection it doesn't mean you have to change the entire corridor because you can only have so many gas stations.

Mark Porter said we 22 acres there and we need to be able to use our property for some other than just holding the earth together and a portion of our property is zoned R-20 and I guess we could develop small houses on small lots and that is not our intent but we would like a better use on our property.

Tim Thoms said as a citizen I wish the County would look at the area up to SR 85 Connector.

Jim Graw said I agree as there will be pressure to develop because if someone comes in for commercial on that corner and we don't have something in place on that property and we may be forced into some decisions we do not want to make so I would like to see use dio something all the way to the connector.

Pete Frisina said try to finish SR 74 and SR 85 first.

Doug Powell said we are looking at a hefty donation so we can make it all a park.

Gene Barber said if the church had the ability to use the property with SR 74 frontage we probably work out something. He added that he had approached the County sometime back about purchasing some of this property.

Pete Frisina said that is all I have at this time.

Gene Barber asked if the property owners on the northwest corner had come back to the County yet.

Pete Frisina said they have not come back yet but that is still one of the areas we are looking at for commercial and the zoning district we have in mind here would not allow fast food restaurants.

Gene Barber said would much more at the church's front door and creates a bigger concern for us.

Pete Frisina said we are looking at a special architectural character that resembles a small rural town.

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Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Jim Graw said so moved.

Chairman Gilbert said the meeting was adjourned at 8:15pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

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AL GILBERT, CHAIRMAN

ATTEST:

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Chairman Gilbert said the original watershed protection ordinance was adopted in the 80's based on encouragement from the State and later it was reduced from the original but the regional watershed district increased some of the regulations.

Joey Scanlon said you cannot tell the difference between the watershed protection buffer/setback from the portion of the lot outside of the buffer/setback because it is not like there is sudden transition between these areas and you are not standing in a swamp.

Pete Frisina said this subdivision will require a Preliminary Plat and then a Final Plat and Phil Mallon has made a comment of the alignment of the entrance road.

Joey Scanlon said that will have to be reworked and once again Environmental Health will have to approve every lot.

Brian Haren made a motion to approve the variance. Al Gilbert seconded the motion.

Brian Haren said this is similar to the previous subdivision and the issue is watershed protection areas.

Chairman Gilbert called the question. The motion passed 3-1. Bob Simmons voted in opposition to the motion and Doug Powell was absent.

OLD BUSINESS

5. Continue discussion of the land use plan for SR 74 south.

Pete Frisina said he wanted to recap the previous discussion points.

Brian Haren asked what the process is once the Planning Commission has made some decisions.

Pete Frisina said he would go back to the BOC with the recommendations and if the BOC feels comfortable they will instruct staff to move ahead with public hearings. He added that the Land Use Plan will be one of the items that will be changed by indicating certain properties for Office and he indicated those parcels on the map on the screen.

Chairman Gilbert recommended that the small parcel in front of the church property on the west side of the road be included in the plans for the intersection of SR 74 and SR 85.

Pete Frisina said he would not recommend that the parcel be included with the intersection plan because it was in the middle of the church property and not at the intersection.

Chairman Gilbert said whatever goes in across the road will most likely be part of the intersection plan.

Pete Frisina said he didn't think the plan would go that far north on SR 74 and he did not have a problem with Office on the small parcel but was not considering Commercial for the parcel.

Jim Graw asked Chairman Gilbert if he was suggesting taking that parcel out of consideration for Office.

Chairman Gilbert said he suggests making it part of whatever we do at the intersection and if we create a special zoning at the intersection apply it to the small parcel.

Bob Simmons asked if the church ever tried to buy that parcel.

Pete Frisina said Gene Barber who works with the church indicated at the last meeting that they had tried to buy it at some time.

Jim Graw asked why we are even considering that property for Office.

Pete Frisina said it was included because it is remnant property like some of the other properties we are looking at.

Jim Graw asked how big the property is.

Pete Frisina said it may have been an acre at one point but with the road widening it is probably less than an acre now.

Jim Graw said he didn't think that property needs to be considered.

Chairman Gilbert said that was his original thought.

Pete Frisina said he would remove that parcel from consideration for Office.

Jim Graw asked if the other properties we are looking at are at least an acre.

Pete Frisina said all the other properties are an acre or greater. He said that the current General State Route Overlay should provide the architectural regulations that apply to most of the other highways. He added that with his discussions with the officer at Mill Pond Manor there was the issue of the sidewalks not being connected along SR 74 and making the provision of sidewalks along those areas as part of the development requirements.

Chairman Gilbert asked if there are sidewalks at the church.

Brian Haren said it looks like there is, viewing a map on his iPad.

Jim Graw asked if there are sidewalks down to the intersection with SR 85.

Brain Haren said it appears there are.

Bob Simmons asked if they were installed by the State.

Brian Haren said the sidewalks stop just north of the church property on the west side of SR 74 and there are no sidewalks on the east side of SR 74 in this area.

Jim Graw asked where they stop on the east side.

Chairman Gilbert said it stops where the houses that front on SR 74 are located.

Brian Haren said the sidewalks only go up to the second entrance of Mill Pond Manor and not all the way to the houses that front on SR 74.

Pete Frisina said we would need some type of overlay district to get the sidewalks put in.

Bob Simmons asked if the County had a subdivision regulation that deals with sidewalks.

Pete Frisina said no there are not requirements for sidewalks.

Jim Graw asked if the County could make it a condition of zoning instead of an overlay requirement.

Pete Frisina said in the land use plan text we can address the sidewalks.

Chairman Gilbert asked how the County addressed that on the SR 74 North corridor.

Pete Frisina said he thought it was through the overlay district in the land use plan but he would have to check to make sure.

Bob Simmons asked if we know how many people are using the sidewalk now.

Pete Frisina said the person he spoke to in Mill Pond Manor said they would like to be able to walk to the school.

Bob Simmons asked if the residents had offered to generate the funds themselves to construct sidewalks.

Pete Frisina said not to my knowledge.

Jim Graw asked if residents generated the funds to build a sidewalk, who would own the sidewalk.

Pete Frisina said it would depend where the sidewalk is located in terms of right-of-way or private property.

Bob Simmons asked about the triangular property on the west side of SR 74 and is the person that proposing an office there looking to buy any of the adjacent property.

Pete Frisina said not to his knowledge. He added that he will review different regulatory options for the corridor and bring those to the next meeting. He said in terms of the intersection plan we were looking at the northwest and southwest corners as a commercial use.

Jim Graw said he saw a for sale sign on the property that is next to the new subdivision on SR 85.

Pete Frisina said we had talked about showing a land use of Office on the property next to the subdivision. He said he thinks we need to evaluate the northeast corner as there is a church site there now and while it is land used for residential it has never been a residence and we need to give that consideration to be repurposed for a light non-residential use.

Jim Graw asked where Starrs Mill is in relation to the church.

Pete Frisina said it was to the east of the church.

Jim Graw said do we need commercial on that northeast corner.

Pete Frisina said we need to acknowledge that the church has never been a house and is not likely to be used as one in the future as there are three building there and a large parking lot.

Chairman Gilbert said this intersection will require a unique zoning approach.

Pete Frisina said we had planned a special development district for the intersection with specialized architectural control.

Jim Graw said why we don't look at Office for the old church.

Pete Frisina said he would like to have more options so if somebody comes in with a use that fits the character of the area.

Bob Simmons said with a location like that he thinks the commercial people would jump on it right away.

Pete Frisina said he didn't want the heavier uses on the east side of the intersection but if a restaurant came that would be a good fit.

Chairman Gilbert said to serve alcohol you have to be so many feet from a church.

Bob Simmons asked how you would measure for alcohol.

Pete Frisina said it is not measured in a straight line it is measured along the right-of-way.

Chairman Gilbert asked if there is some way to know how the location of the churches will affect alcohol sales at this intersection.

Jim Graw asked what you think about commercial on that northeast corner with very tight controls.

Pete Frisina said we have to recognize that there are three buildings there with a parking lot and I don't think it will be used a house so we need be able to do something with the property.

Jim Graw said if we put Commercial on the northwest corner then we should land use an equal amount on the northeast corner.

Pete Frisina said we can treat the corners differently.

Jim Graw said one of these days if we allow commercial on the northwest and southwest corners someone on the northeast corner is going to want commercial and we are going to say no and we are going to end up in court.

Pete Frisina said the last time we discussed this area we were only looking at the northwest and southwest corners.

Jim Graw said that was not his opinion and he thinks putting a very tightly controlled Commercial area there might be a better solution.

Pete Frisina said that is a good approach because the buildings and parking are already there and he would like to see the historic buildings preserved and used.

Jim Graw said someone could use those buildings as part of a plan for the intersection.

Pete Frisina said preserving those building preserves the historic character of the area.

Brian Haren said he has been in the building and he didn't see an upscale business going into it but a small antique shop could work. He added that Starr Mill should set the character for the northeast corner.

Chairman Gilbert if he meant from an architectural perspective.

Brian Haren said from and architectural perspective and a use perspective because Starr Mill is the jewel of the County.

Jim Graw said he doesn't see a convenience store on the northeast corner himself and we have talked about convenience stores going on those other corners and the architecture would have to very tightly controlled and we have a zoning district called Limited Commercial with very few uses and we would need something new because we want tighter architectural controls than what is existing in the ordinance.

Pete Frisina said we established different regulations and architectural controls for each side of SR 74 North because we wanted different development on each side.

Jim Graw said he agrees with Brian Haren that whatever happens on the northeast corner will dictate development down to Starrs Mill.

Pete Frisina said we really don't want non-residential development down to the mill.

Jim Graw said we to look at the SR 85 and SR 85 Connector intersection too.

Pete Frisina said he did not want to get too far away from the SR 85 and SR 74 intersection. He added that we could talk to everyone that owns property on a corner on SR 85 and they will tell you they want commercial on their property and you to determine which intersection is the predominant intersection for that use and obviously it is this intersection.

Chairman Gilbert said southern Fayette County is that heavily populated and you have to have a certain number of residences to support the businesses.

Pete Frisina said convenience stores have the numbers with people driving by commuting.

Chairman Gilbert said that is encouragement for gas stations and he doesn't think we can just say we want one gas station on only one corner and we can control what it looks like but we can't control the type of business that goes there.

Pete Frisina said he thinks we can control the corners differently.

Bob Simmons said in his experience retail establishments need a certain number of roof tops in a certain radius and you have to be on the right side of the road.

Pete Frisina said there is a morning side and an evening side of the road for convenient stores.

Chairman Gilbert said he thought you need two gas stations down there because you have people commuting different directions and if we are limiting the number of gas pumps then we will have a mess if you don't have a second gas station.

Bob Simmons said RaceTrac and QuikTrip design their islands to get the maximum number of cars in there at one time.

6. Continue discussion of hoop houses and detached rooms.

Pete Frisina said he had spoken to the BOC at their last meeting about hoop houses and explained that in Article V the size of an accessory structure ranges from 1,800 square feet on lots less than five areas to 3,600 square feet on five acre and greater lots in residential zonings. He added that hoop houses don't meet the requirements for an accessory structure. He added that we have had two individuals in a residential zoning that have come to us to build hoop houses.

Jim Graw asked how big the second property is.

Dennis Dutton said there were two properties and they each were about seven acres or more in size.

Pete Frisina said the first individual had two lots that totaled about seven acres.

Chairman Gilbert said on five acres or greater you can have 3,600 square feet.

Pete Frisina said hoop houses still don't meet all of the requirements for an accessory structure under Article V and it will need to be amended to address hoop houses. He added that one of the points from the BOC was on lots of less than five acres we may not want a 1,800 square foot hoop house but once you get up to five acres a 3,600 square foot hoop house wasn't a concern. He said the other issue is that if we allow hoop house that they be used for their intended purpose and that is to grow crops and not be a storage building for household junk and we need to make sure they are maintained.

Chairman Gilbert asked should we have a regulation that if they are not used for this purpose anymore they have to be taken down.

Pete Frisina said once it falls into disrepair is when we need to act on it.

THE FAYETTE COUNTY PLANNING COMMISSION met on April 17, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Brian Haren
Douglas Powell
Bob Simmons

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator/PC Secretary

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order and introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on December 19, 2013.

Doug Powell made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 3-0-2. Bob Simmons and Brian Haren abstained from the vote.

2. Consideration of the Minutes of the Meeting held on March 20, 2014

Jim Graw made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 4-0 -1. Doug Powell abstained from the vote.

OLD BUSINESS

3. Continue discussion of the land use plan for SR 74 south.

Chairman Gilbert said in his opinion he thinks this item could go back to the Board of Commissioners to see if they are ready to move to public hearings.

Pete Frisina said he agrees that he is ready take this back to the BOC for their opinion of the recommendations. He said he had sent out a map to the Planning Commission indicating the parcels that are recommended for Office designation on the Future Land Use Plan Map and a map indicating the recommended sidewalk extensions. He handed out proposed text for the Land Use Element of the Comprehensive Plan and the General State Route Overlay Zoning in the Zoning Ordinance. He summarized the proposed text for the Land Use Element of the Comprehensive Plan as follows:

- Create a SR 74 South Overlay District area between Redwine Road and SR 85;
- This road provides traffic connection to the southern portion of Peachtree City;
- The road has recently been widened from two lanes to four lanes;
- The existing development is mostly residential;
- The future development goals are discussed including maintaining traffic flow, maintaining aesthetics, promoting economic expansion/jobs and protect residential areas;
- The existing General State Route Overlay will apply to office development on this corridor; and
- The requirement of sidewalk installation with the development of properties for nonresidential development;

Pete Frisina said when the road was widened sidewalks were built by GDOT on both sides of the road, but a gap was left in the sidewalks and they do not run the full length of this Overlay District area. He said this was a result in GDOT switching from an Urban Profile with curb and gutter and sidewalks, to a Rural Profile with vegetated ditches and no sidewalks, and then back to an Urban Profile with curb and gutter and sidewalks. He added that the recommendation is sidewalks be built as a requirement when properties are developed for nonresidential uses.

Jim Graw asked if there is enough State right-of-way for sidewalks.

Pete Frisina said there may not be enough right-of-way in the Rural Profile area so the County will have to work with GDOT. He added that if there is not enough right-of-way the two options are requiring additional right-of–way for the sidewalks or get an easement for sidewalks. He said Fayetteville is installing sidewalks on SR 54 and in some areas the sidewalk is between the road and the ditch and in other areas the sidewalk is behind the ditch.

Brian Haren asked why we need to get GDOT's blessing to build these sidewalks.

Pete Frisina said if we get into their right-of-way we will need to get an encroachment permit from GDOT.

Jim Graw asked from the edge of the pavement how much right-of-way is there.

Pete Frisina said about 25 feet in the Rural Profile area which is to the back of the ditch.

Doug Powell asked if the sidewalk would have to turn away from the road in the Rural Profile areas to the back or behind the right-of-way or could they stay straight along the roadway.

Pete Frisina said it is up to GDOT on whether the sidewalk is placed in front of the ditch or behind the ditch. He added that the sidewalks could go in the required 50 foot front landscape area.

Chairman Gilbert said that Bill McNally has said some time ago that these large estate lots with large houses built many years ago will probably be areas for redevelopment because people will not be able to afford these estates in today's market and we are probably going to see more of this in the future as these residents want out.

Brian Haren asked Pete Frisina what his experience was with GDOT in these circumstances.

Pete Frisina said he does have any experience because the County has not done something like this in the past and that is why he had contacted the individual at Fayetteville because they have done sidewalk projects with GDOT.

Jim Graw said these properties may not all develop at the same time may not develop at all and what do we do if the sidewalks don't get completed.

Pete Frisina said this is the problem communities face when they require the piece meal development of sidewalks but you hope it gets completed overtime.

Jim Graw asked if we could ask GDOT to build the sidewalks.

Pete Frisina said he doubts that GDOT would come back and build sidewalks because they would have built them when the road was constructed if they could have. He added that portions of the gaps in the sidewalks are not in the areas proposed for Office and the County will need to figure out how to make these connections and the sidewalks the County will require to be built will have to meet all applicable standards and the County will have to maintain the sidewalks. He said the requirement for the sidewalks will be a section of the General State Route Overlay Zone specific to the SR 74 South Corridor as he didn't want create an Overlay Zone specifically for SR 74 South when the only thing different is the requirement for sidewalks.

Chairman Gilbert asked if the Planning Commission was ready to send this back to the BOC.

It was the consensus of the Planning Commission to send this item back to the BOC for their review.

Doug Powell said he had a suggestion of adding to the text of the Land Use Element that the sidewalks would increase pedestrian access to the existing residential communities on SR 74 south and especially to the tri-school complex.

Brian Haren asked if we require sidewalks, how it will impact these smaller lots.

Pete Frisina said on the smaller lots the solution there is to put the sidewalk in the landscape area with an easement.

Jim Graw asked if we should limit the uses in O-I allowed in this corridor.

Pete Frisina said he wouldn't recommend restricting the O-I uses in the corridor.

Chairman Gilbert said if you have any corrections please send them to Pete Frisina by next Wednesday.

4. Continue discussion of hoop houses and detached rooms.

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Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Jim Graw said so moved.

Chairman Gilbert said the meeting was adjourned at 9:00pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

_____
AL GILBERT, CHAIRMAN

ATTEST:

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