

**THE FAYETTE COUNTY PLANNING COMMISSION** met on June 5, 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

**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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**PUBLIC HEARING**

- 1. Consideration of Petition No. T-018-14, Skyway Towers, Owner, and Frank Romeo, PM&A, Agent, request a reduction of the requirements of Sec. 5-46. Standards for Telecommunications Antennas and Towers to develop a 185 foot Monopole Telecommunication Tower. The request is to reduce the 1,000 foot setback from an adjacent municipality to 114 feet. This property is the site of Fayette Self Storage located in Land Lot 168 of the 5th District and fronts on New Hope Road and SR 85 North.**

Kristen Lurer said she works with Frank Romeo and PM&A and the site is located at 112 New Hope Road. She added that a tower application was approved for the site in 2011 for T-Mobile and they never built the tower so the approval expired. She said now the ordinance has changed and a 1,000 foot setback from a municipality is required and this is the one issue we could not meet but we meet all other setbacks and there is no area on this property were we can meet the 1,000 foot setback. She stated we are requesting that you recommend approval of the reduction to the 1,000 foot setback.

Chairman Gilbert asked if anyone from the public wished to speak regarding this petition. Seeing none he brought it back to the board.

Jim Graw asked if this tower was previously approved.

Pete Frisina said it was.

Chairman Gilbert asked if this request will go the Board of Commissioners.

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Pete Frisina said it does for final action and the Planning Commission will make a recommendation.

Doug Powell asked if we ever got any input from the City of Fayetteville.

Pete Frisina said to date he has no comments from the City of Fayetteville.

Doug Powell asked if we have in fact informed them of this petition.

Pete Frisina said we have notified the City.

Brian Haren asked why was the first tower that was approved not built.

Kristen Lurer said she does not know why the first tower wasn't built for T-Mobile but they have committed to locate on this tower.

Brian Haren asked if it was T-Mobile that had the approval for the first tower.

Pete Frisina said they were anchor tenant.

Kristen Lurer said she believes Skyway Towers had the first approval.

Brian Haren asked if tower wasn't built because T-Mobile either didn't commit or backed out.

Kristen Lurer said she didn't know if it was funding and she could not speak for T-Mobile but Skyway Towers knew this was a good site and finding tenants would not be a problem and now AT&T and T-Mobile have committed.

Jim Graw asked if anything had changed from the previous tower approval.

Kristen Lurer said everything is the same except for the ordinance change for the 1,000 foot setback from the city and that is the only thing we cannot meet.

Brian Haren asked if there has been any public input from the balloon test.

Pete Frisina said he has received no input from the public regarding the balloon test.

Doug Powell said he was pleased with the balloon test photographs and the tower will have a low signature and wouldn't be too disruptive to anyone in the area.

Bob Simmons asked if you have any idea how many other towers are in the immediate area.

Kristen Lurer said she knows there are no other towers within 1.47 miles of this site.

Brian Haren asked if there any issues with the distance requirements from other towers.

Pete Frisina said the only requirement that can't be met is the 1,000 foot setback from the city.

Jim Graw made a motion to recommend approval of Petition T-018-14. Bob Simmons seconded the motion. The motion passed 4-1. Doug Powell voted in opposition.

2. **Consideration of Amendments To The Land Use Element Text And Future Land Use Plan Map of The Fayette County Comprehensive Plan for The Area on State Route SR74 South regarding Office use designation.**
3. **Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, Regarding Article VII. Conditional Uses, Nonconformances, Transportation Corridor Overlay Zone, And Commercial Development Standards, Sec. 7-5. Transportation Corridor Overlay Zone, C. General State Route Overlay Zone regarding SR 74 South.**

Chairman Gilbert said the next two items are the amendments to the Comp Plan and Zoning Ordinance regarding SR 74 South.

Pete Frisina said this is the land use pattern staff and the Planning Commission had been discussing at the last few meetings and this was brought up by a property owner in that area that wants to convert a house into a medical office. He said the property owner went before the BOC and the BOC was in favor of looking at the entire SR 74 South corridor in regards to Office land use. He added that here was some input from residents in the area as he had contacted the officers of the subdivisions in this area. He said in the Land Use Element we have created a SR 74 South Overlay District which discusses what we expect to develop there, the amount of property for Office land use, the existing development pattern and the goals of maintaining efficient traffic flow, enhance the esthetics, provide economic expansion with jobs that are commiserate with the educational level of Fayette County, and protect residential areas. He added that the General State Route Overlay Zone would apply to this area and a paragraph specific to the SR 74 South Corridor is being added addressing the requirement for sidewalks on these office properties when they are developed. He said the purpose for the sidewalks is because when GDOT widened the road they built sidewalks on portions of the roadway leaving a gap in the middle were these proposed office properties are located and as they develop they will build their portion of sidewalk so the existing portions of sidewalks will be someday connected. He added that the Future Land Use plan map will be amended to show the Office designation on the properties.

Chairman Gilbert asked if anyone from the public wished to speak regarding these items. Seeing none he brought it back to the board.

Doug Powell made a motion to recommend approval of the amendment to the Land Use Element Text and Future Land Use Plan Map. Jim Graw seconded the motion. The motion passed 5-0.

Doug Powell made a motion to recommend approval of the amendment to the Zoning Ordinance. Brian Haren seconded the motion. The motion passed 5-0.

**4. Consideration of Minor Subdivision Plat of The Melinda M. & Herman D. Johnson Estate, Melinda M. & Herman D. Johnson, Owners. The property will consist of two (2) residential lots and is zoned A-R and is located in Land Lot 73 & 88 of the 4th District and fronts on Grant Road.**

David Johnson said he and his wife own the property and they are creating two five acre A-R lots.

Doug Powell made a motion to approve the Minor Subdivision of Melinda M. & Herman D. Johnson Estate. Brian Haren seconded the motion. The motion passed 5-0.

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Doug Powell made a motion to adjourn.

Chairman Gilbert said the meeting was adjourned at 7:30 pm.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY



AL GILBERT, CHAIRMAN

ATTEST:

