

**THE FAYETTE COUNTY PLANNING COMMISSION** met on January 16, 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. Chairman Gilbert introduced the Commission Members and Staff.

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**1. Swearing in of New Planning Commission Members**

Pete Frisina administered the Oath of Office to Brian Haren and Bob Simmons.

**2. Election of the Chairman**

Doug Powell made a motion to nominate Al Gilbert as Chairman and Jim Graw seconded the motion. Doug Powell made a motion to close the floor to nominations, Jim Graw seconded the motion and the motion passed unanimously. The motion to elect Al Gilbert as Chairman passed 4-0-1 with Al Gilbert abstaining from the vote.

**3. Election of the Vice-Chairman**

Doug Powell made a motion to nominate Jim Graw as Vice-Chairman and Al Gilbert seconded the motion. Doug Powell made a motion to close the floor to nominations, Al Gilbert seconded the motion and the motion passed unanimously. The motion to elect Jim Graw as Vice-Chairman passed 4-0-1 with Jim Graw abstaining from the vote.

**4. Election of the Planning Commission Secretary**

Doug Powell made a motion to nominate Dennis Dutton as Planning Commission Secretary, Jim Graw seconded the motion and 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.

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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.

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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 area 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 it 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,

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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.

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Pete Frisina said a hoop house of this size is not going to be allowed in a residential zoning district and this area was blanket zoned R-20 in 1980. He said Joe is a local grower and he sells produce in the old bank parking lot on the square.

Jim Graw said it is like an accessory structure.

Pete Frisina said it is like an accessory structure but it is a temporary structure.

Joe Wayton said it is a Federal program and he gets the hoop house from them and doesn't want to put it and somebody from the County to tell him to take it down.

Pete Frisina said the size of the hoop house is much larger than what is allowed in a residential zoning district.

Doug Powell asked how large is the hoop house?

Joe Wayton said about 4,800 square feet and is about 12 or 13 feet high in the center.

Brian Haren asked if making the hoop house a permanent structure would make any difference.

Joe Wayton said he didn't want to make it a permanent structure because you should move it every four or five years.

Jim Graw read the definition of an Accessory structure from the zoning ordinance as follows:

*Accessory.* A use or structure customarily incidental and subordinate to the principal use or structure and located on the same lot as such principal use or structure.

Doug Powell said that tells him you need a principal structure before you can have an accessory structure.

Chairman Gilbert said can we designate a property as a farm.

Pete Frisina said we don't have anything in the ordinance to address something like that.

Chairman Gilbert said we may have to come up with something.

Doug Powell suggested creating something new in the ordinance.

Pete Frisina said even properties in A-R are restricted in the number and size of accessory structures unless you have more than 10 acres.

Sam Dark said people are willing to pay more for produce grown locally and organically.

Pete Frisina said he would still need to go before the BOC for their input.

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Joe Wayton said the Federal government is pushing urban agriculture and there several places that have these hoop houses.

Pete Frisina said he would be interested in other ordinances to review.

Joe Wayton and Sam Dark said they would provide some other jurisdictions to review.

Chairman Gilbert said we should contact the Extension Service.

Doug Powell said the Federal program could have some model regulations we could look at.

Sam Dark said they had rezoned 15 acres in Clayton County back to agriculture and were able to build the hoop houses.

Bob Simmons suggested contacting Serenbe and Chattahoochee Hills for regulations.

Jim Graw asked what the size of an accessory structure on a one acre lot.

Doug Powell replied 1,800 square feet.

Jim Graw suggested creating a specific use in a zoning district for these hoop houses.

Pete Frisina said we need to determine if we want to allow this and how we want to control it if we want to allow it and any information that Joe and Sam could provide from other jurisdictions would be helpful.

Jim Graw said he would like to allow this but not at 4,800 square feet.

Joe Wayton said 1,800 square feet is not big enough for his needs.

Pete Frisina said we will gather some information and get back with the Planning Commission for more discussion.


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

Doug Powell said so moved.

Chairman Gilbert said the meeting was adjourned at 8:30 pm.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

  
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**JIM GRAW, VICE-CHAIRMAN**

**ATTEST**   
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