

Meeting Minutes 7/18/2024

THE FAYETTE COUNTY PLANNING COMMISSION met on July 18, 2024, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John H. Culbreth Sr., Chairman
John Kruzan, Vice-Chairman
Danny England
Jim Oliver
Boris Thomas

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator (absent)
Maria Binns, Zoning Secretary
E. Allison Ivey Cox, County Attorney (absent)

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

Debbie Bell requested to amend the agenda by including items 5a. and 5b. to add the following Final plats; Minor Final Plat of Jamie A. White Wyatt (362 Lee's Mill Road) and Minor Final Plat of Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). ***Danny England made a motion to approve the amended agenda by including items 5a. and 5b. to add the following Final Plats; Minor Final Plat of Jamie A. White Wyatt (362 Lee's Mill Road) and Minor Final Plat of Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). John Kruzan seconded the motion. The motion carried 5-0.***

4. Consideration of the Minutes of the meeting held on June 6, 2024. ***Danny England made a motion to approve the minutes of the meeting held on June 6, 2024. Jim Oliver seconded the motion. The motion carried 5-0.***
5. Approval of the Minor Final Plat of Jamie A. White Wyatt (362 Lee's Mill Road). Deborah Bell stated item 5a. The plat came before the board for rezoning a couple of months ago and one of the conditions from zoning was to recombine the plat. It has been reviewed and approved by staff. John Culbreth asked for a motion. ***John Kruzan made a motion to approve the Minor Final Plat for Jamie A. White Wyatt (362 Lee's Mill Road). Danny England seconded the motion. The motion carried 5-0.***

6. Approval of the Minor Final Plat for Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). Ms. Bell stated that item 5b. this plat is a condition of the rezoning for this project, she reminded the board if they recall it from the last meeting, there were multiple parcels. She states this plat combined all of the parcels that were subject to this on the west side of the road into a single parcel and also combined the parcels on the east side of the road into a single separate parcel and this is now meeting the conditions of that rezoning. John Culbreth asked if anyone had any questions, but no one responded. Then he asked for a motion. ***Dany England made a motion to approve the Minor Final Plat for Veterans Pkwy and Lees Mill South, LLC (Tract II-A and Tract II-B). John Kruzan seconded the motion. The motion carried 5-0.***

PUBLIC HEARING

7. Consideration of Petition No. 1350-24, Yvonne C. Kendrick, owner; Randy Boyd, agent; requests to rezone 1.91 acres from C-H (Highway Commercial) Conditional to C-H (Highway Commercial) for the purposes of developing as a commercial property. Property is located in Land Lots 69 & 70 of the 5th District and fronts South of 961 Highway 85 S. Ms. Bell explained this property is already surrounded by other C-H properties and the future land use map is C-H, she showed the board a clean look of the property and an environmental map showing there are not environmental features that will impact this property or the development of it. She also shows the topo map where she explains it is fairly level with a gentle slope to the west. It is located on the State Route Overlay but is undeveloped land and was recently rezoned from A-R to C-H Conditional in 1987, it has some unusual conditions for that type of zoning, Condition Petition No. 87-655. Condition No. 1; The use of the subject property should be limited to office, retail, and personal service uses. This is in conflict with C-H Zoning because it typically permits other uses. Staff recommends deletion of this condition. Condition No. 2; To provide an undisturbed buffer measuring at least fifty (50) feet in depth along the south (side) property line. The zoning ordinance requires a 50-foot buffer when nonresidential zoning abuts a residential district, this condition is not needed. Staff recommends deletion of this condition. Condition No. 3; To provide and maintain off-street parking on the property during any construction project. Georgia DOT would not allow construction traffic to park on the right of way, so this condition is not necessary. Staff recommends deletion of this condition. Condition No. 4; The exterior illuminating sources shall not be directly visible from adjoining street properties. Exterior lighting is addressed in the development regulation and that is something I typically review with a commercial project, specifications, and cut sheets. Staff recommended deletion of this condition. However, if there is still concern about exterior lighting, the condition may be amended to specify that all lighting shall be cutoff-type fixtures. Ms. Bell thinks is a fairly standard type of fixture in the commercial industry but again we reviewed that to make sure it's not light trespass on the road. John Culberth asked if the petitioner was present. Mr. Boyd, agent spoke stating he represents Ms. Kendrick, they bought the property 22 years ago, and her husband was a dentist in the city, he passed away a few years ago and she wants to sell the property. Jerry Battle is the purchaser and has plans to build a business where he will be installing lights and sounds in the south metro area for emergency vehicles. Mr. Boyd showed a schematic where he pointed out what Mr. Battle wanted to do. He explained he wanted to remove the conditions of the zoning. Mr. Culbreth asked if anyone was

in favor of the petition, but no one answered, then he asked if someone was in opposition, and again no one opposed. Jim Oliver asked if the location of the property was behind the trailers for less, and Ms. Bell responded it was around that location. The parcel to the south that was originally part of this parcel was separated and it went through the same process a few years ago to allow the construction of the self-storage unit. Mr. Boris Thomas asked because of the type of business the company provides noise abatement.? Mr. Boyd replied there is some source of the device where you don't hear the sound, but the machine will tell you if it needs adjustment and they will go and test it on the field, not on the property. Mr. Battle has some consideration about the noise since there have been complaints already about the property as it is now. Mr. Thomas asked how far the testing location would be from a residential zone.? Mr. Boyd responded he would assume he would go to the interstate probably because he has to test it obviously. Mr. Culbreth asked the board if they had any questions on the removal of the conditions.? No one responded, and then he asked for a motion of the petition. ***Jim Oliver made the motion to recommend approval of Petition 1350-24 with no conditions and Danny England seconded the motion. The motion carried 5-0.***

ADJOURNMENT:

Jim Oliver moved to adjourn the meeting. Danny England seconded. The motion passed 5-0.

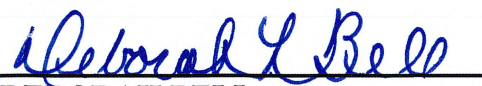
The meeting adjourned at 7.14 p.m.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



**JOHN CULBRETH, SR.
CHAIRMAN**

ATTEST:



**DEBORAH BELL
DIRECTOR, PLANNING & ZONING**