

THE FAYETTE COUNTY PLANNING COMMISSION met on July 16, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Brian Haren, Vice-Chairman
Al Gilbert
Arnold L. Martin, III

CITIZENS PRESENT: John Culbreth

STAFF PRESENT: Pete Frisina, Director Community Services

Welcome and Call to Order:

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

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1. Consideration of the Minutes of the Meeting held on July 1, 2015.

Al Gilbert made a motion to approve the minutes. Arnold Martin seconded the motion. The motion passed 4-0.

2. Discussion of the SR 74 Overlay District, Overlay Zone and the BTP zoning district.

Pete Frisina said a developer is looking at developing property on the west side of SR 74 close to Kirkley Road. He added that the area is in the SR 74 Overlay District and Overlay Zone and the study area encompasses both sides of SR 74 north from Sandy Creek Road to the county line with Fulton County. He said the Business Technology Park (BTP) area is on the west side of SR 74 north from Kirkley Road to the county line and it basically contains three (3) large parcels, one of which is in the Town of Tyrone. He stated that the study of the area was triggered by the rezoning of one of these parcels by the Town of Tyrone where the front portion of the property was rezoned for office use the rear portion was rezoned for light industrial use and this pattern was taken consideration when the County developed the BTP land use designation and zoning district. He said the development pattern requires a collector road to be built by the developers that will run through the three properties parallel with SR74 from Kirkley Road to Landrum Road in Fairburn. He added that he had worked with the Town of Tyrone and Fairburn to also require this parallel road but all of the individuals he had worked with no longer work for these jurisdictions so it would be important to contact these jurisdictions to determine if they are still in agreement with this proposed road. He said there is a multi-jurisdictional SR 74 corridor study that is in the process and the study is being facilitated by the Atlanta Regional Commission and the purpose of his study is to coordinate efforts to improve traffic efficiency on SR 74 as an access to Interstate 85.

Al Gilbert said on the east side of SR 74 is a similar requirement for a parallel road through office development.

Pete Frisina said it is not required to be a road with dedicated right-of-way but more of a service drive that will connect the developments.

Al Gilbert said the service drive will help keep traffic off of SR 74.

Pete Frisina said we also wanted to limit those three large parcels on the west side of SR 74 to one (1) curb cut each and the parallel road would provide inter-parcel access and promote a subdivision type development with internal streets. He said Storage Xxtra which has a location on SR 85 north is developing a self-storage facility on a parcel in Tyrone located at the corner of SR 74 and Kirkley Road. He stated that they want to continue the development into the BTP area with their multi-tenant business center. He said he had compared the uses permitted in the Storage Xxtra facility under the Planned Unit Development- Planned Small Business Center (PUD-PSBC) and what uses would be allowed in the BTP zoning district as follows:

Proposed Uses from the O-I, C-C, and C-H zoning districts for Buildings 2 and 3:

Art studio, including ceramic art studio **(not allowed)**

Bakery **(Support uses: Restaurant/restaurant take-out – limited to 20 % of multi-tenant buildings)**

Catering service, including individual take-out - no dine in, drive in, or drive thru **(Support uses: Restaurant/restaurant take-out – limited to 20 % of multi-tenant buildings)**

Church or Other Place of Worship -excluding outdoor recreation, parsonage, cemetery or mausoleum, and daycare facility in conjunction with a church **(not allowed)**

Copy shop **(Support uses: Blueprinting, graphic, and/or copying service– limited to 20 % of multi-tenant buildings)**

Day spa **(not allowed)**

Dental office **(Permitted uses: Business, professional, and/or government offices)**

Educational/instructional/tutorial facilities, including, but not limited to: academic, art; computer; dance; driving and/or DUI; martial arts; music; professional/ business/trade; and similar facilities. **(Permitted uses: Educational/instructional/tutoring facilities)**

Florist **(not allowed)**

Gift shop **(not allowed)**

Insurance carrier, agent, and/or broker **(Permitted uses: Financial, credit, real estate, and/or insurance establishments)**

Jewelry shop **(not allowed)**

Laboratory, medical and/or dental **(Permitted uses: Scientific, medical, and/or research laboratories)**

Legal uses **(Permitted uses: Business, professional, and/or government offices)**

Massage therapy (**In context with a medical procedure it would be allowed under Permitted uses: Business, professional, and/or government offices – in context with a day spa it would not be allowed.**)

Medical office (**Permitted uses: Business, professional, and/or government offices**)

Messenger/courier service (**could be related to Permitted Uses: Business support centers and/or call centers – should amend to clarify**)

Office equipment sales and/or service (**Support uses: Office and/or computer supplies– limited to 20 % of multi-tenant buildings**)

Office, including, but not limited to: accounting uses; business credit companies; event planner; non-profit; nurse staffing; private investigator; teleconferencing center; temporary staffing agencies; financial uses; property management; travel agency; or ticket office. (**Permitted uses: Business, professional, and/or government offices**)

Personal uses, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling uses; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; or tanning salon. (**Support uses: Personal services– limited to 20 % of multi-tenant buildings**)

Printing, graphics and reproduction (**Permitted uses: Publishing and/or printing**)

Professional uses - including, but not limited to: accounting; advertising and marketing research uses; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; commercial art or drafting service; consulting uses; engineering firms; internet and web hosting firms; payroll uses; photographic uses; research uses; specialized design uses; telemarketing; and translation and interpretation uses. (**Permitted uses: Business, professional, and/or government offices**)

Real estate agent and/or broker (**Permitted uses: Financial, credit, real estate, and/or insurance establishments**)

Retail establishment (**not allowed – only retail use is (Support uses: Convenience store (no gasoline sales)**)

Shoe repair (**Support uses: Personal services – limited to 20 % of multi-tenant buildings**)

Stenographic or typing uses (**could be related to Permitted Uses: Business support centers and/or call centers – should amend to clarify**)

Jewelry shop (**not allowed**)

Self-Storage Facility (Conditional Use) Behind Offices: - Self-storage units behind the tenant space can be used in conjunction with the tenant or can be used independently by another entity if the tenant does not require storage space. In the case of independent use the storage unit shall not be used to store materials (substances, chemicals, compounds, etc.) that could be harmful to the occupants of the offices. Our lease specifically prohibits storing “explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods which would cause danger or nuisance” to anyone or any portion of the

property. (This would be allowed with storage space being used in conjunction with the tenant but not as an independent self-storage space)

Proposed Uses from the M-1 zoning district for Buildings 5 and 6:

Appliance sales and/or repair **(not allowed)**
Book binding **(Permitted uses: Publishing and/or printing)**
Building construction/contracting and related activities **(not allowed)**
Cabinet manufacturing, sales, repair and/or installation **(Permitted uses: Light manufacturing and/or fabricating and/or assembling of products)**
Car wash and/or detailing facility **(not allowed)**
Copy shop **(Support uses: Blueprinting, graphic, and/or copying service– limited to 20 % of multi-tenant buildings)**
Delivery and/or courier service **(could be related to Permitted Uses: Business support centers and/or call centers – should amend to clarify)**
Electronic sales and/or repair **(not allowed)**
Engraving **(not allowed)**
Flooring sales & installation **(not allowed)**
Freezer locker service **(not allowed)**
Freight express office **(could be related to Permitted Uses: Business support centers and/or call centers – should amend to clarify)**
Glass sales **(not allowed)**
Home furnishings and accessories **(not allowed)**
Insecticide sales and/or storage **(not allowed)**
Janitorial service and/or supply **(not allowed)**
Land development firms **(not allowed)**
Land surveying service **(Permitted uses: Business, professional, and/or government offices)**
Landscaping service **(not allowed)**
Locksmith **(Support uses: Personal services– limited to 20 % of multi-tenant buildings)**
Magazine publication & distribution **(Permitted uses: Publishing and/or printing)**
Office equipment service and repair **(could be related to Permitted Uses: Business support centers and/or call centers – should amend to clarify)**
Pest control **(not allowed)**
Printing plant **(Permitted uses: Publishing and/or printing)**
Radio studio **(Permitted uses: Television/radio broadcasting studio, movie/media productions and/or telecommunication)**
Restaurant supply **(not allowed)**
Security system service **(Permitted uses: Business, professional, and/or government offices)**

Television studio/media publications (**Permitted uses: Television/radio broadcasting Page studio, movie/media productions and/or telecommunication**)

Uniform uses (**could be related to Permitted Uses: Business support centers and/or call centers – should amend to clarify**)

Warehousing and/or distribution (**Permitted uses: Warehousing, wholesaling and/or distribution of products and/or merchandise, but not including, retail sales of consumer goods such as are usually sold to the general public**)

Wholesaling (**Permitted uses: Warehousing, wholesaling and/or distribution of products and/or merchandise, but not including, retail sales of consumer goods such as are usually sold to the general public**)

Sign shop, construction of signs; including painted signs (**Permitted uses: Light manufacturing and/or fabricating and/or assembling of products**)

Architectural and/or design firms (**Permitted uses: Business, professional, and/or government offices**)

Engineering firm (**Permitted uses: Business, professional, and/or government offices**)

Self -Storage Facility (Conditional Use) Behind Offices (**This would be allowed with storage space being used in conjunction with the tenant but not as an independent self-storage space**)

Arnold Martin asked if equipment sales such as the tractor supply center would be allowed under the BTP zoning district.

Pete Frisina said it would not be allowed under the BTP zoning district.

Al Gilbert asked if a construction contractor such as drywall installation be allowed in BTP.

Pete Frisina said generally construction contractors would not be allowed in BTP.

Chairman Graw said so what Storage Xtra is asking us to do is determine which of these uses we would recommend allowing in BTP.

Pete Frisina said that is correct.

Chairman Graw said we may want to consider this because the County has not had anyone interested in developing in this area yet. He said there are other options beside the BTP zoning district such as O-I but the uses would need to be expanded, M-1 but that would allow heavier uses than BTP, or commercial but we probably don't want straight commercial up there because it opens it up to too many uses.

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Pete Frisina said the option we have is amending the BTP or looking at other zoning districts and that would include the Planned Unit Development- Planned Small Business Center (PUD-PSBC) zoning Storage Xxtra has on SR 85 north.

Chairman Graw said PUD-PSBC requires 10 acres.

Pete Frisina said they may get the total 30 acres.

Arnold Martin asked what the original intent for the BTP plan was for on SR 74.

Pete Frisina said the intent was to attract business technology businesses to create good jobs and preclude big box retail with numerous out parcels and curb cuts so as not to create traffic congestion.

Brian Haren asked what additional uses Storage Xxtra wants to be included in the BTP.

Pete Frisina said they have not specified those uses yet.

Al Gilbert said Storage Xxtra can offer a small businessman an inexpensive office space to rent and serve small private contractors such as electricians, plumbers, sheet rock installers, etc. that needs a small office with space to store equipment and tools.

Chairman Graw said the good thing is the developer has to put the connecting road system in when they develop the property.

Pete Frisina said we need to determine if the road requirements need to be amended and he would get with Phil Mallon for his input. He added that he needs to also talk to Tyrone and Fairburn to determine if they are still in agreement with the connecting road.

Chairman Graw said we need to be careful with adding uses to the BTP.

Al Gilbert said he would like to meet the Storage Xxtra representatives.

Arnold Martin said he thinks we need to meet with their representatives to discuss any possible amendments.

Chairman Graw again said we need to be careful with adding uses to the BTP. Chairman Graw asked why we wouldn't want to consider the PUD-PSBC for the SR 74 north area.

Pete Frisina said that is an option we can consider.

Brian Haren asked if the PUD-PSBC allows more commercial uses.

Pete Frisina said it allows you to request those uses in the PUD-PSBC but the County has to approve the uses and some uses could be excluded.

Arnold Martin said are we going away from the intent of the BTP area with the PUD-PSBC.

Pete Frisina said the two zoning district are similar but BTP is targeted toward technology businesses.

Brain Haren asked if it would be better to keep the BTP as is and also consider the PUD-PSBC for the area.

Arnold Martin said it gives the County more opportunity to consider both zoning districts.

Chairman Graw said one of the drawbacks of adding uses to BTP it then is allowed on all of the other properties.

Pete Frisina said the BTP concept is in place on SR 74 North and any changes will require amendments to the Land Use Plan and/or the Zoning Ordinance.

Arnold Martina asked what the developer's timeline for this project is.

Pete Frisina said the property owners would like to sell quickly but as I told the developer the County takes time to make these amendments.

Brain Haren said he would like to meet with the developer to discuss his project.

Pete Frisina said generally the uses in BTP do not meet what the developer wants.

The Planning Commission took no official action on this item and will continue the discussion at a future meeting.

3. Discussion of the SR 85 and SR 74 intersection.

Pete Frisina said staff and Planning Commission had worked on land use and zoning for this intersection but didn't finish the project. He said both State Routes are covered under an overlay but what we wanted to do was create a different overlay just for the four (4) corners.

Chairman Graw asked Pete Frisina to explain the concept of overlay zoning.

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Pete Frisina said an overlay zoning overlays the base zoning of a property with addition regulations to maintain certain standards over all of the properties for consistency such as a highway corridor which could cover setbacks, architectural character, etc. He added that every State Route has an overlay zone and some are specific and others are covered under the General State Route Overlay. He said our approach was to look at the four (4) corners with an overlay specific to those four (4) corners and remove them from the State Route Overlays.

Chairman Graw said the northwest corner is #1, the northeast corner is #2, the southwest corner is #3 and the Southeast corner is #4. He said if he remembers correctly, there is a triangular piece of property on the corner # 4 that is owned by GDOT.

Pete Frisina said he thinks that is correct and he would ask Phil Mallon if that is still correct. He said the triangle is the area of the old road bed of Padgett Road. He added that there is a power line that runs to the south of corner #3 which creates a good demarcation for a separation between a residential and nonresidential land use. He stated that approximately four (4) acres on corner #1 were discussed as Commercial.

Brian Haren asked if there was some sort of detention pond on corner #3.

Pete Frisina said from the aerials its looks like a small wetland or manmade pond.

Chairman Graw asked were the new subdivision is located in this area.

Pete Frisina said Southmill is to the west of SR 85.

Chairman Graw asked how far back from the road had we discussed commercial zoning going.

Pete Frisina said we discussed the four (4) parcels at the intersection and there are two (2) lots containing houses between this commercial area and Southmill Subdivision where Office could be appropriate.

Chairman Graw if we should continue with commercial all the way to Southmill.

Brain Haren said the office area would be a transition from commercial to residential.

Chairman Graw asked what we had proposed on corner #2.

Pete Frisina said that corner is a special situation as there is an existing church with a parking lot on this corner and it is close to Starrs Mill. He stated that we don't want something there that will detract from the historic character of Starrs Mill. He said it was discussed that an adaptive reuse of the church would help maintain the historic character but he didn't know if the age of the building would preclude it from meeting current building standards.

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Al Gilbert said the church believed that given its proximity to Starrs Mill that if the County purchased the church it could be used in conjunction with Starrs Mill to create a park.

Chairman Graw asked if we had discussed taking the commercial to the large parcel behind the church.

Pete Frisina said he didn't think we had proposed commercial for that parcel and we had discussed limiting the commercial uses on corner #2 because of Starrs Mill.

Brian Haren said there is a conservation area and path being discussed for the Starrs Mill and north along Whitewater Creek and last thing he would want to see is a path and canoeing route terminating into a convenience store and he agrees that we need to protect corner #2 in terms of what goes in there and how it looks.

Chairman Graw said we talked about a turn of the century character for the buildings at this intersection.

Al Gilbert said something similar to the architectural character of downtown Senoia.

Brian Haren said Starrs Mill is one of the most photographed mills in Georgia.

Arnold Martin said the mill dictates the period architectural character we want at the intersection.

Pete Frisina said the discussion was corner #1 and #3 is where the heavier commercial use could be located, corner #2 would have limited commercial uses and we did not come up with a good concept for corner #4.

Chairman Graw asked what has brought this discussion of the SR 74 and SR 8s intersection up again.

Pete Frisina said the real estate representative that brought it up before recently spoke to me and said they were still trying to market the property. He added that the Planning Commission had met with the property owners in this area a long time ago and they were told after SR 74 was completed the County would look at the land use at this intersection.

Chairman Graw said the reason we are putting so much thought into this intersection is it is the southern entrance into Fayette County and I want the County to be prepared when someone asks for a rezoning at this intersection.

Arnold Martin said with the film industry in our area, if we aid to that based on a plan for period architectural character it could even attract even more of that industry. He added that a new

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building can be covered in a façade that will give this period appearance. He asked how the County will control development to get this appearance.

Al Gilbert said we will use an overlay zone of some type.

Pete Frisina said Chairman Graw asked that the Limited-Commercial (L-C) Zoning District be given out for review as this is the zoning district we were considering for the intersection. He added in terms of a convenience store it limits it to six (6) gas pumps which are 12 fueling stations.

Chairman Graw said the L-C has not been used in the County yet.

Arnold Martin asked how many gas pumps the Quiktrip had.

Al Gilbert said 12 pumps which gives you 24 fueling stations. He added that he thinks corners # 1 and #3 should be allowed to have convenience stores because with four (4) lanes of traffic you want to discourage people from making turning movements across this road.

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

Chairman Graw said he is not in agreement with a convenience store on these two (2) corners, one on #1 and one on #3. He said he did agree with a convenience store on #1 only. He added a convenience store may take up close to an acre of land and if that is correct, that would leave little available land to develop on #3 for other uses such as restaurant, etc. He said he would like to see something other than convenience stores at this intersection.

Arnold Martin said the closet convenience store is located on SR 16 in Senoia.

Al Gilbert said the market is going to determine if two (2) convenience store are viable at this intersection but I think corners # 1 and #3 should be allowed have them.

Pete Frisina said there are about 8,000 cars a day on SR 74 and 10,000 to 11,000 on SR 85.

Brain Haren asked if the number of cars is reason enough to say there has to be a convenience store on one or both of those corners.

Pete Frisina said when open up these corners for commercial, a convenience store is probably going to be the first thing someone wants to build there. He added that you might only see one convenience store at first but over time a second one may come. He said a convenience store is a typical use at the intersection of major highways.

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Al Gilbert said keep in mind that the L-C will keep the convenience store small compared to the larger companies because of the requirements.

Pete Frisina said this is the overview of some of the ideas we had for this intersection and we basically need to pick up from there to complete the plan.

Chairman Graw asked were we calling this a historic district.

Pete Frisina said we were going to create some kind of special development district for a specific area located on the four corners of this intersection so the four (4) corners are regulated with similar architectural controls.

Brian Haren asked if we need to carry something further up SR 85.

Al Gilbert said he thinks we need to look at the SR 85 Connector intersection.

Pete Frisina said the County has fought commercial zoning at SR 85 connector twice.

Chairman Graw said he agrees that we look at the SR 85 Connector.

Al Gilbert asked the Planning Commission members to drive down in the area to get familiar with the intersection.

Pete Frisina said the uses in L-C are quite limited including Antique shop; Art and/or crafts studio; Bakery; Bank and/or financial institution; Barbershop and/or beauty shop; Book, stationery, and/or card shop; Clothing and accessories; Dance school and/or studio; Florist shop; Gift shop; Home furnishings and accessories; Jewelry shop; Laundry and/or dry clean pickup station; Medical/dental office (human treatment); Music teaching studio; Office (business and/or professional); Photography studio; Restaurant/restaurant takeout (no drive-through or drive-in allowed); and Shoe repair.

Al Gilbert said he thinks a hardware store would be a good use for the intersection.

Peter Frisina said that wouldn't be allowed in L-C

Arnold Martin said remembers coming to a BOC meeting for a rezoning for a convenience store and people brought up the fact that a convenience store draws a certain element that will hang out there and the perception was they were going to cause trouble.

Al Gilbert said we can limit the hours.

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Pete Frisina said that was hard to regulate.

Al Gilbert said a fitness center is a popular use.

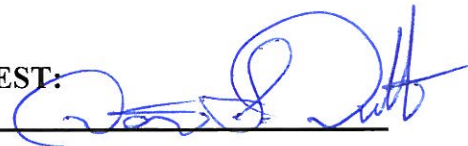
Peter Frisina said that wouldn't be allowed in L-C

Chairman Graw said the convenience store at SR 54 and Robinson Road is in character with what we are looking at for the intersection.

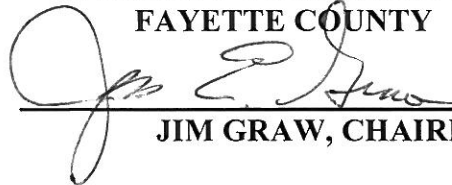
Pete Frisina said we will continue to work on the plan for this area and discuss it at a future meeting.

Al Gilbert made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 9:10 pm.

ATTEST:



**PLANNING COMMISSION OF
FAYETTE COUNTY**



JIM GRAW, CHAIRMAN