

THE FAYETTE COUNTY PLANNING COMMISSION met on December 3, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
John H. Culbreth
Al Gilbert
Arnold Martin, III

MEMBERS ABSENT: Brian Haren, Vice-Chairman

STAFF PRESENT: Pete Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the Planning Commission Meeting to order. Chairman Graw introduced the Commission Members and Staff. Chairman Graw told the Planning Commission Members and Staff that Brian Haren would be absent.

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1. Consideration of the Minutes of the Meeting held on November 19, 2015.

Al Gilbert made a motion to approve the minutes. John Culbreth seconded the motion. The motion passed 4-0. Brian Haren was absent.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Ubeda Retreat for Paul Wiley consists of five (5) single-family residential lots on 104.09 acres. The property is located in Land Lot 8 of the 4th District and fronts on Hardy Road.

Chairman Graw asked if anyone would like to speak to the technical aspects of the plat.

Paul Wiley stated that he would be happy to answer any questions by the Planning Commission.

Arnold Martin asked what type of buildings will be removed from Lot 3.

Paul Wiley replied that it is a dilapidated pole barn and a single stall horse barn.

Arnold Martin asked if there were any environmental issues.

Paul Wiley replied no.

Chairman Graw stated that the property looked difficult to build on.

Al Gilbert stated that there may be septic tank issues on some of the lots.

Paul Wiley said that he had done a perk test on the property. He added that he loves the back portion of the property and would never build on it. He stated that the plat shows five (5) building lots but he has no intention of building five (5) places out there. He said he subdivided the lots into five (5) acre tracts to stay within the confines of the ordinance. He added that the back would go into preservation and would not be developed. He stated that there will only be three (3) single-family residential homes built.

Chairman Graw asked if all lots perked.

Paul Wiley replied yes all that are on there.

Chairman Graw asked if all five (5) lots perked.

Paul Wiley replied four (4) lots perked one of the lots they're returning back to conservation and did not test.

Chairman Graw asked if Lot four (4) with 88 acres was being built on.

Paul Wiley replied no, that is the lot going into conservation.

Chairman Graw said if you build on Lot four (4) you're going to have a problem.

Chris Gruber stated that Lot four (4) was left once they subdivided the lots into five (5) acre tracts.

Paul Wiley stated that Lot one (1), two (2), and five (5) will have homes and Lot three (3) will have a pavilion/common area. He mentioned that all four (4) of these lots perked.

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

OLD BUSINESS

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

Pete Frisina introduced Melissa Harris. He told the Planning Commission that she has some concerns about the drive-thru window aspect being eliminated from the zoning districts.

Melissa Harris asked the Planning Commission why they are not allowed.

Al Gilbert stated that we're trying to keep fast food restaurants from the area.

Melissa Harris replied that she understood that point, but why this intersection cannot have a drive-thru.

Chairman Graw stated that Planning Commission is envisioning a historical district with 1900's type of structures. He said that this period did not have any drive-thru structures. He added that the Planning Commission wanted to be fair to the restaurants and they did not think drive-thru windows kept with type of environment they want down there.

Melissa Harris asked if the Planning Commission was trying to mirror downtown Fayetteville or Senoia.

Chairman Graw said that we could show you some pictures of what we envision.

Pete Frisina said that architecturally we want it to look like an old time downtown.

Arnold Martin stated the structures will be architecturally in keeping with the style of Starr's Mill. He said the mill is essentially driving the standards.

Melissa Harris asked how we are going to design a gas station.

Chairman Graw said that we have drawings of structures that we would like to have a gas station look like in keeping with the environment down there.

Al Gilbert stated that the district will also limit the amount of pumps.

Pete Frisina replied architecturally we like the look of the Flash Foods on Gingercake and Highway 54 and the other gas station on South Jeff Davis and SR 54.

Al Gilbert mentioned the gas station on Robinson Road and Highway 54 in Peachtree City.

Pete Frisina said that those convenience stores architecturally are what we're looking for.

Chairman Graw stated that the gas station will be small and according to the zoning ordinance gas station are limited to six (6) pumps. He said they will not be huge RaceTrac's and if they don't want to have six (6) pumps they don't have to locate there.

Melissa Harris stated that she lives in South Fayette County and the community wants gas stations, banks, and a Starbucks.

Chairman Graw said they can have all that, but no drive-thru windows. He said that everything Melissa Harris stated will be permitted down there.

Melissa Harris said that she doesn't see how the end user is going to be happy. She added that this will not be an easy task, the materials will be more expensive, and people want convenience down there. She asked why can't we use the same architectural standards and have a drive-through down there.

Al Gilbert stated part of the reason why we don't want the drive-through windows down there is because we don't want the fast food look. He stated that fast food establishments are welcomed down there but they will have to meet architectural standards. He added that if fast food establishments can't have a drive-thru window, how can we tell a bank they can have a drive-thru window.

Melissa Harris said she understood because that was the problem they had three (3) years ago.

Chairman Graw stated that the zoning category L-C Limited Commercial has been in existence for 18 years. He added that the category has not allowed drive-through windows since it was implemented.

Pete Frisina said is has not allowed drive-thru windows for restaurants.

Chairman Graw said that we felt that if restaurants can't have those then other facilities shouldn't have them either.

Arnold Martin said that the Starbucks in Peachtree City by the Avenue does not have a drive-thru window and is packed and is not hurting for business. He added that as years are progressing banks are doing less walk-in traffic and drive-thru because people are doing online banking. He mentioned that banks are removing brick and mortar buildings because traffic counts have gone down. He said that we want to keep the character of the area and attract business such as Starbucks but in the style we're envisioning. He added that we want to protect the area and if you open the door for one (1) then you have to open it up to the cleaners and then where does it stop. He concluded by keeping it in the period the period did not have a drive-thru window.

Al Gilbert stated that he has been on the Planning Commission for twenty-seven years and this is the first time we have been in an area that is pristine there is nothing there. He said that it gives the Planning Commission the opportunity to put in what they want. He added they are limited to what they can do in a lot of areas in the county because it is already developed. He said that once things are already established you must go with the flow. He stated that this is the Planning Commission's opportunity for an entry way into Fayette County to set a standard that is above anywhere else we have in the county.

Melissa Harris said that she loves the feel of Star's Mill and understands what the Planning Commission is trying to accomplish, and will take the information she has gathered to express it to her clients.

Chairman Graw said that he doesn't think prohibiting a drive-thru will be a deal breaker for Melissa Harris' client. He added that if the Planning Commission accomplishes what they envision the area will be very attractive to business.

Melissa Harris said that by coming to the meeting tonight she has gathered the knowledge needed to express the vision and sell that.

Arnold Martin stated based upon the per capita income of that area is going to have more personal banking needs where people will have to come inside instead of using the drive-thru to do quick transactions. He added that bank based upon the area could see an opportunity in the lending and mortgage division and could be the gateway to Fayette County.

Melissa Harris stated that she has been working on the area for 10 years and has built the Starr's Mill Professional Center. She said that she is very protective of the South Gateway of Peachtree City and Fayette County and does not want to be argumentative. She mentioned that she does love going through the drive-thru, but she thinks people will be respectful of the aesthetic vision the Planning Commission is trying to create.

Chairman Graw stated that the Planning Commission is trying to discourage strip-shopping centers down there and encourage individual structures. He added that we have some incentives in the proposed ordinance to help do that. He said that the lots weren't that big; one (1) lot is four (4) acres and the other two (2) lots that are buildable are three (3) and a half acres. He added that the southeast corner of the intersection that property belongs to the State, and there is nothing we can do about that.

Melissa Harris asked if that was the one with the four (4) houses on it.

Chairman Graw replied yes. He said that we really only have three (3) lots and the one (1) that we are really going to watch is the northeast near Starr's Mill because of Starr's Mill. He asked if that lot had four (4) acres.

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Pete Frisina replied that he didn't know, but he thinks Melissa Harris is looking at the northwest corner and it's about four (4) acres and will need to be assembled.

Chairman Graw stated that the lots are numbered northwest one (1), northeast two (2), southwest three (3) and southeast four (4). He asked if two was the four (4) acre lot.

Pete Frisina replied that it may be four (4) plus acres.

Chairman Graw said that one (1) is about four (4) acres and lot two is three (3) plus or minus.

Melissa Harris said that lot one (1) has 1.99 acres plus the triangle lot behind it; so it's about three (3) acres.

Pete Frisina said that he thought it was four (4) acres.

Melissa Harris said that the reason Pete thought it was more acres was because Fayette County Maps had it as four (4) acres.

Chairman Graw stated that there is not a lot of land on those three (3) corners to develop structures and uses we would like to see down there.

Melissa Harris stated that the traffic counts are not there yet. She said that there are not a million people knocking down the door because the traffic count is not at 10,000.

Chairman Graw asked what the acreage was for Lot 3 southwest corner.

Melissa Harris said she did not have that information because she doesn't control that lot. She added that it is similar to what you have four (4) acres.

Pete Frisina stated that they we're not looking at the whole lot anyway and wanted to stop it where the powerline was.

Melissa asked for the pictures that will be used to help guide the architectural style the Planning Commission wants.

Pete Frisina said he would send them to her.

Arnold Martin asked for her feedback on the plan.

Melissa Harris replied that she loves the concept and feel. She added that it will be accepted and is community friendly.

Arnold Martin said that we're trying to limit the amount of convenience stores because certain stores attract other stores. He added that those stores may attract loitering something we don't want. He said he wanted it to have a boutique feel.

Pete Frisina showed a picture of the architectural style the Planning Commission is trying to implement in the district.

Melissa said that she thought it was a little modern and asked if that building would be acceptable in the district.

Pete Frisina stated that it's a newer building and the Planning Commission hasn't finalized 100 percent of everything what they want but it's a good portion of what we want. He stated that the photograph displays the cornices at the top of the building; it's got the old time lighting and lamppost. He added that the windows on the picture are not what they want.

Melissa Harris asked if the end-user's architect would come in and staff would proof them.

Pete Frisina replied yes.

Chairman Graw said that Juliet, Georgia has the architectural style that the County is looking for. He added that it is a perfect place to show developers for them to get ideas.

Melissa Harris said that she is trying to get Dunkin Donuts or Starbucks to come in off of 74 North corner. She added that neither one of these establishments needs a drive-thru, but they need to be larger. She mentioned a Caribou Coffee on one (1) of the corners.

Chairman Graw said that South Fayette County will be the next area that will be building quickly. He added that it may not be as populous because a lot of land down there has a lot of water. He said that when it eventually takes off it's going to really go fast.

Melissa Harris mentioned that the area boarder's three counties: Spalding, Coweta, and Fayette.

Arnold Martin said that people are now looking for convenience even when it comes to their neighborhood grocery store. He added that small boutique grocery store would be appropriate for the style and period of the area and convenient to the shopper.

Melissa Harris mentioned that there are 10,000 students within a 10 mile radius in the area. She said that she thinks about what they would like and a lot have said a Starbucks. She added that there is an industrial park off of 74 North that could be tapped into by the development on the four (4) corners.

Arnold Martin mentioned that whoever develops the four (4) corners they need to add a small meeting place for students, civic organizations, churches, etc. He said the Starbucks meeting room near Stein Mart is always packed.

Melissa Harris said Senoia is thriving with mom and pop shops. She added that right now the traffic counts are not where they need to be and it will take a unique developer and buyer to embrace that vision and execute that vision.

Arnold Martin said that people are attracted to our County because of the architectural style we have. He added that the film industry is here and will be attracted to that area.

Chairman Graw asked Melissa Harris does she like the concept.

Melissa Harris replied yes but it will be a little difficult to sell.

Pete Frisina said that we're trying to articulate the architectural standards. He mentioned originally we were trying to take it through a process where the Planning Commission and the Board of Commissioners review it and make a final decision similar to Fayetteville and Peachtree City. He added that we're trying to write this so that it is standardized in such a way that we wouldn't have to have a review board. He said if you want to do a roof it has to have a pitch of x that's it; if you want to have a wall it's going to be brick with a certain percentage; staff can look at a building as long as it has strict standards and quantifiably say that it meets standards. He read email's that he sent/received to Bill Foley:

Bill,

If you could please review the attached standards and provide some feedback, I would appreciate it. Our goal is to develop architectural standards that can be reviewed and approved by staff as opposed to going before the Planning Commission and Board of Commissioner for approval because that can delay a project. Thanks and I am meeting with Planning Commission next Thursday to continue the discussion.

Bill,

Did you get a chance to review the standards? I am discussing with the PC tomorrow night. Thanks.

I did look them over. For a small area they would stand but I would label the overlay as the "intent" so if a developer came in you could allow a creative interpretation.

Pete Frisina said that staff can't do creative interpretation because it goes back to having a board review it. He told the Planning Commission to have it in their minds that we may not be able to standardize it. He said that this is becoming difficult because of the details. He mentioned that he looked at a Historical Ordinance for Montgomery, Alabama to get ideas for historical colors. He stated that they used Benjamin Moore and Sherwin Williams historical paint collection.

Arnold Martin stated that we included colors to protect the area and its standards.

Pete Frisina showed brick suggestions to the Planning Commission. He said that different companies have different colors and styles of brick; and they don't name them same even though it's the same brick.

Chairman Graw stated that we can't tell developers what companies to use when purchasing their paint colors.

Pete Frisina said that we need to get a couple of the Planning Commissioners to pair with staff to get some of the colors down.

Chairman Graw asked the Planning Commissioner's if they would like to volunteer for the historical color committee.

Pete Frisina stated that the Planning Commissioner members could email him back their feedback.

Arnold Martin volunteered for the historical color committee.

Pete Frisina stated that the Planning Commission and staff need to come up with a way to define bricks.

Melissa Harris asked if they could approve the bricks as they come forward.

Pete Frisina said that staff can't really use that type of discretion. He stated that a lot of communities have an architectural review board that is separate from the Board of Commissioner's that review plans, but we're not creating an architectural review board.

Arnold Martin asked if re-used brick from the 1900's is in any of our language for the area.

Pete Frisina stated it's hard to articulate that for staff to make a decision. He said that he has seen websites for companies that house stockpiles of recycled bricks from historical buildings.

Al Gilbert said we cannot make a true recommendation on colors for bricks unless we look at it in the sunlight.

Pete Frisina reiterated that staff needs to have something more definitive if it is going to be a staff function. He said that we must find some way to define the brick.

Al Gilbert said there is nothing better than a used brick to get that old look.

Pete Frisina stated that there are companies that tumble bricks, so the bricks won't have a smooth look.

Melissa Harris agreed that tumble bricks give the area the look that the Planning Commissioners are looking for.

Pete said that they now have different colors for mortar.

Melissa said that she wonders if the total cost spent on the project will effect the return ratio in such a way that increases the prices of goods in the area. She said that if the costs to construct the buildings are too high it may kill the deal.

Pete Frisina said that a lot of the brick that is being purchased is not brick, but a veneer and can be bought by the sheet.

Chairman Graw asked if any of the members would like take a look at colors in the Planning and Zoning office.

Arnold Martin said sure.

Pete Frisina said that he should look at the websites of Sherwin Williams and Benjamin Moore and email him the ones he likes.

Melissa Harris said that she does not like the historical yellow colors represented in the Benjamin Moore catalogue.

Pete Frisina said that he doesn't like the historical aqua colors represented in the Benjamin Moore catalogue.

Al Gilbert stated that we don't have to specify name brand so much just give people the paint chips and have them match it at Lowes or Home Depot.

Chairman Graw said that we can give the paint chips out as examples.

Pete Frisina said that we must give the people something standard that they can recognize.

Melissa Harris asked about a shade of blue used in a photograph during the colors presentation. She also asked will that be acceptable.

The Planning Commission Members all stated that they wanted earth tone colors in the area.

Pete Frisina said that they wanted mainly brick, but if they wanted to paint the buildings they could.

Arnold Martin said that he would review the colors first on his own and then convene with staff at a later date.

Chairman Graw agreed to the idea of reviewing first on his own and convening with staff later.

Al Gilbert asked about the brick colors.

Pete Frisina said he would try to find a way to narrow it down. He added that he has seen buildings where the majority of the structure was red brick and they would use white bricks as the accent.

Pete Frisina said that the one thing he wanted to point out was the roof pitch. He said that he looked at some of existing buildings in the County right now. He added that they need to reduce the pitch from a 10 in 12 to four (4) and a half and in 12.

Arnold Martin asked within the pitch would we allow different styles.

Pete Frisina replied no, the structures will look like Starr's Mill.

Pete Frisina referred to page two (2) (b) *One-Part Commercial Block 1. Façade Material:*

Façade Material: Brick/brick veneer shall be utilized on all walls as the primary facade material comprising a minimum of 65 percent of the wall, excluding doors, windows and associated framing. The remaining 35 percent of the wall may have the appearance of rough face decorative block, stone, and/or concrete accents.

Pete Frisina referred to page four (4) (f) *Gasoline Canopy:*

Gasoline Canopy. Gasoline canopies shall comply with the following requirements:

1. Gasoline canopies may be attached to the principal structure as an extension of the structure/roof.
2. The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height. The height of the gasoline canopy shall not be more than four (4) feet above the height of the principal structure.
3. The gasoline canopy and support structure shall match the architectural character, materials, color and roof of the principal structure. Gasoline canopies, in conjunction with a convenience commercial establishment built in the architectural form of Starr's Mill, shall have a minimum roof pitch of four (4) inches in one (1) foot.

Arnold Martin said the BP gas station off of S.R 54 and Veterans Parkway is a good example of what we're looking for.

Arnold Martin asked if we had a brick ordinance.

Pete Frisina replied that what we have done in the past is that we list the materials that can be used; we don't specify what kind or what color of brick can be used.

Arnold Martin said that he assumed that it was an ordinance because of the many commercial brick buildings in the County.

Pete Frisina said that it may be in the ordinance that says it's one of the materials we want on certain buildings but it's not required. He said that it's not a Fayette County but a Fayetteville ordinance.

Pete Frisina showed various pictures of structures using brick as the main material.

Pete Frisina said that they need to set something in the ordinance that makes the developer match the colors with your building so there won't be any issues 10 years down the road when they want to repaint.

Pete Frisina asked if they were still comfortable with trying to do this in such a way that is quantifiable so staff can review it.

Arnold Martin said yes, because it's a time saver instead of going back and forth; it will go directly to staff and a decision will be made. He asked is this something that the Board of Commissioners will make a final decision on.

Pete Frisina replied yes, our recommendation will be given with land use maps, ordinance, and overlay zone standards. He said that he will try and explain it to them individually before going to the board meetings. He added that he would ask for their feedback.

Chairman Graw asked what the pitch was on the RaceTrac canopy.

Pete Frisina replied that it's a three (3) in 12. He said you reduce the height of the canopy so it doesn't overshadow the building.

Chairman Graw asked what's wrong with keeping the canopy at a three (3).

Pete Frisina replied that he has a canopy pitch in there, and if he is going to reduce the pitch with the other ones he will reduce that one (1) too. He pointed out in the ordinance that the height of the gasoline canopy shall not be more than four (4) feet above the height of the principal structure.

Melissa Harris thanked Planning Commission Members for allowing her to speak.

Pete Frisina thanked her for sharing with them the actual lot size for one (1) of the corners.

Pete Frisina said that some issues with the A-R wedding/event facility ordinance have come up. He said that staff is reviewing one (1) right now. He added that it's hard to make it right with regulations that you've never had to put them into practice. He read number 12:

12. A sketch, drawn to scale, on a survey of the lot depicting all existing buildings and specific areas utilized for weddings and events and parking areas shall be required. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a wedding and event facility, a site plan compliant with the Fayette County Development Regulations shall be required.

Pete Frisina stated that at 5,000 square feet storm-water kicks in and maybe having a detention facility.

Chairman Graw asked for a more detail explanation.

Pete Frisina added that we have one (1) coming in that is adding 5,000 square feet of impervious area which triggers storm-water. He said that the staff person that does environmental review asked did you mean it meets everything for a site plan. He said his response was that we thought it was a storm-water situation. He said the guy responds that's not how you wrote it; when you go to the full site plan you're talking landscaping, parking, etc. He stated that we're going to have to come back and look at this. He said there is another issue that site plans have to be done for a conditional use per the Development Regulations. He added that we may have to go into the Development Regulations and put in a disclaimer. He said we were exempting them from a full blown engineering drawing, because it was supposed to be a farm.

Al Gilbert said it was supposed to be a part-time business. He added that wasn't going to make a lot of money, nor was it going to cost a lot of money.

Pete Frisina said that since we have an exemption in the zoning ordinance we have to follow up with it in the Development Regulations, but as of right now we have a conflict. He stated that we have an individual who is located in the A-R district on a major highway; developing a wedding and events facilities. He added that this facility is going to be large that will include a paved parking lot. He said the environmental guy asked if that was the intent to have that. He added that the environmental guy said if this comes in, will there be landscaping. He said that we never anticipated that sort of thing happening. He stated that as of right now we would treat it as we treat this one. He added that they won't be doing landscaping but if it was a commercial facility they would be.

Chairman Graw asked if he was going to build a new wedding facility from the ground up. He then stated that it was not his intent.

Pete Frisina said what it says and the intent are two (2) totally different things.

Arnold Martin asked if he would be considered a commercial facility.

Pete Frisina said no, they're allowed as an agricultural use.

Chairman Graw stated that our intent was to let people who already have an existing barn convert it into something usable so they won't be losing anything.

Pete Frisina said that it doesn't stop anyone from building an event facility or barn. He added that if an individual just had a barn on their property chances are it wouldn't meet code for an assembly. He said that it would cost a lot of money to bring a barn up to assembly/building fire code as opposed to building something new.

Arnold Martin stated that this is an example of the county getting away from the barn and moving toward new development.

Pete Frisina stated that barn weddings are extremely popular right now.

Dennis Dutton added that he has had several calls about barn weddings. He added that two (2) are in the

hopper already.

Pete Frisina said that this one (1) is being built as more of a facility with a corporate feel.

Chairman Graw asked where.

Pete Frisina replied in the south part of the county.

Pete Frisina said here are the two extremes; I don't know if we wanted the farm to have an engineered study other than the storm-water, but we're probably going have to come back and tweak the ordinance and development regulations to make them match up. He added that they needed to be aware that there are others coming in.

Arnold Martin said that we need to get out ahead on this.

Chairman Graw stated that it's going to be a burden for the smaller people.

Pete Frisina said that we want to keep it as it is. He added that he doesn't want to require a full blown site plan on a farm. He stated that we want to cover the environmental aspect and that's what the 5,000 square feet is for storm-water. He said all the landscaping and paving is not what we wanted.

Chairman Graw mentioned a young couple that came in and how may interfere with their profits.

Pete Frisina stated that we didn't think people were going to add square footage at all. He said we thought they were going to take something existing and retro-fit it.

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

Al Gilbert made a motion to adjourn the meeting. John Culbreth seconded the motion. Chairman Graw said the meeting was adjourned at 8:41 pm.

**PLANNING COMMISSION OF
FAYETTE COUNTY**


JIM GRAW, CHAIRMAN

ATTEST:


