

THE FAYETTE COUNTY PLANNING COMMISSION met on August 20, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Chairman Al Gilbert
John Culbreth
Arnold L. Martin, III

STAFF PRESENT: Pete Frisina, Director Community Services

Welcome and Call to Order:

1. Election of a Temporary Chairman for the Meeting of August 20, 2015.

Arnold Martin made a motion to nominate Al Gilbert as the Temporary Chairman. John Culbreth seconded the motion. The motion passed 3-0. Jim Graw and Brian Haren were absent from the meeting.

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

2. Consideration of the Minutes of the Meeting held on August 6, 2015.

John Culbreth made a motion to approve the minutes. Arnold Martin seconded the motion. The motion passed 3-0. Jim Graw and Brian Haren were absent from the meeting.

OLD BUSINESS

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

Pete Frisina said what was sent to the Planning Commission are drafts of text for the land use plan, an Overlay Zone for the intersection, an amended version of the L-C Zoning district and a new proposed commercial zoning district. He said he spoke with the County Attorney about some of the land use approaches Staff and the Planning Commission were considering for the intersection concerning restricting uses on some of the corners. He stated that the County Attorney was more comfortable legally with restricting land uses through different zoning districts as opposed to restricting uses within a zoning district with a Special Development district, so these drafts are geared toward that approach. He added that the land use text draft outlines this approach by listing the land use designations, Limited Commercial, Office, and Low Density Residential, including a new commercial designation that will correspond to a new commercial zoning district that is less intense than L-C. He said Low Density Residential is being considered because there is one acre zoning in place in this area that the land use plan does not reflect and the area around these proposed nonresidential areas are in land use designations of Rural Residential and Agricultural-Residential and Low Density Residential would be a better transition.

Arnold Martin said the County does not dictate property values but when the County changes land use and zoning there is an implied sense that the value is increased depending on the uses so how do we balance that on different corners.

Pete Frisina said different land uses and/or zonings could have an effect on the value of property.

Chairman Gilbert said the architectural requirements will be same for the entire area.

Pete Frisina said the issue we have been discussing is the location and number of convenience stores on these four corners and whether there will be one, two, or maybe three convenience stores in this area and we have been leaning toward the corners on the west of SR 74 which would have the more intense uses and the other two corners would have less intense uses. He added this is based on the location of Starrs Mill and its historical significance, so we don't want to detract from Starrs Mill; we want to enhance it and the area through the requirement of a period architectural requirement.

John Culbreth asked how much of this area is owned by the County.

Pete Frisina said the County only owns Starrs Mill and it sits on about 17 acres. He added that the proposed Overlay Zone contains the architectural requirements for the turn of the century downtown character and he thinks one of the best examples of what he thinks we are trying to achieve is the store fronts on the west side of the square in Fayetteville. He said they are mainly one story buildings with brick façade and the brick patterns create the embellishments that are indicative of this architecture and while each building is similar they are not all the same which may be something we also want to consider. He asked the Planning Commission if stacked rock walls, period fencing and/or period lighting fixtures should be required or encouraged.

The consensus of the Planning Commission was they should be required.

Arnold Martin asked what the sequence of this planning process is in terms of when property is sold or developed that is will have to be developed based on the regulations we are discussing.

Pete Frisina said currently none of these corners are land used or zoned for nonresidential development so the first step is to amend the land use plan to reflect nonresidential development but these areas will still be zoned for residential. He stated the land owners will apply to rezone their properties and the application will be evaluated based on the County's Land Use Plan. He added that these regulations we are discussing will be in place to control the development after property is rezoned. He said he is still working on articulating the architectural requirements and it maybe that we will have to use pictures to illustrate the character where the other Overlay Zones are more quantifiably defined in terms of a certain roof pitches and facades.

Arnold Martin asked if the Development Authority is consulted when the County is making Land Use Plan amendments for nonresidential development.

Pete Frisina said the Development Authority has been consulted when the County has amended

the Land Use Plan in the past but the type of development we are discussing at this intersection is not the type of development the Development Authority usually targets. He added that they usually work with larger manufacturing companies. He said the County is required to do major reviews of its comprehensive plan every five years based on State planning standards and the next major review is due by June of 2017 and the County will seek the input of local stakeholders in this review process. He stated the amendments to the L-C zoning district include the deletion of a sentence in the Intent which states "The L-C zoning district would avoid the development of strip commercial businesses." He said L-C limits the amount of square footage with a Floor to Area Ratio and there was an incentive that allowed more square footage if a developer built two (2) structures as opposed to one (1) strip, but this incentive was taken out sometime back. He stated that he added "(no drive-through or drive-in allowed)" to Bakery as L-C is a low intensity zoning district. He said that he added two (2) new use categories which include Educational/instructional/tutoring facilities and Personal services which allow these related uses to be grouped under "Permitted principal uses." He said he added a statement that said architectural standards in an Overlay Zone will take precedence over the architecture requirements in the L-C zoning district as L-C may someday be used outside of a highway corridor where architectural standards are not required. He stated under the new proposed commercial district the only real difference with L-C is it does not allow the Convenience commercial business.

Chairman Gilbert said he doesn't think the new zoning district should be named as a historic commercial district but maybe named "old time" in some way.

Arnold Martin said even Disney has a replica of an old town.

Pete Frisina asked if there are any uses that should be taken out.

Arnold Martin said maybe we need to limit resale shops and protect ourselves from too many of these type shops.

Pete Frisina said the "Antique shop" use could allow a resale shop and these districts do not make a distinction between retail and resale. He added that he would review the zoning ordinance to see if it makes this distinction in any other commercial districts.

Chairman Gilbert said during the past recession there was a lot of empty commercial space and building owners wanted to rent the space and resale shops moved in.

Arnold Martin suggested deleting a fitness center from the new zoning district. He suggested that a laundry drop-off/pick-up be deleted since they usually have a drive-through window and they are allowed in L-C.

John Culbreth asked if a spa would be allowed in these zoning districts.

Pete Frisina said a spa is a specific use in C-H and is related to massage and is not listed in these zoning districts.

Arnold Martin said some beauty salons have spa services.

Pete Frisina said spa services as it is defined in the Zoning Ordinance would not be allowed in these zoning districts.

Chairman Gilbert suggested that a mailbox store or a UPS store may fit in these zoning districts.

Arnold Martin asked if there is any way that someone could use the dance school use to slip in a strip club.

Pete Frisina said it would not be possible as the County's Adult Entertainment ordinance limits that type of use to M-1 zoning.

Chairman Gilbert asked if we are addressing signage for this area.

Pete Frisina said that would have to be addressed through the Sign Ordinance and not the Zoning Ordinance.

Arnold Martin said we should consider regulating signs that are in character with this turn of the century area we are trying to create.

Pete Frisina said we would have to create a special district in the Sign Ordinance. He added that he would review the uses in these zoning districts to determine if they need to be better defined.

Chairman Gilbert suggested looking at including a cellular phone store in these zoning districts.

Arnold asked if a grocery store would be allowed.

Pete Frisina said the closest use to a grocery store would be the Convenience commercial establishment Conditional Use under L-C but size restrictions would not allow a major grocery store.

Arnold Martin said he was thinking of a boutique natural food store.

Pete Frisina said the Convenience commercial establishment is limited to the sale of prepackaged food products, gasoline, household items, newspapers, magazines, sandwiches, and other freshly-prepared foods for off-site consumption.

Arnold Martin said he didn't know if a small grocery store would be allowed under that list of uses.

Pete Frisina said a major grocery store would not go into these zoning districts because of the size limitation so it would have to be a locally owned or independent store. He said these zoning districts are supposed to be low intensity so we have to be careful and probably the most intense use will be the Convenience commercial establishment.

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

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Pete Frisina said there used to be a section in the Zoning ordinance that allowed the Zoning Administrator to grant very limited administrative variances and the section was deleted by accident at some point and he was proposing to put it back in the Zoning Ordinance next month.

Chairman Gilbert asked wasn't it a 10 percent variance.

Pete Frisina said it was a ten percent variance but could not exceed two (2) feet.

It was the consensus of the Planning Commission to amend the Zoning Ordinance to allow administrative variances.

Arnold Martin made a motion to adjourn the meeting. Chairman Gilbert said the meeting was adjourned at 8:30 pm.

PLANNING COMMISSION OF
FAYETTE COUNTY



AL GILBERT, CHAIRMAN

ATTEST:



