

THE FAYETTE COUNTY PLANNING COMMISSION met on October 15, 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
John H. Culbreth
Al Gilbert

MEMBERS ABSENT: Arnold Martin, III

STAFF PRESENT: Pete Frisina, Director of Community Services
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.

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

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

PUBLIC HEARING

2. Consideration of a Minor Subdivision Plat for Micah Fletcher. The property will consist of one residential lot zoned A-R, is located in Land Lot 120 of the 4th District and fronts on Grant Road.

Pete Frisina stated that Michael Shamrock will be the purchaser of the property. He said that staff approves the Minor Subdivision Plat.

John Culbreth stated that the plat says this lot does not conform to County standards and therefore cannot be granted a building permit as is. He also stated that this lot is to be combined with the Fletcher Property to the east in the future.

Pete Frisina stated that note was placed on the plat because "as is" the property can't meet these requirements. He said that the property is owned by the Fletcher's next door and the back lot will be combined with their property. He added that it's a 10 acre parcel being cut into two (2) five (5) acre parcels. He said that the back property is not being cut out as a building lot, but to be added to the property next door.

Michael Shamrock stated that it will be combined to the neighbor's other 15 acres.

Chairman Graw asked how many acres the Fletcher's will have once the five (5) acres are combined.

Michael Shamrock replied that the Fletcher's will have 19 acres once the five (5) acres has been combined.

Chairman Graw asked what the contiguous area is for the A-R district.

Pete Frisina replied two (2) acres.

Pete Frisina stated that the back portion of the property has wetlands and flood plain issues and cannot stand alone. He said the note was placed on the plat to put everyone on notice that the back lot is not a buildable lot.

Chairman Graw asked if the 10 acres were buildable and why he was cutting five (5) acres out.

Pete Frisina replied because that's all the purchaser wants.

Michael Shamrock stated that the owner purchased 10 acres from family and has 14 acres beside it already. He said he is taking five (5) acres to build on.

Chairman Graw stated that the five (5) acres remaining will be added to the lot next door in the future.

Al Gilbert made a motion to recommend approval of the proposed amendments. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent.

OLD BUSINESS

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

Chairman Graw asked Pete Frisina to tell the board the unique title he has for the district.

Pete Frisina stated that for lack of a better title he created two (2) zoning districts one was called limited commercial which was the base and the other is called more limited commercial. He said that the original one will be LC-2 because normally in the hierarchy of zoning you give the heavier use the higher number. He added that the new district will be called LC-1.

Al Gilbert said that it was similar to M-1 and M-2.

Pete Frisina replied exactly. He stated that M-1 is associated with light industrial and M-2 is associated with heavy industrial. He added that he had researched other zoning ordinances for names that had similar C-1, C-2, and C-3 with no other title added to it, and found a limited commercial which was an L-C and a Limited Local Commercial which was equivalent to our LC-1. He found another zoning ordinance that had a category called Low Intensity Commercial.

Al Gilbert stated that the local and limited are too close together and can be confusing.

Pete Frisina replied that he knows and he hasn't been able to find any good names out there.

Chairman Graw stated that he liked LC-1 and LC-2.

Pete Frisina said there was no distinction beyond that. He mentioned that in the County's zoning ordinance we have a title after the code.

Chairman Graw stated that the only difference between the two (2) is that LC-1 (light) does not allow the convenience commercial and LC-2 allows it.

Pete Frisina told the board if they come up with any ideas for names to let him know.

John Culbreth stated that he liked LC-1 and LC-2.

Al Gilbert asked what would be the possibility of LC-1 with gas convenience and LC-2 without gas convenience.

Pete Frisina replied that it was too long of a title.

Al Gilbert said we could abbreviate the title.

Pete Frisina replied that he didn't want to roll that out as the title.

Brian Haren asked that when the Overlay Zone is codified that the first sentence in LC-2 is this is how it differentiates from LC-1.

Chairman Graw asked everybody if they were up to date on why they were creating the two (2) zoning districts.

Al Gilbert, Brian Haren, and John Culbreth all replied yes.

Chairman Graw stated that the SR 74 and SR 85 intersection will be the only place in the County where we would use the LC-1, without the gas station.

Pete Frisina replied he didn't know about that. He added that once the district is in place we could put it anywhere we wanted to. He stated that he thinks it's a good idea to have a commercial designation without the convenience use in it.

Chairman Graw replied that he liked it too.

John Culbreth added that it allows us to drive the planning.

Pete Frisina stated that once a sign goes up in a neighborhood, the first question that is asked is if there is going to be a convenience store there. He added that seems to be something that people don't want. He said people want gas they just don't want it next to their house.

Brian Haren stated that you don't need a gas station on every corner.

Pete Frisina stated that he did some work to the definitions on page six (6).

Brian Haren asked if the definitions changed since the last meeting.

Pete Frisina replied that he may have finessed them slightly. He said that he did not do anything to arts and crafts but under cards gifts and/or stationary he added some of the terms they talked about like desktop office products.

Brian Haren stated that he didn't want them to sell office furniture.

Pete Frisina said that we didn't have convenience commercial the last time. He stated that he opened it up for a convenience store, small natural food store, or a gourmet food store. He added that you don't have to sell gas to make it happen. He said that Al Gilbert's term copy and print had been added to the definitions. He stated that mail stores, pay day loans, and pawn establishments have stayed the same. He added that bookstore has been moved and become a term by itself without cards gifts and/or stationary.

Chairman Graw asked if someone could build a store and have all of these uses in them. He added for example a card gift and/or stationary with copy and print.

Pete Frisina replied yes and that he frequents the one (1) on Bank Station by the Cub Foods. He stated that the establishment allows you to ship packages, make copies, sells knickknacks and cards.

Brian Haren asked if an antique shop can sell cell phones.

Pete Frisina replied yes.

Al Gilbert asked if Pete Frisina will discuss the SR 85 and SR 74 intersection with the County Commissioners.

Pete replied that he hadn't quite figured out how he was going to do that just yet.

Al Gilbert stated that he would like the Commissioners feedback to see if they would like for them to expand the overlay zone.

Pete Frisina replied that under our procedures he doesn't have the opportunity to go to a meeting to discuss the overlay zone prior to a public meeting with the board. He stated that he would not like to present the board with this much information for their consideration in a public meeting. He added that in times past he had the opportunity to discuss projects with the board in a one-on-one setting or sometimes two (2) at a time especially when we are proposing to make a large amount of complex amendments to the Land Use Plan and Zoning Ordinance. He said that he would run it through the County Administrator once everything has been finalized.

Chairman Graw said that he had a question regarding page eight (8) D one (1). He asked what if petitioners were to bring in elevation drawings that the board did not like. He stated that the board has the ability to vote no, yes, or table it. He said if we were to vote no we need to have some reasons why we came to that decision. He asked the board what type of criteria should we establish or look at to base our decisions.

Pete Frisina said that was an issue that he and Chairman Graw discussed.

Pete Frisina stated he doesn't know if anything is new within the pages six (6) – 13 other than the convenience commercial he added at the end. He stated that pages one (1) – five (5) discuss what Chairman Graw had a question on. He said that it was on page four (4) number four (4) where they discuss architectural standards that relate to Chairman Graw's question. He read from page four (4) that elevation drawings must be in compliance with the following requirements and shall be submitted and approved as part of the rezoning public hearing procedures. He added that this is similar to a PUD and it's something that we don't do often. He stated that they require elevation drawings for a PUD and we will be following similar procedure here. He said this district we're creating will have architectural standards that aren't in his opinion quantifiable like

some of our other architectural standards. He stated that the other architectural standards talked of a pitch peak roof and certain slopes, and they were all quantifiable. He added that doors and windows of a residential character aren't as quantifiable but we know that plate glass windows doesn't meet those standards. He said that it also talked about façades of a residential character (brick wood or stucco) and sidings that simulate the same; and even if they're metal we quantify that by saying horizontal seems as opposed to vertical. He stated that we would tell developers that we have photos/examples that we would like to see and we will open it up to you and see if you can create some design that meets our concept.

Al Gilbert stated that in the Historic District of the City of Fayetteville there are building restrictions. He said about four (4) years ago a developer was trying to build something, but he kept getting turned down. He said the developer finally asked the council, what are you looking for. He said that one of the councilman replied that he didn't know but when he sees it, he would tell him. He stated that "we" don't need to get into that.

Pete Frisina showed them the architectural drawings depicting the architectural character we want for the area.

Chairman Graw stated that we have to be able to define these things and that is the hard part.

Pete Frisina replied that you define them by talking about the characteristic of the architecture. He said that you basically tell developers here is an example of what we like. He stated that we could quantify the movement in elevation on the roofs by a percentage of change in elevation within so many feet. He stated that the Planning Commission wanted to require period lighting and fencing required. He added that we need to come up with these requirements.

Al Gilbert said that during that era there were no iodized aluminum windows. He added that it takes away from the architecture.

Pete Frisina replied that we could get the overarching architecture to follow that form but he's not going to worry about window treatments.

Chairman Graw asked how you define the characteristics of that building.

Pete Frisina replied that building is indicative of a certain period of time of the turn of the century. He states that brick was predominating during this period but not always.

Brian Haren stated that we may need to emphasize wood materials or wood like treatment along the area surrounding Star's Mill.

Pete Frisina stated that we're looking for buildings that follows this style of architecture and are in character with this period. He said that they're not all going to match Star's Mill. He added that the shopping center behind Arby's is a one (1) strip building with each suite having a slightly different façade. He also mentioned downtown Fayetteville having different facades for its suites which he believes gives character. He stated that he likes both wood and brick for facades.

Chairman Graw asked could we really define what we want to make a decision for approval or disapproval based on picture.

Pete Frisina replied that he thinks we should say based on the pictures these are the elements and architectural styles that we want to see. He added that he could define the architectural terms needed but also reiterated

that he cannot quantify it in a sense to say how tall or wide the building must be or the percentage of wood and brick that has to be used. He stated that Fayetteville and Peachtree City architectural standards are reviewed at the site plan stage not a rezoning. He added that board members know what they're looking for once they see it. He said that staff tries to guide them on where they need to be, but council approves site plans. He stated that we want to try and find a good way of getting what we want and not being a total burden on someone.

Pete Frisina asked the board to review a photo of a strip commercial building to see if it meets the requirements.

Al Gilbert, Brian Haren, John Culbreth, and Chairman Graw agreed that the strip commercial building does not meet the requirements that they are looking for.

Pete Frisina said that if we we're to tell the developer of the strip commercial building this doesn't meet the grade; we must also tell him what he can do to embellish it more. He added that the photo shows some characteristics such as the period columns, period lightening, movement of the roofs, and stacked stoned. He stated that the problem is with the materials the stucco finish doesn't look right to him.

Chairman Graw stated that if someone were to bring in the site plan he would tell them they need more accents and ask them to review the pictures that were provided to them to pull ideas.

Brian Haren stated that the site plan looks like an outlet mall. He added that the building was too symmetrical with its façade. He said that he is looking for a more downtown Fayetteville or Senoia feel to it. He added that during the 18th and 19th century no commercial building had that much glass on it. He stated that more regular windows would need to be displayed and that the stack stone used is not indicative of the era their trying to encompass. He asked for wood or brick.

Al Gilbert stated that his major issue is with the stucco material.

Pete Frisina agreed that stucco was not indicative of that period.

Chairman Graw asked Brian Haren what made the structure look like an outlet mall.

Brian Haren replied that it was the symmetry, exterior finish, and the ratio of glass to structure level.

Al Gilbert stated that if the windows were divided it would give them a different look.

Pete Frisina agreed and said that during this period there was never glass all the way down to the base. He added that there was always a knee wall.

Chairman Graw asked if we had stipulations for windows in our ordinance.

Pete Frisina replied that we do but there for residential windows.

Pete Frisina stated that we can require that knee walls be a minimum of two (2) or three (3) feet and have division between them.

Brian Haren wanted no metal finish added anywhere except for signage.

Al Gilbert asked Brian Haren what the metal finish was on.

Brian Haren replied for the window frames. He said that he wouldn't mind a treatment being added to it to make it look like wood.

Pete Frisina stated that he didn't want to require wood but wanted it to look period and if it has that metal so be it as long as it doesn't look shiny.

Pete Frisina showed the board a photo of a commercial building in downtown Cartersville. He stated that Cartersville has an old-town feel to it and that this commercial building was built to try and fit into the character that was already there. He added that they have accents and none of the glass goes all the way down. He said that they could quantify these characteristics and he mentioned that they could ask the developers to break the panes up with some sort of separation.

Brian Haren said the structure looks modern because of the projected vestibule in the front of the restaurant. He stated that they should find a way to minimize it to where it can be a flat front façade.

Pete Frisina agreed. He stated that the building is new and was built with some of the characteristics that we are looking for such as the windows, division between the windows, and awnings.

Chairman Graw stated that we could require an awning every once in a while.

Pete Frisina replied that he didn't know if we would require a cloth awning, but if someone wanted to do it would be fine.

Chairman Graw asked what requirements a developer would get turned down for.

John Culbreth stated that if we asked for what we want and they don't comply that's reason to turn them down.

Chairman Graw and John Culbreth asked if an architect could come by to give us some pointers for technical terms.

Pete Frisina said he would get with someone on that.

Pete Frisina stated that number four (4) deals with the architectural standards/style of Starr's Mill and he doesn't want everything to look like the mill. He said that the mill is a building of influence but he doesn't want to be that specific about it.

Brian Haren said that we need to add that whatever the developer comes up with cannot overwhelm the mill in the north corner.

Pete Frisina said that mill sits way back from the corner and no one will be right on top of it.

Pete Frisina stated that number four (4) which deals with stacked rock walls and period fencing should be required along the 50 foot landscaping area in front of a development. He asked do we give the developer a choice of rock wall or period fencing. He also asked do they want period lighting throughout the whole development.

Chairman Graw, Brian Haren, Al Gilbert, and John Culbreth all agreed for period lightening throughout the whole development.

Brian Haren asked if the County prohibits gas lightening/street lightening instead of electric.

Pete Frisina replied he doesn't know. He said that he could get developers to do something similar. He added that most developers want a certain amount of light on the development.

Pete Frisina stated there would be a 50 foot landscaping area along the State Route and somewhere in that 50 foot landscaping area we would want period fencing or stacked rock wall. He asked how they like would to quantify that and what would be the minimum lengthwise.

Brian Haren, John Culbreth, and Chairman Graw all agreed to 25% for the minimum linear footage for a fence.

Al Gilbert stated that the number should increase because people sometime do just the minimum. He asked if a fence was put around a water fountain would that count towards meeting the minimum.

Pete Frisina replied that it had to be linear.

Brian Haren, John Culbreth, and Al Gilbert all agreed to 50% for the minimum linear footage for a fence.

Chairman Graw said he had issues with the 50% for the minimum linear footage for a fence. He stated that it may be too expensive for the developer.

John Culbreth stated that we could have set standards with a minimum and leave it open ended. He added that we could give trade-offs if the total 100% requirement minimum is not done there needs to be something to compliment that.

Pete Frisina stated that landscaping requirements pertaining to development will have landscaping area in the front. He said that the fencing is in addition to your landscaping area to give it some character. He added that this is not being done anywhere else in the County.

John Culbreth stated that the board was being too technical, and that any parameters that are set developers must comply.

Pete Frisina stated that we could encourage developers to do it and give something in return for doing it.

Brian Haren asked does a fence have to be a structure or can it be a row of hedges.

Pete Frisina replied hedges are landscaping. He stated that most of the landscaping along the front is not to obscure the building and hedges would obscure.

John Culbreth stated that any developer that goes into that area will have the understanding that money will need to be spent to make it look unique. He added that if it's not unique looking it won't draw people in there. He said that this area will be the front door to the southern part of the County.

Brian Haren stated that we must dangle a carrot in front of the developers because one of them will do the minimum standards.

Pete Frisina stated that Pinewood Studios has rustic fencing around the area that gives it character and does nothing but give an aesthetic appeal.

Pete Frisina stated that on page four (4) b they're making it a requirement that gasoline canopies be an extension and attached to the building. He said that he would back away from it as a strict requirement. He stated that he talked to the Fire Marshall and the he didn't like that the canopy was attached to the building. He added that it was a fire issue for them.

Chairman Graw asked Pete Frisina to tell ask the Fire Marshall how close can the canopy be to the building.

Pete Frisina said he would find out but knows that he doesn't want it connected.

Al Gilbert made a motion to adjourn the meeting. John Culbreth seconded the motion. Chairman Graw said the meeting was adjourned at 8:30 pm.

ATTEST:



**PLANNING COMMISSION OF
FAYETTE COUNTY**



JIM GRAW, CHAIRMAN

