

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 21, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** John H. Culbreth, Chairman  
Danny England, Sr., Vice-Chairman  
Al Gilbert  
Jim Graw  
Brian Haren

**STAFF PRESENT:** Pete A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Howard Johnson, Planning and Zoning Coordinator

**Welcome and Call to Order:**

Chairman Culbreth called the Planning Commission Meeting to order.

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- 1. Consideration of the Minutes of the Planning Commission meeting held on Thursday, February 21, 2019.**

Al Gilbert made a motion to approve the minutes of the meeting held on February 21, 2019 meeting. Brian Haren seconded the motion. The motion passed 4-0-1. Danny England abstained.

- 2. Consideration of the Minutes of the Planning Commission meeting held on Thursday, March 7, 2019.**

Brian Haren made a motion to approve the minutes of the meeting held on February 21, 2019 meeting. Jim Graw seconded the motion. The motion passed 4-0-1. Al Gilbert abstained.

**NEW BUSINESS**

- 3. Consideration of a Final Plat of Trading Post. The property will consist of one (1) non-residential lot zoned C-C, located in Land Lot 60 of the 5<sup>th</sup> District and fronts on State Route 85 South.**

Chairman Culbreth asked for discussion of the item.

Chairman Culbreth asked if there was anyone representing Trading Post.

Chanelle Blaine responded that there was no one present.

Chairman Culbreth asked Chanelle Blaine whether they could move forward.

Chanelle Blaine stated that the Planning Commission could move forward with the item unless anyone had any objections.

Chairman Culbreth asked for any discussion of the item.

Brian Haren questioned the intent of the property.

Chanelle Blaine responded that the intent was to sell the property.

Al Gilbert asked whether the Trading Post would remain.

Chanelle Blaine responded that she believed the Trading Post building would remain. She explained that the owners needed to create a separate lot since a lot was never created.

Jim Graw asked what they are doing with the property.

Pete Frisina responded that they intend to sell the property but it would probably remain a store.

Danny England stated that the owners also wanted to sell the property behind the store.

Pete clarified that this parcel is one parcel attached to the store.

Chairman Culbreth questioned whether the property was zoned for a store.

Pete Frisina clarified that the property was never properly subdivided.

Al Gilbert noted that the store has been existing for a quite a long time (1960's)

Chairman Culbreth asked for further discussion or questions.

Being no further questions, Chairman Culbreth asked for a motion.

Jim Graw made a motion to approve the Final Plat of the Trading Post. Al Gilbert seconded the motion. The motion passed 5-0.

## **OLD BUSINESS**

### **4. Discussion of the State Route 54 West Corridor**

Pete Frisina opened the discussion of the State Route 54 West Corridor with a recap of the last meeting with a proposal and presentation for a climate-controlled interior storage facility. He re-emphasized the advantages of the proposed development. He also noted that is a low-intensity in

terms of traffic, and extremely low-intensity in terms septic demand. He stated the proposed development is a three (3) story storage facility with an interior elevator and O-I zoning already allows a 40-foot height maximum. He added the developers also proposed that vehicle loading and unloading will be inside the building and an RV vehicle storage facility is proposed in the rear of the property. He said since their presentation, the developers submitted a detailed breakdown of the types of uses for the proposed facility which consist of internal storage units vary in size from 25 sf to 600 sf, contractor / incubator (rental office spaces) sizes range from 400 sf to 1000 sf, RV Storage Building on the rear of the property at 150 x 120 or 18,000 sf for large RV, boats, etc. and a tenant mix of expanded mixed office uses, including but not limited to, engineering and building contractors, video and audio contractors, event planning, medical equipment/package wholesalers, etc.

Pete Frisina explained that he studied the properties along the Corridor and found 24 parcels zoned Office- Intuitional (O-I) which comprise about 100 acres total. He added that 14 parcels consisting about 60 acres are developed/ partially-developed and 10 parcels totaling 40 acres are undeveloped. He stated there are four (4) undeveloped tracts which are five (5) acres or greater (shown on handouts given to Commission) and the proposed indoor storage facility lies on a 5.52 acre parcel. The other large undeveloped O-I tracts are 5.31 acres, 8 acres, and 9.97 acres. He suggested that if a special development district was created that the new expanded O-I uses should only be permitted on lots which are five (5) acres or greater.

Pete Frisina then presented (via TV screen), an example of an indoor storage facility located at the intersection of Mt. Vernon Highway and Peachtree-Dunwoody Road in Sandy Springs. He noted the architectural features such as the faux windows and a mansard-type roof has a certain characteristics that would fit appropriately within the Corridor and this particular indoor storage building has the look of a courthouse or city hall, since it has a clock tower.

Chairman Culbreth asked about the building height.

Pete Frisina responded that the building (on-screen) is three (3) stories in height.

Pete Frisina emphasized that the building (on the screen) has the roof, windows, door and façade characteristics which are appropriate for the Corridor.

Danny England stated that the developers had submitted some architectural examples earlier.

Pete Frisina said those examples were more modern with flat roofs and had brick, glass and steel facades and did not have the residential characteristics that are called for on SR 54.

Brian Haren stated that the longer he looks at the building, it looks more like a hotel.

Jim Graw asked where the building is located.

Pete Frisina responded in Sandy Springs at the intersection of Mt. Vernon Highway and Peachtree-Dunwoody Road.

Pete Frisina stated that the concept of form-based codes is what it looks like on the outside and what is inside can be two different things. He stated again that that the current standards would result in a building such as the example shown on the screen. He explained that it has the mansard roof pitch, the doors and windows meet the residential character and the façades that would meet the standards.

Brian Haren questioned if the group would have to revise the architectural standards for Corridor.

Pete Frisina said this facility would be in compliance with our current architectural controls.

Pete Frisina concluded that the interior storage facility use is a good land use that should be integrated into the Corridor, only allowed along Highway 54 West and should be regulated as part of a special zoning district under O-I and should be relegated to the larger parcels already zoned O-I. He said possible expanded uses for the O-I that should be considered are television, radio, and broadcasting, multimedia, and telecommunications studios, businesses which support the film production facilities, computer/technology service, supply and/or repair, server farm/data center, call center, and cellular phone/communication device sales and/or service.

Bill Beckwith questioned the number of acres utilized from a previous development proposal for a similar studio in northern Fayette County.

Pete Frisina noted that the property was 24 acres. The owner proposed to have a moderate- sized film production studio.

Danny England noted there is a small demand for the smaller warehouse-type buildings since some vendors are doing very specialized work such as audio-only work, digital projections only, or special effects only. He noted that these smaller-scale building should fit appropriately on the smaller parcels.

Pete Frisina then questioned the demand for a recording studio in general.

Danny England replied that voice-over work is performed in the area as small operations.

Al Gilbert expressed his concerns about the future annexation plans of Fayetteville and Peachtree City along the Corridor.

Pete Frisina then discussed the available undeveloped tracts along the Corridor and the possible uses and outcomes of each cluster. He discussed an area on the north side of SR 54 east of Flat Creek Trail where three (3) tracts totaling 20 acres are located and it is likely that the County will see a request for rezoning on these parcels at some point. He said at the corner of SR 54 and Ebenezer Road is six (6) acres that would be appropriate for O-I zoning. He added that just to the east fronting on SR 54 is a 90 acre tract and a 18 acre tract and behind these tracts not fronting on SR 54 is a 86 acre tract. He said the staff has had some inquiry concerning the 90 acre tract and it

is currently land used for three (3) acre density. He stated that he has doubts that a subdivision fronting a major highway will be developed with three (3) acre lots. He pointed out an area on the south side of SR 54 and east side of Lester Road totaling 36 acres. He stated that parcels in the area of SR 54, Old Norton Road and South Sandy Creek Road are somewhat surrounded by Fayetteville and likely will be annexed.

Pete Frisina noted that he included in the package, the general business, business technology office park and small business PUD zoning categories. He asked the Commission for their feedback on these uses.

Brian Haren questioned whether these zoning districts would allow retail.

Pete Frisina responded that the General Business allows some light retail use.

Brian Haren asked if O-I allows retail.

Pete Frisina stated it did not allow retail. He said that the business technology office park zoning, which is only indicated for North SR 74, allows some retail to serve the development when certain thresholds such as acreage, building square footage, etc. are met. He added it also allows warehousing and light manufacturing. He stated that the other zoning district to consider is the PUD, Small Planned Business Center where uses from Office, Commercial and Light Industrial zoning districts can be proposed and the County make a decision which uses gets approved for the PUD.

Al Gilbert said medical supplies would be a good use for the corridor and a number of the companies ship to your home.

Brian Haren said that is an appropriate use for the corridor.

Pete Frisina said the large 90 acre tracts on SR 54 are not going to be rezoned for a nonresidential use. He suggested considering a higher than three acre density on these parcels when the main access is on SR 54.

Pete Frisina stated he would start the work of creating a special development district in O-I starting with the internal storage facility and reviewing for expanded uses, amending the land use element verbiage. He asked the Planning Commission to give the General Business district, the Limited Technology Park district and the Small Planned Business Center PUD district their thoughts for the next meeting. He added that we need to consider higher residential density for a subdivision when the main entrance is on SR 54.

Jim Graw asked Pete Frisina to give to a recap and clarify the overall goals.

Pete Frisina responded that the plan is to look at undeveloped O-I property along the Highway 54 West Corridor. He noted that there are four (4) large tracts of five (5) acres of greater, the goal is to create a special re-development district with expanded O-I uses. He said also under

consideration are the General Business district, the Limited Technology Park district and the Small Planned Business Center PUD district. He added that a higher than three (3) acre density has been discussed been for a subdivision when the main entrance is on SR 54.

Al Gilbert said he didn't think a subdivision with three (3) acre lots would be appealing on the highway.

Jim Graw said if a 90 acre parcel yields 40 two (2) acre lots that's a lot of traffic to dump on SR 54 and they wouldn't be able to turn left because of the median.

Danny England said a subdivision also needs to be an access on Ebenezer Road.

Jim Graw stated that he liked the concept of interior storage but if we approve that on SR 54 would that give somebody an argument for a mini-storage facility.

Pete Frisina said the contractor uses should only be allowed in conjunction with a storage facility.

Danny England asked whether such a facility as interior storage, warrants a development threshold that should be created to control the percentage of O-I usage versus storage use.

Pete Frisina agreed that maybe there should a minimum percentage of office space threshold.

Jim Graw asked about the medical supply use suggested by the developer.

Pete Frisina said that is what Al Gilbert just talked about where medical supplies and equipment are either shipped or delivered to a home.

Jim Graw asked Pete Frisina what is the height limitation abutting residential.

Pete Frisina replied that he believed that height limit is 40 feet, with a buffer of 30 feet.

Jim Graw then asked if special district height limitation can be placed on buildings that abut residential properties.

Pete Frisina stated that a 40 height limitation will not allow a 4- story building.

Al Gilbert noted that the mechanical infrastructure has to be placed in the ceiling typically limits the height of each story.

Jim Graw asked if the other members would consider a 100 foot buffer restriction.

Danny England stated that a transitional height plane should be considered because the 100 foot buffer will leave almost no property to develop.


Pete Frisina that a height to setback ratio can be reviewed and considered.

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

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Chairman Culbreath said he would entertain a motion to adjourn the meeting. Al Gilbert made a motion to adjourn. Brian Haren seconded the motion and the motion passed 5-0. The meeting was adjourned at 8:09 pm.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
JOHN H. CULBRETH, CHAIRMAN

ATTEST:

  
HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY