

THE FAYETTE COUNTY PLANNING COMMISSION met on May 16, 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
Brian Haren
Arnold L. Martin, III

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.

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

Al Gilbert made a motion to approve the minutes of the meeting held on Thursday, May 2, 2019. Danny England seconded the motion. The motion passed 5-0

NEW BUSINESS

- 2. Consideration of the Preliminary Plat of McKown Acres. The property will consist of nine (9) residential lots zoned R-85, located in Land Lot 250 of the 5th District and fronts on State Route 279 and McKown Road.**

Chairman Culbreth asked if the petitioner was present.

The petitioner Richard Ferry stated what we have presented is a preliminary plat which has gone through many iterations. He said we have 33.14 acres of property and the plan was to initially develop this into a traditional subdivision, however when we began to look at the soils, it just didn't work so we began subdividing it in many different ways. Staff will tell you that we have been through probably five (5) before we ended-up at nine (9) lots. He stated that we had frontage discussions and alternative discussions of how we possible could do it but ended-up with nine (9) lots, and they are all road frontage lots with 100 feet of frontage on Highway 279, except Lot 9 which has frontage on McKown Road. The majority of the frontage is on Highway 279.

Chairman Culbreth asked if there was any opposition to the petitioner's request.

Being none, Chairman Culbreth brought the item to the members for discussion and questions.

Arnold Martin asked, what is being done with the remainder of the acreage.

OLD BUSINESS

3. Discussion of the State Route 54 West Corridor

Pete Frisina opened the discussion by re-introducing Josh Thornton.

Pete Frisina asked the members of the Planning Commission did they review the information packets that were sent out earlier in the day with information provided by Josh Thornton. He explained that Josh Thornton is working with a developer group that has built indoor storage facilities. He presented photo (shown on large screens) examples of indoor storage facilities which have been completed. Pete Frisina asked Josh Thornton about the location of these projects.

Josh Thornton replied that he didn't have the exact location at that time, but he explained that these projects have been completed in various locations including Indiana, Florida, Alabama, Louisville, KY and Raleigh, NC through a division that specializes in storage products exclusively. He stated they are building this storage facility in Orlando right now, and based on today's mid-construction photos it has a tunnel drive.

Pete Frisina asked if the tunnel drive goes completely through the entire building.

Josh Thornton replied that is correct, but for this particular project (on-screen), those are individual units. There are no contractor bays or incubator business spaces, but the photos of the other projects show the layout of contractor bays of those projects.

Pete Frisina stated that obviously this can be done, then he asked when the doors are opened, if it is open air on both sides.

Josh Thornton responded when the doors are open it is open, and when the doors are closed it is closed. He said you drive through the facility in one-way traffic via gated access with a building out in front. He also stated that architecturally, these are going to vary from what we talked about but you can get an idea about the canopy.

Pete Frisina asked if this is the side canopy design.

Josh Thornton replied yes, but he envisioned the canopy being more dressed up because of the architectural styling to meet our design goals.

Pete Frisina said you can't tell where the loading bays are located.

Josh Thornton said the loading area is located behind the gate behind the high bollards. He noted that each of the building models has a different feel.

Al Gilbert noted a recent news story where a thief entered a typical mini-storage facility in the northern section of the Atlanta metropolitan area and damaged 40 units using bolt-cutters.

Pete Frisina explained that he needed to add extra language to the Ordinance to give him options in the future to avoid confusion.

Danny England noted that the building should have residential character façade and he offered some suggestions to achieve this tone.

Arnold Martin asked in general what the maximum height is of these type of buildings.

Pete Frisina responded that in O-I, the highest building that you may have is 40 feet. He stated that the proposed design is drawn at 36 feet and the proposed mansard has to be eight (8) feet tall, which puts the height at 44 feet, but you measure from the middle of the mansard, this would, by definition, meet the 40 foot maximum height requirement.

Al Gilbert noted that 12 feet is the typical commercial ceiling.

Arnold Martin stated that he wanted to ensure that they are not approving a multi-story storage building.

Pete Frisina responded that O-I has a 40 foot maximum, but most everything else has a 35 foot maximum, but M-1 and M-2 have a 50 foot maximum. He expressed that he desired to adequately address the roof criteria so that in the future the criteria does not have to be re-addressed.

Brian Haren stated that he is comfortable with it.

Danny England stated that if you have two buildings, it makes it a bit trickier because all of the examples that we looked at was one large single building.

Josh Thornton stated that the direction that they are leaning towards is a single building, however the impervious surface coverage is where the real issue comes into play especially when it comes to the high-end RV, mobile home, bus storage, is limited on 5.4 acres.

Pete Frisina noted that acquiring the adjacent properties should be considered to assist with the impervious surface coverage.

Pete Frisina concluded that whether one or two buildings is constructed that the total footprint of the proposed site is 20 percent. We do not include in that calculation the vehicle storage bays.

Josh Thornton clarified that 20 percent is the total of the two buildings. If he were to pull out the contractor bays / incubator bays that would be 20 percent of the total primary building plus that building.

Pete Frisina asked the members if there were any other issues or questions about the proposed amendments.

Al Gilbert informed Josh Thornton that the City of Fayetteville just approved an interior storage

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY