

THE FAYETTE COUNTY PLANNING COMMISSION met on June 6, 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
Brian Haren
Arnold L. Martin, III

MEMBERS ABSENT: Al Gilbert

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 16, 2019.

Brian Haren made a motion to approve the minutes of the meeting held on Thursday, May 16, 2019. Arnold Martin, III seconded the motion. The motion passed 4-0. Al Gilbert was absent.

NEW BUSINESS

2. Consideration of of a Minor Subdivision Plat of Nickey H. Gregory & Alvin A. Jones, III. The property will consist of two (2) residential lots zoned A-R, is located in Land Lot 171 of the 4th District and fronts on Lakeview Drive.

Chairman Culbreth asked if the petitioner was present.

Chanelle Blaine stated that the applicant was not present. She explained that the property is zoned A-R, and family-owned property by two brothers who could not make it tonight, since they are on vacation. She noted that the brothers wanted to inform the Planning Commission that the property will stay within the family.

Arnold Martin, III asked if there is anything out of the ordinary that would be beyond what has been seen in the past.

Chanelle Blaine replied no, it has been approved by all county departments.

Chairman Culbreth asked the other Planning Commission members for discussion or questions.

Brian Haren made a motion to approve the Minor Subdivision Plat of Nickey H. Gregory & Alvin A. Jones, III. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

PUBLIC HEARING

3. Consideration of Petition No. 1285-19, Ognio Holdings, LLC, Owner, request to rezone 18.78 acres from A-R to M-1. This property is located in Land Lot 232 of the 5th District, and fronts on SR 279 and Old Road.

Roger Ognio said they would like to rezone the property to M-1 where they could build some commercial buildings.

Chairman Culbreth asked if there was anyone that would like to speak to the petition. Hearing none he brought it back to the board.

Arnold Martin asked how long you have owned the property.

Roger Ognio said about three years.

Arnold Martin asked what will have to be done to the property for the M-1 use.

Roger Ognio said they would need to improve the driveway and the lot would be cleared and padded out.

Arnold Martin asked if he was aware of anything buried on the property.

Roger Ognio said they had demolished the building recently and they had not found anything buried on the property.

Brian Haren asked if this property would be incorporated into Kenwood Business Park.

Roger Ognio said it would not be incorporated into Kenwood Business Park as it is a separate lot and they plan to move their business there.

John Culbreth made a motion to approve Petition 1285-19 to rezone 18.78 acres from A-R to M-1. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

4. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-142. – O-I, Office-Institutional District. and Sec. 110-173. - Transportation Corridor Overlay Zone.

Pete Frisina said staff and the Planning Commission had met with a property owner on SR 54 to discuss a self-storage facility that will be climate controlled all with internal access. He added that staff studied the entire corridor in terms of the SR 54 Overlay District and

Zone to see what the results have been. He stated staff is recommending amendments to the zoning ordinance which include a Special Development District specifically for the SR 54 corridor with expanded uses in O-I on lots with a minimum of five (5) acres. He those expanded businesses included businesses that supply services, equipment and/or resources to the film industry, call centers, cellular phone/communication device sales and/or service, computer technology service, sales and/or repair, medical equipment sales, rental and/or repair, restaurants (no drive-through or drive-in), television/radio broadcasting studio, movie/music/media productions or telecommunications, server farm/data center, and an internal access self-storage facility. He added the self-storage facility with requirements such as the storage units are limited to 600 square feet, loading bays will be to the side rear or internal to the building with canopies over loading bays on the side to help camouflage them and allowances for a shed roof for loading areas. He stated that there is a requirement that 20 percent of the total build footprint be provided for businesses and that contractor bays would be allowed for contractors to have an office or showroom with associated storage space for products and materials and these contractor bays would only be allowed in one of these storage facilities. He said in conjunction with the self-storage facility a fully enclosed vehicle storage would be allowed. He stated with any structure over 40 feet in height the setbacks would be increased five feet for every one foot of total building height over 40 feet. He added with the way the county measures build height and with the requirement of a eight (8) foot mansard roof on the corridor the building could be a maximum of 44 feet in height. He said the amendments also include provisions for a quasi-mixed use scenario with the frontage of a parcel being zoned O-I and rear being zoned residential and developed as such. He added that it requires that a concept be submitted with the rezoning that shows how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network. He added that this mixed use would allow an increase in the residential density to two (2) acres in the three (3) acre area. He said there is also a requirement of for building elevations to be submitted with a rezoning.

Chairman Culbreth asked if there was anyone that would like to speak to the amendments. Hearing none he brought it back to the board.

Arnold Martin asked if we are allowing housing behind the office area do we have regulations for lighting intensity.

Pete Frisina said our codes do not contain any quantifiable regulations such the number foot-candles but generally state that the light cannot shine into adjacent residential properties and in the past when there has been a problem we get the property owner to adjust the light so it does shine into the adjacent residential property.

Brian Haren asked if there had been substantive changes since the last time the Planning Commission had seen the amendments.

Pete Frisina said the only changes that were made were to correct some of the grammar and form and no substantive changes were made.

Brian Haren made a motion to approve amendments to Chapter 110. Zoning Ordinance regarding Section 110-142. O-I, Office-Institutional District and Section 110-173 - Transportation Corridor Overlay Zone. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

5. Consideration of amendments to the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the SR 54 West area.

Pete Frisina said the following amendments to the Comprehensive Plan are in conjunction with the previous amendments to the zoning ordinance for the SR 54 West Corridor. He said the SR 54 section of the Land Use Element was updated and what staff found was a number of properties that were rezoned to O-I were still undeveloped on these amendments are attempt to spur some development on these properties with increased uses. He added amendments to the Future Land Use Plan map include notes and labels to reflect the new SR 54 Special Development District.

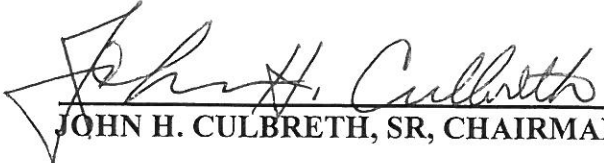
Chairman Culbreth asked if there was anyone that would like to speak to the amendments. Hearing none he brought it back to the board.

Arnold Martin made a motion to approve amendments to the Land Use Element and the Land Use Map of the Fayette County Comprehensive Plan. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

Chairman Culbreth called for a motion to adjourn. Brian Haren made a motion to adjourn. Arnold Martin seconded the motion. The motion passed 4-0. Al Gilbert was absent.

Meeting was adjourned at 7:30 PM.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST


HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY