

THE FAYETTE COUNTY PLANNING COMMISSION met on December 5, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John H. Culbreth, 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

STAFF ABSENT: Danny England

Welcome and Call to Order:

Chairman Culbreth called the Planning Commission Meeting to order.

1. Consideration of Minutes of the Planning Commission meeting held on November 21, 2019.

Al Gilbert made a motion to table the minutes of the meeting held on November 21, 2019 until the next scheduled meeting. Brian Haren seconded the motion. The motion passed 4-0. Danny England abstained.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Windy Oaks Farm. The property will consist of three (3) lots zoned A-R, is located in Land Lot 60 of the 7th District

Chairman Culbreth asked if the petitioner was present.

Chanelle Blaine replied no the petitioner is not here tonight.

Chairman Culbreth asked what is the staff's recommendation.

Chanelle Blaine replied that the staff recommends approval. She explained basically they are creating a lot for their daughter to live on, which is Lot 1, and originally when this came in it was three (3) large tracts but they re-configured it in such a way that they have two (2) five (5) acres tracts and now one (1) large 45 acre tract.

Chairman Culbreth asked does any the Planning Commission member have any comments.

Arnold Martin made a motion to approve the Minor Subdivision Plat of Windy Oaks Farm. Al Gilbert seconded the motion. The motion passed 4-0. Danny England was absent.

3. Discussion of movie facility.

Pete Frisina introduced Brian Cooper who contacted him about a concept for a movie facility. He said I thought it would be good for him to come in and talk to the Planning Commission about his vision and get some feedback from you to see what you think.

Brian Cooper began with thanking the Planning Commission for the opportunity to present his concept. He stated that after 6 ½ years with Pinewood Studios, I left to create my own company call Redwing Consulting. He explained that one (1) of my first clients is a couple that I have been friends with for 11 years who just moved their permanent residence to Fayette County from Florida. He said they bought a 140 acres, which was Doug Walker's old homestead, located on County Line Road with an entrance off Old McDonough Road, as well.

Al Gilbert stated it also has a landing strip.

Brian Cooper stated that is currently zoned A-R for the back portion of the property, and R-20 for the front portion.

Pete Frisina asked should I bring the map on the large screens for you.

Brian Cooper replied yes you can. He said they initially purchased the back half off the property from Ms. Walker, which has a helicopter hanger, some outparcel buildings, and a smaller house called the Porter house, which the couple plans to live. He explained the couple through the relationship they gained with Ms. Walker decided to purchase the front half, which is the landing strip, the home and raw pasture.

Brian Cooper explained the couple contacted me first about making the English Tudor house, which is difficult to find in Georgia, a filming location. He added that productions, whether they are at Pinewood Studios, Atlanta Metro, Tyler Perry studios or wherever, if they need an English Tudor House they will come down and use the house. He concluded that is the primary purpose of the house since they are not planning on living in that house.

Pete Frisina asked is that big one up front here.

Brian Cooper replied yes, it is setup very well for filming. He noted I think one of their daughters got married there, so they added some parking to side, which will be ideal for base camp. He added it is not made of concrete, it is made on crusher run.

Pete Frisina asked where the house was the couple will live in is.

Brian Cooper replied the house is called the Porter house, they are empty-nesters and the kids are all grown.

Pete Frisina asked is this a barn over here or an old shed.

Brian Cooper replied yes, there are actually three (3) barns on the property.

Pete Frisina asked where the helicopter pad is.

Brian Cooper replied that is it there.

Arnold Martin asked what the major roads that are bordering this property.

Brian Cooper replied County Line Road and McDonough Road is on the other side of the complex.

Al Gilbert stated that there is a fence around that property that cost more than some people's homes, it is a beautiful, beautiful fence.

Brian Cooper replied it is ridiculously nice.

Pete Frisina replied to give you some perspective, all this property from here to here is owned by the County.

Brian Cooper responded yes, you have the water authority there and the old shooting range there.

Pete Frisina replied you also have 911, so this entire block of property is all County-owned.

Chairman Culbreath replied they moved the DMV.

Al Gilbert stated I didn't realize that the DMV has moved from McDonough Road.

Pete Frisina responded they are building a fire station over there.

Brian Cooper replied our initial request is to find out what is the proper zoning that we would be allowed to allow productions to come in. He added as Pete and I were talking it would be one thing to apply for a filming permit once or twice, but hopefully we are doing a lot more than that. He explained I wanted to make sure we had the proper zoning and our cards were on the table about what we are going to do. He said in the future maybe years from now, we may build a back-lot in the wooded area, if approved per zoning. He noted that a back-lot is something that Georgia sorely needs, and the back-lot could be a New York street or a Chicago street, it can be dressed as anything. He concluded it can be as long as a couple of blocks.

Pete Frisina responded you previously used the term movie ranch.

Brian Cooper replied correct.

Pete Frisina asked is that still the concept, give these guys an overview. He added basically there is going to be a lot of open shooting this this area.

Brian Cooper replied the famous movie ranch is Skywalker Ranch which was used in Star Wars. A movie ranch is raw land that you can build many things on. He added we are considering long term having just one (1) stage which will be placed inside a pre-engineered Butler (metal) building

and we would not get above any height restrictions or anything like that. The primary thing is if they want to come in and build a set in the pasture upfront and shoot for a couple of weeks and what you would see from Sandy Creek and Veterans on a regular basis.

Al Gilbert asked would the sets be built on premise there.

Brian Cooper replied they could be. He added we want to have the ability for production to come in and say we want to build this outside and also we want to shoot the house. He explained it is difficult to predict exactly what production will come in and ask for but we need to get ahead of it and meet with you to know what it is zone for.

Pete Frisina responded I think that these are temporary structures, you build them up, you shoot whatever you need and then you take them back apart.

Brian Cooper responded yes. He added, these are the five (5) parcels that are A-R owned, and the one (1) in the top corner is commercial, so it is zoned C-C.

Pete Frisina replied I think it is not zoned because it it's all wet.

Chairman Culbreath asked what was the zoning again.

Brian Cooper replied the front half is R-20 and the back half is A-R. He added one of the key things that I understand, in especially working with the Planning Commission while at Pinewood Studios is that neighbors are important. He noted that every single neighbor that is around Pinewood Studios, that has said my name would have good things to say. He said that I have had to bush hog their fields for them, and I have fixed their fences. He also noted that Ms. Betty moved to Florida, but I still talk to them. He explained before anything would go into the public, my clients and I would personally go and meet with the neighbors, because there is opportunity for noise and there is the opportunity for night shooting with lighting but it will be no different than when soccer fields are lit.

Pete Frisina asked do you anticipate doing anything if they wanted to shoot in the trees and film back in this area as well and you do have some open areas.

Brian Cooper replied there are a couple of ponds on the property, and a creek runs through it as well.

Pete Frisina you have some sizeable flood area right there, that's just your 100 year floor area.

Brian Cooper replied that is the path of the creek, I am not sure what creek that is.

Pete Frisina responded I am not sure what creek it is, either.

Brian Cooper said tonight is really about getting some feedback, what we need to do, to make sure we have all of ducks in a row. He added the airstrip is important, we want the ability to keep the airstrip, the owner now has the exact same plane that Doug Walker once did, a small Cessna, brought up from Florida yesterday. He concluded the owner does not want to lose the use of the

airstrip.

Pete Frisina asked so they want to maintain this as a residence as well.

Brian Cooper replied just the back half as a residence.

Pete Frisina asked they do want to live here.

Arnold Martin asked do we have anything special in the zoning as it relates to airfield.

Pete Frisina replied airstrips were established in 1969, so it's pretty much there.

Arnold Martin asked if someone could put in an airstrip on their 100 acres property, is there something special we have to do.

Pete Frisina replies it is currently an A-R zoning thing now, there has to be some setbacks that have to be put in place if you want a new one. He added no one has created a new one for many years, most of these, like this one, was created in the late 1960s if not earlier. He noted some of them like Rust, located on Highway 92 South gets used very rarely, in fact I don't know what condition it is in.

Brian Cooper replied I suspect this airstrip will not be used very often anyway. He said the owner runs a business in the film industry and they actually do camera cranes so if he has to fly down to Savannah or something.

Chairman Culbreath asked have the owners already purchased this land.

Brian Cooper replied yes sir, they have closed, they now live there, and it is insured. He added I have to go back and look at the closing date, but it has been within the last 60 days.

Pete Frisina the said I talked to Brian Cooper about the zoning that we have in place right now, and the only thing we really have right now that was created for the film industry was the General Business zoning district. He added that is the only thing we have right now that allows what he wants to do on a continual basis. He explained the issue that you are dealing with is that we have not given the G-B landuse category to big sections of land in the County because we never know where a film facility wants to go, that not an easy thing to do. He also explained in making a rezoning decision especially in the political realm, when the land use plan doesn't support it can sometimes be an iffy proposition. He concluded by saying this a film ranch concept is more on an open use of land somewhat and using the existing structures is a somewhat lighter use than a full blown Pinewood Studios concept.

Brian Cooper replied sure, that absolutely correct.

Pete Frisina stated I gave some thought to this concept, because what you have is property that has multiple lots, and multiple zonings. He explained I have been doing some research and I am not even sure some of these lots are even legally recognizable lots. He added the two things Brian Cooper and I talked about is creating a conditional use possibly like an A-R district, because if we

don't that we are going to mandate that you have a lot of acreage, it's not something you can do on five (5) acres, so that will be one way of dealing with it.

Pete Frisina said the other aspect we have, which we don't have in place right now, is the PUD. He explained the PUD gives the person wanting to do the facility and the County the ability to allow the applicant to say here's what I want to do, and we set some loose parameters to the PUD, like with the Zac Brown site. He concluded they bring the concept in, and we go through that process and say there may be things that that don't get put in.

Brian Cooper replied Zac Brown's place would actually be a good example because he lives there and a he's got the camp and certainly as far public disturbance, we wouldn't have that issue in the summertime.

Pete Frisina replied it gives political people some ease they have more control. He noted if you say I am going to zone this property o General Business, whatever General Business allows is what you get. He added once the zoning is in place, you have to meet the zoning unless you place conditions at the re-zoning period.

Brian Cooper asked how exactly a PUD work.

Pete Frisina replied first we would have to create the PUD, like when Zac Brown first came in. He explained we had a Planned Lodge / Retreat PUD in place, but it didn't really fit what he was doing. He added we actually took that ordinance and amended it, to give him the ability to do the things he wanted to do and give the County some control, so that is a good way of dealing with it.

Brian Cooper said this is the next step since I moved down to Fayette County, I have always wanted to make Fayette County the epicenter of the film industry in Georgia and I think that is very easily done. He added we have the industry anchor and now we are starting to get the specialty stuff. He explained if you look back at the taxes records for this property and compare what we want to do, we are looking to generate a couple of million dollars a year in revenue. He concluded I used to sign the checks at Pinewood and I know what we paid the County before and what was is paid now to the City.

Pete Frisina asked what will be the frequency of operations out there and when are your prime shooting periods. He also asked is it seasonal.

Brian Cooper replied it is not seasonal, but the ultimate goal is to have a TV show come in and setup for a long period of time, like a Stranger Things, where the house becomes a character. He explained that realistically out of 52 weeks we may have 20 to 30 weeks of actual shooting, it could be during the day or it could be at night.

Pete Frisina asked what the typical size of the personnel that comes in for a shoot like this.

Brian Cooper replied it varies, but I would say that on a small TV show you would have about 100 people. He explained if Marvel comes over and it is a big scene you could have over 200 to 300 people there. He added there is adequate space for parking and there are three (3) entrances. He noted there is a third entrance off Calloway that we would use if all else fails because that goes

into a residential neighborhood. We want primarily to come in from McDonough Road.

Pete Frisina asked how traversable is this?

Brian Cooper replied it has an amazing road system, it's not all concrete.

Pete Frisina asked if they have a bridge over the creek.

Brian Cooper replied yes, they have a bridge with a culvert over the creek, there was a lot of money spent back there.

Al Gilbert stated I envision that the home they used in the TV show Dallas would be similar to what you are talking about,

Brian Cooper replied absolutely, I have been to that house, that house is actually in a Dallas suburb called Highland Park.

Pete Frisina replied I don't actually think they filmed at the house.

Brian Cooper replied they shot the plates for it. He added the one (1) good thing about this house is that it has been renovated and it is nice inside but it is not over the top. He noted that it can be so many things, like a villain's house. He concluded there could be some stuff done in the ponds.

Pete Frisina asked are the people that own the property going to be a part of the business as well.

Brian Cooper replied yes, they are going to be the owners, I am just consulting with them.

Pete Frisina asked are you going to run it.

Brian Cooper replied yes, I am going to run it, get it established, make sure that everything is going well, and I will build a team, or a person or two that will come in and relieve me.

Pete Frisina asked so when someone wants to come in and film in a location like that they will just contact this company and whoever is running this facility.

Brian Cooper replied they will be contacting me.

Pete Frisina asked are you open for two (2) weeks, two (2) months, three (3) weeks or three (3) months, whatever the dates maybe.

Brian Cooper replied part of the process is when they get in contact with me, I get a good idea of what they want to do. He said if there was something above and beyond the norm, I would direct them to come back to the property authorities and we would make sure we have all the proper fire permits.

Pete Frisina asked in looking at the surrounding property, if this is somewhat isolated from the rest of it, this area here is where you have the majority of the close proximity to existing subdivisions.

Brian Cooper replied just looking at the land I don't think much will be done back there. He added the way I do things, I just want everybody to know because if we did have somebody filming there it the production company's responsibility to let the neighbors know. They have to come out, tell them what going on, and give them a phone number to call.

Arnold Martin asked Brian Cooper to explain the difference between the activities of a movie ranch and the back-lot.

Brian Cooper replied if we had the opportunity to build a back-lot, a production company would approach us and would review the designs and decide whether proceed forward. He added because it not going to be temporary, we have to submit drawings to get permitted.

Pete Frisina replied so having the back-lot is a long term thing for you.

Brian Cooper replied yes, it may never happen. He added the other thing that we were talking about which we are interested in is the long-term is putting in a water tank. He explained we would locate that outside of the floodplain. He said the tank would be three (3) feet deep, two (2) to three (3) acres large. He added we would have to get water back there to it and have a 40 x 40 foot pit that's about 20 feet deep in the middle of it. He noted it can be used for parking if it is not being used as tank and if it is floodable then you have the opportunity to attract shows like Pirates of the Caribbean and Titanic, which Georgia does not since those big water shows that typically go to Baha California where there are big water tank facilities. He concluded this is something that we really need in Georgia needs it to take it to the next level.

Pete Frisina stated that why the PUD is useful, as you do these things, you can bring them back in.

Brian Hare asked of all of the things that you talked about with putting in a water tank and a back-lot scenarios with several city blocks to give it depth, is there enough elbow room on that property to do all that.

Brian Cooper replied sure, it is about 140 acres. I was planning a lot of this stuff when I was at Pinewood Studios on a 50-acre pasture on the south side.

Arnold Martin asked from a zoning and development standpoint, where have you had your limitations or your pitfalls by being in Fayette County versus other nearby areas. He also asked where are we limited and what do feel would stop Fayette County from being what you would envision.

Brian Cooper replied honestly the reason that I stayed here when I left Pinewood Studios because I don't think there aren't any pitfalls down here. He said the County and the City and the Community has embraced our industry, I know hundreds of homes have been bought down here as second and third homes. He noted in Fulton County, Pinewood Studios would not look like Pinewood Studios. He added by having the proximity to the airport, having some land in the County that's still available, and having some of your modern conveniences, that Peachtree City and Fayetteville offer, especially with all that about to come to the square, I don't find any pitfalls because I can sit in a meeting like this one (1), and have a conversation.

Brian Cooper said personally outside of the movie ranch and Pinewood Studios, my long-term mission is to stay here and really work to make this the epicenter of the movie industry, it is the perfect place to do it. He noted that Pinewood Studios in London is in a suburbs outside London, out in the country not too far from Heathrow Airport, so it a very similar setup. He concluded that over six (6) years, there has been some complaints such as increased traffic, but none of the complaints that I heard are specific to the movie industry, it is just overall development and growth.

Pete Frisina asked so what sized vehicles do you see coming in and out of here.

Brian Cooper replied everything up to 53 foot trailers. He said those could make it into all three (3) entrances, but we would primarily come down the entrance on McDonough Road, it is a better turning angle and there is a large open area that is wide enough to turn a 53 foot trailer around in.

Pete Frisina asked what about coming in on County Line Road, is there a bad angle here.

Brian Cooper replied it is not really a bad angle it's more that is a beautiful tree-lined road, it's not very wide and there are too many trees there. He noted the first entrance will be off McDonough Road, the secondary would be County Line.

Pete Frisina asked what would be the frequency of that kind of traffic be, for instance if you are doing a shoot, the trucks come in for the shoot and however the shoot lasts the trucks stay there, and then after the shoot, they go back out.

Brian Cooper said the traffic is like when the circus comes to town, you start out with a blank canvas and then everything just shows up. He explained at one (1) time the trucks will start coming in, and they send different departments so if they are building something they will send the construction department first so it could be over in a couple of weeks. He added as far as the people, during non-shooting times is standard hours, their call times are usually 6 or 7 am and construction gets off by 3 or 4 pm. He noted when they are shooting depending on whether it is day or night, the will be a large number of cars coming in at the same time and leaving at the same time. He concluded, I have also talked with Sheriff Babb to determine if have to do any intermittent traffic control, but I don't foresee that happening, there is too much land and you can to get to far off it.

Al Gilbert stated did you mention that the owners of this property were in the camera and crane business, will he be storing any of his equipment here.

Brian Cooper replied yes, under the A-R as a home-based business.

Al Gilbert asked is it in the barns.

Brian Cooper replied it is the helicopter pads. He added when I say cranes, I am talking about a small techno camera cranes, one may extend out to 30 feet.

Al Gilbert said like the one use for the overhead mic.

Brian Haren asked is this project a candidate for the Planned Residential Business Unit

Pete Frisina replied no is not. That's more geared towards residential as a primary use with just a small business attached to it. Again the G-B is a non-residential zoning designation, once to change to G-B you don't want to live there anymore, that the issue with that. He explained between the two (2) you create a conditional use of some type within A-R or you go the PUD route which gives them flexibility and the County control.

Brian Haren asked do you think we need to bring that front section back under A-R to do what we need to do.

Pete Frisina replied yes, if you are going to create a conditional use, you are going to have to get everything zoned A-R.

Brian Cooper replied that will allow us protect and maintain the air strip because under A-R the air strip is allowed, correct.

Pete Frisina replied yes, under the PUD you have a little more flexibility, then you can say what are the uses, and we can figure out what you wish to allow in there.

Brian Cooper asked can you explained the PUD

Pete Frisina explained that PUD is a standalone district that has subcategories, we have created a number of them.

Brian Cooper replies its matter of us coming up with a development of what we want to do.

Pete Frisina replied yes, its kind of somewhat like this. It gives the County control and you flexibility. Of the options, I think the PUD will be the best way to go forward. It may take a little time for us to create it.

Brian Cooper replied, that will be fine. Our idea was that this had a six (6) month ramp-up, right now we are just laying the ground work, marketing materials.

Pete Frisina replied so technically what we would have to do is to go through the Planning Commission, and staff with work up a PUD zoning district, then we have to go to public hearing, so that the Planning Commission can say that we recommend that this be adopted, and then we have to take it to the politicians and say here is what we have created. He noted sometimes they yes and sometimes they say no, with a caveat to work on it some more.

Brian Haren replied I like the concept, personally I have an issue with how the property is ringed in on three (3) sides by residential and knowing that you could be shooting at night, maybe the use of pyrotechnics. One of the things that we have to do is watch out for the neighbors.

Brian Cooper replied absolutely, I agree 100 percent, typically what a production does if there is loud pyrotechnic shoot at night, the residents will be put up in a hotel and they will receive a pretty good stipend. Productions will take pretty good care of the neighbors and that's a part of what we will do as well. Your point is well received because people want to come home and enjoy their

afternoon. We will do everything to make sure they are on-board to inviting them to come see the shoot and other things like that. Every situation is a little bit different, and I haven't gotten the feedback from the neighbors because I haven't polled the neighbors yet, but that is in the plans.

Pete Frisina asked in terms of movie shoots in general, what you do think the percent of these loud events occur.

Brian Cooper replied minimal, maybe five (5) to ten (10) percent. For example if a client we had was based at Pinewood and they wanted to do some big pyro stuff there is a lot that goes into. So it is easier for them to go do that at Pinewood, they have 724 acres there.

Pete Frisina replied you previously mentioned to me there maybe other similar other facilities in south Georgia.

Brian Cooper replied there are two (2) facilities in Merriweather County, which are on raw land.

Pete Frisina responded they don't have any developed aspects on them.

Brian Cooper replied one (1) of them has a couple cabins on it. One of them is Adam Sandler's location manager called Legacy Movie Ranch and the other is called Double Oak Movie ranch which is right outside of Greenville.

Pete Frisina responded once again it's just a ranch with no fixed facilities. The reason they haven't gained any footing, they are too far away. You have what is called the zone, which is a 20 mile circle around the State Capital and if your production office is located in the zone, you get a local hire for all of your crew. If you are outside of that you have to pay a distance hire, which is a lot more expensive per hour per person. Therefore all the places in Merriweather is outside of the zone, so people don't want to go down there and shoot when they can find plenty of land inside the zone. Hunger Game did shoot at Big Red Oak which is located in Gay, Georgia, which is pretty far down but they are pretty well established.

Al Gilbert stated I agree with what Brian Haren said and he pretty much summed up my feelings. I would suggest if you get the opportunity to use a few of the Commissioners as a sounding board because you are beginning to undertake a lot of work as we are too. He said they may say no right up front then there is no need to proceed, but if they are open to the possibility, then by all means then we need to pursue.

Brian Cooper replied I talked with a couple of the Commissioners, I didn't want to go into too much detail this soon before I did all my research.

Brian Haren replied I like the idea, I am just surprised something like this hasn't been setup out by Pinewood already. I was thinking surely they have outdoor sets.

Brian Cooper replied they do under the City of Fayetteville PCD zoning and a development agreement that allows for all of this.

Pete Frisina replied a PCD is a similar zoning that we are trying to create.

Brian Cooper replied yes they build sets, in fact they had a 24 foot tall wall where they built a beach for an upcoming movie.

Arnold Martin asked is 100 percent of this property located in Fayette County.

Brian Cooper replied yes. He added another aspect of this property which Pete and I haven't yet discussed is in the future is talking with Steve Rapson about shooting on the adjacent soccer fields and other County property which may generate more revenue for the County, since McCurry Park is so close to the movie ranch.

Arnold Martin asked do you think Fayette County is received well by the film industry.

Brian Cooper replied yes, very well. He noted there was a little of concern at the beginning because Fayette County is a conservative County. Our industry is typically is a little bit on the liberal side but I have heard nothing but positive things from life-long LA and California people. You could be in LA and live 20 miles away for where you are working and it is taking 4 to 5 hours per day to commute. These people are investing money in the County, in the schools and into properties and renovating houses, etc.

Brian Cooper said that Fayette County has some the best public schools in the State. Public schools in California have problems. So people are coming down here and they are saying they are spending 100,000 year to send their kids to private schools, therefore they consider the move a 100,000 year raise. So really this is just the beginning, I hope to come before you for a lot more things, because no County has taken the lead in becoming the epicenter.

Arnold Martin asked what are chances that the movie industry will pack up and move away when the local tax incentives expire.

Brian Cooper stated that the tax incentive can go away at any time, that's just a fact of life. Wilmington did have a studio there, however it is very difficult to get in and out of Wilmington. You always have to fly into Atlanta and take a connecting flight. This being Atlanta and with the Airport makes a big difference. Because of the difficulty of getting into and out of Wilmington, the industry grew as much as it could. Now they had some tax incentives, they have the beach there, they have Screen Gems studio, which is the sister studio they have at Lakewood but there is so much infrastructure that has been built in the State of Georgia, we are talking over a billion dollars in just studio infrastructure that even if the tax incentive went away today, we will still have filming in Fayette County. Because nowhere else in the country or the world for that matter can you get the square footage that you can get at Pinewood right now. If you go to LA you have to split it up all over town and it cost millions of dollars to move people around and all the logistics, it would certainly hurt the State significantly but the studios would stay full. But we protect as an industry we work on that from top to bottom, now from Governor to House of Representatives, Senate, but that is a good point, the incentive could go away, and nothing is guaranteed.

Arnold Martin stated that I never had the opportunity to ask anyone directly what the driving force is. I know it the tax incentive may have been the initial attraction. But now that people have settled in what is the foundation to keep them here.

Brian Cooper replied diversity of the State of Georgia from the beaches to the mountains, to the busiest airport in the world, and Georgia is one of the best states to do business so it very easy to do business here. This property would be the least of the County's worries if something were to happen. I doubt the incentive would go away completely it may get cut back or something like that. I feel confident that we will be fine.

Pete Frisina asked have you look at any other areas in the County, at all.

Brian Cooper replied no, this was happen stance. The owners brought me in after they started, so I told them we have to back up a little, and I need to get in front of the right people to see if we can proceed.

Pete Frisina responded obviously we have to figure out is this something you want to pursue from your standpoint as well.

Brian Haren replied the concept yes, I still have reservations about the location.

Pete Frisina responded I think what we need to probably to do is look at the situation and figure what it is. The owners still want to live there so the rules will have to allow someone to live in this facility or this land in some sort of fashion. If we get that point to get things in place, you are looking at five (5) pieces of properties that have to be zoned separately, because of the way we have to do things now.

Brian Cooper replies if we go to A-R, it will only be two.

Pete Frisina replied if were are going toward PUD, we are putting everything in A-R. An A-R conditional is one way, but it will be very limited. PUD will allow more. In my opinion, if you are going to use this entire property as a facility, everything will get zoned to PUD and it all get joined together as one big piece of land, that will be the best way to deal with it.

Brian Cooper said the invitation is open for any of you to come out and see the property. He added I can provide any contact information if you need it.

Pete Frisina replied what will be helpful is anything that you can give us on the nature of how the things are done, frequency, anything that gives us the industry standard for these sort of things, for where we need to start so we understand what it is. These things take a little time to create.

Arnold Martin asked if the other counties that he referenced, have a possible framework.

Pete Frisina replied if you can send the names and locations of those other places, I can reach out to Merriwether County, I can assume that Merriweather County is less dense than Fayette County.

Chairman Culbreath said good report, thank you Brian.

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

OLD BUSINESS

4. Discussion of the Zoning Ordinance.

Pete Frisina began with a follow-up of the cluster mailbox changes. He said that he made some additional but not much. He noted that under Section 110-106 covers the general outline, and one (1) of the things that he did add in was that the CBU's do not have to meet the setbacks, he wanted to make that clear. He noted that if you drop down under the Section C the non-conformances that the lots for the CBU's which are created in the subdivision do not have to meet County zoning.

Pete Frisina said that for the Pocket Park, he set the maximum acreage to $\frac{1}{4}$ acre. It may contain playground equipment, I added benches, picnic facility, and one (1) covered picnic pavilion not to exceed 400 square feet because in the other aspects of this, like in the C-S district they are limited to 900 square feet. So I thought on a $\frac{1}{4}$ acre, 400 square feet sound reasonable. Also the other items listed such as a sculpture or a fountain, or something like or even these mailboxes would be allowable in this $\frac{1}{4}$ acre.

Pete Frisina noted that if you move down under Section T, the only thing I added was within the residential development areas, I put the CBU's in there as well.

Arnold Martin asked is this addressing the notion that carve out curb / drive-in for the CBU's.

Pete Frisina replied no, that's not going to be part of zoning anyway, that's going to be up to the Road Department to figure out what they want to do, that will be a Road design standard.

Pete Frisina then stated regarding the residential accessory structures that he added a change to allow three (3) residential structures, so on a normal sized lot, we gave an expansion from 1800 square feet for five (5) acres to 3600 square feet, so what I did was add another structure within that five (5) acre category. So instead of just two (2) you can now have three (3) accessory structures? He also noted that he made a change to item number three (3), well pump house and pool enclosures are not counted as long as it is under 70 square feet or less.

Pete Frisina noted that under two (2), internal setbacks for towers and facilities, letter F has been crossed out per the direction of the County Attorney.

Pete Frisina stated that I am still awaiting for the County Attorney to write a portion of the subdivision regulations before I can move on, because we are going to start to call plats under different names, so I will have to go through the Ordinance and make those changes.

Pete Frisina asked the members if they want to meet on December 19, 2019.

Chanelle Blaine stated that she did not have any cases for the meeting.

Al Gilbert replied I would not meet unless we absolutely have to.

Chairman Culbreth called for a motion to adjourn. Al Gilbert made a motion to adjourn. Arnold Martin seconded the motion. The motion passed 5-0.

The meeting adjourned at 8:12 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN H. CULBRETH, SR.
CHAIRMAN

ATTEST



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY