

THE FAYETTE COUNTY PLANNING COMMISSION met on October 1, 2020 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, Vice-Chairman
Brian Haren
Arnold Martin

STAFF PRESENT: Pete A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator (via *teleconference*)
Howard Johnson, Planning & Zoning Coordinator

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 September 17, 2020.

Danny England made a motion to table the minutes of the meeting held on September 17, 2020 to a future meeting. Arnold Martin seconded the motion. The motion passed 4-0.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Traveler's Trail. The property will consist of one (1) lot zoned R-85, is located in Land Lot 247 of the 5th District and fronts on Goza Road.

Chairman Culbreth asked if the petitioner was present. Hearing none he asked the members if they had any comments or questions.

Brian Haren made a motion to approve the minor final plat. Danny England seconded the motion. The motion passed 4-0.

3. Consideration of a Minor Final Plat of Cooper's Corner. The property will consist of one (1) lot zoned A-R, is located in Land Lot 246 of the 4th District and fronts on Hill's Bridge Road.

Chairman Culbreth asked if the petitioner was present. Hearing none he asked the members if they had any comments or questions.

Brian Haren made a motion to approve the minor final plat. Arnold Martin seconded the motion. The motion passed 4-0.

PUBLIC HEARING

- 4. Consideration of Petition No. 1295-20, Estate of Daniel & Lillie Ard, Owner, and, Rodwrightcorp, Agent, request to rezone 10.8 acres from A-R to R-80 to develop three (3) single-family residential lots. This property is located in Land Lot 228 of the 4th District and fronts on SR 85 South and Lisbon Road**

Rod Wright said he asking for a recommendation of approval for the rezoning, he agrees with the staff conditions and is here to answer any questions.

The Chairman asked if there was anyone present that would like to make a comment concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Danny England said concerning the recommended condition of removing the existing driveway so then will all three lots access Lisbon Road.

Rod Wright said the existing curb cut on SR 85 will be shared by Lots 2 and 3. He stated Lot 1 will access Lisbon Road via a new driveway and the existing driveway will be removed so Lot 1 cannot access SR 85. He added no permits will be issued on any of the three lots until the existing driveway is removed.

Brian Haren made a motion to recommend approval of the Petition 1295-20 with one condition. Arnold Martin seconded the motion. The motion passed 4-0.

- 5. Consideration of Petition No. 1296-20, Estate of Ruby Thomas Parrott, Owner, and, Alice Reeves, Agent, request to rezone 4.579 acres from A-R to O-I to develop office uses. The subject property is located in Land Lot 57 of the 7th District and fronts on Flat Creek Trail.**

Alice Reeves said she was here tonight to answer any questions the Planning Commission may have.

The Chairman asked if there was anyone present that would like to make a comment concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Arnold Martin asked how this petition relates to the recent amendments we made to the Comp Plan and Zoning Ordinance.

Pete Frisina said this petition is in compliance with the amendments we made to the Comp Plan

which gives consideration for O-I zoning to those lot fronting on Flat Creek Trail between SR 54 and Tyrone Road.

Arnold Martin made a motion to recommend approval of Petition 1296-20. Danny England seconded the motion. The motion passed 4-0.

6. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-142. – O-I, Office-Institutional district concerning the SR 54 West Special Development District.

Pete Frisina said this is an item the Planning Commission has been discussing and it concerns the SR 54 West Special Development District in the O-I zoning district. He added the amendments address the required square footage required for office/business space in an internal access storage facility which is 20 percent of the footprint. He added that with input from an individual proposing one of these facilities and a member of the Planning Commission involved in banking concerning the future need for office/business space staff is recommending that the requirement be reduced to 10 percent. He stated that office demand has not been strong in the past and the covid situation has indicated that work from home may be the new trend therefore reducing demand for office/business space. He added that the footprint of the internal access storage facility is used to determine the square footage requirement of office/business space and that office/business space may be within the footprint of the internal access storage facility or an equivalent amount of office/business space may be moved outside of the footprint but must still be attached to the internal access storage facility. He stated that the language concerning a vehicle storage structure was also clarified.

The Chairman asked if there was anyone present that would like to make a comment concerning the amendments. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Brian Haren made a motion to recommend approval of an amendment to Section 110-142 . - O-I, Office-Institutional, (h) State Route 54 West Special Development District of the Zoning Ordinance. Danny England seconded the motion. The motion passed 4-0.

OLD BUSINESS

7. Discussion of O-I and the SR 54 West Special Development District.

Pete Frisina said this was a continuation of the discussion from the last meeting and he wanted to provide the Planning Commission with background from past rezonings on SR 54. He stated that what started to this discussion was a project proposed in the area of SR 54 and now there are three overlapping aspects consisting of the SR 54 West Overlay District, SR 54 West Overlay Zone and SR 54 West Special Development District that come into play. He added that the proposed project was to subdivide a property on SR 54

and seek rezoning for O-I on a portion of the property that would no longer be connected to SR 54 but fronts another road. He stated that the question is whether this property would then be under the jurisdiction of the SR 54 West Overlay District, SR 54 West Overlay Zone and SR 54 West Special Development District. He said that in his opinion when you subdivide and rezone in this manner you remove the property from the requirements of the Overlays but you also remove the property from the benefits of the Overlays in terms of the expanded uses that are allowed. He provided an example of a rezoning at the corner of SR 54 and Flat Creek Trail where the property was proposed with four lots, where one lot would front SR 54 and Flat Creek Trail and three lots would only front Flat Creek Trail. He added that in his opinion this was the proper way to rezone the entire property with its connection to SR 54 and subdivide later because the requirements and uses carried through the entire piece of property due to the rezoning and its connection to SR 54. He asked the Planning Commission if they agree with his approach.

Arnold Martin said from a lending perspective he would agree with the approach because it is best to subdivide the property later based on the different proposed uses.

Danny England said he agrees with the approach because it maintains a consistent character architecturally through the development if it is all developed under the Overlays. He said looking at the example of SR 54 and Flat Creek Trail all of the properties have to meet the same requirements and architectural character.

Pete Frisina said based on that he will require that the entire piece of property be submitted for rezoning.

The meeting adjourned at 8:00 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY


JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST:


HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY