

THE FAYETTE COUNTY PLANNING COMMISSION met on December 3, 2020 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John H. Culbreth, Chairman (via *teleconference*)
Danny England, Vice-Chairman (via *teleconference*)
Brian Haren (via *teleconference*)
Arnold Martin (via *teleconference*)

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 November 5, 2020.

Brian Haren made a motion to approve the minutes of the meeting held on November 5, 2020. Arnold Martin seconded the motion. The motion passed 4-0.

PUBLIC HEARING

2. Consideration of Petition No. 1302-20, Charlotte Hearn, Owner, request to rezone 2.00 acres from A-R to R-70 to develop one (1) residential lot. This property is located in Land Lot 18 of the 9th District and fronts on SR 92 North. *The applicant has requested to table the petition.*

Chairman Culbreth said can I get a motion?

Pete Frisina stated that we will table this petition until the January 7, 2021 meeting.

Arnold Martin made a motion to table Petition No. 1302-20 until the January 7, 2021 meeting. Danny England seconded the motion. The motion passed 4-0.

NEW BUSINESS

3. Consideration of a Minor Final Plat of Redwine Road. The property will consist of five (5) lots zoned A-R, is located in Land Lot 2 of the 5th District and fronts on Redwine Road.

Rod Wright said I am asking for your approval for this subdivision plat. I am here to answer any questions that you may have.

Chairman Culbreth asked is there any opposition? If not, we will bring it to the Planning Commission, do you have any questions or comments? Hearing none, we will entertain a motion.

Brian Haren made a motion to approve the Minor Final Plat of Redwine Road. Arnold Martin seconded the motion. The motion passed 4-0.

Rod Wright replied thank you.

4. Discussion of SR 54 West Overlay Zone, Architectural Standards.

Pete Frisina said I sent out the amendments in redline.

Pete Frisina stated I also sent out some pictures as well. He added also Brett Vincent is here, the guy who has proposed the first storage unit, that's where the picture came from. He noted if you look at the amendments, under the first portion, we struck the sections that talk about maintaining residential character.

Pete Frisina explained what is now number one (1) was the discussion of the pitched peak roof and the similar. He said so we have now put it an option, it is not a requirement. He added if someone chooses to do the pitched peak roof or the mansard roof, it still has to follow these minimum pitches.

Pete Frisina said under number two (2), which talks about the gasoline canopy, I have changed that to clean it up a little bit, other than a gasoline canopy will have to match the character of the building. He added so if they are going to have a pitched peak roof we will allow them to have a lighter or less pitch on the gas canopy.

Pete Frisina said under number three (3), it just talks about the materials that can be used. He explained we got rid of the residential character reference, we got rid of the wood textured vinyl siding and took out the finished baked enamel and just went with metal siding which establishes a horizontal pattern.

Pete Frisina said the text under number four (4) will go away totally, we are not going to require the residential doors and windows anymore.

Pete Frisina said number five (5) is new and number six (6) are new. He explained this section talks about the horizontal length of roofline which shall not exceed 50 feet without some variation in elevation. He added the variation in elevation shall not be less than two (2) feet. He noted that came out of another portion of our ordinance.

Pete Frisina said number six (6) reads no blank or unarticulated length of a building shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, fenestration, or changes in planes. He noted

that is from another part of our ordinance.

Arnold Martin said Pete, I am not really clear on number six (6) and what it is saying when it refers to the unarticulated horizontal length.

Pete Frisina explained you can't have a blank wall for more than 25 feet without something happening to change that architectural character of that wall. He added that changes could be in colors, materials, windows, doors, textures, offsets, or anything that changes the plane. He said if you look at those pictures I sent you of the difference kinds of buildings, most of these, all meet these requirement. He noted the only one (1) that may not meet totally is the Bee Safe building, where if you look at that roof line you would have to have to some variation in that roofline over a length of 50 feet. He concluded numbers six (6), seven (7), and eight (8) actually got moved down.

Pete Frisina said what I recommend is that proposed number three (3), number five (5) and number six (6) should be number one (1), number two (2) and number three (3) because that is really the crux of what we are trying to do.

Brett Vincent replied in terms of colors and textures, I am a fan of a more neutral, earth tone, Craftsman style. He added I used cedar wood trim on my other building I completed in Tyrone. He explained I think that fits the rural character or residential character of the area. He noted I live here but I do think some type of parapet roof works a lot better than the mansard, I just don't like mansard. He said I will build it, just tell me what is acceptable and that's what I will build.

Chairman Culbreth asked does anyone else have any comments.

Arnold Martin asked Brett based on your professional experience do you have any other feedback on the roofline.

Brett Vincent said I think the examples that we are looking at are pretty good examples of what you realistically see built in the field. He added I think Bee Safe is kind of at the top of the pyramid, looking at the examples. He explained it has the nicest material, it's got the most glass and the lighting is the best. He added so the roof line really wouldn't be that much of an issue. He stated I think what you are usually trying to keep from happening with those type of restrictions is not leaving a wall just a big plane of brick, with nothing happening, which is really what you are trying to stop. He said I think that if I look at any of these, I think it kind of meets the goal of trying to have variation along on these surfaces and trying to break mastic of these buildings up. He concluded I think they are all pretty good examples of things that we can reasonably expect to be built around the County.

Chairman Culbreth asked does anyone else have any comments? He added Pete are you done?

Pete Frisina replied yes, so what I proposed to do is re-arrange these like I talked about

earlier. He added I want the hierarchy of the requirements to change. He explained I will do that and shoot those back to you and we have one (1) more opportunity to meet on the 19th of December. He concluded if we're at good at that point, I am ready to go to public hearings in January.

Brian Haren stated I just wanted to reiterate this is just for the Highway 54 West Overlay zone.

Pete Frisina responded yes. He added we are just looking at that area where we know this kind of building is happening. He noted that the City of Fayetteville is going to be building a million square foot data center soon, so it not going to look like a house. He concluded we have the opportunity on the 17th of December to discuss them and if we are good we can go to public hearing at that point.

Chairman Culbreth with that being said I will entertain a motion for adjournment.

Brian Haren made a motion to adjourn. Arnold Martin seconded the motion.
The motion passed 4-0.

The meeting was adjourned at 7:18 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY