

THE FAYETTE COUNTY PLANNING COMMISSION met on January 21, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

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

Welcome and Call to Order:

Chairman England called the Planning Commission meeting to order.

1. Swearing-In of Jim Oliver as a new Planning Commission member.

Jim Oliver read the following:

I, Jim Oliver, do solemnly swear that I will uphold and obey the Constitution and laws of the United States of America and the Constitution and laws of the State of Georgia, that I will uphold the planning and zoning regulations of Fayette County, that I will perform my duties as a member of the Fayette County Planning Commission in a businesslike way, supporting at all times the actions that, in my opinion, will be for the best interest of Fayette County as a whole, so help me God.

2. Consideration of the Minutes of the meeting held on December 17, 2020.

John Culbreth made a motion to approve the minutes of the meeting held on December 17, 2020. Arnold Martin seconded the motion. The motion passed 4-0-1. Jim Oliver abstained.

3. Consideration of the Minutes of the meeting held on January 7, 2021.

John Culbreth made a motion to approve the minutes of the meeting held on January 7, 2021. Arnold Martin seconded the motion. The motion passed 4-0-1. Jim Oliver abstained.

NEW BUSINESS

4. Consideration of a Minor Final Plat of Horton Estates. The property will consist of two (2) lots zoned R-70, is located in Land Lot(s) 55 and 56 of the 7th District and fronts on Trammel Road.

Chanelle Blaine said the applicant would not be present at the meeting.

Chairman England asked the Planning Commission if there were any questions or comments.

Brian Haren made a motion to approve the Minor Final Plat of Horton Estates. John Culbreth seconded the motion. The motion passed 5-0.

5. Consideration of a Minor Final Plat of Winfield Manor. The property will consist of four (4) lots Zoned R-75, is located in Land Lot 105 of the 7th District and fronts on Dogwood Trail.

Dana Bryant said he would ask for the consideration and approval of the plat.

Chairman England asked the Planning Commission if there were any questions or comments.

Jim Oliver asked Mr. Bryant if he was in agreement with the minimum finished floor elevation.

Dana Bryant said he was in agreement with the minimum finished floor elevation.

Brian Haren made a motion to approve the Major Final Plat of Winfield Manor. Arnold Martin seconded the motion. The motion passed 5-0.

6. Discussion of internal access self-storage facility, SR 138 and North SR 314 Overlay Zone and General Business District Zoning District.

Pete Frisina said staff had been approached about self-storage facilities on SR 138. He added that this area was studied in the past resulting in a future land use designation of General Business, the creation of a General Business zoning district and a SR 138 and 314 Overlay District. He stated the area being discussed is three large tracts, each about 25 acres in size, that front SR 138 west of SR 314. He said this area was originally studied based on a request to develop a movie studio complex which was never developed. He added that what we are discussing tonight is whether a self-storage facility that is internal access or external access is appropriate for the area. He stated that one of the concepts is to develop a self-storage facility with both internal and external access. He said that self-storage facilities are not an allowed use within the General Business zoning district. He stated recently the county adopted amendments to the zoning ordinance to allow internal access self-storage in O-I only in the SR 54 west corridor and in C-H and M-1. He recommended that staff and the Planning Commission examine the General Business zoning district to allow self-storage facilities and create corresponding regulations to address architectural standards. He said the amendments recently made in the SR 54 corridor could be used as a template. He then asked for the

opinion of the Planning Commission.

Arnold Martin asked if the previous examples of the architectural characteristics of other self-storage facilities that the Planning Commission has seen would be appropriate for the SR 138 corridor.

Pete Frisina said the SR 138 and 314 Overlay currently has architectural requirements. He stated that those requirements will need to be evaluated to determine if amendments are necessary to accommodate self-storage facilities.

John Culbreth asked Brian Haren if he felt that the self-storage facility in his area would be appropriate for the SR 138 corridor.

Brian Haren said the design of the self-storage facility close to his house in Fayetteville on SR 54 would be a good fit for this area.

Pete Frisina said one of the concepts is to use the frontage for a self-storage facility and develop a residential subdivision to the rear of the property. He added that the properties in this area are currently zoned R-40.

Chairman England said that we addressed this kind of mixed use development pattern when we made amendments for the SR 54 corridor.

Pete Frisina said that was correct and we could use that as a prototype for the SR 138 corridor. He added that when this type development pattern is proposed the regulations require a conceptual plan to depict how the entire property will be developed indicating the division between non-residential and residential development, the State Route entrance, and internal connecting road network.

Chairman England said we need to make sure there is adequate buffers and landscaping between the residential and non-residential uses.

Jim Oliver said while this type use would be appropriate for the SR 138 he didn't know if it would be appropriate for other parts of the County.

Pete Frisina said that is a good point and at this time we are considering amendments to the General Business zoning district which is designated by the Future Land Use Plan for the SR 138 corridor. He added that all of the State Routes have overlay districts with some type of architectural controls and as these requests come in more amendments may be needed in the future.

Ellen Smith said she is with the firm Parker Poe and they represent a company that is interested in developing a self-storage facility on SR 138. She added that they are appreciative of the County working on the corridor and they are in agreement with architectural controls.

Arnold Martin asked typically what type of architectural character your clients have developed for their other projects and do they try to blend into the area.

Ellen Smith said they do cater to the architectural character of the area where they are developing.

Jason Sommer said he is a developer of self-storage facilities and he is the developer of the self-storage facility mentioned earlier in Fayetteville on SR 54. He asked if the amendments being considered would apply to only one parcel or would it apply to all three parcels on SR 138.

Pete Frisina said the amendments would be made to the General Business zoning district and the SR 138 and 314 Overlay that would apply equally to the three properties when they are rezoned to General Business.

Jason Sommer asked if the County would blanket zone the area.

Pete Frisina said the County would not blanket zone the area and would rely on individual rezoning requests.

Jason Sommer said that he is interested in the area for development of a self-storage facility.

Pete Frisina said he would start reviewing the General Business zoning district and the SR 138 and 314 Overlay and develop recommended amendments to accommodate self-storage facilities in this area.

OLD BUSINESS

7. Discussion of the Fayette County Sign Ordinance.

Pete Frisina said he is continuing the discussion of the sign ordinance that was started last year and he had sent out a list of items to the Planning Commission concerning signage related to the marketing of a piece of property. He stated typically these signs are used to market large parcels that are later rezoned and developed into residential subdivisions or non-residential developments. He said this sign scenario is not addressed in the current sign ordinance but they have always existed. He added that the signs consist of three standards sizes being 4' by 4', 4' by 6' and 4' by 8.' He stated that they are usually double sided signs which is allowed. He added that these type signs are also used to advertise space for lease in an existing non-residential development. He asked the Planning Commission as they have driven through the County and probably seen one of these signs does anyone think they are out of place or inappropriate given their setting.

Arnold Martin said these are the standard sizes for these type signs and since we have large tracts of land the signs can seem miniscule in relation to the tract. He added that in his opinion they aren't egregious in that context.

Chairman England said his issue is the signs sometimes stay in place until they disintegrate.

Pete Frisina said he reviewed the sign ordinance and in some cases these signs could fit into the restrictions for non-residential properties but they would not fit into the restrictions for residential properties. He said the sign ordinance regulations are broken down between residential and non-residential properties. He stated that we need to have regulations in place for these signs that regulates them evenly and if there is a problem or complaint we have regulations that back up enforcement.

Jim Oliver asked have these signs been a problem because we don't want this to be a solution looking for a problem.

Pete Frisina said the issue is they are not specifically addressed in the sign ordinance currently and in some situations they would be considered illegal signs. He said there is a section in the sign ordinance that addresses "signs during a construction period" which could be used as the format to develop regulations for signage during a marketing period. He said the question then becomes many signs do we allow per parcel. He added that he will start crafting regulations and if any on the Planning Commission members have suggestions please send them to him.

Arnold Martin made a motion to adjourn. Brain Haren seconded. The motion passed 5-0.

The meeting adjourned at 8:00pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY


DANNY ENGLAND, CHAIRMAN

ATTEST:


HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY