

THE FAYETTE COUNTY PLANNING COMMISSION met on June 3, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman
Arnold Martin, Vice-Chairman
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. Consideration of the Minutes of the meeting held on May 6, 2021.

John Culbreth made a motion to approve the minutes of the meeting held on May 6, 2021. Arnold Martin seconded the motion. The motion passed 5-0.

2. Consideration of the Minutes of the meeting held on May 20, 2021

Arnold Martin made a motion to approve the minutes of the meeting held on May 20, 2021. Brian Haren seconded the motion. Chairman England said he will abstain as he was absent from the May 20, 2021 meeting. The motion passed 4-0-1.

NEW BUSINESS

3. Consideration of a Minor Final Plat of Simmons Estate. The property will consist of 2 lots zoned R-75, is located in Land Lot 9 of the 5th District and front(s) on Highway 92 South & McBride Road.

Arnold Martin made a motion to approve the Minor Final Plat of Simmons Estate. John Culbreth seconded the motion. The motion passed 5-0.

PUBLIC HEARING

4. Consideration of Petition No. RP-078-21, Mary Rebecca Huie-Jolly, Owner, and Rev. Warren Johnson, Agent, request to revise the Final Plats of Pleasant Pointe Subdivision to change the principle use from residential to nonresidential to develop a church on Lot 5 in Unit I and Lot 1 in Unit II. This property is located Land Lots 150 & 151 of the 5th District and fronts on Felton Drive and McElroy

Road.

Mary Huie said we were given time at the last meeting to survey the neighborhood to determine their feelings about a church being built. She added that she and Pastor Johnson and his wife had visited most of the homes in Pleasant Pointe Subdivision. She added that the outcome of the survey was for the most part positive with 13 people saying yes, three people saying no, three that were undecided and 13 homes where no one was home. She said many people in the neighborhood would welcome a small church and the church would meet on Tuesday evenings and on Sunday so traffic should not be an issue during the week. She added that she has been looking into the historic preservation aspects of the house on the property and she is working to get the house to be on the list of historic sites.

Pastor Johnson said we had an opportunity to speak to the neighbors and he had gotten an email saying that a halfway house was going to be built on the property. He stated that we got the chance to meet with some good Christian people in the neighborhood.

Mary Huie said there has never been any discussion of there being a halfway house on the property.

Chairman England asked if there was anyone present that would like to speak in favor of the petition. Hearing none he asked if there was anyone present that would like to speak in opposition to the petition.

Raymond Mitchely at 235 Felton Drive said we don't think this is a good use for this property because we have been led to believe that there will be other things here other than a church like a halfway house. He added that they said they canvassed the neighborhood but they didn't talk to me and they said they had 13 people that are in favor of the church and I don't know where these people are that agreed with the church. He said he spoke to his immediate neighbors and everybody on Felton Drive from the creek to McElroy Road and I couldn't find anybody that agreed with the church. He added that we don't think it a good for place for a church for many reasons and most of which is the traffic.

Leslie Singletary at 260 Felton Drive said she told them she would think about this and she had thought about this and she is not in favor of a church being built here because the entrance will be in Pleasant Pointe Subdivision. She added that we don't need a church on that corner where it is already difficult to get in and out of the subdivision and additional traffic that will be coming from the church is unwelcome. She stated she loves the peace and quiet they have in the neighborhood.

Randall John at 120 Felton Drive said he lives in Felton Woods Subdivision which abuts Pleasant Pointe Subdivision so this church will affect us as well and I have spoken to my neighbors and they are not in favor of a church. He added it will take away from the community and add traffic and we already have cut through traffic in the

neighborhood. He stated that if they are going to do anything put a house there.

Theresa Sutora at 225 Felton Drive said we don't want people we don't know going up and down our streets because we already have cut through traffic from McElroy Road. She stated that we all have worked very hard to make our community what it is. She said she did talk to the Pastor and asked him what he is going to do about the traffic and he said he was going to build an access road and her question is where you can build an access road. She stated that she is not in favor of the church because it is already hard to get in and out of the subdivision and this added traffic will just make it worse.

William Adams at 100 Pleasant Pointe Way said he is not in favor of the church and none of his neighbors want a church. He added that we already have enough cut through traffic going through the neighborhood.

Franch Hasty at 135 Felton Court said she was told they would have bible studies on Wednesdays and she doesn't like that because she has a teenage daughter that gets dropped off at the end of the cul-de-sac and she doesn't want strangers in the area. She stated she likes how safe it is and that we know everybody.

Lisa Rodriguez-Presley at 110 Pleasant Pointe Way said this is a residential neighborhood and we don't want any outside building or businesses. She stated that many of us attend our own churches and I don't see how this will add any value to our community. She added that this will add to the traffic in the neighborhood.

Altaron Veasey at 130 Pleasant Pointe Way said people already speed through the subdivision and this is a residential neighborhood with a lot of kids. He added that he is against the church.

Jonathon Callahan at 165 Pleasant Pointe Way said this is a family oriented quiet neighborhood and is safe. He added that putting a church there is taking away my rights of how I even chose to purchase my home. He stated that if the church was there before he wouldn't have purchased his home. He said the traffic is already dangerous with people speeding through the neighborhood.

Patrick Work at 140 Pleasant Pointe Way said having seen the plans for a pre-fab metal building he is opposed to it being there. He added that he is against a commercial building located at the entrance of the neighborhood.

Raul Rosas at 185 Felton Drive said he is one of the residents that said yes and the pastor told him there were no plans for a halfway house. He added that initially he was in favor of the church and he told the pastor that his son which lives next door was also in favor of the church. He stated given all the questions that the neighbors have been asking, we are now not in favor of the church.

Pastor Johnson said he understands the neighborhood's concerns and the traffic. He added that he understands the importance of family and community. He stated that all of the people he spoke to in the neighborhood greeted him graciously.

Jim Oliver asked if he was now saying he would like to withdraw the petition.

Pastor Johnson said he would like to withdraw the petition.

Chairman England said we will now open the phone lines for comments from the viewing public. Hearing none after approximately one minute he said I will bring this back to the board.

John Culbreth made a motion to recommend approval of the request to withdraw Petition RP-078-21. Arnold Martin seconded the motion. The motion passed 5-0.

- 5. Consideration of Petition No. 1307-21, Fun Spot America of Atlanta, Inc., Owners, and Kate Triplett - Kimley-Horn and Associates, Inc., Agent, request to rezone 96.7 acres from C-H and M-1 to C-H to eliminate split zoning on the property. This property is located Land Lots 200, 201, & 216 of the 5th District and fronts on SR 85 North and Morning Creek Road.**

Kate Triplet said we are trying to eliminate the split zoning on the Fun Spot property. She stated that the property has been rezoned three times over three different portions of the property and there are two different sets of conditions that we are trying to clean up. She added that staff has recommended seven new conditions that we have discussed and are in agreement with as well. She stated that Fun Spot has purchased 20 acres north of the subject property that is zoned C-H with the intent of consolidating the two properties to expand the amusement park.

Chairman England asked if there was anyone present that would like to speak in favor of the petition. Hearing none he asked if there was anyone present that would like to speak in opposition to the petition.

Judy Allen said that she and her brother own about 76 acres adjacent to this property that they inherited. She said the comprehensive plan says the area along Morning Creek should be residential so it is against the comprehensive plan that this property is even zoned commercial now and the sign is only on Morning Creek Road and most of the community isn't aware of this rezoning. She added that they want to put in a roller coaster, restaurant and more parking which isn't conducive to a residential area. She stated that the amusement park produces a lot of noise and flashing light.

Chairman England asked Judy Allen where her property was in relation to the amusement park.

Judy Allen said she wasn't exactly sure but probably to the north of Curved Road.

Chairman England said that looks to be north and east of the subject property.

Marlene Raphael at 146 Morning Creek Road said we have a lot of problems with people on Curved Road and Morning Creek Road looking for the amusement park and are lost because it is a dead-end road. She added that it brings in people and we are an old neighborhood and we watch out for each other. She stated that if they turn that corner of Morning Creek Road into commercial we will have to deal with all of the traffic coming through and this is a residential area. She said once they get commercial on Morning Creek Road we are going to have a lot of problems with noise coming from the property and when traffic starts to back up it will back up to Corinth Road. She stated that we will start to have crime in our area and our area is quiet. She said if they give some of their property to Fayette County then Fayette County is going to improve the road and make it a two lane road which will increase the traffic. She stated that we had a bus come down our road full of kids going to the amusement park because the GPS sent them to the wrong location.

Pamela Ohera at 142 Curved Road said they are about half a mile away and they can hear the noise from the amusement park at their house. Google Maps and Apple Maps are not right and sends people down our road to the amusement park and on the weekend about 15 cars come down the road looking for the amusement park and they have to turn around to come back out. She said that we want the County to restrict the height of the rides and the skyline they will impact. She stated how would you like to step out in your front yard and look at somebody ten feet away on a Ferris wheel. She added that people dump on this road and the neighbors have to clean up the trash. She stated that there are ten houses on the road and about seven of them are represented here tonight. She said she understands that this is already commercial but she wants the County to put restrictions on what's going in there. She stated that another of our concerns is the access that is supposed to be limited and the fence there and what is going to be there, how we are going to be monitoring that in the future and what will they be using that for. She added that also the traffic trying to get in the back there and that is an issue not so much when it is recognized by everyone because of the time but is a monetary impact of Fayette County on the first aid response time and the crime. She said we would like you to take into consideration and understand where we are coming from is whether that will be used as a service entrance and what they deem service area and whether it will be their service vehicles.

Don Allen at 486 Corinth Road said he is Judy Allen's brother who spoke earlier and we would like to know what the recommended conditions are and what the plans are for the amusement park. He added that several people have mentioned the traffic and that is a Google Maps problem and not necessarily the property owner's problem but there are certain things you could do with your website and getting your guests to come into the park the right way. He stated that some of the folks in the neighborhood have done this and they put up a sign on Curved Road that says "your GPS is wrong turn around". He said the previous park owner tried to rezone the area that is our property

now and was unsuccessful in doing that because the community came together because we didn't want that growth in that direction. He added that when it is foggy the entire sky glows with the colors of that Ferris wheel and it goes all night long. He stated that the previous owner has piled steel, debris and old bumper cars toward the back and if they are going to moving forward with changes you would think as stewards of the property they would try to make things better because I can see all of this junk from the back of my property and they have done nothing to clean it up and it is disappointing and wondering if this goes through what is going to be done. He said he understands that this is not a rezoning from residential it is a consolidation of zoning but we would like to hear a little bit about what theirs plans are and what are the conditions.

Larry Wilson at 141 Morning Creek Road said his biggest concern is the traffic. He added that he lives at the end of Morning Creek Road and there is a lot of traffic that comes down the road and then they have to turn around looking for the Fun Park. He stated that he has railroad ties in his front yard and they turn around and back into the railroad ties and knock them down. He added that they turn around in peoples' front yards and we don't need that. He said his concern is they have a gate on Morning Creek Road and are they going to want to open that up and have a road go through there and if they do we are going to have a big problem with traffic. He stated that noise has not been an issue for him. He added that he would really like to know what they plan to build in the back of the property and what road they plan to run through there.

Chairman England said we will now open the phone lines for comments from the viewing public. Hearing none after approximately one minute he said I will bring this back to the board.

Chairman England read the recommended conditions as follows:

1. That the subject property be combined with the C-H tract to the north by a deed and said deed be recorded prior to submittal of a site plan.
2. That Morning Creek Drive/Curved Road shall not be used for customer access to the subject property and shall be limited to one service/emergency driveway cut. Said service/emergency driveway cut location shall be indicated on the site plan and labeled as "Service/Emergency Access Only."
3. That the owner shall dedicate from the centerline of Morning Creek Road, at no cost to the County, 30 feet of Right of Way. To be shown on the site plan and a warranty deed recorded prior to approval of a site plan. The owners shall remove all structures (buildings and fence) within the said new right of way limits at no cost to Fayette County prior to dedication. (This condition will be administered by Public Works/Environmental Management.)

4. If the aforementioned existing buildings in close proximity to Morning Creek Road are not within the new right of way, the owner shall either remove the buildings or have a variance for the buildings approved by the ZBA prior to approval of a site plan.
5. That the owner shall install a new solid fence/wall of at least eight feet in height along the new right of way of Morning Creek Road similarly in location to the existing fence in conjunction with the removal of the existing fence per Condition #3 above and prior to approval of a site plan.
6. All zoning buffers will be required to be replanted to current standards based on current county regulations. (This condition will be administered by Public Works/Environmental Management.)
7. Future development shall provide an integrated style of Stormwater management. Techniques should be used to create water quality/ runoff reduction facilities that can be used as green spaces within the new and existing development. (This condition will be administered by Public Works/Environmental Management.)

Kate Triplett said we don't want to use the gate on Morning Creek Road as a customer access and we can't control where GPS sends someone but we understand the concerns. She added that there are height restrictions in the C-H zoning and we are not asking for any variances from those. She stated there were questions about what the uses will be on the property and a large portion of the property is in the floodplain so that will limit the uses. She said a master plan is still being developed for the amusement park and we have representatives from Fun Spot here tonight and they can provide some details.

John Arie said I am the owner of Fun Spot and I hear the concerns of the residents to the east and south and we are not going to use the gate on Morning Creek Road for anything but emergency access. He stated the intent is for everything to come from SR 85. He said we have owned the park since July of 2017 and we have done the best we can having invested millions of dollars into it and plan to invest more millions. He added that our goal is to upgrade that property to make Fayetteville look better and make our neighbors look better as we don't want our neighbors upset with us. He stated that they have worked with Google Maps and Waze and all of the different apps and have tried to redirect them and we will try again based on the comments made tonight. He said the intent for today is just the zoning and the master plan that has been presented to you tonight is just a plan and there is nothing that is going to be built beyond the roller coaster which will be on the SR 85 side of the property at this time. He stated that we are using the property for what it is used for as it has been an amusement park for over 30 years and we want to bring more tax dollars to the County and be part of this community. He added that I hear them on the lights and noise and we will do our best to filter it as much as we can to make sure we have happy neighbors. He said he is more than willing to sit down with every resident that is adjacent to our

property and beyond to show them our plans and hear them out. He stated that we accept the conditions and at the end of the day the property will look better when the shrubs and fence goes up on Morning Creek Road.

Jim Oliver asked is there anything that can be done in the park under C-H that couldn't be done in M-1.

Pete Frisina said it is basically a lateral move as you can have an amusement park in both C-H and M-1. He added that the issues is there have been three or four different rezonings with different conditions so what we are trying to do is have one zoning that matches the property that want to add to the subject property. He said originally we thought we could just get rid of the old conditions but then we realized we needed a new set of conditions. He added that he wanted to clarify that the height restrictions for an amusement ride is set by the State Fire Marshal as that is who approves the plans and does the inspections for amusement rides. He said an amusement ride is a Conditional Use in C-H and allowed to be higher than 35 feet. He said if the Fun Spot wants to meet with the neighbors we could make this room available to them for that purpose.

Jim Oliver asked John Arie if he had any issues with the conditions.

John Arie said they did not have any issues with the conditions.

Jim Oliver said there were some concerns expressed tonight on a couple of things. He asked if you would commit to try and clean up the back area where there is talk that some trash has built up.

John Arie said there are some older rides back there and we will take care of that.

Jim Oliver asked what the general hours of operation are.

John Arie said during the season we are 10:00am to 10:00pm and off season we open 12:00pm to 8:00pm.

Jim Oliver asked at 10:00pm when you close what becomes of all the lights, are they shut off.

John Arie replied yes.

Jim Oliver asked if there are safety lights that stay on.

John Arie replied there are security lights around the parking lots.

Jim Oliver asked if there were flashing lights on top of the rides.

John Arie said the only flashing lights are on the Ferris wheel.

Jim Oliver asked if the lights on the Ferris wheel are shut off at 10:00pm.

John Arie said we would have to check with his team but they can be shut off at 10:00pm and there may have instances where they stayed on but they will be shut off at 10:00pm from this day forward.

Chairman England said the setbacks along Morning Creek Road would be 65 feet for buildings.

Brian Haren asked what the operating hours are in C-H.

Pete Frisina said C-H does not have a limit on operating hours.

Arnold Martin asked if there is a noise ordinance in the County.

Pete Frisina said there is a noise ordinance and it is administered by the Marshal's Office and they do a decibel reading.

Arnold Martin said this is probably the most conditions I have seen on a rezoning request and I have a concern as we just had a similar situation where the room was filled with several neighbors that felt it was not conforming and my concern here is are we possibly forcing a situation. He added that he lives off of Banks Road which is southeast of the park and he hears the fireworks at the park which have been a concern of his. He said his recommendation is either have further discussion about this or if it goes to a vote this evening I would abstain because it is something that I have an opinion.

Chairman England asked are talking about further discussion of the sound ordinance.

Arnold Martin said not necessarily about the sound ordinance. He added but possibly having a discussion with the neighbors and working some of this out as it sounds like it is overall conforming but as we just saw in a previous petition in hearing the neighbors and really giving a lot voice to them but also understanding and working it out so they can hear the things you are planning to do in the future so they could have a greater understanding because it sounds like they have legitimate concerns. He stated that his recommendation is tabling the petition and having further discussions with the neighbors or if the petition moves forward I would abstain from a vote because of the personal impact it has on my home.

John Arie said on the fireworks we only do that on 4th of July and that is permitted through the County. He added that my willingness in meeting with the neighbors is something I will do out of the kindness of my heart and I don't think it should be regulated by the County because I am going to meet with them regardless. He said this

is a rezoning to clean up a mess from the past and we are just trying to make it consistent now.

Chairman England said this a lateral zoning depending on how you read M-1 and C-H and they have some similar uses. He added that the issues the neighbors and Arnold have is more a function of site planning and what you are going to put on the property.

Jim Oliver made a motion to approve petition 1307-21 with seven (7) conditions. Chairman England seconded the motion. The motion passed 4-0-1. Arnold Martin abstained.

6. Consideration of Petition No. 1308-21 A, Tammie L. Harp, Owner, and Randy M. Boyd, Agent, request to rezone 2.12 acres from R-40 to R-80 to develop a residential lot. This property is located Land Lot 247 of the 4th District and fronts on Goza Road.

Randy Boyd said the tract in the front was rezoned to R-40 in 1994 and it is about 2.12 acres and the tract to the rear is 1.4 acres and we want to rezone this all to R-80 and create a three acre lot. He added that this request fits the comprehensive plan and its makes for a much nicer lot so we ask that you approve our request as submitted.

Chairman England asked if there was anyone that wished to speak in favor of these petitions. Hearing none, he asked if here was anyone who wished to speak in opposition to these petitions. 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 bring the item back to the board.

Arnold Martin made a motion to approve petition 1308-21 A. Jim Oliver seconded the motion. The motion passed 5-0.

7. Consideration of Petition No. 1308-21 B, Tammie L. Harp, Owner, and Randy M. Boyd, Agent, request to rezone 1.422 acres from A-R to R-80 to develop a residential lot. This property is located Land Lot 247 of the 4th District.

Arnold Martin made a motion to approve petition 1308-21 B. Jim Oliver seconded the motion. The motion passed 5-0.

8. Consideration of Petition No. 1309-21, D. Michael Travis, Owner, and Alvin Williams, Agent, request to rezone 59.46 acres from G-B and R-40 to G-B to develop a movie/television studio complex. This property is located Land Lot 198 of the 13th District and fronts on SR 138.

Alvin Williams said he is with Cinema South Studios and with him tonight is his partner, his wife, Tammy Williams. He stated that we are looking to develop Cinema

South Studios which will be a full service production facility which will house the headquarters, film academy, animation school, data center and offices for supporting services for production toward SR 138. He added that the sound stages and warehouses will be located on the back part of the property and we are in agreement, per the conditions, to increase the buffer along the Dix-Lee-On property from 50 feet to 100 feet and also tie into the water system for fire protection.

Chairman England asked if there was anyone present that would like to make a comment concerning the petition.

John Smith said he is the Vice-President of the Dix-Lee-On Homeowners Association and he couldn't say he was in favor or against the petition because the subdivision has not had adequate opportunity to meet with the developer and Pete Frisina has offered the County facilities for us to meet to discuss the project with the HOA. He stated that there are pros and cons to the development but we would like to have adequate time to discuss before you move forward as we would like to give our support or lack of support and we have a meeting set up for June 15th with the developer. He said I am not sure how the board would like to vote on this, typically you table the petition, so we would like to have the time to meet as an association and provide our input on whether or not we are for or against this.

Chairman England 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 bring the item back to the board.

Alvin Williams said we have been working on this for some time starting about eight years ago when we got the front portion of the property zoned G-B and we had the support of the North Fayette Community Organization and the Dix-Lee-On subdivision at that time and we are looking to rezone the entire property to G-B. He stated that I am not sure what the concerns will be but there are about eight or nine homes to the rear where the 50 foot buffer is required and we are doubling it to 100 feet. He added in relation to noise the studios will be built out of concrete which will be soundproof and the soundstages will be facing away from Dix-Lee-On and we will keep the natural tree line to the east where the new subdivision is located. He said he will be meeting with the Dix-Lee-On HOA and he has had conversations with Ebony Hill who is the President of the HOA and Joyce Bolds who is the Secretary of the HOA.

Jim Oliver said you understand that we are a recommending body and your neighbor has put an idea on the table asking you to table your petition and meet with the neighbors first and do you want to proceed that way or do you want to proceed with a vote here as a recommendation to the Board of Commissioners.

Alvin Williams said he would like to proceed with a vote.

Jim Oliver said I know some people at the Georgia Department of Economic

Development, television and film, and they haven't heard of you and they don't know who you are. He added generally with a project of this size you would be first working with the County Economic Development Authority and they are aware of you and know that you have been around for a while, but the State hasn't heard of you. Jim Oliver asked if you know Lee Thomas.

Alvin Williams said he knows Lee Thomas but we have been dealing with Asante Bradford and we have already filled out the application to make the state aware that we're there and I am pretty much in constant contact with Asante about every other week.

Jim Oliver said this is a big project and they are confused because when they a check on your address it comes up 461 Sandy Creek Road and that's Trilith Studio.

Alvin Williams said he and his wife have been in film and television for about 20 years. He added we had offices at 145 Robertson Drive where we had a studio in a warehouse and that is when we were working to get the General-Business zoning done for this property. He said due to the success of that actually being rezoned we got a phone call from Len Gough and Jim Pace at Pinewood inviting us to come over to set up offices there. He stated that when we introduced ourselves they said he knew exactly who we were and we saved them a lot of time on their rezoning. He said we were the very first production at Pinewood and we were with Pinewood up until the pandemic when all of the productions went away. He added we were looking for property for Cinema South in another County when this property came up and we contacted Mike Travis and moved forward. He said we are entrenched not only in the County film and television but also on the state and national level with a partner that we have already signed an agreement with. He stated that while Lee Thomas is not familiar with us directly, the office is.

Jim Oliver asked about the County Development Authority, Meagan Baker said she had talked to you in the years past but had heard nothing from you for the past several years.

Alvin Williams said he is not familiar with Ms. Baker but I did speak to someone over in the office in regards to a rebate and the only tax incentives that are available is the rebate as it regards the County. He added that they told him once the property is zoned and you think you can move ahead with the project then we can move forward with the negotiations for tax incentives.

Jim Oliver said a project of this size can have a major impact on traffic with the amount of transfer trucks coming and going from a project such as this every time a show finishes up and moves out and the next crew moves in that can be substantial and I see that the traffic studies have not been done. He said what about sewer, there is no sewer available in that area.

Alvin Williams said that is correct.

Jim Oliver said I think that is something that needs to be addressed for the suitability of this property. He added I know that they have spoken to you at the Development Authority several times in the past for several different sites but not being able to bring the suit together or get your financing. Jim Oliver asked if your financial partners are ready to go.

Alvin Williams said yes we are a go with this and due to the NDA I can't name them publically but we have already signed a five year deal with one of the top two TV and film streaming companies to lease the facility. He added that in regard to the septic system we have been in discussions with our architect and we know need to allocate for a septic system large enough to facilitate all of the building on the property and we are going to lose a certain amount of acres.

Jim Oliver asked if Alvin Williams if they have done a level 1 soil survey on the site.

Alvin Williams said David Hovey of Hovey and Associates has done the soils and the better soils are on the rear of the property. Alvin Williams said a traffic study has not been done but the traffic generated from productions will most likely come down SR 314 and SR 279 from I-85 to SR 138 and won't be going into Fayetteville. He added that regarding the job training and education destination traffic would probably coming from Fayetteville into the facility and going back. He stated when you look at Trilith Studio the vast majority of traffic from production comes down I-74. He said his location is good because SR 138 is built for access.

Arnold Martin said it sounds like you have done a significant amount of work in building this project from the minute to the broader aspects. He stated that it could be quite viable for the area in continuation of the community. He said it sounds like the increased buffer would diffuse lighting but has there been any thought in terms of any lighting that would have an impact on the subdivision.

Alvin Williams said no because if he can compare to Trilith Studios, their studios are built for major tent pole productions meaning a hundred million dollars and up so they have 55,000 square foot studios with a 65 foot ceiling and their property has a back lot for outside shooting. He stated that our productions are geared toward television and small films and Trilith has the 65 foot ceiling so they can build a three or four story set and we won't be doing this type of production and they will be a smaller scale and condensed. He added we will leave the tree line as it is for light and maintain them. He said he would get with the neighbors to cut down all dead trees and plant new ones. He added that he and his wife are not new at this and from the educational standpoint when we launched Tammy Dale Workshop and today we have over two thousand graduates that work on film and television projects in Georgia. He said for the last five years we also have the workplace learning program so we are embedded with the school system where students learn TV, film, marketing and digital. He added that they are

entrenched in the community and we are not looking to leave here.

Chairman asked Alvin Williams if he agreed to the two conditions as follows:

1. That the owner/developer connects the development to the Fayette County Water System for fire protection as required by the Fire Marshal.
2. That the owner/developer establish a 100 foot buffer along the boundary of the subject property and lots in the Dix-Lee-On subdivision. The buffer shall provide for a greater separation of uses and a visual screen through the use of natural vegetation or other means, including, replanting or supplemental plantings (see chapter 104, development regulations, for planting requirements). Other visual screening elements or noise attenuation devices, such as walls or berms, may be utilized in addition to the vegetation in the buffer. Stormwater retention and detention facilities may be located in the buffer but shall be set back a minimum of 50 feet from the property line. Said 50 feet, as measured from the property line, shall be for the aforementioned required natural vegetation, plantings, and other visual screening elements or noise attenuation devices only. Multi-use path connections and utilities (including underground stormwater piping) may be located anywhere within the buffer.

Alvin Williams said he agreed with conditions.

Arnold Martin made a motion to approve petition 1309-21 with two (2) conditions. Brian Haren seconded the motion. The motion passed 4-1. Jim Oliver voted in opposition.

9. **Consideration of Petition No. 1310-21, Thomas Jesse Busey, Jr. Trustee, or his Successors in Trust, Owner, and Wright Chancey Ebenezer Bypass, LLC, Agent, request to rezone 84.746 acres from A-R to R-80 to develop a residential subdivision. This property is located Land Lot 36 of the 7th District and fronts on Ebenezer Road, Ebenezer Church Road and Ebenezer Bypass.**

Chairman England said I understand that there has been a request to table this petition.

Arnold Martin made a motion to table petition 1310-21 until August 5, 2021. John Culbreth seconded the motion. The motion passed 5-0.

Arnold Martin made a motion to adjourn. Jim Oliver seconded. The motion passed 5-0.

The meeting adjourned at 9:20pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



DANNY ENGLAND, CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY