

THE FAYETTE COUNTY PLANNING COMMISSION met on February 3, 2022 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Arnold Martin, Chairman
John H. Culbreth
Brian Haren, Vice-Chairman
Jim Oliver

MEMBERS ABSENT: Danny England

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator
Patrick Stough, County Attorney

NEW BUSINESS

1. Consideration of the Minutes of the meeting held on January 6, 2022.

John Culbreth made a motion to approve the minutes of the meeting held on January 6, 2022. Brian Haren seconded the motion. The motion passed 4-0. Danny England was absent.

2. Consideration of a Minor Final Plat of the Holtzclaw Estate. The property will consist of two (2) lots Zoned R-40, is located in Land Lot(s) 33 & 34 of the 5th District and fronts on Brown Road.

Brian Haren made a motion to approve the Minor Final Plat of the Holtzclaw Estate. John Culbreth seconded the motion. The motion passed 4-0. Danny England was absent.

PUBLIC HEARING

3. Consideration of Petition No. RP-079-22, To revise the Major Final Plat of Platinum Ridge by adding an adjacent 19.3-acre tract to Lot 32, an existing 5.09-acre lot. This property is located in Land Lot 62 of the 7th District, and fronts on Platinum Ridge Pointe.

Brad Barnard said he lives at 108 Strathmore Lane in Peachtree City. He stated that customer owns both lots, the 19-acre lot is landlocked and has an easement from the neighbor's property to get in there which we would eliminate when we tie the two (2) lots together. He added we will end up making it one (1) lot with one (1) residency, and there are plans to build one (1) out-building and one (1) swimming pool.

Chairman Martin asked if the applicant was okay with proceeding on with his request.

Brad Barnard replied yes.

Chairman Martin asked if there was anyone that wished to speak in favor of the revised plat. Hearing none, he asked if there was anyone who wished to speak in opposition to the revised plat. Hearing none, he said then I will bring this back to the Board for discussion and a motion.

Brian Haren made a motion to recommend approval of Petition No. RP-079-22. John Culbreth seconded the motion. The motion passed 4-0. Danny England was absent.

4. Consideration of Petition No. 1316-21 A, Elaine S. Powers, Owner, and Richard P. Lindsey, Agent, request to rezone 1.68 acres from A-R to C-C to develop a Commercial Retail Center. This property is located in Land Lot 8 of the 6th District, and fronts on SR 85 South and SR 74 South.

Chanelle Blaine said agenda items 4 through 8 are all related rezoning petitions that can be discussed as one, but five (5) separate motions will be required.

Richard "Rick" Lindsey stated that he was representing for all the landowners. He asked Chanelle Blaine to display the concept and renderings for the rezoning on the projector. He said he was representing Sam and Nadia Sinnais in the audience. He added that on the team with him is Jefferson Brown of Jefferson Brown and Associates (architect) and Jason Wall of Integrated Science, we are all here tonight to present this requested rezoning to you. He said the requested rezoning is for the property that is located on the northwest corner of intersection Highway 74 and Highway 85, south of Peachtree City. He noted that it is currently cut up into several smaller lots, all of them zoned A-R (Agricultural-Residential), some of them are vacant, and the total size of all five (5) lots are 3.68 acres. He said what we are requesting is a rezoning from the A-R to a C-C. He stated in the County's Comprehensive Plan, the land use plan, it is recommended that the area be L-C-1, but for reasons I will explain we believe that the L-C-1 is no longer viable in the area, and we need some more available uses to make it an economic success. He said what we are looking at is a fairly small retail establishment with 12,300 square feet, cut up into five (5) different rentable units, one (1) being a convenience store with six (6) gas pumps, and the other four (4) being various types of uses, we would like to have a drive-through window in one (1) of them so it can be donut shop or a dry-cleaners, not a McDonalds, not anything of that intense uses. He added for the other small spaces whatever the market would call for, maybe a donut shop, barber shop, something that the local community could use. He said the development is not regional but for the local area, and the size of the building will prevent from any mega use going in there, no big box stores or anything like that. He stated that the property is in the Starr's Mill Historic District Overlay which requires particular attention in the architectural features that are on the building and the materials used all reflect the Starr's Mill mill which is right across Highway 74. He asked staff to scroll down to the architectural renderings of the development. He stated that Jefferson Brown and his team has done exactly that, this is a beautiful retail proposed development, as you can

see it has the pitched roofs that really reflect and take off from the Starr's Mill building across the street. He said the canopy that is over the gas pumps is reflective of a time gone by certainly not the big flat bright canopies that you so often see in gas stations today. He reiterated that they were only asking for six (6) pumps, we're not looking for a QuickTrip or anything like that, we're looking for a small neighborhood gas station where local residence can go and fill up their cars. He noted on the rendering toward the right a covered picnic area, where someone stopped in at a sandwich shop or pizza place or local café can eat outside. He stated there are walkable areas with awnings reflective of a time gone by, this area obviously very important to the County. The Sinnaiss and the team fully recognize that we want it to be complimentary to Starr's Mill that enhances the area that sets the bar for development that will ultimately come to this area. He said Highway 74 and Highway 85 is very busy and a lot of folks go through that, but this type of development takes us back to a simpler time, maybe a 100 years ago, you can see wagon trains pulling up to something like this but again reflective of Starr's Mill. He stated that staff has recommended that this be L-C-1, and does not support the C-C, I would suggest to the Planning Commission that the uses in L-C-1 are no longer really viable in todays world. He added I know that the Land Use Plan was only done about five (5) or six (6) years ago, but retail and the retail world has significantly changed, it was changing before the pandemic, but now since the pandemic it is light years away from what it was a few years ago. He mentioned uses likes banks, bank branches are just not opening up anymore, we are seeing them close right and left, for everything is done online, you see many closed bank branches that are now being converted into something else or staying vacant. He added same thing with bookstores, which are going out of business right and left, everyone now goes to their electric readers, and no longer goes to Books-A-Million or Barnes & Noble to buy books. Same thing with card stores, when its my birthday or Christmas I get electronic cards that are sent to me via email or through Facebook or something like that. He said same thing with hardware with household goods they are either done in the big box store or like my wife is on Amazon. He stated Amazon comes to my house every other day with something she bought online to put in the house. He added that retail has changed and what we do like about some of the L-C-1 restrictions is keeping the buildings small, in L-C-1 it would be 10,000 square feet and we're asking for 12,300 square feet. With the small size of the building cut up is going to prevent the intense uses, which really in my opinion is what the Land Use Plan was aiming for which is to have commercial there realizing that to have residential there in that busy intersection no longer works, and commercial is what is really call for at an intersection like this. He stated you want to make it where it is not bringing in more traffic to the area but servicing those who pass by and residences that live in the area. He said this design I believe accomplishes that, it provides much needed goods and services to the people who live in the area. Currently in order to get gas you either have to go all the way down to Senoia to the intersection of 16 and 74 or all the way up into Peachtree City currently at Crosstown and Tdk Boulevard for your gas stations or all the way up to 85 to the BP Station. He added those folks who live in Brooks and in that part of the County do not have a local convenience store where they can go and buy gas or buy a loaf of bread or whatever might be needed. He reiterated we are designing the store for this area so that it provides goods and services for this

area for the local residence and not the regional folks to come in, to be drawn into this area, like I said it's there for people who are driving by. He stated what is critically important here is the look of the building the landscaping that will go on into place the feel of the land and not to be having it causing traffic problems again with the right in and right out we are proposing on 74. The only entrance on 85 all the way on the western corner or end of the property will prevent those traffic backups and whatever else that could occur in this area by people who are trying to go in and go out. He said I believe the proposal while it is C-C we are wanting that for the additional uses is reflective of the L-C-1, we do meet the requirements of the Starr's Mill Historic District and I believe the architectural renderings done by Jefferson Brown have provided the spirit the look the feel of the Starr's Mill mill and the pond. He added I believe it will be a nice compliment to that area, thank you.

Chairman Martin asked if there was anyone who wished to speak in favor of the rezoning. Hearing none, he asked if there was anyone who wished to speak in opposition to the rezoning. Hearing none, he said then I will bring this back to the Board for discussion.

Brian Haren stated that many of us on the Planning Commission tonight worked on the development of the Starr's Mill Overlay and it was a pretty intense process, and it took about a year for us to go through it and decide what we wanted and what we thought the County wanted this intersection to be. He said it is viewed as one (1) of the gateways to Fayette County and it was very clear the Planning Commission and the Board of Commissioners didn't want it to look like every other developed four (4) way intersection for the County. He added that is why we put a lot of tight restrictions as far as size, and architectural renderings on what can and can't go there. He said personally I can't support this, there is a reason we picked L-C-1 for this zoning and restricting the retail space size. He stated that I don't think I heard a compelling argument to increase it by 200 square feet, and it doesn't resonate with me. He said the other problem is that it would set a precedent, and that is a bad thing. He added if we allow this on this corner that just kicks the door open for all the other developers that want to develop on the other three (3) corners to make the same argument. He stated on the concept of the drive-thru you stated that a McDonalds may go in there probably perhaps not, but I've seen Subways go into something perhaps smaller. He reiterated that personally I cannot support this, I think we spent a lot of time developing the overlay plan and personally I think we need to stick with it for this petition.

Jim Oliver stated Mr. Lindsey you alluded in your presentation, that things have changed.

Rick Lindsey replied yes.

Jim Oliver stated now you have also talk to us about how things have change but how the times have changed. Specifically speaking about this property right here what has changed in this area, brings me to that conclusion.

Rick Lindsey replied what has changed in the area for the rezoning supporting a commercial rezoning is what I believe the aim of the Comprehensive Plan for the County. He stated this is currently zoned all residential and it is not a residential area, it's a commercial area now. I do agree with Commissioner Haren that it needs to be controlled and it needs to look like its something special because it is a gateway entrance into our County. I believe the architectural renderings that we have submitted 100 percent support that. He reiterated that it is no longer residential its something that needs to be commercial, I understand the size of the building concerns and I am willing to have conversations with my client about that and to talk about can if we bring it down to the 10,000 square feet. He said the permitted uses allowed in L-C-1 are too limited in todays world when that was setup six (6) years ago. Banking was very different then it is today, bookstores were still around, but they were starting to fade out. The pandemic has changed it and a lot of those uses and there only 17 that are allowed in the L-C-1, easily a quarter or maybe more of the options that are there are not economically viable anymore. He said if we are asking for an expansion of that, and if we need to put conditions on maybe restricting some of the uses in C-C. We are willing to consider that, but what we are looking for enough flexibility in the types of commercial uses to go in to make it viable, to make it where it is a success and not a closed-up building that just didn't work.

Jim Oliver stated we understand, and you understand that we are a recommended body, so we are the first sounding board here. He said let's talk about the elephant in the room here, the renderings that you have are great, they really look great, it's the gas pumps, that is basically what it boils down to. He added the petitioner has the right to ask for the highest and best use for his property. I think we can all agree on that and understand that it is not residential at this point and its some form of commercial. That is the issue that is going to need to be addressed before the County follows. That is what we are asking you to address here. He said give us a compelling reason why this is the best use for the gas pumps.

Rick Lindsey replied a convenience store with gas pumps will bring folks into the development. They will stop and get gas and while they are there, they will get a donut if there is a donut shop or whatever is there. Let me pop in, it's that attraction that will bring people to the location and then the other uses. He added it much like a smaller retail center that has a grocery store; we go to the Publix or Kroger and while I'm there let me stop at whatever retail establishments there and go do some business there. He said there always must be that attraction, that hook for people to come in there. He added I agree with you, I have been a resident of this County for about 35 years we don't want a huge supersized gas station in there, but a small one that looks like something from a time gone by with six (6) pumps is not going to have the impact on the surrounding areas. He stated I understand the concerns of those on the committee several years ago and those sitting on this Planning Commission and the elected Board of Commissioners that we will go before in the next few weeks. I totally get it, but that is the reason for the requested use of a gas station, but only six (6) pumps and put up under a very attractive almost like a picnic awning canopy.

John Culbreth asked had you given any consideration to electric outlets for electric vehicles.

Rick Lindsey replied, absolutely we have, I have had great conversations with my clients about it, and the plan is to put a couple of electric charging stations there. Like I said a few minutes ago about the change in retail, we all know the change in automotive that is coming to. He stated Ford has completely renovated how it is structured getting ready for electric vehicles. He added that gas stations and gas pumps may be not needed in 10, 15, or 20 years. I don't know and I don't have a crystal ball but absolutely we have talked about putting in the charging station and they will be there probably next to the building not at the pumps. Obviously, cars and trucks have to charge much longer than it is to pump up or fill up your tank with gas.

Chairmen Martin stated that within this project is this all completely revolving around the pumps. He asked if we are not able to have the pumps there will this no longer be a viable project for your clients in any way?

Rick Lindsey replied, it also becomes a more complicated question to answer. With a few pumps there and a small convenience store, not a huge sprawling one (1) we're not talking about Buc-ee's. He said it's small it's designed for local residences to get a loaf of bread or whatever when you run in there. He added is 100 percent not feasible with the pumps I cannot answer that. I know that it is a much more difficult question, and it makes it more challenging if we don't get the pumps in there. He reiterated we are looking at very few, we don't want a huge 12 or 20 pump gas station.

Arnold Martin stated one of things the Planning Commissioners that were part of developing this overlay. I remember us going over the different renderings and things like that, and we travel down to areas to look at possible viable structures, and what really came to mind was a Mayberry look. He said because it is the gateway to our County, we want to maintain the integrity of Fayette County and especially the mill at Starr's Mill and within that it seems as though you are approaching the development within that direction of keeping with the integrity of the area. He asked had you approached the local residents about the development, and did they see it as helpful or a hinderance.

Rick Lindsey replied, personally I have not. He said I don't know if my clients have, but I know the properties that have been included in this group have been marketed for years and years and years. He added I don't even know if anyone even lives on any of the properties, they might, but at least one (1) or two (2) are empty. He stated the area is crying for proper development and I think the key word is proper. What we are proposing is a very small retail development again with the gas option in there to make it economically successful. He said what is critical here is the size and the look and the feel of the sight, and again in my opinion we have hit all three (3) of those on the head. He added I understand the concern about gas, but gas is important, and it doesn't always have to be ugly and nasty, it can be done in an attractive way, that's not like in your face

with bright lights and all of that it can be done in a very subtle way which is what we are proposing.

Chairmen Martin asked Patrick Stough (County Attorney) if he had any commentary at all, or any feedback from this development from a legal standpoint.

Patrick Stough replied, I don't have anything to add, I am here to answer any questions that the board may have about their options here. He said I know that the recommendations for a lesser zoning category than what the applicant has requested. He added that is certainly within your ability, you can recommend a less intense zoning category if you want to.

Chairmen Martin said we know what the recommendations that have been put forth is basically a compromise. Is there anything else that we are missing as a Planning Commission as a meeting of both minds here.

Patrick Stough replied, nothing that I can think of you do have the option to put conditions on a rezoning, but I will caution you from our offices perspective conditions on a rezoning generally are something to address a negative on a rezoning.

John Culbreth stated I have no further questions but would like to make a motion.

Chanelle Blaine stated that staff recommends denial of C-C and approval of L-C-1 with one (1) condition. She said that one (1) condition is:

That a letter from the Georgia Environmental Protection Division stating the site is in compliance with the corrective action plan for the dumping of asphalt millings be submitted to the Department of Environmental Management prior to approval of the Site Plan. (This condition will be enforced by the Public Works/Environmental Management Department.)

Chanelle Blaine reiterated that we have to do a motion for each petition.

John Culbreth made a motion to recommend approval of Petition No. 1316-21 A with one (1) condition. Jim Oliver seconded the motion. The motion passed 3-1. Brian Haren opposed the motion. Danny England was absent.

5. **Consideration of Petition No. 1316-21 B, DARRS, LLC, Owner, and Richard P. Lindsey, Agent, request to rezone .09 acres from A-R to C-C to develop a Commercial Retail Center. This property is located in Land Lot 8 of the 6th District, and fronts on SR 85 South and SR 74 South.**

John Culbreth made a motion to recommend approval of Petition No. 1316-21 B with one (1) condition. Jim Oliver seconded the motion. The motion passed 3-1. Brian Haren opposed the motion. Danny England was absent.

6. **Consideration of Petition No. 1316-21 C, Estate of Yvonne B. Hammett, Owner, and Richard P. Lindsey, Agent, request to rezone .42 acres from A-R to C-C to develop a Commercial Retail Center. This property is located in Land Lot 8 of the 6th District, and fronts on SR 85 South and SR 74 South.**

John Culbreth made a motion to recommend approval of Petition No. 1316-21 C with one (1) condition. Jim Oliver seconded the motion. The motion passed 3-1. Brian Haren opposed the motion. Danny England was absent.

7. **Consideration of Petition No. 1316-21 D, Edna Ann Hayes-Edwards, Owner, and Richard P. Lindsey, Agent, request to rezone .41 acres from A-R to C-C to develop a Commercial Retail Center. This property is located in Land Lot 8 of the 6th District, and fronts on SR 85 South and SR 74 South.**

John Culbreth made a motion to recommend approval of Petition No. 1316-21 D with one (1) condition. Jim Oliver seconded the motion. The motion passed 3-1. Brian Haren opposed the motion. Danny England was absent.

8. **Consideration of Petition No. 1316-21 E, Buddy Hand and Laverne Hand Starr, Owner, and Richard P. Lindsey, Agent, request to rezone 1.08 acres from A-R to C-C to develop a Commercial Retail Center. This property is located in Land Lot 8 of the 6th District, and fronts on SR 85 South and SR 74 South.**

John Culbreth made a motion to recommend approval of Petition No. 1316-21 E with one (1) condition. Jim Oliver seconded the motion. The motion passed 3-1. Brian Haren opposed the motion. Danny England was absent.

9. **Consideration of Petition No. 1317-21, Kenneth L. Ennis, Owner, and Jahnee Prince, Agent, request to rezone 10.00 acres from C-H Conditional to C-H to develop a Self-Storage Facility. This property is located in Land Lots 69 & 70 of the 5th District and fronts on SR 85 South.**

Jahnee Prince stated I work for Parker Poe Law Firm, but I am not a lawyer I am a planner. You may remember me when I was the City of Fayetteville's Planning & Zoning Director. She said I am bringing you something that is a little unusual tonight.

Chanelle Blaine stated before we get started, she needs to let us know that she would like to continue with the rezoning without a full board.

Chairman Martin asked would you like to proceed?

Jahnee Prince replied, yes sir we would like to proceed. She stated our client is requesting a rezoning. She asked staff to play her PowerPoint presentation. She stated that the property in question is on Highway 85 South on the westside of the road, just south of Price Road. She said that it is about 10 acres and is zoned C-H. She stated her

client Childress Klein is developing a self-storage facility, the newer fancy kind, with the interior access and some of the traditional units. She said this property is already properly zoned for a self-storage. The site development plans were submitted and during the process of review the staff uncovered there were conditions of zoning from 1987 on this property. She stated here is the resolution and I popped out the conditions so you can see them. She said the first one (1) is the most problematic because it calls for a shopping center in this location, the other conditions are all addressed by the current code, the buffers, the lightings, stuff like that, these are things we would do anyway, and are no longer necessary. She added the shopping center condition was sort of problematic, now you all know that conditions of zoning are just like codes so to change them you have to go through a rezoning process with public hearing and that is why we are here.

Brian Haren asked is this unique to this property, is it just this parcel.

Jahnee Prince replied yes, when it was rezoned in 1987 the Board of Commissioners placed these conditions on this property. She stated me being a planner I see this a lot, conditions of zoning on pieces property well if every property has conditions that's a lot to keep up with. She added we want to do this right, go through the process to lift the conditions from the property and do the self-storage according to code. She said let me just walk you through what we are proposing. I know staff wants to add a couple of conditions to this and we are comfortable with that. She stated there is the property right off Highway 85 South just below Price Road, its 10 acres, and you can see down the middle of it is a powerline easement, and we are working with Cowetta-Fayette EMC to change the location of the easement to move it into the right-of-way. She said there is the zoning again and you can see that it backs up to the City of Fayetteville, and I thought you may want to know what the zoning is next door (R-40). She added there is a stream that runs between the residential lots and our property, and it has enhanced buffers, the great big ones 150 feet. She stated here is your future land use map and it might be a little hard to see, but the red it backs up to the cul-de-sac there of the neighborhood. When you zoom in you can see the line from the future land use map cuts through the property, but the majority of the property is designated for commercial uses. She stated I am glad that I brought extra copies of the building elevations and site plan (for they were missing from her PowerPoint presentation). She said if you look at the site plan it calls out different building types in different locations and I wanted you to see the elevations for each building because they are different. She added that Building A is the two (2) story building with the internal access to the storage units, and then the other buildings to the rear are the more traditional type of self-storage. I will have my colleagues from Childress Klein here to explain if you have questions about those and what they look like. She stated that they had brought building elevations for each building out there and material samples. She added Building A is the internal self-storage that is climate controlled, and they are security controlled and you can only get into them during certain hours. You have a code so only you who is renting space there can get in, and it is multiple stories so your storage may be on the second floor. She said there are elevators and little carts so you can go get your stuff, and I included this

slide because I think it is important. Childress Klein is very sensitive about the lighting of their properties so its not to spill over on neighboring properties. She stated and with the neighborhood behind here even though its in the Fayetteville city limits, we wanted to show you that we will be a good neighbor, all of our lights are directed downward. She said we respectfully request approval of rezoning to C-H without the conditions from 1987, and the conditions we agreed to with staff, and any questions you may have we are here to answer.

Chairman Martin asked if there was anyone who wished to speak in favor of the rezoning. Hearing none, he asked if there was anyone who wished to speak in opposition to the rezoning. Hearing none, he said then I will bring this back to the Board for discussion.

Brian Haren stated I think this is the first time I have ever seen a condition like this, just on this parcel, good digging. He asked if there was any thought to R-V storage.

Chris Poholek replied we have allowed for some covered R-V storage in the back. He added these buildings will have bays of 15 feet wide and 37 ½ feet deep, that would be 10 spaces on each side, 20 per building a space for 40 covered R-V.

Brian Haren stated the only reason I have asked is because there is a huge demand for R-V, boat, that kind of storage in the County. He added being an R-V owner I know it.

Jim Oliver asked all spaces will be covered.

Chris Poholek replied to begin with we will have an area here that is just gravel and then, so we reserved it for future expansion. In the meantime, we could park R-Vs uncovered in that area as well and of course you wouldn't be able to see it from the street.

Chanelle Blaine stated you cannot park R-Vs uncovered according to the self-storage conditional use ordinance. She said it says it here: No open outside storage of items, other than vehicles, boats, recreational vehicles and trailers, shall be allowed. Open storage of vehicles, boats, recreational vehicles and trailers, shall be located to the rear of the self-storage buildings. She added, I apologize it is allowed.

Chris Poholek stated I believe it's allowed to a certain percentage.

Chanelle Blaine replied yes, its up to 25 percent.

Chris Poholek stated in one (1) of the conditions it talks about moving the power easement, and it should say move it to the east because that is where Highway 85 is.

Chanelle Blaine replied give me a second to look that up.

Chairman Martin asked where the next closes storage facility may be?

Chris Poholek replied there is a close storage facility near this, but it is totally full, and I can't remember when it was built. He said I know it is at least 20 years old, but there has been a lot of demand since the pandemic for storage and it has been at record occupancy and the rates have risen a lot because of that for demand and supply. He added we definitely believe there is a need.

Jim Oliver asked Chanelle does this request go before the Board of Commissioners.

Chanelle Blaine replied yes it does.

Chairman Martin asked Chanelle you were pulling something up.

Chanelle Blaine replied I was trying to look up what Mr. Mitchell was talking about with the word "east" in the condition. She stated with the condition I have it says these conditions were made by the Public Works and Environmental Management Department, and he is correct it should have said east for this says to the north. She added we can get that corrected.

Chairman Martin asked if that correction needed to be mentioned in the motion.

Chanelle Blaine replied yes, I was going to make sure we read the conditions before making a motion. Chanelle Blaine reads the following condition:

1. The plan indicates that the overhead power (OHP) line that bisects the site will be relocated to the east side of the site. The perimeter landscape strip should be located outside the OHP easement. (This condition will be administered by Public Works/Environmental Management.)
2. 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.)

Chairman Martin asked with what you just read does that remove the old conditions from the property.

Chanelle Blaine replied yes.

Chairman Martin asked any other questions gentlemen.

Brian Haren stated I just wanted to make sure you were okay with those conditions before we make a motion.

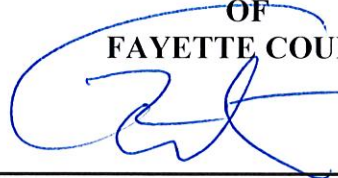
Chris Poholek replied yes.

Brian Haren made a motion to recommend approval of Petition No. 1317-21 with one (1) condition. John Culbreth seconded the motion. The motion passed 4-0. Danny England was absent.

John Culbreth made a motion to adjourn. Jim Oliver seconded. The motion passed 4-0. Danny England was absent.

The meeting adjourned at 8:02pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



ARNOLD MARTIN, CHAIRMAN

ATTEST:



CHANELLE BLAINE
PLANNING COMMISSION SECRETARY