

THE FAYETTE COUNTY PLANNING COMMISSION met on June 2, 2022 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator

NEW BUSINESS

1. Consideration of the Minutes of the meeting held on May 19th, 2022.

John Culbreth Sr. made a motion to approve the minutes of the meeting held on May 19th, 2022. Danny England seconded the motion. The motion passed 5-0.

2. Consideration of a Minor Final Plat for Aenchbacher Property. This property consists of two (2) lots zoned A-R, is located in Land Lot 198 of the 4th District and fronts on Old Greenville Road.

Chairman Martin asked if the petitioner was present.

Chanelle Blaine said the petitioner could not make it tonight. She stated it is a family property being subdivided by the father to give to the son. The son had to purchase a 100 ft strip off of the property to the north by Mr. Marvin Williams to make it happen. She added that the County staff has approved it.

Chairman Martin asked if Mr. Williams has agreed to the sale.

Chanelle Blaine replied he has agreed to the sale.

Chairman Martin asked the Planning Commission if there were any other questions, comments, or concerns. There were none.

Brian Haren made a motion to approve the Minor Final Plat of Aenchbacher Property. Jim Oliver. seconded the motion. The motion passed 5-0

PUBLIC HEARING

3. Consideration of Petition No. 1319-22 Ann Kimbell, Owner, and David Weinstein, Agent, request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility. This property is located in Land Lot 216 of the 5th District and front(s) on S.R. 85 and Carnes Drive.

Chairman Martin asked if the petitioner was present.

Mr. David Weinstein said yes. He stated on behalf of Ann Kimbell request a rezoning of the approximately 10.651 acre parcel located at Carnes Drive and GA Hwy 85, Fayette County Georgia, Tax Parcel Number 0546 029 from the O-1 Office Institutional District to the M-1 Light Industrial District. The intent is to allow for light industrial uses on the site consistent with most of the neighboring parcels of the Property. The request to rezone to M-1 Light Industrial is an appropriate zoning transition because the site lies adjacent to Kenwood Business Park which is predominantly occupied by light industrial uses and is consistent with the intent and is overlay district in which the Property lies. The surrounding uses are as follows:

- East/North: Carnes Drive and GA Hwy 85 North, directly to the north of the subject site there are three (3) parcels zoned M-1 Light Industrial one of which also has frontage on GA Hwy 85;
- West: Eight (8) parcels all used with warehouses, half of which are zoned M-1 Light Industrial and one (1) which is owned by the Authorized Agent 130 Carnes Drive, LLC and
- South: 6.98 acres of land with one (1) existing warehouse.

Our proposal for M-1 Light Industrial, as it relates to these surrounding uses, is the best and most practical use for the property due to its location, shape, size, and many other factors. The subject property is located directly adjacent to the Kenwood Business Park, which serves as a bustling light industrial economic zone for Fayette County. The industrial park has almost no vacancy and as of this writing, to the Authorized Agent's knowledge, there are almost no industrial properties available for occupancy in all of Fayette County. As platted, the Kenwood Business Park has about 35 parcels most of which are zoned M-1 Light Industrial. Just further west of the subject property, there are approximately 50 more parcels that are all zoned M-1 Light Industrial. Rezoning the subject property to M-1 Light Industrial will further advance the growth of businesses and jobs in the County. The proposal would not burden existing infrastructure and the light industrial uses are consistent with the adjacent Kenwood Business Park. The addition of this property to an M-1 Light Industrial use will provide more outlets for local small and medium size businesses to serve the residents of Fayette County without adding additional strain on the school systems or other infrastructure. Small and medium size businesses makeup the backbone of any strong economy that wishes to continue to grow and provide various goods and

services to its residents. There is no question that the development of the property for light industrial uses will provide a path to more jobs and increased real estate taxes and sales tax revenues for the County. This will surely be a marked improvement to the current use of the site as it is currently vacant and produces very little tax revenue. The Authorized Agent and owner respectfully request that the Fayette County Commissioners, Planning Commission and Planning Staff approve and support the Authorized Agent's rezoning request to allow for the Property to be changed to the M-1 Light Industrial use category to support light industrial uses consistent with neighboring properties, which is the most economically viable use of the subject property and would provide the most benefit to the County and its residents. The Authorized Agent, owner, and their representatives welcome the opportunity to meet with all interested parties and representatives.

Chairman Martin asked if there was anyone that would like to speak in favor of the petition.

Ms. Sallie Ann Kimble stated she agrees to the property being sold.

Chairman Martin asked if there was anyone else that would like to speak in favor of the petition. There were none. He then asked if there were any opposed to petition. There were none. Chairman Martin then brought the discussion back to the Planning Commission.

John Culbreth Sr. asked if there were any concrete plans for development at this time.

David Weinstein referred to the site plan and said the only thing that would change is the access point on Highway 85. He stated after meeting with Chanelle Blaine and her team and getting feedback from GDOT, they'd like us to have the access on Carnes Drive. He also stated, he learned that in the early 90s there was a Light Business zoning district for areas that would have sewer. He stated this area does not have sewer and is probably the reason why this area has not been developed. It is the main reason commercial isn't appropriate for here. He added, the only logical use is a light industrial use because of the minimal impact it would have on sewer. He said there could be septic for bathrooms for a couple of employees in small spaces, but any restaurants or fast food would not develop there because of the amount of sewer.

John Culbreth Sr. thanked Mr. Weinstein for his comments.

Jim Oliver agreed it would be better to have the access point on Carnes Drive.

David Weinstein replied he thinks that is another reason commercial use isn't the best use here. A fast-food restaurant would want two access points, which GDOT wouldn't support.

Chairman Martin asked about what type of tree line buffer would remain.

Chanelle Blaine replied according to the overlay, it requires a 100 ft setback off Highway 85 North. She added, you can only go 50 ft in for parking and there will be a landscape buffer too.

Chairman Martin said he asked the question because the area is now becoming congested. He added there is now a 100 ft high roller coaster that he believes is an eyesore to the area and anything that beautifies that he highly recommends.

David Weinstein stated since it will be for light industrial use, there is no need for a big presence.

Chanelle Blaine stated the landscape buffer is required to be 25 feet off the property line.

Chairman Martin brought the discussion back to the Planning Commission. He asked if there were any further questions or comments. There were none. He asked if there was motion.

John Culbreth made a motion to approve Petition No. 1319-22 request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility. Brian Haren seconded the motion. The motion passed 5-0.

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John Culbreth Sr. made a motion to adjourn. Danny England seconded. The motion passed 5-0.

The meeting adjourned at 7:17pm.


**PLANNING COMMISSION
OF
FAYETTE COUNTY**



ARNOLD MARTIN, CHAIRMAN

ATTEST:

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PC Meeting



CHELSIE BOYNTON
PLANNING COMMISSION SECRETARY

