

THE FAYETTE COUNTY PLANNING COMMISSION met on July 7th, 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

MEMBERS ABSENT: Danny England

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

NEW BUSINESS

John Culbreth Sr. made a motion to amend the agenda and move New Businesses item, Discussion on the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay at SR 74, SR 85 and Padgett Road intersection, to after the Public Hearing Consideration of Petition No. 1320-22. Brian Haren seconded the motion. The motion passed 4-0. Danny England was absent

1. Consideration of the Minutes of the meeting held on June 16th , 2022.

Brian Haren made a motion to approve the minutes of the meeting held on July 7th, 2022. John Culbreth Sr. seconded the motion. The motion passed 4-0. Danny England was absent.

2. Consideration of a Minor Final Plat for County Line Estates. This property consists of two (2) lots zoned R-20, is located in Land Lot 108 of the 5th District and fronts on County Line Road and Vickery Lane.

Brian Haren recused himself and left the room during discussion of this item.

Chairman Martin asked if the petitioner was present.

Daniel Fields introduced himself and stated he is before the Planning Commission asking for the approval of the plat.

Chairman Martin brought the discussion back to the Planning Commission. He asked staff if there was anything additional they would like to state about the plat.

Chanelle Blaine stated County departments have approved it and they meet all the rezoning conditions.

John Culbreth Sr. made a motion to approve the Preliminary Plat for Nash Oaks. Jim Oliver seconded the motion. The motion passed 3-0. Brian Haren recused. Danny England was absent.

PUBLIC HEARING

- 3. Consideration of Petition No. 1320-22, G-Squared Events Holding, LLC, Owner, and Alvin Williams, Agent, request to rezone 25 acres from R-40 to G-B to expand a movie/television studio complex. This property is located in Land Lot 198 of the 13th District and front(s) on S.R. Highway 138.**

Alvin Williams introduced himself and stated he comes before the Planning Commission seeking approval for the 25 acres that is adjacent to the 60 acres to rezone to General Business. He stated they've put in for a land disturbance permit and they have a roundabout that goes into the 25 acres. He added they were asked to start the rezoning process so they could get approval for breaking ground.

Chairman Martin asked if anyone would like to speak in favor of the petition. There were none. He asked if anyone would like to speak in opposition.

Hsanni Henry spoke in opposition to the petition. He stated he is the owner of the property at 2280 Highway 138, Fayetteville, GA. He stated he has more of a concern. He stated where he resides was typically a residential area and now it is commercial. He stated he is being sandwiched in between two (2) commercial properties. He stated last year there were houses on either side of him and now the property at 2290 is commercial as well as 2270 now trying to become commercial. He stated that it doesn't seem like there is any consideration as to how that would affect him as a property owner. He added he would like to know what the people who are planning to build there are planning to do to be considerate to the residential owners that live in that area. Especially him since he will be sandwiched in between two (2) commercial properties.

Chairman Martin asked Mr. Henry if he is next to Mr. Williams' property.

Hsanni Henry stated yes.

Chanelle Blaine displayed the properties on the projector and pointed out Mr. Henry's property.

Chairman Martin asked if there were any other questions. There were none. He asked Mr. Williams if he would like to respond.

Alvin Williams stated he can do what was done on Dix-Lee-On and build a buffer. He stated they can build a 100-foot buffer and a fence.

Chairman Martin asked would the buffer be tree line or another type of buffer.

Alvin Williams said it can be tree line, the same as Dix-Lee-On.

Chanelle Blaine read the description of the conditions of the rezoning for the 60 acres near Dix-Lee-On:

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.

Chairman Martin asked Mr. Henry if he had any questions about the buffer.

Hsanni Henry stated he is not pleased with the amount of feet. He stated 100 feet is not enough in his opinion.

Chairman Martin brought the discussion back to the Planning Commission.

Brian Haren confirmed where Mr. Henry's property is located. He then asked what is on the east side of Mr. Henry's property.

Hsanni Henry stated he did not know.

Brian Haren asked if there is a house there.

Hsanni Henry stated there used to be house there.

Brian Haren asked Chanelle Blaine what is "S-Z."

Chanelle Blaine stated Split Zone. She stated that the property to the east of Mr. Henry is undeveloped as of right now but there is a self-storage on the east of that piece of property and that lot is zoned Commercial.

Jim Oliver stated Mr. Henry commented that his property will now be between business type zoning but Mr. Williams' property is further on the west.

Hsanni Henry stated he is fighting an ear infection and is having trouble hearing.

Jim Oliver stated for clarity, Mr. Henry's property is not sandwiched between Mr. Williams' properties, he's just in between some general business along State Route 138. Mr. Williams is further to the west.

Hsanni Henry stated yes. The subject property is next door to him.

Jim Oliver stated on the other side is another owner.

Hsanni Henry stated yes.

John Culbreth Sr. made a motion to approve Petition No. 1320-22, request to rezone 25 acres from R-40 to G-B to expand a movie/television studio complex with conditions. Jim Oliver seconded the motion. The motion passed 4-0. Danny England was absent.

NEW BUSINESS

4. Discussion on the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay at SR 74, SR 85 and Padgett Road intersection.

Chanelle Blaine stated she won't keep the Planning Commission long since there is an upcoming workshop. She stated they will remove Limited Commercial One out of the Starrs Mill Historic District and put Commercial. She added there was a rezoning that was given Community Commercial. She stated you will see it being redlined out and Commercial will be replacing where Limited Commercial One was. She concluded that they can discuss it more at the workshop.

Chairman Martin asked if there was a goal of when Ms. Blaine would like it to go before the Board of Commissioners.

Chanelle Blaine stated she would like the Public Hearing to be conducted in August and at the end of August, it go before the Board of Commissioners.

Brian Haren asked if the overlay conditions would remain for that area.

Chanelle Blaine stated yes, the overlay will remain, it is only the zoning district.

The Planning Commission took no official action on this item and will continue the discussion at a future meeting.



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

The meeting adjourned at 7:21pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

A handwritten signature in blue ink, appearing to read "Arnold Martin", written over a horizontal line.

ARNOLD MARTIN, CHAIRMAN

ATTEST:

A handwritten signature in blue ink, appearing to read "Chelsie Boynton", written over a horizontal line.

CHELSE BOYNTON
PLANNING COMMISSION SECRETARY

