

Meeting Minutes 11/3/22

THE FAYETTE COUNTY PLANNING COMMISSION met on November 3rd, 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
Jim Oliver
Danny England

MEMBERS ABSENT: Brian Haren, Vice-Chairman

STAFF PRESENT: Deborah Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

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

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

2. Consideration of a Preliminary Plat for Huntcliff Manor.

Deborah Bell, Planning and Zoning Director, stated this is a renewal of an existing preliminary plat and the developer is in the plan review process. She continued it has been reviewed and approved by staff and the developer is in the review process, but this administrative part had to be taken care of.

Danny England made a motion to approve the Preliminary Plat for Huntcliff Manor. Jim Oliver seconded the motion. The motion passed 4-0. Brian Haren was absent.

3. Consideration of a Minor Final Plat for Iris Williams 1019 South Jeff Davis Drive.

Deborah Bell stated this is a creation of two (2) parcels from one (1) single parcel. She continued it has been reviewed by staff and has met all the County requirements. She concluded all staff has approved it.

Danny England made a motion to approve the Minor Final Plat for Iris Williams 1019 South Jeff Davis Drive. John Culbreth Sr. seconded the motion. The motion passed 4-0. Brian Haren was absent.

PUBLIC HEARING

- 4. Consideration of Petition No. 1326-22, Amina, Omar, Saed and Hassan Zakaria, Owner, and Taylor English Duma LLP (Steven L. Jones), Agent, request to rezone 13.035 acres from O-I to C-H to create Truck Parking Facility. This property is located in Land Lot 233 of the 5th District and fronts on Highway 85 North.**

Deborah Bell stated the County has been working with GDOT to create traffic improvements to either realign Highway 279 and Corinth Road or create intersection improvements that will help traffic flow better. She continued that she has spoken with Phil Mallon, Director of Public Works, and the current plan is to create intersection improvements at the traffic light at Corinth Road that will include creating a new road across from Corinth Road that will be extended to Kenwood Business Park. She added that this will have some impact on this parcel in terms of property acquisition needs for the road and that has affected the way some of the recommended conditions were written. The recommended conditions are:

1. A 100' vegetated buffer shall be provided adjacent to residentially zoned parcel(s) in unincorporated Fayette County to the west of the project.
2. All exterior site lighting, including building mounted lighting, shall be full-cutoff type fixtures that allow no light above the horizontal plane of the fixture. Fixtures shall be designed or shielded to prevent light trespass on other properties or roads.
3. The existing shared detention pond will require hydrological study to demonstrate it has sufficient design capacity to serve the addition of the proposed project.
4. The new development must continue to allow this pond to serve the stormwater detention requirements of the original commercial development to the north, with a site plan approved January 26, 1990.
5. The owner of the new project must provide a stormwater maintenance agreement since the detention pond is contained within that parcel. This agreement shall conform to the county's standard agreement for stormwater facility maintenance.
6. Omit tree island requirements for southernmost end of parking lot to accommodate the future County road project.

Steven Jones introduced himself and displayed a PowerPoint presentation. He spoke about a revised concept plan that was created upon learning about the Corinth Road improvement. He stated the road will take significant part of the property but will be beneficial to the development. He continued the initial proposal had a right in right out on Highway 85. He displayed the plans of a four (4) way intersection at Corinth Road that he received from Fayette County Public Works. He stated Corinth Road will be moved to the north which will result in full access to the facility from Highway 85. Mr. Jones continued they are proposing a Truck Parking Facility to give drivers a place to store and park their trucks. He stated they are requesting rezoning to C-H based on the site conditions, Comprehensive Plan, and the development and zoning trends in the area. He added with this area being annexed to the Business Park it will be better suited for M-1 zoning as well, though his application remains a request for C-H. He concluded they consent to all staff recommendations except number one (1). He requested that it be reduced from 100 feet to 75 feet. He stated he presumes it is a visual

and auditory buffer and believes the same goal can be accomplished with a double staggered row of evergreens and fencing.

No one spoke in favor or opposition. Chairman Martin bought the discussion back to the Board.

Danny England stated the buffer for C-H is normally 50 feet. He confirmed that Mr. Jones was okay with a compromise of 75 feet.

Mr. Jones stated yes.

Danny England stated Highway 85 is the welcome mat of Fayette County from the north. He continued that he'd like the Board to spend time considering protecting the frontage along State Route 85. He added that the use is a good use, but he wishes it was deeper in the park where you couldn't see it.

Chairman Martin asked where is this property in relation to Fun Spot?

Danny England stated it is just south of this property.

Chairman Martin added to Mr. England's point. He stated Highway 85 is the welcome mat of Fayette County and there is currently a roller coaster that welcomes our County with not as much of a buffer.

Jim Oliver expressed his concerns about the facility. He asked if the trucks are sitting idle?

Mr. Jones stated no. He continued this is for storage and for a driver who needs to store his truck.

Jim Oliver stated he is familiar with some other locations in Clayton County and he knows that they have had some issues about minor repair being done on the lot or the refrigerated trucks idling and leading to noise concerns. He continued he knows the applicant is trying address noise concern with having the evergreens as the buffer but he doesn't know how he can address the repair other than saying it's not a permitted in their written agreements with the drivers. He stated that his second concern is the location. He continued this is needed but hearing about realigning Corinth Road, he sees Corinth Road becoming the cut through from Highway 54. He added Corinth Road is already a narrow road and this will be adding a lot of 18 wheelers coming on that road. Commissioner Oliver stated this is something the County can control but it is at the front door of the County. He added it's a needed entity but maybe this isn't the right location. He stated he could not support it.

Mr. Jones stated he understood his concerns. He continued that this facility will keep trucks traveling south on Highway 85 from entering more populated or more traveled areas. He added it will keep trucks from traveling through town and hitting any other major arterial roads or local roads. He stated they will be able to park here and head towards Atlanta.

Jim Oliver stated he understood it is needed.

Danny England stated it's a great use at a bad location.

Jim Oliver agreed.

Mr. Jones stated it is across from the business park and it is meant to serve the business park. He continued they've taken active measures to screen this from Highway 85. He added that if the concern is the visual impact, that can be mitigated by additional screening. He referenced the site plan and pointed out the double staggered row of evergreens and the 25 feet behind them.

Jim Oliver asked if it will be fenced?

Mr. Jones stated yes.

Danny England asked will the fence be on Highway 85?

Mr. Jones stated it would be on the inside of the evergreen trees. He stated the applicant would not be overly concerned about fencing the front, but it is something they can consider. He continued that there would be an attendant building on site and the attendant will be there during regular business hours.

John Culbreth Sr. agreed that there is a need for the facility but that this is the entrance to Fayette County. He stated that they don't want to have ingress and egress congestions with the trucks. He then stated his concern on the cut through. He continued they have to keep in mind what the traffic impact will be with a lot of trucks knowing this facility is here and they are going in and out daily. He added that is a lot of truck traffic in this part of the County. John Culbreth Sr. asked if the applicant currently owned the land?

Mr. Jones stated it is under contract dependent on the proposal being approved. Mr. Jones continued that this facility is designed to serve those who live in the community. He continued there will be week long, month long, and year long leases. He stated this is a place to keep their truck. He added this is not where they will spend the nights for multiple nights.

John Culbreth Sr. confirmed that he's hearing that a trucker would be excluded from renting a space.

Mr. Jones stated that's not the business. He stated there's not someone on site with tickets handing out parking stubs. He continued a person will be assigned a spot on the site depending on their lease term. He stated that tenants are not everyday hauls, many are long term haulers that own their own truck. He stated according to his client, the applicant, the minority are the daily haulers. He added the majority only pull the truck out a few times a week.

John Culbreth Sr. asked the Planning Commission how would that be regulated?

Danny England stated he doesn't think they can. He stated it would be up to the business owner to self-regulate.

Chairman Martin agreed that people do often see trucks parked alongside the road at exits and there is a need for the facility. He asked if there will be any other amenities being offered aside from a parking space?

Mr. Jones stated this is not a truck stop. He stated they do not cater to those parked along the road who only need to store a truck for 24 hours. He stated this is for drivers and operators who need somewhere to store their trucks on a consistent basis.

Danny England asked if there was a provision in the business plan for someone driving through who saw the facility and needed to park temporarily?

Mr. Jones stated no.

Chairman Martin asked how the GDOT changes are impacting the client's timeline?

Mr. Jones said they are at the mercy of Public Works. He stated until the extension gets built they are hindered in development.

Chairman Martin asked does it impact the client's decision to press forward? He stated with GDOT projects could be five (5) years. He confirmed that the project was dependent on the changes from GDOT.

Mr. Jones stated yes and no. He continued that they did not know about the extension when they originally applied for the rezoning. He stated Corinth Road adds value to the project. He added this was a hand they were dealt and they have to deal with it. He stated that this is a Fayette County Public Works project and he hopes Fayette County Public Works would move faster than GDOT.

Danny England stated they've focused more on planning than zoning. He stated the buffer along Highway 85 and the 10 foot landscape strip that is on the yet to built new section of Corinth Road is anemic. He added they would want more of a screen there. He asked if the 10 foot buffer meets the Commercial requirements?

Deborah Bell said she would verify but she believes it would. She continued that along Highway 85 they have the Highway 85 Overlay which calls for a 50 foot buffer. She added 25 feet of that has to be landscape. She stated the 25 feet is available to be used for stormwater detention or septic system. She continued that as a note for the evergreen, staff no longer approves Leland Cyprus. She stated their subject to several different diseases.

Danny England asked what's the new go to?

Deborah Bell stated there are a variety of other options.

Danny England stated he would require for the 50 foot setback from the State Route 85 be planted with the same evergreens. He suggested they also consider lower types of vegetation from zero (0) to ten feet. He added this strategy should probably wrap around to Corinth Road to avoid staring at the corner of the new facility while at the new intersection of Corinth Road and State Route 85.

Deborah Bell stated they can specify wrapping the buffer around the south side to encompass the outside and maybe the first interior aisle. She referenced the site plan and stated wrapping the buffer around would effectively screen visually.

Danny England stated that would be a minimum and added as condition number seven (7).

Jim Oliver made a motion to recommend denial of Petition No.1326-22, request to rezone 13.035 acres from O-I to C-H to create Truck Parking Facility. John Culbreth Sr. seconded the motion. The motion carried 3-1. Chairman Martin voted in opposition of denial. Brian Haren was absent.

5. **Consideration of Petition No. 1327-22, 130 Carnes Drive, LLC, Owner, and David Weinstein, Agent, request to rezone 1 acre from C-H to M-1 to create paint and body work. This property is located in Land Lot 217 of the 5th District and fronts on Carnes Drive and Walter Way.**

David Weinstein stated this is a 1 (one) acre lot in the business park him and his partner have owned for about a year. He added there is a tenant that buys and sells bucket trucks. He stated their lease is ending soon and there are new tenants who plan to take it over and restore classic cars. He continued the Zoning ordinance allows vehicle and boat sales in C-H and allows paint and body in M-1 but was not clear if C-H allowed it also. He stated they decided it was best to request rezoning to avoid any gray area.

No one spoke in favor or opposition.

Danny England stated the adjacent property does the same kind of work. He added this is the spot in the County where this is supposed to be. He stated he didn't see a reason to say no to this.

Chairman Martin stated they are seeing a lot of relationship with the studios as well. He continued they provide a lot of classic and period cars. Chairman Martin asked if there was a motion.

Danny England made a motion to recommend approval of Petition No. 1327-22, request to rezone 1 acre from C-H to M-1 to create paint and body workshop. John Culbreth Sr. seconded the motion. The motion carried 4-0. Brian Haren was absent.

6. **Consideration of Petition No. 1328-22, Golden Development Company, LLC, Owner, and CK SPACEMAX, LLC (c/o Ellen W. Smith) Parker Poe Adams and Bernstein LLP, Agent, request to rezone 9.022 acres from A-R to C-H to create Self-Storage Facility. This property is located in Land Lot 137 of the 5th District and fronts on Highway 54 E.**

Ellen Smith, an attorney with Parker Poe Adams and Bernstein LLP, gave a presentation on the aesthetic, setbacks, quality and need of the self-storage facility. She referenced the concept plan of the facility and stated the client is under contract for the property. She spoke of residential zoning districts nearby and McCurry Park across the street from the location. She continued the facility will meet all setback requirements. She stated it will be one (1) three (3) story building with internal access climate control and there will be six (6) other one story buildings. She stated the tallest building will be furthest away from the residential building and closest to commercial. She added the property surrounding the lot is not developed. She stated there is one (1) house on a 19-acre lot and no houses on the 170-acre lot nearby. She continued they are a lower intense use than an office in the traffic and user perspective. She added it will meet all the requirements the County has for this zoning and use. She stated staff has recommended a 100-foot buffer. She continued that with a 100-foot buffer would eliminate and be a significant impact to the project due to the flood plain of the nearby lake. She requested that the 100-foot buffer be removed as a condition.

Carrie Guthrie spoke in favor. She stated she supports the project.

Chris Poholek spoke in favor. He stated they have found there are two (2) types of people who are looking for storage. Those looking for climate control and those who are looking for non-climate control. He stated the buildings are built in a way where as you drive pass you will see a class product, mostly brick. He explained the facility will be secure. He stated the first stop will be the main office and there are codes as well as security cameras around the property. He added it is a very quiet use. He stated people will come to store their stuff and may not come back for a month or so. He continued there's no noise or obnoxious odors and supports the transition to commercial from residential.

No one spoke in opposition.

Jim Oliver stated he likes the project and doesn't have any problems with where it is. He continued he appreciated the 65 foot buffer on the rendering and agrees the 100 foot buffer would be difficult. He stated he supports the project.

Chairman Martin asked about the feasibility. He asked if another storage facility was needed? He stated the Board sees storage facilities come before them often. He stated his concerns about oversaturation.

Mr. Poholek stated there was an overbuilding of storage facilities before the pandemic. He continued the pandemic helped the storage business because their business is driven by change. He stated during the pandemic people were moving things out of their home to make room for a home office or were moving back in with their parents. He stated many were buying and selling homes, so the overbuilding was fully absorbed. He stated it's possible they will be overbuilt again moving forward but because the building process is an extended and long process in the County, he doesn't think there will be enough facilities built in enough time to be overbuilt at least within the next couple of years.

Chairman Martin stated this is another gateway to the County. He stated this is the southeastern gateway and the County has a lovely park that is there. He stated his concern is having a roller coaster and possibly a trucking facility at one gateway and potentially a storage facility at another gateway. He asked if as a County do we want one gateway to be a storage facility?

Mr. Poholek stated they can make the buildings look however the County wants them to look. He continued they've been asked in the past if they were building a hotel. He stated they can make it completely brick and add more windows. He continued the product they can build today is of more quality.

John Culbreth Sr. stated he's inclined to support staff's recommendation of denial. He stated they need to look at what is needed, and housing is needed. He continued he could not support changing from agricultural to commercial.

Chairman Martin asked for any final comments or a motion.

Danny England made a note for staff and Planning Commission to review architectural controls in this area at the next workshop.

John Culbreth Sr. made a motion to recommend denial of Petition No. 1328-22, request to rezone 9.022 acres from A-R to C-H to create Self-Storage Facility. Danny England seconded the motion. The motion carried 3-1. Jim Oliver voted in opposition of denial. Brian Haren was absent.

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

The meeting adjourned at 8:16pm.

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PLANNING COMMISSION
OF
FAYETTE COUNTY



ARNOLD MARTIN, CHAIRMAN

ATTEST:



CHELSIE BOYNTON
PLANNING COMMISSION SECRETARY

