

Meeting Minutes 2/2/23

THE FAYETTE COUNTY PLANNING COMMISSION met on February 2nd, 2023 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

MEMBERS ABSENT:

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

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

4. Consideration of the Minutes of the meeting held on January 5, 2023.

John Culbreth Sr. made a motion to approve the Minutes of the meeting held on January 5, 2023. Jim Oliver seconded the motion. The motion passed 4-0-1. Danny England abstained.

5. Election of the Chairman

Arnold Martin made a motion to nominate Jim Oliver as Planning Commission Chairman. The motion passed 5-0.

6. Election of the Vice-Chairman.

Jim Oliver made a motion to nominate John Culbreth Sr. as Planning Commission Vice-Chairman. The motion passed 5-0.

7. Election of the Secretary.

John Culbreth Sr. made a motion to nominate Chelsie Boynton as the Planning Commission Secretary. The motion passed 5-0.

8. Consideration of a Minor Final Plat of the Golden Rule Farm.

Randy Boyd stated he was representing Eric Maxwell and the property was rezoned in October of 2022. He added they have submitted the final plat and all the departments have approved.

Arnold Martin asked if there had been any changes made.

Mr. Boyd stated there were no changes.

Danny England made a motion to approve the Minor Final Plat of the Golden Rule Farm. John Culbreth Sr. seconded the motion. The motion passed 5-0.

PUBLIC HEARING

9. CONSIDERATION OF AMENDMENTS TO 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 & PADGETT ROAD INTERSECTION; AND SR 54 & SOUTH SANDY CREEK ROAD.

Deborah Bell, Planning and Zoning Director, stated over the past year they've had three different parcels rezoned that didn't cleanly align with the Land Use map. She added the areas of amendments are being proposed to create harmony between the new zonings and the Land Use map. She continued she divided them into two areas. For Area 1, the request is to amend the Land Use Plan to change the L-C-1 designation for the areas immediately adjacent to the intersection of State Route 74 and State Route 85. She continued all three (3) corners of the intersection as part of the Comprehensive Plan were previously designated Limited Commercial 1 and were subject to the Starr's Mill Overlay which adds a second layer of requirements. She referred to a graphic and stated the red area was rezoned to commercial in February of 2022. She added the original request was to rezone from A-R-1 to C-C. She continued by the time it got to the Board of Commissioners, there were concerns and the Board tabled it. She stated she spoke with the applicant and came back with the revised proposal that requested Limited Commercial Two (2) instead of C-C. She added this would limit the commercial uses but still allow the applicant to do all they were showing they wanted to do in their concept plan. She stated that is what the Board of Commissioners ended up approving. She continued the Land Use Plan originally bisected this parcel along a utility corridor. Staff felt like this created a residential node behind the commercial node and it would be awkward to keep as residential. She continued the zoning encompassed the whole parcel so therefore the Land Use Map amendment encompasses the whole parcel. She stated the recommendation is to bring each parcel in line with what they are now zoned.

Arnold Martin asked what are the major differences between Limited Commercial One (1) and Limited Commercial Two (2)?

Deborah Bell stated Limited Commercial Two (2) allows fuel pumps. It doesn't allow a drive thru. It would have to be a walk-up restaurant. Limited Commercial One (1)

Page 3
February 2nd, 2023
PC Meeting

provides a shorter list of smaller local service type commercial use and Limited Commercial Two (2) expands on those but still has some restrictions.

Arnold Martin asked the differences between Commercial and Limited Commercial.

Deborah Bell stated the Commercial property has a much longer list of commercial uses. She added the applicant agreed to a self-imposed restriction of only having six (6) gas pumps units.

Arnold Martin asked what the recommendation was?

Deborah Bell stated the recommendation for the Land Use Map to be amended to Commercial. The group of parcels on the north corner would stay Limited Commercial One (1). The twelve-acre parcel that was rezoned to L-C-2, they would apply a Land Use Map designation of Limited Commercial Two (2).

Chairman Oliver stated it sounds like they are trying to create a hybrid around this area. He stated the petitioner could say they can't get the pumps in and instead ask for a liquor store, it would now be allowed under C-C and the Land Use Map.

Deborah Bell stated the zoning allows for them to do that and the zoning has already been approved by the Board of Commissioners. She stated she is adapting the Land Use Plan to what the areas are already zoned.

John Culbreth asked if they don't amend the map will it be spot zoning?

Deborah Bell stated no. She stated the Land Use Map is the umbrella for zoning, it's the broader categories. She stated they could put this on the back burner until the five-year amendment, but Mr. Rapson felt strongly that the Land Use Map and zoning be in harmony.

Allison Cox, County Attorney, stated Ms. Bell is requesting that the amendment be made to Commercial but she is not specifying a specific commercial designation. She stated they can anticipate what is coming in the future and proceed with caution.

Chairman Oliver agreed with proceeding with caution. He stated higher use commercial is outside of what they envisioned.

Allison Cox stated the overlay district is also there and that will help to control what's going on in the area.

Arnold Martin asked is there a possibility of creating disharmony by having three (3) different designations there?

Deborah Bell stated she doesn't think so because of the size of the parcel on the north side. She stated it is still zoned A-R but has the potential to be rezoned. She added she doesn't think someone would request rezoning for a high intensive use because they wouldn't have the space. She continued Limited Commercial One (1) and Limited

Commercial Two (2) provide some better controls of uses and size of each individual buildings. She stated the architectural controls speak to this as well in the overlay district.

Arnold Marin agreed that a lot of time did go into creating guidelines for the historic character of the area.

Deborah Bell displayed the corner of South Sandy Creek and Highway 54. She stated this is where the Fayetteville Ford will be. She continued it was originally O-I and it was approved to be C-C, Community Commercial. She said she is requesting that the Land Use Map be amended to Commercial.

Danny England stated on the updated map, across from Old Norton, it shows low density residential but on the previous map it shows up differently. He asked if they are changing that as well?

Deborah Bell stated on the Land Use Map they are still shown as low density residential, but they are currently office uses and have been for some time.

Danny England stated they should go ahead and correct that as well.

Danny England made a motion to recommend approval of amendments to the Land Use Plan, focusing on Starr's Mill Historic Overlay at SR 74, SR 85 & Padgett Road intersection; and SR 54 & South Sandy Creek Road and to update the Land Use Plan to show current zoning.

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

The meeting adjourned at 7:33pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



JIM OLIVER, CHAIRMAN

Page 5
February 2nd, 2023
PC Meeting

ATTEST:



CHELSIE BOYNTON
PLANNING COMMISSION SECRETARY

