

**THE FAYETTE COUNTY PLANNING COMMISSION** held a **Public Meeting/Workshop** on September 18, 2008, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

**MEMBERS PRESENT:** Douglas Powell, Chairman  
Al Gilbert, Vice-Chairman  
Bill Beckwith  
Jim Graw  
Tim Thoms

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Floyd Jones, Deputy Clerk

**STAFF ABSENT:** Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

**Welcome and Call to Order:**

Chairman Powell called the Public Meeting/Workshop to order and introduced the Board Members and Staff. He also introduced Mr. Richard Norman of Storage Xxtra which is located on S.R. 85 North.

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1. **Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding the creation of a new zoning district which would permit a broad variety of uses or would augment the allowed uses within the M-1 Zoning District, as requested by Mr. Richard Norman of Artisan Properties, Inc. (Storage Xxtra on S.R. 85 North).**  
*Instructed by the BOC on 09/03/08 to proceed forward.*

Dennis Dutton explained that Mr. Richard Norman had appeared before the B.O.C. and requested additional uses for his business. He confirmed that the B.O.C. had instructed Staff to have the proposed amendments ready for presentation at the December B.O.C. Workshop. He advised that there are basically two (2) ways to approach the request: 1) Revise the C-H Zoning District; or 2) Develop a Planned Unit Development-Planned Business Park Zoning District. He reported that Staff is not recommending amendments to the M-1 Zoning District. He also pointed out that there are some existing businesses which would not be allowed within the C-H Zoning District. He added that a PUD would allow a planned, mixed use of office, commercial, and industrial.

Chairman Powell stated that he had asked Mr. Dutton to bring copies of the L-B Limited Business Zoning District which was adopted in 1989, but deleted in its entirety years later due to the lack of usage of the zoning district.

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Mr. Dutton introduced Mr. Norman to the P.C.

Mr. Norman thanked the P.C. for their help in amending the M-1 Zoning District previously. He stated that he had received numerous requests from office tenants; however, they were not able to locate in the development due to the use restrictions of the M-1 Zoning District. He said that Storage Xxtra is a nontraditional product in that there is a substantial amount of self-storage and professional offices which have evolved into a business park. He remarked that at the time of the development, the M-1 Zoning District was the only zoning district which allowed self-storage, which is the bulk of the project; however, self-storage has since been added to the C-H Zoning District. He added that he would like to be able to offer his development to more businesses which would not be inconsistent with the development and not be detrimental to the county. He provided a copy of his list of tenants.

Mr. Norman stated that he owns this type development in Columbus, Macon, Warner Robins, Paulding County, McDonough, LaGrange, and other markets. He said that his development was “turn key” since the tenants are provided everything except a telephone. He commented that it has been a great way to get new businesses up and running. He stated that his development had a lot of “satellite offices” for tenants who have a main office but need a small office in a particular area with basically a desk, telephone, and fax machine.

Mr. Norman remarked that to fast track the situation would be to add uses to the M-1 Zoning District. He stated that should he rezone a portion of his 19 acres there would be problems with complying with setbacks, etc. He added that should he rezone the entire tract to C-H there would be some uses eliminated.

Mr. Dutton advised that the City of Peachtree City has a General Industry (GI) Zoning District which allows what Mr. Norman is proposing.

Jim Graw stated that he was not in favor of amending the C-H Zoning District or creating a PUD.

Chairman Powell stated that he wanted to see the O-I Zoning District kept “pure”. He said that the development is not as attractive as some of the existing office parks; however, it is not designed as an office park but it is ideal for start-up businesses. He noted that some of the uses in the M-1 Zoning District are not authorized in the C-H Zoning District. He reported that the M-1 Zoning District was recently amended for additional uses.

Al Gilbert commented that he was not in favor of rezoning the property from M-1 to C-H; however, he could support additional uses to the M-1 Zoning District.

Tim Thoms asked if each tenant has their own restroom facilities.

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Mr. Norman replied that each unit has its own restroom.

Chairman Powell pointed out that a barber shop, beauty shop, dance studio, music teaching studio are not appropriate uses because some of the clients could be children and there should be no uses involving children in the M-1 Zoning District due to safety issues.

Mr. Norman replied that this point has already been stressed by Chairman Jack Smith and it is a point well taken.

Chairman Powell asked the P.C. how they would like to proceed since they did not want to create a new zoning district such as a PUD-PBP or L-B; however, he suggested that Staff continue development of a PUD.

Mr. Thoms replied that he was willing to look at additional uses for the M-1 Zoning District; however, he has not heard any tonight that are a good fit.

Mr. Graw concurred. He added that the development of a PUD would only provide additional uses. He said that the PUD should not be developed based on Mr. Norman's development.

Mr. Dutton noted that a PUD would provide for mixed uses such as office, commercial, and industrial. He reported that the applicant would present the intended uses with their Development Plan.

Chairman Powell asked Mr. Dutton to review the average cost per square foot for O-I vs. M-1, how much O-I property remains vacant, and the size. He said that the P.C. is not interested in amending the C-H Zoning District. He commented that he was interested in the Staff's idea and would like to see what they propose. He requested that the request be placed on the October P.C. Workshop.

Mr. Norman remarked that he was at the County's mercy and thanked the P.C. for their time. He said he would like to see the M-1 Zoning District revised with a limitation on size and additional uses.

The P.C. thanked Mr. Norman for attending the Workshop.

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Chairman Powell asked if there was any further business.

The P.C. thanked Mr. Jones for attending the Workshop in Robyn Wilson's absence.

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Hearing no further business, Tim Thoms made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. The Public Meeting/Workshop adjourned at 8:26 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**DOUG POWELL  
CHAIRMAN**

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**FLOYD JONES  
DEPUTY CLERK FOR  
ROBYN S. WILSON  
P.C. SECRETARY**