

THE FAYETTE COUNTY PLANNING COMMISSION met on February 17, 2011, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

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

MEMBERS ABSENT: Bill Beckwith

STAFF PRESENT: Pete Frisina, Director of Community Development
Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Thoms called the Public Meeting to order and introduced the Board Members and Staff and confirmed there was a quorum present.

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1. Election of the Chairman for 2011.

Jim Graw nominated Tim Thoms for Chairman. Al Gilbert seconded the nomination. Al Gilbert made a motion to close the floor for nominations. Jim Graw seconded the motion. The motion to close the floor for nominations unanimously passed 4-0. Bill Beckwith was absent. The motion to elect Tim Thoms, as Chairman for 2011, unanimously passed 4-0. Bill Beckwith was absent.

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2. Election of the Vice-Chairman for 2011.

Doug Powell nominated Al Gilbert for Vice- Chairman. Jim Graw seconded the nomination. Doug Powell made a motion to close the floor for nominations. Jim Graw seconded the motion. The motion to close the floor for nominations unanimously passed 4-0. Bill Beckwith was absent. The motion to elect Al Gilbert, as Vice-Chairman for 2011, unanimously passed 4-0. Bill Beckwith was absent.

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3. **Election of the Secretary for 2011.**

Doug Powell nominated Robyn Wilson for Secretary. Al Gilbert seconded the nomination. Al Gilbert made a motion to close the floor for nominations. Jim Graw seconded the motion. The motion to close the floor for nominations unanimously passed 4-0. Bill Beckwith was absent. The motion to elect Robyn Wilson, as Secretary for 2011, unanimously passed 4-0. Bill Beckwith was absent.

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4. **Consideration of the Minutes of the Public Hearing held December 2, 2010.**

Chairman Thoms asked the Board Members if they had any comments or changes to the Minutes.

Al Gilbert made the motion to approve the Minutes. Doug Powell seconded the motion. The motion unanimously passed 4-0. Bill Beckwith was absent.

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5. **Pre-Recommendation Meeting for discussion of the Development Plan for a proposed PUD-PSBC, Storage Xxtra Highway 85, LLC, Owner, and Fred Rickman, Agent, request to rezone 18.139 acres from M-1 to PUD-PSBC. This property is located in Land Lot 200 of the 5th District and fronts on SR 85 North.**

Pete Frisina advised that the representatives from Storage Xxtra had previously met with staff to discuss the proposed rezoning as required by the ordinance. He said the second step required by the ordinance is to hold a pre-recommendation meeting, at which time the applicants make their presentation and the PC can request changes or additional information prior to the rezoning submittal. He stated the Summary of Intent included the proposed rezoning, ownership, character of the development including the current situation and proposal, proposed uses, setbacks, and vehicular circulation. At this time, he turned the floor over to the representatives of Storage Xxtra.

Jim Graw stated he would like to review uses of the M-1 zoning district to see if any of the uses needed to be removed due to the adoption of the PUD-PSBC zoning district.

Pete Frisina replied that in his opinion, the uses that were put into the M-1 zoning district were compatible and no additional amendments were necessary.

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Doug Powell concurred with Mr. Graw and would also like to review the O-I zoning district.

Chairman Thoms stated, as a tree salesman, he had sold trees to a landscape contractor who landscaped the subject property; however, he held no public interest.

William Dawahare and Fred Rickman, Jr. presented a power point presentation of the Storage Xtra facilities located on SR 85 North. The power point presentation included: surrounding properties, pictures of the facilities, office, office suites, aerial views, signage, parking, gate/fencing system, and two (2) future buildings, which would be utilized for storage only due to the septic system capacity.

William Dawahare and Fred Rickman, Jr. addressed the following points in the Summary of Intent:

Proposed Rezoning

We are proposing to rezone the subject property from M-1 to a PUD-PSBC. The Planned Small Business Center is a new zoning category created to provide a mixed-use, nonresidential development that serves as a business incubator center for mixed uses, including: office, services, light industrial and limited small scale commercial uses, as appropriate for the area. Our experience shows that this product type primarily attracts: new business owners, existing businesses looking for affordable tenant space, and home based businesses that have expanded to the degree that they now need to move to an office (and out of the neighborhood). After reviewing the site plan with Staff, we have recommended some changes to the original site plan that specifically address compatibility of uses and public safety. No new structures are being proposed in conjunction with the rezoning application. Two (2) new buildings (storage only) are on the site plan as future structures and have been approved for future construction as part of the original site plan. We feel the existing site design is very accommodating to the different zoning categories in the PUD-PSBC zoning.

Ownership

The subject property is currently owned by Storage Xtra Hwy 85, LLC, 5977 Whitesville Road, Suite 2, Columbus, GA 31904. As owners of the Storage Xtra facility located at 1572 Hwy 85 N, in Fayetteville, we are pursuing a rezoning from M-1 to PUD-PSBC.

Character Of The Developement

Current Situation. The subject property is currently regulated under the M-1 zoning district and the SR 85 North Overlay Zone and provides tenant space and self-storage facilities. Currently the site,

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18.139 acres, has 12 buildings comprising approximately 153,400 square feet of tenant space and self-storage space. A site plan was approved for the subject property on November 29, 2005. All buildings are less than 35 feet tall, as required by the M-1 zoning district. This is also within the height requirement of PUD-PSBC.

The front four (4) tenant space buildings consist of small tenant spaces with attached storage units. The total square footage of these buildings is 65,400, of which 40,200 square feet is tenant space and 25,200 is storage. The storage units behind the tenant spaces are optional for the tenants and are leased to unrelated parties approximately 50 percent of the time. The largest single tenant space unit is 600 square feet and the largest storage unit is 500 square feet.

The remaining eight (8) buildings are positioned behind the aforementioned buildings and comprise 88,000 square feet of self-storage space. There are two (2) undeveloped pads on the south end of the property that are designated as future climate controlled storage buildings that total 58,000 square feet of future storage.

The SR 85 North Overlay Zone currently governs the architectural requirements. Buildings facing or visible from SR 85 have a dryvit/stucco facing, compatible with the area. The two (2) proposed buildings mentioned above would also conform to the overlay standards when built, and would have facings consistent with the existing buildings on the site. No other new structures are planned for the site, now or after re-zoning, other than those already approved on the site plan.

Proposal. The intent is to rezone the subject property from M-1 to the PUD-PSBC. The PUD-PSBC zoning district allows those uses (Permitted and Conditional) allowed in the Office-Institutional District (O-I), Community-Commercial District (C-C), Highway Commercial District (C-H), and Light Industrial District (M-1) to be proposed for the development and only those uses approved through the rezoning process shall be allowed.

Requirements. The requirements for this PUD-PSBC shall be as follows:

1. Front Yard Setback for Structures: 100 feet
2. Front Yard Setback for Impervious Surfaces: 50 feet
3. Rear Yard Setback: 25 feet
4. Side Yard Setback: 25 feet
5. Architectural Requirements for all new structures per the SR 85 North Overlay Zone

The PUD-PSBC zoning district requires the following:

1. Minimum Lot Size: 10 acres
2. Building Height Limit: 35 feet

All other applicable County requirements will apply to this development.

Vehicular Circulation. The four tenant space buildings previously mentioned, 2,3,5, and 6, will be designated for specific uses within the PUD. Buildings 2 and 3, the front two buildings facing Hwy 85, will be designated for the C-H, C-C and O-I uses. Specifically, buildings 5 and 6, located on the back, west side of the property, will be designated for the M-1 uses. This will keep the heavier, more industrial traffic off the main drive areas and will restrict large truck traffic to the outside driving lanes. This area also has more asphalt space to accommodate larger trucks. We will use existing and additional gates between buildings, new directional signage, and other restrictions (ie, planters, fencing, bollards, etc) to direct traffic to the M-1 use areas. This will ensure the traffic flows for compatibility and public safety. The buildings, parking and driveways are positioned to easily separate incompatible uses, and keep the areas safe for pedestrian traffic (see the Development Plan for vehicular circulation patterns.) Since we expect these areas to have more pedestrian use, traffic in these areas will be limited to cars and light trucks. Again, gates, signage and other dividers will be used to restrict traffic flow in this area. Pedestrian walkways between buildings will be clearly marked for traffic safety.

List of proposed uses per the Summary of Intent as follows:

Proposed Uses from the O-I, C-C, and C-H zoning districts for Buildings 2 and 3:

Art studio, including ceramic art studio

Bakery

Catering service, including individual take out - no dine in, drive in, or drive thru

Church or Other Place of Worship - excluding outdoor recreation, parsonage, cemetery or mausoleum, and daycare facility in conjunction with a church

Copy shop

Day spa

Dental office

Educational/instructional/tutorial facilities, including, but not limited to: academic, art; computer; dance; driving and/or DUI; martial arts; music; professional/ business/trade; and similar facilities.

Florist

Gift shop

Insurance carrier, agent, and/or broker

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Jewelry shop
 Laboratory, medical and/or dental
 Legal services
 Massage therapy
 Medical office
 Messenger/courier service
 Office equipment sales and/or service
 Office, including, but not limited to: accounting services; business credit companies; event planner; non-profit; nurse staffing; private investigator; teleconferencing center; temporary staffing agencies; financial services; property management; travel agency; or ticket office.
 Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; or tanning salon.
 Printing, graphics and reproduction
 Professional services - including, but not limited to: accounting; advertising and marketing research services; architectural firms; bookkeeping, tax preparation; brokerage firms; computer system software design; commercial art or drafting service; consulting services; engineering firms; internet and web hosting firms; payroll services; photographic services; research services; specialized design services; telemarketing; and translation and interpretation services.
 Real estate agent and/or broker
 Retail establishment
 Shoe repair
 Stenographic or typing services
 Self-Storage Facility (Conditional Use) Behind Offices: - Self-storage units behind the tenant space can be used in conjunction with the tenant or can be used independently by another entity if the tenant does not require storage space. In the case of independent use the storage unit shall not be used to store materials (substances, chemicals, compounds, etc) that could be harmful to the occupants of the offices. Our lease specifically prohibits storing “explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods which would cause danger or nuisance” to anyone or any portion of the property.

Proposed Uses from the M-1 zoning district for Buildings 5 and 6:

Appliance sales and/or repair
 Book binding
 Building construction/contracting and related activities
 Cabinet manufacturing, sales, repair and/or installation
 Car wash and/or detailing facility

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Copy shop
Delivery and/or courier service
Electronic sales and/or repair
Engraving
Flooring sales & installation
Freezer locker service
Freight express office
Glass sales
Home furnishings and accessories
Insecticide sales and/or storage
Janitorial service and/or supply
Land development firms
Land surveying service
Landscaping service
Locksmith
Magazine publication & distribution
Office equipment service and repair
Pest control
Printing plant
Radio studio
Restaurant supply
Security system service
Television studio/media publications
Uniform services
Warehousing and/or distribution
Wholesaling
Sign shop, construction of signs; including painted signs
Architectural and/or design firms
Engineering firm

Self -Storage Facility (Conditional Use) Behind Offices

Proposed Uses from the C-H and M-1 zoning districts for Buildings 1, 4 and 7-14:

Self Storage Facility (Conditional Use)

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William Dawahare and Fred Rickman, Jr. addressed the following additional points:

Three (3) different types of office suites: 1) Professional Office Suite, 400 square feet (10' X 40') of office with optional storage; 2) Executive Office Suite, 600 square feet (30' X 20'); and 3) Junior Executive Suite, 400 square feet (20' X 20'.) All of the Junior Executive suites and Executive Office suites are located on one side while the Professional Office suites are located on the other side.

Office suites have an office in the front with optional storage available in the rear with a double lock- off system to allow others to utilize the storage should the office applicant not need the storage.

Leases are month to month with utilities included.

Walls are not moved to accommodate a business.

Planning and Zoning Department shall approve type of business prior to the issuance of an Occupational Tax.

Occupants shall not reside in a suite.

Each individual storage bay (1,500) has one (1) parking space. Office space requires 132 parking spaces and 155 parking spaces are provided.

One (1) parking space reserved per suite.

Hallways (five [5] foot in width) inside of building separate the storage bays. Hallways are not included in the square footage of rental space.

Retail is not encouraged and Storage Xxtra is selective about types of business.

The number of locations in the state of Georgia is 15.

Moving truck provided on-premise.

Occupancy is down due to the economy; however, business owners are waiting for the rezoning approval.

Business office is open 9:00 A.M. to 6:00 P.M., Monday thru Friday and 9:00 A.M. to 4:00 P.M., on Saturday.

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Gates are open from 6:00 A.M. to 9:00 P.M.; however, everyone has an individual gate code so Storage Xxtra knows who is in the facility after hours, but they are required to have a good reason to be on the premises after hours.

In summary, the PC requested the following:

Indicate vehicular circulation, including area for signage and/or vehicular verbiage on the pavement, for safety purposes to prevent tractor trailers from entering the office/commercial type use area. Detail of vehicular circulation patterns may be indicated on a separate page but shall be part of the Development Plan.

Indicate location of pedestrian crosswalk access, gate, and fencing system to separate uses for safety purposes (O-I, C-C, and C-H from M-1.)

Jim Graw pointed out the information provided in the Summary of Intent needs to match information provided on the Development Plan, such as the number of parking spaces, square footage, etc.

Amend Summary of Intent and Development Plan to label building 1 and building 4 as one-story storage building and/or overflow office parking.

Designate an area in the rear of the property for the parking with striping of boats/trailers and recreational trailers/vehicles.

Pete Frisina asked the PC if they were ready for Storage Xxtra to proceed forward with the rezoning process. It was the consensus of the PC that Storage Xxtra should move forward with the process.

Pete Frisina advised the Storage Xxtra representatives that the submittal deadline is the first of the month by noon to be heard the following month.

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Chairman Thoms asked if there was any further business.

Pete Frisina reminded the P.C. of the Public Meeting/Workshop scheduled for Thursday, March 3, 2011, in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, Doug Powell made the motion to adjourn the meeting. Jim Graw seconded the motion. The motion unanimously passed 4-0. Bill Beckwith was absent. The meeting adjourned at 8:24 P.M.

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**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**TIM THOMS
CHAIRMAN**

**ROBYN S. WILSON
SECRETARY**