

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on May 17, 2012, 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: Tim Thoms, Chairman
Al Gilbert, Vice-Chairman
Jim Graw
Douglas Powell

MEMBERS ABSENT: Bill Beckwith

STAFF PRESENT: Pete Frisina, Director of Community Development
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Deputy Hank Meyers

STAFF ABSENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Thoms called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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1. Discussion of proposed amendments to the Fayette County Comprehensive Plan Land Use Element and the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance regarding: the SR 74 South, SR 85 South, and Padgett Road intersection.

Pete Frisina presented the following five (5) maps of the SR 74 South, SR 85 South, and Padgett Road intersection consisting of four (4) corners to the PC: 1) the current zoning; 2) existing land use plan; 3) existing land use plan by parcels; 4) proposed land use plan; and 5) proposed land use plan by parcels. In regards to zoning districts, he pointed out the green area is zoned A-R, the light yellow area is zoned R-20, the dark yellow area is zoned R-45, the striped area to the west is zoned C-S, and the black and white striped area to the east has multiple zoning districts. He noted there are two (2) subdivisions zoned R-20, Starr's Mill Ridge and Line Creek Estates, located on Padgett Road past the property zoned A-R. He commented the corners on the east (corner 2), west side of SR 74 South (corner 1), and the corner (corner 3) west of Padgett Road and south of SR 85 South are being proposed to be designated as commercial on the land use plan. He said currently there are no plans for corner 4; however, staff is still waiting to see what GDOT is going to do with their property at this intersection.

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Pete Frisina advised he had submitted the Memo from the PC to the County Administrator, but staff had not received any response; however, the budget is probably the top priority.

Doug Powell replied it is pretty important for the BOC to know what the PC is discussing in regards to acquiring corner 2 for a County Park.

Pete Frisina remarked corner 2 was offered to the BOC about a year or so ago, but the BOC declined the offer.

Doug Powell replied the BOC needs to understand what the PC wants to do and the PC is not going to get anywhere until the BOC understands and sees the PC's vision.

Jim Graw said he would like to continue with discussions and not wait for a reply from the BOC.

Al Gilbert suggested presenting a PC Memo indicating the PC's desires, but also have a backup plan if the BOC does not want to acquire the property. He commented a majority of the PC would like to see the County acquire the property.

Doug Powell pointed out the PC Memo listed other options for acquiring the property such as through a donation by New Hope Baptist Church South Campus or land grants. He said the whole idea is to achieve a gateway atmosphere into Fayette County. He noted the property owners in the area have said let's get the heck out of here because the government is now involved and a good outcome is not expected. He stressed the PC should be creating a desirable area so the property owners will want to stay there and to also ensure the property values do not decrease as a result of the PC's decision. He added people should want to move into the area as a result of the PC's planning. He said this is what the PC should do. He stressed this should be a model entrance into the County.

He commented the PC has asked the status of their Memo and if the BOC was familiar with what the PC would like to pursue.

Jim Graw concurred with Al Gilbert.

Doug Powell suggested Jim Graw make a motion and see if it passes.

Jim Graw made a motion to: 1) proceed with a plan; and 2) the PC Memo about acquiring the property for a County Park.

Al Gilbert seconded the motion. He said he had no problem with what Doug Powell wants for the corner; however, without planning for what is a possible outcome, then the PC is not doing their job either.

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Doug Powell said the meeting should be terminated because this would allow staff to go to the BOC and advise them the PC met and prepared a Memo approximately six (6) weeks ago and the PC would like to know when they can expect to hear something from the BOC so the PC can move forward. He stressed the PC needs a response from the BOC.

Pete Frisina remarked if corner 2 becomes publicly owned land that corner 1 and corner 3 still need to be addressed.

Doug Powell said Jack Krakeel owes the PC an answer and should forward the Memo to the BOC. He commented corner 2 will dictate the way the entire intersection will be developed.

Al Gilbert advised the PC that the BOC discussed such items as land acquisition in Executive Session and the PC may not necessarily get an answer from the BOC.

Robyn Wilson reminded the PC the gentlemen from New Hope Baptist Church South Campus who attended one (1) of the Workshops had requested their entire property on the east side of SR 74 South be rezoned to nonresidential so it can be sold.

Doug Powell commented he would like to know how many people in the County would like to have a County park on corner 2 and keep the area more rural as opposed to those who would like nonresidential zoning.

Pete Frisina confirmed the first item to be addressed is where to put the land use designation and the second item is to develop control mechanisms/architectural standards.

Jim Graw concurred.

Chairman Thoms remarked the PC would really like to have the proposal of obtaining corner 2 for a County park investigated by the BOC because the PC feels it is the best planning and in everyone's interest.

Doug Powell stated corner 1 and corner 3 should have the same architectural style as Starr's Mill.

Al Gilbert suggested forwarding a Memo to the BOC and state the PC would like to see corner 2 developed into a County park; however, since the PC does not handle land acquisitions, they are proceeding with corner 2 the only way they can, so the ball is in the BOC's court.

Chairman Thoms called for the vote. The motion failed 2-2 with Chairman Thoms and Doug Powell voting in opposition.

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Chairman Thoms stated he would like more direction from the BOC on what they want the PC to do based on the feedback from the last PC Public Meeting/Workshop regarding the area. He asked the PC what they would like to include in the BOC Memo.

Doug Powell said the majority of the PC want to see corner 2 developed as a County park; however, since the PC does not handle land acquisitions, the PC needs to know how to proceed.

Chairman Thoms suggested recommending designating corner 2 as a County park on the Land Use Plan.

Al Gilbert advised the BOC is discussing not only the budget, but consolidation of services with the City of Fayetteville's fire departments, water systems, and building department, so there are probably priorities ahead of the PC's Memo.

Pete Frisina commented Starr's Mill is the whole centerpiece and character of the area. He said the PC and staff should work on the concept, regardless of what happens on corner 2. He suggested discussing architectural standards for the intersection. He presented the following handout:

SR 74 South, SR 85 South, and Padgett Road Intersection

In the past we discussed what mechanism can be used to control the development at the intersection such as an intersection overlay, special development district, PUD, etc. Our overlay zones do not control uses; they control development aspects such as setbacks and architecture. Our Special Development Districts are established in the Comp Plan and uses are controlled within the applicable zoning districts, for example O-I and BTP. We have a PUD (Planned Unit Development – Planned Small Business Center where a developer can propose uses from C-C, C-H, O-I, and M-1) and only those uses approved through the rezoning can be established. In addition, it has been discussed that specific uses will be permitted on specific corners similar to the SR 74 North Special Development District that establishes different uses for each side of the road (Business Park on the west and Office on the east).

The L-C zoning district has been discussed for this intersection.

Permitted Principal Uses.

1. Antique shop;
2. Art and/or crafts studio;
3. Bakery;

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4. Bank and/or financial institution;
5. Barber and/or beauty shop;
6. Book, stationery, and/or card shop;
7. Clothing and accessories;
8. Dance school and/or studio;
9. Dental office;
10. Florist shop;
11. Gift shop;
12. Home furnishings and accessories;
13. Jewelry shop;
14. Laundry and/or dry clean pickup station;
15. Medical office (human treatment);
16. Music teaching studio;
17. Office (business and/or professional);
18. Photography studio;
19. Restaurant/restaurant takeout (no drive-thru or drive-in allowed.); and
(*Commentary: This would preclude most fast food franchises, including some coffee and donut shops.*)
20. Shoe repair.

Conditional Use

Convenience Commercial Establishment

Convenience Commercial Establishment. Facility is limited to the sale of prepackaged food products, gasoline, household items, newspapers, magazines, sandwiches, and other freshly-prepared foods for off-site consumption. (Allowed in the L-C Zoning District)

- a. Maximum floor area: 3,500 square feet
- b. Accessory structures, including service area canopies used in conjunction with the sale of gasoline, shall maintain the same architectural character of the principal structure including the pitched roof, and shall be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan.
- c. Motor vehicle vacuum cleaners shall be located to the side or rear of the principal structure.
- d. Underground storage tanks shall be set back at least 20 feet from all property lines.

- e. The number of gasoline pumps shall be limited to no more than six (6) or a total of 12 pumping stations. *(Commentary: There has been discussion related to the number of gas pumps and that six (6) may be too restrictive for this intersection.)*

A Form Base Code concept was also discussed for the area. The concept of Form Base Codes is if the scale and character is controlled appropriately then the use shouldn't create a problem. Form Based Codes are more associated with new Urbanism type development, mixed uses with grid pattern streets and pedestrian scale.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., floor area ratios, dwelling units per acre, setbacks, parking ratios) to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory.

But aspects of the concept could be utilized for our purpose. These items below are in L-C and control scale:

Floor to Area Ratio: (gross square footage of site x .1 = square footage of structure.)
The total maximum square footage for all structures combined on the site shall not exceed 8,500 square feet.

Lot coverage limit, including structure and parking area: 60 percent of total lot area.

It was suggested that our architectural requirements in the General State Route Overlay and L-C Zoning District area, residential in nature, may not be appropriate for the intersection. The architectural requirements are the same in both. Starr's Mill is a historic symbol for the county and the area is the southern gateway into the county.

Pete Frisina explained the concept of Form Base Code is controlling the size and placement of the building and not worrying about the micromanagement of uses. He said basically the size will dictate the use.

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Doug Powell remarked he was not in favor of increasing the number of gasoline pumps for the intersection.

Pete Frisina replied he disagreed due to the high volume of traffic at two (2) four-lane highway intersection.

Doug Powell commented a higher number of gasoline pumps would detract from the gateway aspect of the intersection.

Al Gilbert stated if a convenience store with gasoline sales is constructed on corner 1, then the same use should be constructed on corner 3 to accommodate traffic going in each direction. He added this area was unique in that it is generally undeveloped, and for the first time, the PC is developing a special use district for vacant and undeveloped property rather than developed property.

Pete Frisina presented images of numerous “turn of the century” commercial buildings with various architectural styles, including wooden storefronts, brick storefronts, general stores, and gas stations. He pointed out the buildings were basically from the early 1900’s. He also showed images of Cracker Barrel Restaurants that have a period look with a front porch/canopy.

Chairman Thoms commented he envisioned an architecturally controlled rural village for the intersection.

Al Gilbert concurred and added the required architecture should include: wood, wood look-a-like siding, residential windows controlled by size, and a pitched peaked roof. He added stucco and block, and certain kinds of brick should be prohibited. He commented an Architectural Review Committee may be required, and if so, who would serve on the committee.

Pete Frisina mentioned landscape features such as fencing, walls, and planters, and could also be addressed under the special use district.

Doug Powell suggested requiring architectural drawings/renderings/elevations with the color scheme to be submitted as part of the rezoning process.

The PC concurred.

Pete Frisina advised staff would begin developing a special use district with an emphasis on architectural control for discussion at a future Public Meeting/Workshop.

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Chairman Thoms asked if there was any further business.

Pete Frisina advised the PC that one (1) public hearing item had been submitted for the June Public Hearing regarding architectural options within the General State Route Overlay Zone for a specific property. He commented he would not be present at the public hearing.

Hearing no further comments, Doug Powell made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 4-0. Members voting in favor of adjournment were: Chairman Thoms, Al Gilbert, Jim Graw, and Doug Powell. Member absent: Bill Beckwith. The Public Meeting/Workshop adjourned at 8:51P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**TIM THOMS
CHAIRMAN**

**ROBYN S. WILSON
P.C. SECRETARY**