THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on July 19, 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
Bill Beckwith
Jim Graw
Douglas Powell

STAFF PRESENT: Pete Frisina, Director of Community Development
Dennis Dutton, Zoning Administrator
Deputy Hank Meyers/Sgt. Travis Caldwell

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. **Consideration of the Public Meeting/Workshop Minutes of the meeting held on June 21, 2012.**

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. Jim Graw seconded the motion.

Doug Powell brought up a point of discussion concerning the minutes on Page 29, third to the last paragraph. He stated that the minutes said Jim Graw suggested presenting two options for corner 2, 1) retain A-R or 2) the historic district or L-C district and he asked Jim Graw if he had said to retain the A-R because he wanted to make sure the minutes are accurate.

Jim Graw said that he didn't recall specifically saying retain the A-R. At this point Al Gilbert removed his motion and Jim Graw removed his second to approve the minutes for further discussion of this section of the minutes.

Doug Powell recommended that the sentence say that Jim Graw suggested two options, 1) the historic district or 2) the L-C district. Jim Graw agreed with the recommended change. Al Gilbert made a motion to approve the minutes as amended and Jim Graw seconded the motion. The motion passed 4-0-1. Members voting in favor of approval were: Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. Chairman Thoms abstained as he was absent from the meeting.

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2. **Consideration of Final Plat for Stillbrook Estates Phase 3, BB&T Bank, Owner, Frank Hall, BB&T contact/representative, and Dan Greene of Ashford Engineers South, LLC. This property consists of 37.95 acres with 26 single-family dwelling lots. This property is located in Land Lots 231, 232, 249, and 250 of the 13th District, fronts on Helmer Road and is zoned R-40.**

Dennis Dutton introduced the item for consideration. Chairman Thoms asked the applicant to come forward and make their presentation.

Dan Greene stated that there are two conditions recommended by staff for the approval of the Final Plat. The conditions related to land stabilization of disturbed areas and some cracking in the asphalt of the road and that the Planning Commission Secretary would not sign the Final Plat for recording until Stormwater and Public Works approved the work. Mr. Greene said that the repair of the cracks will take additional time but the stabilization of disturbed areas has taken place. He said that the repair to the cracks could take place next week when the owner's budget for the repairs will be approved. He asked that the Planning Commission approve the Final Plat based on the recommended conditions.

Jim Graw asked about lot 130 and the wetlands indicated on the lot. His concern was that the perspective property owner be given notice that there are wetlands on the lot. Mr. Greene that he would notify the subdivision owner that when this lot is sold that notice needed to be given to the buyer that wetlands are present of the lot.

Jim Graw asked if this notification could be made a condition of the Final Plat approval. Al Gilbert stated that a plat would be given to the buyer at the time of purchase showing the wetlands and that would be sufficient notice to the buyer. Chairman Thoms said that should be disclosed to the buyer by the plat. Jim Graw asked if the Planning Commission could be sure of the plat being given to the buyer. Mr. Greene stated that the subdivision owner should show potential buyers the approved Final Plat and he would send a memo to the subdivision owner that notice be given to potential buyers. The Planning Commission concurred that Mr. Greene's memo would be sufficient.

Al Gilbert made a motion to approve the Final Plat with the two recommended conditions. Bill Beckwith seconded the motion. The motion unanimously passed 5-0. Members voting in favor of the motion were: Chairman Thoms, Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

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Pete Frisina asked if items 3 and 4 could be switched in order. The Planning Commission concurred.

3. **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 said he had sent an e-mail out to the Planning Commission with possible funding sources for the purchase of land and asked if the members had investigated any of the wed-sites.

Doug Powell stated that he had done some research and that he had talked to Dennis Chase about the likelihood someone could canoe down Whitewater Creek. He reported that Mr. Chase said that someone could not canoe down Whitewater Creek until such time that it could be cleared and even then it would only be possible at times when there is a high flow on the creek. He also stated that he had checked with the Historical Society and the Baptist Church was not on the Historical Registry so that would not provide any benefit for procurement. He also stated that he had reviewed the recommended funding sources and most did not have a high amount of funding available, or they did not allow for government applications, or they required matching funds. He said that the Telford Foundation in Toccoa could be a possibility for funding as they had a corpus of about a million dollars. He said generally what he had observed is most funding sources had a decline in revenue starting in 2008 probably due to the economy. Jim Graw asked if there were any federal funding sources. Doug Powell replied that you are going to find the same decline in funding due to the economy or they require matching funds. He also said that there were no tax credit benefits he could see as we are dealing with a church that doesn't pay taxes.

Chairman Thoms said that the BOC had asked the Planning Commission look into the possibilities for acquisition funding and report back to them and there does not seem to be any good funding sources at this time. He thanked Doug Powell for his research and report. Doug Powell stated that he and Chairman Thoms spoke to the reporter of the Fayette Citizen after the BOC workshop but had not seen any article in the newspaper concerning this subject as it was hoped it would raise public awareness and a possible benefactor to help fund acquisition.

Pete Frisina advised the Planning Commission that the configuration of the church property on the GIS was incorrect and the portion of the property above Waterfall Way on SR 74 had been reversed.

Al Gilbert stated that he thought a civic organization should take on the task of acquiring property for a park.

Doug Powell said he would like a map of all of the properties along Whitewater Creek that are owned by the County, the Board of Education, or other organizations where a walking trail could be

developed in relation to Starr's Mill as this has the making of a larger park area. He added that the creation of a historic zoning like a PUD that would not allow anything to happen on corner 4 to affect the residents, keep corner 2 low density residential inside the historic district, and utilize L-C on corners 1 and 3 within the historic district as it would have different land uses contained within it that would take into consideration the residents in the area, the traffic flow, and protection of the County water source.

Chairman Thoms clarified that the Planning Commission cannot put together an agreement to purchase property but can recommend it and put forth a land use plan to facilitate this and preserve the cultural significance of the Starr's Mill area. Doug Powell said that we need to create the historic district in the way we want to see the area developed with various uses as you are not going to build on all of it because you don't want to build on all of it, some of it is already built on and some of it will have fueling stations on it and that's where the historical significance comes into play and we utilize architectural standards.

Jim Graw asked for clarification as to what is envisioned in a historic district, is it a zoning district or a land use district? Doug Powell said his idea is all four corners would be in a historic district overlay with different uses and that it matches architecturally with Starr's Mill and as someone comes into the county they are not greeted with a bunch of gas stations and fast food restaurants and their eye flows up to Starr's Mill and they wonder how did this got developed like this because it doesn't look like other commercial areas in other counties. Doug Powell advised that you leave the land use for Corner 2 and Corner 4 as residential, and to continue to develop Corner 1 and Corner 3 as limited commercial.

Jim Graw stated that he thought we are all in agreement with the concept of the historic district regulations but were not all in total agreement to what will happen on Corner 2. Chairman Thoms stated that his understanding of what Jim is saying is his preference is to not have park on Corner 2. Jim Graw said I do not have a problem with a park but Bill Beckwith asked me to explain my position at the last meeting and that is in the minutes. Jim Graw continued that I just don't think the County can put a park there, I don't think the money is there, I don't think there is an investor there and a real estate person at the last meeting said as commercial the property could be worth five millions dollars and I don't see the County spending 5 million dollars to put a park there. Jim Graw said so if we don't put a park there and it becomes some kind of commercial I agree you control it as tightly as you can through a historic district.

Jim Graw asked what would you land use the area and is the historic district a zoning district? Chairman Thoms answered that the land use would stay as it exists now with a new historic overlay district with land use and architectural controls that have been discussed and you set the boundaries of the historic district. Chairman Thoms asked staff if any of the other overlay zones control uses such as those on SR 74. Pete Frisina explained that overlay zones control the development aspects

and on SR 74 we created a special development district within O-I, for example, which provides extra uses as an incentive to assemble larger tracts of land to cut down on curb cuts.

Al Gilbert asked Tony Parrott if the county is pulling water out of Starr's Mill. Tony Parrott replied yes. Al Gilbert asked if we have an obligation to protect Starr's Mill for the water supply. Tony Parrott replied that the area being discussed is downstream of the intake below the dam. Chairman Thoms asked where the area starts flowing into Starr's Mill above the dam. Tony Parrott replied north of the 85 Connector.

Chairman Thoms said he would like to have Mr. Parrott's input about the area. Tony Parrott stated that the water system has 16 acres associated with Starr's Mill and to the north on the other side of Whitewater Creek the County owns an area of wetlands as a mitigation area. Chairman Thoms asked Tony Parrott if he saw the Starr's Mill pond as a place where people could put in or take out canoes and kayaks. Tony Parrott stated that the county doesn't allow people to put boats in the pond as there is no boat ramp and the facilities are limited as there is no permanent restroom or running water just a porta-john and when the area floods most of what we have down there gets washed away and that's why we have concrete picnic tables. Tony Parrott stated that using the property for anything other than passive recreation isn't wise because of the flooding problems. Bill Beckwith asked if there is a specific prohibition of putting boats in the pond. Tony Parrott replied that the BOC has not approved putting boats or canoes in at Starr's Mill and there are no plans to provide boat/canoe facilities.

Chairman Thoms reiterated that whatever land use we have for the area we would have a historic district overlay on top. Chairman Thoms asked staff if we now need to begin developing an overlay? Pete Frisina replied that staff had supplied the PC with a basic overlay as a starting place at a past workshop. He said in the last meeting the PC liked the architectural character of the convenience store on Robinson Road in Peachtree City so the overlay would describe that architectural character and require that to be built.

Al Gilbert asked if we need to establish an architectural review board. Pete Frisina replied if we are not going to allow a range of architectural types for developers to choose from then we don't need an architectural review board. Jim Graw said but if a developer has a better idea that fits in, I don't have problem at looking at their proposal and approving the architectural design through an architectural review.

Tim Thoms stated that what we are proposing is more than just architectural controls, its uses, setbacks, and buffers and have we done anything about describing those. Pete Frisina stated that what staff had given the PC before had vestiges of all of those items.

Jim Graw asked if there is anything in the proposal that allows the County to determine the uses individually on each corner. He added for example I don't want a gas stations on both Corner 1 and 3, so can we tell somebody they can't have a gas station on one of those corners. Doug Powell stated that is exactly what I have in mind with nothing going on Corner 2 except a park. Al Gilbert stated that he feels you have to treat Corners 1 and 3 the same in terms of uses.

Chairman Thoms asked staff if we would have the ability to dictate different uses on different parcels on different corners. Pete Frisina replied that we can try to achieve that but we have to be careful that we are fair and what I have apprehension with it when you say we don't want anything to happen on a particular corner, that is pretty restrictive. Chairman Thoms said if in the historic district we dictate that a certain corner can' have any development I assume that's not a good foundation for that restriction. Pete Frisina replied that is pretty hard to tell a property owner they can't do anything with their property.

Jim Graw asked if we have been able to dictate uses through a PUD. Pete Frisina stated that a PUD is proposed to the County and the County picks the uses that will be allowed through the rezoning process. Jim Graw asked how the County will get the authority to dictate uses through a historic overlay. Doug Powell and Bill Beckwith replied that we will create the authority by creating a historical overlay.

Jim Graw asked, what is the difference between the historic overlay and a PUD. Doug Powell asked if we could call the historic overlay a PUD. Pete Frisina explained that a PUD gives a developer the option to create a development within the parameters of the PUD and the County determines what aspects of the PUD are appropriate. Chairman Thoms asked how you apply a PUD on five different property owners on four different corners. Pete Frisina stated that you can't predispose a PUD onto a property the PUD needs to be proposed by the property owner. Pete Frisina said we can do an overlay district and a special development district, but if you want to do a PUD we need to set the parameters and give a developer options. Bill Beckwith said that he thought we need to get off of the PUD idea and just talk about the overlay.

Doug Powell asked staff what they recommend. Pete Frisina said that what had been given to the PC previously, was the start to an overlay and special use district which addressed historic architecture and uses. Chairman Thoms said the PC needed to review that and give staff their ideas and comments for discussion at a future workshop.

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4. **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: SR 138 between SR 279 and SR 314.**

Pete Frisina stated that the BOC had instructed staff and the Planning Commission to look at the SR 138 corridor in terms of the Land Use Plan. This started with an individual who approached the BOC proposing a TV/movie studio. There was some discussion by the BOC of a new zoning district. He added that the PC had suggested looking at adding movie studios to O-I but staff determined that the large movie studio buildings did not fit into the character of O-I. The PC concurred.

Pete Frisina explained that the subject property was previously planned for a subdivision, which was never built. Pete Frisina said the purchaser is looking to develop a portion of the property on SR 138 for his studio facilities. Pete Frisina mentioned that the property on the south along SR 314 is where he had planned to reside.

Doug Powell asked about access to the property. Pete Frisina replied that the driveway comes off SR 138, but there was also a driveway onto SR 314.

Tim Thoms asked if he would keep the house. Pete Frisina responded that he would. Tim Thoms then questioned whether the lots would have to be combined to conform to zoning. Pete Frisina replied not really, because the property was over 60 acres and that there was enough property to develop. Jim Graw asked if he was going to buy the remaining property. Pete Frisina responded that he would.

Jim then asked if there where any plans for the back portion of the property. Pete Frisina responded that he may cut out lots for other family members. Tim Thoms stated he would have to build a road into the back portion of the property. Jim Graw questioned whether it will be a subdivision. Pete Frisina replied it could be a subdivision. Pete Frisina stated that it was already zoned for one acre lots, in which Tim Thoms agreed that it could be a subdivision.

Pete Frisina mentioned that there are two lakes on the property. Doug Powell asked if there is access on the lot from the front of SR 138 to the back of the property across the lakes. Pete Frisina answered yes.

Doug Powell asked if that the red colored area on the Land Use Plan was designated commercial in Fayette County. Pete Frisina answered that the red area was land used for commercial. Tim Thoms pointed out that there is a gas station on the corner of SR 138 and 314. Pete Frisina answered that

there are two service stations, one on each corner in Fayette County. Tim Thoms followed up that it was land used and zoned for commercial.

Doug Powell stated that the study area borders on Clayton County and the further you travel into Clayton County the more it becomes commercial. Doug Powell continued that if the BOC wants to buffer the area being studied, then the General Business Zone would be the preferred designation for the property.

Jim Graw made a statement that it could be designated for commercial land use. Pete Frisina then followed up that the land was already split with two land uses, office and residential, and the study area was probably over 60 acres. Doug Powell replied that parts of the parcels were commercial, and part was residential. Pete Frisina identified that there were three parcels affected that made up almost 60 acres and that each were about 20 acres.

Tim Thoms made an observation that the property abuts the school's ball fields, both the football stadium and the baseball field. Tim Thoms continued by pointing out that the school was closer to SR 279 and next to the corner with commercial that is in Fulton County, and it already had a buffer. Pete Frisina explained that the school property is zoned residential and that a non-residential zoning had to have a buffer when it abuts residential. Pete Frisina stated that commercial would have a 50 foot buffer next to the school property because it is zoned residential.

Tim Thoms asked if the PC wanted to designate it as commercial, and that the Overlay Zone meant that it would look like a house. Tim Thoms questioned the realistic expectations of the requirements for making the proposed studio look like a house. Bill Beckwith stated that it should be designated commercial. Tim Thoms questioned how the proposed development could get out of the General State Route Overlay Zone requirements. Tim Thoms then expressed to the PC that the SR 138 be taken out of the General State Route Overlay Zone.

Doug Powell asked how much area is being studied for this land use change. Pete Frisina then delineated to the PC, the 60 acres along SR 138 that could be changed. Doug Powell replied that he has no problem with the General Business District. Bill Beckwith expressed that the commercial area already there be extended to the property being studied for the land use change. Bill Beckwith questioned whether the building would have a house like appearance. Pete Frisina replied that the PC and staff would have to look at the Overlay Zone. Doug Powell emphasized that if commercial were to go in then more uses could go onto the properties compared to the proposed General Business Zoning District. Bill Beckwith replied that property to the right was already commercial. Doug Powell then asked if it is all commercial. Pete Frisina responded that it was land used commercial and that only the corners along the SR 314 side were zoned.

Tim Thoms stated that staff had drafted the proposed General Business District. Pete Frisina

explained that if the PC wanted to recommend commercial, staff could present it to the BOC for their input. The PC concurred to go with the commercial land use. Doug Powell stated that there was only 60 acres in question, and most of it for the movie studio. Doug then said that two gas stations already exist on the corners. Pete Frisina then explained that the proposed structure would not be easily designed to look like a house. Bill Beckwith agreed with Pete's statement.

Al Gilbert stated that if we recommend commercial to the BOC and if they determine it is not commercial, then the PC will go back and look at again.

Jim Graw stated that the BOC may not like it, but we send our recommendations down to the BOC and the BOC can send it back to the PC. Bill Beckwith replied that it has happened before. Jim Graw responded that he feels we need to do what we feel is right for that area.

Doug Powell explained that once you've started putting C-H up there, in the form of McDonalds and commercial establishments like convenience stores on the edge of the County, they are far away from law enforcement with a longer response time. Doug Powell questioned whether the PC needed to open itself up in terms of utilizing County assets to deal with something way up there. Bill Beckwith responded that there was already a McDonalds up there, along SR 279. Al Gilbert stated that there was also an Auto Zone.

Tim Thoms pointed out that a good point was made about a crime at the gas station up on that corner. Doug Powell stated that he was wasn't opposed to the General Business land use area. Doug Powell emphasized that it would be lower intensity, it is going to be less of a magnet for people to come in and create problem situations with our law enforcement. Doug Powell remarked that on the other end I don't know how much need we have to generate business up there, if that is something we are trying to do in the County. Doug Powell stated that if I were Commissioner, I could look at this and say that we need to generate some more tax revenue, and SR 138 is the place to do it. Doug Powell continued that he did not have the facts and figures to make that decision.

Doug Powell asked if it looked like a commercial area, in which he answered yes, but then explained that it also looked like a General Business land use area that is a good fit for Fayette County because we did things a little bit different than everybody else. Bill Beckwith stated that it is right across from Clayton County and that it is commercial on both sides of the highway and no one would really know whether it is Fayette or Clayton County. Bill Beckwith continued his point that the property is right next to a commercial area where it is already land used. Doug Powell replied that if you got all three lots build like that, then it would not make a difference.

Jim Graw asked what the area was land used right now. Pete Frisina answered O-I on the front of the lots and residential in the back. Tim Thoms stated that if the lots were land used commercial and zoned commercial it becomes a lot easier to become a commercial establishment instead of changing

the land use and rezoning the property later. Doug Powell replied that he understood that.

Al Gilbert stated that he felt we are skirting out zoning issues because we come up with zonings now that don't quite fit, we don't know what to do so let's do another overlay zone. Al Gilbert continued that he did not know if that was right and that PC needs to face up that this is what it is do we want it or not. Al Gilbert stated that if we want it let's call it what it is, if it walks like a duck, and talks like a duck guess what it is. Jim Graw replied that it is not necessarily walk like a duck, talk like a duck and there is nothing that says we have to take the zoning district that we have and make something fit.

Jim Graw commented that he was not worried about expanding the Zoning Ordinance, or making the book a little bit thicker. Jim Graw continued his statement with if that is one of the reasons for not putting in the General Business District; then I don't think it is a very valid reason. Jim Graw then stated that he felt that we need to look at this to see what is best for this area and if it means we have to a General Business District, then add it. Jim Graw continued his point with if the PC felt it was not right, it can be made commercial. Jim Graw stated that he we was tossing it around in his mind about what is right for that particular area in relation to the properties around it and across the street. Jim Graw reiterated that he could go either General Business or C-H. Doug Powell stated that he could go either way.

Bill Beckwith stated that we have somebody that wants to put up what looks to be a commercial building. Bill Beckwith continued that it would not fit BTP or something like that, and let's just go with commercial. Doug Powell asked Bill what made it commercial and was it because it was big. Doug Powell then added that it was not retail and that you were not going to have a lot of people coming in and out. Bill Beckwith commented that people would come in at times, but not constantly. Bill Beckwith continued his response by stating to look at the building and that it was not O-I in nature.

Jim Graw pointed out that the building looked M-1, it's a warehouse. The PC concurred with the statement and emphasized that it looked like a manufacturing facility. Jim Graw continued his statement that if the facility ceased to exist, then you could probably put a warehouse in there and other M-1 uses, that is what the use should be M-1, but that doesn't fit in that area. Doug Powell replied that it does fit because there is M-1 area on SR 85 North that the picture of the building would go right in that M-1 area. Jim Graw responded that he would feel much better with an M-1 use than a commercial use, because of his fear of what would happen in the future if it were commercial.

Tim Thoms questioned what could you put on M-1 next to the school. Doug Powell replied that the problem is you could put in construction equipment. Al Gilbert then asked staff if a landfill is allowed in M-1 or M-2. Pete Frisina responded that it was allowed in M-2. Tim Thoms then replied

that building would be ideal for concrete pumper trucks as M-1, as well as tractor trailers and bulldozers.

Jim Graw reiterated that if the business goes out, it would have to be a warehouse. Doug Powell replied that it may be torn down. Al Gilbert stated that something that big would be hard to tear down.

Pete Frisina explained that he spoke with the Building Department and these buildings are pre-engineered. Al Gilbert replied that it was a large metal building. Pete continued that you buy all the pieces and bolt it together and put it on a foundation, and then you put a covering on it.

Doug Powell asked Pete what were his thoughts on M-1 industrial. Pete Frisina answered that he was not sure about M-1 industrial. Pete Frisina replied that the General Business was M-1 like. Pete Frisina continued that the General Business is a combination of the BTP and the M-1 zoning districts taking out the unwanted uses. Peter Frisina followed up that there was no retail or commercial included.

Tim Thoms stated that he wanted to address Al's point and that he could go either way on this. Tim Thoms pointed out that he saw that things were changing; and things that were coming in more specific. Tim Thoms continued that he did not know if the zoning ordinance needed to get thicker but we didn't consider movie studios before.

Pete Frisina stated that Paulding County Development Authority built a movie studio, and the height may be over 35 feet, it could be 45 feet. Pete Frisina said he had asked for the building specs on the building and is still waiting on the information. Tim Thoms asked what zoning category Paulding County put the studio in. Pete Frisina answered it was in a defunct industrial park.

Al Gilbert stated that style building would be ideal to go into Kenwood Business Park. Pete Frisina stated that the Kenwood Business Park is cut up into one acre lots and couldn't accommodate the movie studio. Pete Frisina continued that the subject property is around 20 acres with lakes on the back of the property. Al Gilbert stated that there was about 12 to 15 buildable acres.

Doug Powell then referred to Tim Thoms' point on whether the Zoning Ordinance was thick or not, in the beginning when the county developed the first ordinance the preponderance of the County was A-R and the book was very, very thin. Doug continued that somewhere along the line the "blanket zoning" that went on in the 70's and 80's, and it probably didn't create a lot of pages. Doug Powell questioned what we want SR 138 to look like and that he understood Al Gilbert's argument of if it looks like a duck, and it walks like a duck, it probably is a duck.

Bill Beckwith explained that we can only do one side of SR 138. Doug Powell replied that we don't

control the other side of SR 138 and that we don't have a clue of what it will look like. Doug Powell then reiterated that he can go either way on this area and it is whatever the BOC wants to do.

Bill Beckwith presented that the PC go one way and that it be sent to the BOC and see what they think. Bill Beckwith continued we are at a point where PC could go either way. Al Gilbert stated that we needed to give the BOC something more definite, and that he had never seen the PC give them two ideas. Al Gilbert continued that PC needs to go with majority rules. Doug Powell asked what the PC recommended either General Business or commercial. The PC concurred with commercial land use.

Jim Graw expressed his concern about commercial coming back and biting the County in the future. Bill Beckwith replied that PC works with commercial right now. Doug Powell responded that a movie studio in O-I could have, because if someone decided to develop this on Redwine Road it would definitely come back and bite us. Jim Graw agreed with not going back to putting a movie studio in O-I.

Tim Thoms stated that the PC is going to recommend commercial land use for SR 138. Pete Frisina replied that we may have to tweak the overlay zone and that we not going to be able to make the movie studio look like a house.

Tim Thoms reiterated that the PC is recommending commercial land use to the BOC and will wait for their reaction and direction.

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Chairman Thoms asked if there was any further business.

Pete Frisina advised there was a Public Hearing for Rezoning scheduled for August 2, 2012.

Hearing no further comments, Jim Graw made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. Members voting in favor of adjournment were: Chairman Tim Thoms, Vice-Chairman Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. The Public Meeting/Workshop adjourned at 9:07 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

TIM THOMS
CHAIRMAN

DENNIS DUTTON
PC SECRETARY