THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on June 21, 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: Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw
Douglas Powell

MEMBERS ABSENT: Tim Thoms, Chairman

STAFF PRESENT: Pete Frisina, Director of Community Development
Dennis Dutton, Zoning Administrator
Deputy Barry Baney

Welcome and Call to Order:

Vice-Chairman Gilbert called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

* * * * * * * * * *

1. **Election of Dennis Dutton as the temporary PC Secretary.**

Bill Beckwith nominated Dennis Dutton as temporary Secretary. Jim Graw seconded the nomination. Bill Beckwith made a motion to close the floor from nominations. Jim Graw seconded the motion. The motion to close the floor from nominations was 4-0. Members voting in favor of the motion were: Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. Member absent was: Chairman Thoms. Bill Beckwith made a motion to elect Dennis Dutton as temporary Secretary. Jim Graw seconded the motion. The motion to elect Dennis Dutton as Secretary unanimously passed 4-0. Members voting in favor were: Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. Member absent was: Chairman Thoms.

* * * * * * * * * *

2. **Consideration of the Minor Subdivision Plat of Pete Mitchell Estates Subdivision, Pete Mitchell, Owner, and S.A. Gaskins and Associates, LLC, Agent. This property is located in Land Lot 130 of the 4th District, consists of one (1) single-family dwelling lot, contains 5.01 acres, fronts on Highway 85 Connector, and is zoned A-R.**

Dennis Dutton advised State Law requires properties requiring utilities, new streets, or septic or sewer have to be approved by the governing board. He confirmed the applicable departments had approved the Minor Subdivision Plat.

Pete Mitchell stated he wanted to construct a house on the subject property. He said his house was destroyed by a tornado last year.

Doug Powell made a motion to approve the Minor Subdivision Plat as submitted. Jim Graw seconded the motion. The motion unanimously passed 4-0. Members voting in favor of the motion were: Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. Member absent was: Chairman Thoms.

* * * * * * * * * *

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 begun creating an Overlay Zone and Special Development District. He commented Chairman Thoms had suggested creating a PUD.

Doug Powell advised the PC had discussed creating a new zoning district called Historic District and 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 and to restrict the number of gasoline pumps and not allow drive-thru restaurants.

Jim Graw stated he was not in favor of Corner 2 remaining land used as residential or it being designated as a County Park. He said he did not think the intersection lends itself to a park type environment.

Doug Powell reported Fayetteville has received 308 acres on Burch Road and the city is planning on developing a nature park which would allow canoes and kayaks from Burch Road to Starr's Mill. He said designating Corner 2 as a County Park would help accommodate parking for the people who are canoeing and kayaking down to Starr's Mill.

Pete Frisina advised the County has property around Starr's Mill, behind MillPond Manor, The Chimneys, and along the creek. He added the property behind Mountbrook was deeded to the Southern Conservation Trust. He pointed out if the County wants to buy Corner 2 then they needs to figure out how to do that.

Doug Powell replied the PC is looking into how the County could purchase Corner 2. He asked if the church on Corner 2 was listed on the Historic Register.

Pete Frisina replied it was not; however, the Starr's Mill Church was built in the 1890's. He said only a portion of the original church building remains. He added he did not think Starr's Mill was listed on the Historic Register. He explained a listing as a historic property does not do anything other than provide expertise and access to some funds to rehabilitate historic structures. He remarked there is no legal protection at all and it is basically only recognition for being a historic property.

Vice-Chairman Gilbert pointed out the PC had also discussed developing the properties on Corner 1 as one (1) entity and the properties on Corner 3 as one (1) entity. He added it would be easier dealing with one (1) person on the design.

Jim Graw remarked he thought it was a requirement of the BTP Zoning District designated for SR 74 North.

Pete Frisina explained under the BTP Zoning District, a designated amount of road frontage and increased acreage with more uses was allowed if you assemble properties; however, there are no requirements which force property owners to assemble properties. He confirmed the acreage for the subject corners.

Doug Powell commented if the County made a counter offer to purchase Corner 2 then they must have been interested in purchasing the property even though the County did not have the money.

Bill Beckwith asked Jim Graw why he objected to a County Park on Corner 2.

Jim Graw replied that he was not against a County Park on Corner 2; however, he said the church has already stated they would like to rezone their property to a commercial type classification so they could sell the property. He stated if the land use designation is not changed on Corner 2 but is changed for Corner 1 and Corner 3, a law suit could probably be filed and the Judge may rule to allow C-C or C-H. He pointed out the property is more valuable zoned nonresidential than residential. He suggested presenting two (2) options for Corner 2: 1) the Historic District , or 2) L-C District. He asked what was envisioned for the historic district.

Doug Powell replied all corners would be encompassed for the historic district. He said the new zoning would be Historic District and the Historic District would contain properties land used as residential and L-C and dictate the architectural standards.

Al Gilbert cautioned the PC about the ground discharge going into Whitewater Creek due to the lay of the land, which would be a great defense against commercial zoning on Corner 2, because Whitewater Creek is a water supply for the County.

Pete Frisina pointed out the first thing to do is see if the County can purchase Corner 2. He said he had checked with the Georgia Land Conservation Program and they have no grant money; however, they will loan money to buy the property and the maximum term is 20 years. He added the Trust for Public Land will assist you in trying to figure out how to acquire property. He asked the PC to research on the internet for every avenue available to acquire Corner 2.

Doug Powell reported the County has $12,000,000 in reserve.

Pete Frisina said the BOC basically instructed the PC to bring back recommendations for funding to acquire the property and they would work on acquiring the land. He remarked he did not want to be in the situation of saying Corner 2 could not be used because the County wants to purchase it.

Jim Graw asked how long the PC is going to string things out until the County is sued.

Bill Beckwith asked if research had been performed regarding Historic Districts.

Pete Frisina replied he and Dennis Dutton had researched Historic Districts. He said the Historic Districts they found mainly deal with established historic areas such as Main Street Fayetteville and downtown Senoia. He remarked that they had not found anything related to an area similar to Starr's Mill.

Jim Graw commented he would like for Corners 1, 2, and 3 to construct buildings which compliment and blend in with Starr's Mill.

Vice-Chairman Gilbert asked Doug Powell to get with Pete Frisina and try to figure out some contacts.

Doug Powell replied he would and he would also contact the people with Burch Park and find out how realistic it is to canoe to Starr's Mill.

Pete Frisina advised Doug Powell to call Dennis Chase. He said Dennis Chase was very familiar with Whitewater Creek.

Pete Frisina asked the PC if they wanted photographs or CAD illustrations in the Zoning Ordinance.

The PC concurred to insert photographs in the Zoning Ordinance.

Pete Frisina presented various illustrations of turn of the century architecture including, the historic concept for Senoia indicating the existing commercial type buildings, the RaceTrac on SR 85 South, the shopping center by the hospital, the shopping center at Grady and SR 54 West, and the convenience store with gasoline sales located at Robinson Road and SR 54 West.

The PC concurred they liked the convenience store with gasoline sales located at Robinson Road and SR 54 West. The majority of the PC liked the look of a pitched peaked roof.

Pete Frisina confirmed staff would continue working on the proposal for presentation at a future Public Meeting/Workshop.

* * * * * * * * * *

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.**

Al Gilbert advised the owner of the property adjacent to the Catholic School on SR 138, approximately 10 to 12 acres, has requested the County amend the land use designation in the area to allow consideration of a rezoning for an enclosed 50,000 square foot television/movie production studio. He said they want to live on the property adjacent to the proposed television/movie production studio.

Pete Frisina showed the subject property on the overhead projector. He stated the Catholic School is zoned A-R and has an existing buffer. He also pointed out the property is divided by a lake.

Doug Powell suggested adding a television/movie production studio to the O-I Zoning District.

Jim Graw, Al Gilbert, and Bill Beckwith concurred.

Pete Frisina replied a television/movie production studio is not a use usually found in an O-I Zoning District.

Al Gilbert advised the BOC discussed C-H zoning; however, if the television/movie production studio goes out of business, then there is an existing 50,000 square foot building left vacant. He said the BOC suggested a special zoning district for a television/movie production studio.

Pete Frisina confirmed this is currently one of the biggest growing industries in Georgia. He added the industry is getting state tax breaks. He said the BOC and the State of Georgia wants this type business. He pointed out in Clayton County there is nonresidential land use anticipated along SR 138 for a depth of 300 feet.

Al Gilbert remarked he would like to protect the residential properties in the area as much as possible. He expressed concern about screening the parking.

Doug Powell asked if the County would have any control about what type movies were being produced inside the studio since it is adjacent to the Catholic School.

Pete Frisina replied the County would not have any control about what type movies were being produced inside the studio. He suggested modification of the BTP Zoning District since a television/radio broadcasting studio, movie/media production, and/or telecommunication are currently listed as Permitted Uses. He stated the C-H Zoning District also allows a television/movie studio as a Permitted Use.

The PC concurred to add a television/movie production studio to the O-I Zoning District.

* * * * * * * * * *

Vice-Chairman Gilbert asked if there was any further business.

Pete Frisina advised there were no public hearing applications for the PC Public Hearing Meeting scheduled for July 5, 2012.

Doug Powell made a motion to cancel the July 5, 2012, Public Hearing. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Members voting in favor of the motion were: Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. Member absent was: Chairman Thoms.

Hearing no further comments, Jim Graw made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 4-0. Members voting in favor of adjournment were: Vice-Chairman Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. Member absent was: Chairman Thoms. The Public Meeting/Workshop adjourned at 8:36 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

AL GILBERT
VICE-CHAIRMAN

DENNIS DUTTON
TEMPORARY PC SECRETARY