

THE FAYETTE COUNTY PLANNING COMMISSION met on April 17, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Brian Haren
Douglas Powell
Bob Simmons

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator/PC Secretary

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order and introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on December 19, 2013.

Doug Powell made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 3-0-2. Bob Simmons and Brian Haren abstained from the vote.

2. Consideration of the Minutes of the Meeting held on March 20, 2014

Jim Graw made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 4-0 -1. Doug Powell abstained from the vote.

OLD BUSINESS

3. Continue discussion of the land use plan for SR 74 south.

Chairman Gilbert said in his opinion he thinks this item could go back to the Board of Commissioners to see if they are ready to move to public hearings.

Pete Frisina said he agrees that he is ready take this back to the BOC for their opinion of the recommendations. He said he had sent out a map to the Planning Commission indicating the parcels that are recommended for Office designation on the Future Land Use Plan Map and a map indicating the recommended sidewalk extensions. He handed out proposed text for the Land Use Element of the Comprehensive Plan and the General State Route Overlay Zoning in the Zoning Ordinance. He summarized the proposed text for the Land Use Element of the Comprehensive Plan as follows:

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- Create a SR 74 South Overlay District area between Redwine Road and SR 85;
- This road provides traffic connection to the southern portion of Peachtree City;
- The road has recently been widened from two lanes to four lanes;
- The existing development is mostly residential;
- The future development goals are discussed including maintaining traffic flow, maintaining aesthetics, promoting economic expansion/jobs and protect residential areas;
- The existing General State Route Overlay will apply to office development on this corridor; and
- The requirement of sidewalk installation with the development of properties for nonresidential development;

Pete Frisina said when the road was widened sidewalks were built by GDOT on both sides of the road, but a gap was left in the sidewalks and they do not run the full length of this Overlay District area. He said this was a result in GDOT switching from an Urban Profile with curb and gutter and sidewalks, to a Rural Profile with vegetated ditches and no sidewalks, and then back to an Urban Profile with curb and gutter and sidewalks. He added that the recommendation is sidewalks be built as a requirement when properties are developed for nonresidential uses.

Jim Graw asked if there is enough State right-of-way for sidewalks.

Pete Frisina said there may not be enough right-of-way in the Rural Profile area so the County will have to work with GDOT. He added that if there is not enough right-of-way the two options are requiring additional right-of-way for the sidewalks or get an easement for sidewalks. He said Fayetteville is installing sidewalks on SR 54 and in some areas the sidewalk is between the road and the ditch and in other areas the sidewalk is behind the ditch.

Brian Haren asked why we need to get GDOT's blessing to build these sidewalks.

Pete Frisina said if we get into their right-of-way we will need to get an encroachment permit from GDOT.

Jim Graw asked from the edge of the pavement how much right-of-way is there.

Pete Frisina said about 25 feet in the Rural Profile area which is to the back of the ditch.

Doug Powell asked if the sidewalk would have to turn away from the road in the Rural Profile areas to the back or behind the right-of-way or could they stay straight along the roadway.

Pete Frisina said it is up to GDOT on whether the sidewalk is placed in front of the ditch or behind the ditch. He added that the sidewalks could go in the required 50 foot front landscape area.

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Chairman Gilbert said that Bill McNally has said some time ago that these large estate lots with large houses built many years ago will probably be areas for redevelopment because people will not be able to afford these estates in today's market and we are probably going to see more of this in the future as these residents want out.

Brian Haren asked Pete Frisina what his experience was with GDOT in these circumstances.

Pete Frisina said he does have any experience because the County has not done something like this in the past and that is why he had contacted the individual at Fayetteville because they have done sidewalk projects with GDOT.

Jim Graw said these properties may not all develop at the same time may not develop at all and what do we do if the sidewalks don't get completed.

Pete Frisina said this is the problem communities face when they require the piece meal development of sidewalks but you hope it gets completed overtime.

Jim Graw asked if we could ask GDOT to build the sidewalks.

Pete Frisina said he doubts that GDOT would come back and build sidewalks because they would have built them when the road was constructed if they could have. He added that portions of the gaps in the sidewalks are not in the areas proposed for Office and the County will need to figure out how to make these connections and the sidewalks the County will require to be built will have to meet all applicable standards and the County will have to maintain the sidewalks. He said the requirement for the sidewalks will be a section of the General State Route Overlay Zone specific to the SR 74 South Corridor as he didn't want create an Overlay Zone specifically for SR 74 South when the only thing different is the requirement for sidewalks.

Chairman Gilbert asked if the Planning Commission was ready to send this back to the BOC.

It was the consensus of the Planning Commission to send this item back to the BOC for their review.

Doug Powell said he had a suggestion of adding to the text of the Land Use Element that the sidewalks would increase pedestrian access to the existing residential communities on SR 74 south and especially to the tri-school complex.

Brian Haren asked if we require sidewalks, how it will impact these smaller lots.

Pete Frisina said on the smaller lots the solution there is to put the sidewalk in the landscape area with an easement.

Jim Graw asked if we should limit the uses in O-I allowed in this corridor.

Pete Frisina said he wouldn't recommend restricting the O-I uses in the corridor.

Chairman Gilbert said if you have any corrections please send them to Pete Frisina by next Wednesday.

4. Continue discussion of hoop houses and detached rooms.

Chairman Gilbert said the longer he thinks about hoop house the less he is in favor of them in residential zoning and he is afraid this could cause problems. He said he is not against it but he is apprehensive of going too far.

Pete Frisina said he was watching the news this morning and citizen was being interviewed in his back yard and as the camera panned the yard he had a hoop house in his backyard. He said if he had to estimate the size it was about 10 feet by 20 feet and was tall enough to stand up in and it had a door on the front. He added that these hoop houses are becoming very popular and people are going to want them in their backyards.

Chairman Gilbert said he doesn't have a problem with 200 square feet but he has a problem with 3,000 some square feet for commercial growing.

Pete Frisina said he had sent out some size ranges for hoop houses and some questions concerning hoop houses for instance what is the threshold for when we want the hoop house to count toward the square footage for accessory structures. He added that we need to determine a height and/or width threshold and basically if you can stand up in the hoop house then you are probably reaching the threshold. He said he sent out these square footages for hoop house to start the discussion.

Jim Graw asked where the proposed square footage numbers came from.

Pete Frisina said the 900 square feet came from the old regulations of no accessory structure could be more than 900 square feet and he increased the square footage incrementally up to 3,600 square feet which is now the maximum for five acres.

Doug Powell asked if he had thought about the setbacks.

Pete Frisina said he had included a table with all of the different setbacks for the residential zoning districts and had thought he could just double the setbacks but in some cases that would be a 100 foot setback

Jim Graw asked if the table contains proposed setbacks or existing setbacks.

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Pete Frisina said they are existing setbacks and if you take R-85 as an example the lot width is 125 feet and the side setback is 50 feet leaving 25 feet to build.

Jim Graw said if we are going to permit these, they need to be controlled tightly by setback, size and height and should they be considered an accessory structure.

Pete Frisina said yes, they are accessory structures.

Jim Graw said they should count toward the total accessory structure square footage allowed on a lot.

Doug Powell said they may be seasonal and do we want to require that they be taken down in the non-growing season.

Pete Frisina said he thinks the cover may be taken off but the hoop will stay up and some of the requirements that had been discussed were the maintenance of the hoop house because we don't want them to be torn and tattered and that they be used for growing plants and not a storage building. He said to summarize we want to control the size, location, maintenance and use of hoop houses.

Doug Powell said so the guy we changed the ordinance for so he could build a gymnasium at 3,600 feet he would not be able to put up a hoop house because he already used up his allowable accessory structure square footage.

Pete Frisina said that is correct, but what if someone on a one acre lot has his maximum square footage of 1,800 square feet of accessory structures and wants a small hobby hoop house, he won't be able to build it.

Doug Powell said you probably won't know about it unless there is a complaint.

Pete Frisina said sometimes people ask before they build and sometimes they don't.

Jim Graw said some of the setbacks listed in the table for one acre zoning are not large enough for a hoop house.

Chairman Gilbert said I agree.

Jim Graw said we need larger setbacks specifically for hoop houses.

Doug Powell asked if it has been discussed that a hoop house is for personal use unless it is on A-R and when we develop the size for residential there should be consideration if 900 square feet is larger than the typical family will need in terms of produce and if it is larger will we be

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increasing the chance people will start selling vegetables from their house and increasing traffic in a residential area.

Chairman Gilbert said he didn't think 900 square feet was large enough to have a commercial operation.

Bob Simmons said the gentleman that came in initially sells commercially.

Brian Haren asked if hoop houses are sold as kits and if they are sold as kits are the sizes we are talking about match the kit sizes.

Pete Frisina said he had found a number of kits on the internet and there was not a standard size kit.

Bob Simmons said whatever we come up with should be tight enough or strong enough so somebody is going to be serious about wanting to do this.

Pete Frisina said he still needs to coordinate with the building department to determine a threshold for when or what kind of building permit may needed.

Jim Graw said we need to make sure they are built to some standard so we don't have big pieces of plastic blowing all over the neighborhood.

Doug Powell said we need to say hoop houses can only be used to grow plants and not be used to store stuff or as a garage. He added that someone is going to say I can have up to 1,800 square feet for a greenhouse but I can't have a 1,800 square foot hoop house because you are limiting me to 450 square feet.

Jim Graw said that is because a hoop house does not look as good as a greenhouse.

Brian Haren asked if there are construction standards for greenhouses.

Pete Frisina said he would assume that since they are a steel and glass structure there are some building codes that address the structure.

Brian Haren said conceptually a hoop house is a greenhouse.

Doug Powell asked if we have anybody asking about a hoop house other than the original person.

Pete Frisina said we have had one other person asking about hoop houses.

Doug Powell asked what his circumstances were.

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Pete Frisina said the second person was in residential zoning and had more acreage.

Jim Graw asked how big the lot that the first person had was.

Pete Frisina said he had two lots that equaled about seven acres but to build what he wanted and where he wanted he would have to combine the lots. He added that just as we have had two people asking about hoop houses he thinks we are going to have more interest since there is a big movement for locally grown produce. Pete Frisina asked what size we want to start with on a one acre lot.

Jim Graw said going back to Chairman Gilberts comment do we want to allow hoop house in residential property.

Chairman Gilbert said he has a problem with large hoop houses in residential that are growing commercially and he thinks that is fine on A-R property.

Doug Powell said gardens and crops are allowed in residential zoning the question here is can you have it covered by a hoop house.

Pete Frisina said for example in R-40 you could have a 1,800 square foot greenhouse.

Chairman Gilbert said he likes 900 square feet better for a hoop house.

Jim Graw said the chart says 900 square foot hoop house on a one acre lot and what size accessory structure can you have on one acre.

Pete Frisina said 1,800 square feet.

Jim Graw asked if the 900 square foot hoop house would be in addition to the 1,800 square feet.

Pete Frisina said it would be a portion of the 1,800 square feet for the total accessory structure square footage.

Jim Graw asked and what size accessory structure can you have on two acres.

Pete Frisina said 1,800 square feet and the 3,600 square feet is allowed on five acres.

Chairman Gilbert asked if we are going to have a minimum height requirement.

Brian Haren said the height requirement will tend to restrict the width.

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Doug Powel said an accessory structure can't go in the front yard in residential zoning.

Chairman Gilbert suggested we start with 600 square feet for a one acre lot, 800 square feet for a two acre lot, 1,000 square feet for a three acre lot, 1,200 square feet for a four acre lot and 2,400 square feet for a five acre lot.

Jim Graw said the original property owner had two lots that were each three plus acres, so under these numbers he could have a 1,000 foot hoop house on each lot.

Dennis Dutton said he has a house on only one of the lots and the zoning ordinance does not allow an accessory structure on a lot without a principal structure.

Pete Frisina asked what increased setbacks should we recommend.

Doug Powell said he would leave the setbacks per the zoning district.

Jim Graw said he wants the setbacks increased for hoop houses and he suggested 30 feet for a side yard setback on one acre and you would set a different setback for each zoning district.

Pete Frisina said we need to set one standard setback for a hoop house regardless how big the lot is.

Dennis Dutton suggested 50 feet for a side yard setback

Jim Graw suggested a standard setback of 40 feet for side and rear yard setbacks.

Doug Powel said with 40 feet you have doubled the setback in some zoning districts.

Jim Graw said he is most concerned with the side yard.

Chairman Gilbert said some lots narrow as they go back and if we increase the setback that decreases the area where you can have a hoop house and he suggested 30 feet for a side yard setback and 50 feet for a rear yard setback.

Doug Powell said that sounded reasonable.

Chairman Gilbert suggested 10 feet for a height.

Pete Frisina said he will take these suggestions and draw up regulations.

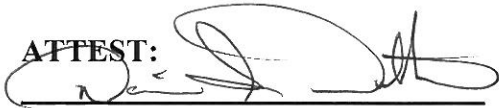
Chairman Gilbert said he would entertain a motion to adjourn the meeting.

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Doug Powell said so moved.

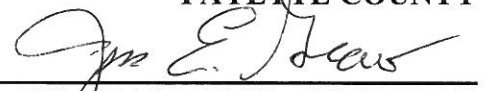
Chairman Gilbert said the meeting was adjourned at 8:45pm.

ATTEST:



A handwritten signature in black ink, appearing to be "D. Powell", is written over a horizontal line.

PLANNING COMMISSION
OF
FAYETTE COUNTY



A handwritten signature in black ink, appearing to be "Jim E. Graw", is written over a horizontal line.

JIM GRAW, VICE- CHAIRMAN

