

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on November 16, 2006 at 7:10 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Douglas Powell, Vice-Chairman
Bill Beckwith
Al Gilbert

MEMBERS ABSENT: Tim Thoms

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Dennis Dutton, Zoning Administrator
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Bill McNally, County Attorney
Patrick Stough, Assistant County Attorney

Welcome and Call to Order:

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

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1. Discussion of the proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-6. Transportation Corridor Overlay Zone, A. S.R. 54 West Overlay Zone, B. S.R. 85 North Overlay Zone, and C. General State Route Overlay Zone as presented by the Planning & Zoning Department.

Dennis Dutton explained that Staff was proposing to revise the Transportation Corridor Overlay Zones in order to make them more consistent and to delete any redundancies.

A. S.R. 54 West Overlay Zone

Delete the following which are addressed in each Zoning District: Minimum lot area; Lot width; Setbacks for Arterial Streets, Collector Streets, Local Streets, Side yard, and Rear yard; Height limit, Buffer; and Signage Requirements.

Delete “lighting consistency” and add “shielding standards” for lighting.

Delete the requirement: At least fifty percent (50%) of the parking spaces shall be located on the side or rear of buildings or structures on site. Add: No more than fifty percent (50%) of the required parking can be located in the front yard along the State Route as established by the front building line of any structure located on the site.

B. S.R. 85 North Overlay Zone

Delete the following which are addressed in each Zoning District: Minimum lot area; Lot width; Setbacks for Arterial Streets, Collector Streets, Local Streets, Side yard, and Rear yard; Height limit, Buffer; and Signage Requirements.

Delete “lighting consistency” and add “shielding standards” for lighting.

Delete: At least fifty percent (50%) of parking spaces shall be located on the side or rear of buildings or structures on site.

Delete roof requirements for gasoline canopies and accessory structures.

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Delete the requirement of a facade/siding of specific materials for buildings facing front and side yards and/or any property zoned A-R or residential. Add the requirement that all sides of all buildings within 1,000 feet of the right-of-way of S.R. 85 North shall maintain a facade/siding of specific materials.

A lengthy discussion regarding road frontage, access, and an established distance for properties from the right-of-way of S.R. 85 North was held. The P.C. and Staff could not reach a consensus. Dennis Dutton, Pete Frisina, and Attorney Bill McNally will review the proposed amendments and present their revised proposed amendments at a future Workshop.

C. General State Route Overlay Zone

Delete the following which are addressed in each Zoning District: Minimum lot area; Lot width; Setbacks for Arterial Streets, Collector Streets, Local Streets, Side yard, and Rear yard; Height limit, Buffer; and Signage Requirements.

Establishment of an impervious surface area limited to fifty percent (50%) which must be indicated on the Site Plan.

Delete "lighting consistency" and add "shielding standards" for lighting.

Delete the requirement: At least fifty percent (50%) of the parking spaces shall be located on the side or rear of buildings or structures on site. Add: No more than fifty percent (50%) of the required parking can be located in the front yard along the State Route as established by the front building line of any structure located on the site.

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2. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-17. O-I, Office-Institutional District, Section 6-18. C-C, Community Commercial District, Section 6-19. C-H, Highway Commercial District, as presented by the Planning & Zoning Department.

O-I, Office Institutional District

Dennis Dutton stated that he was proposing to change Permitted Principal Uses and Structure for Office Parks with at least 100,000 square feet of floor area to Permitted Principal Uses and Structure for Office Buildings with at least 100,000 square feet of floor area.

A discussion regarding a reduction of square footage, deletion of some of the uses, and the intent of this section regarding the development of an Office Park was held. The P.C. and Staff could not reach a consensus. Dennis Dutton, Pete Frisina, and Attorney Bill McNally will review the proposed amendments and present their revised proposed amendments at a future Workshop.

C-C, Community Commercial District

Dennis Dutton stated that he would present the proposed amendments at future Workshop.

C-H, Highway Commercial District

Dennis Dutton stated that he would present the proposed amendments at future Workshop.

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Chairman Graw asked if there was any further business. Hearing none, Doug Powell made a motion to adjourn the Public Meeting/Workshop. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent. The Public Meeting/Workshop adjourned at 8:40 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

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