COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, July 14, 2011	Type of Request:	New Business

Wording for the Agenda:

Discussion of a request from staff for authorization to initiate proposed amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, Article VI. District Use Requirements, Sec. 6-25. Planned Unit Development, F. Planned Retreat or Lodge.

Background/History/Details:

There has not been a rezoning request for this zoning district since 1978, and global changes made to the Zoning Ordinance in 2010, unintentionally produced contradictory regulations in the zoning district. Staff realized that the zoning district needs to be updated and the contradictory regulations rectified.

Staff is seeking authorization to proceed with preparing amendments to the Zoning Ordinance related to this zoning district. If the Board authorizes staff to proceed, the Planning Commission will hold its public hearing, followed by a public hearing before the Board of Commissioners on August 25.

What action are you seeking from the Board of Commissioners?

Permission to advertise for consideration by the Planning Commission on August 4, 2011, and by the Board of Commissioners on August 25, 2011.

If this item requires funding, please describe:

N/A

Has this request been considered within the past two years?	Yes	If so, when?	Thursday, December 9, 2010
Is Audio-Visual Equipment Required for this Request?	No	Backup Provided with Request?	Yes

STAFF USE ONLY

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

Minutes

Board of Commissioners
December 9, 2010
7:00 P.M.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on Thursday, December 9, 2010, at 7:00 p.m. in the Public Meeting Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:	Jack Smith, Chairman Herb Frady, Vice Chairman Robert Horgan Eric Maxwell
Commissioner Absent:	Lee Hearn
Staff Present:	Jack Krakeel, County Administrator Scott Bennett, County Attorney Carol Chandler, Executive Assistant Robyn Wilson, Planning Commission Secretary

---

PUBLIC HEARING:

A. CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2010-11, PROPOSED AMENDMENTS TO THE FAYETTE COUNTY CODE OF ORDINANCES, BY THE ADDITION OF CHAPTER 20. FAYETTE COUNTY ZONING ORDINANCE, IN ITS ENTIRETY, AND PROPOSED AMENDMENTS TO THE FAYETTE COUNTY COMPREHENSIVE PLAN TEXT AND MAP. THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED APPROVAL 4-0:

Director of Community Development Pete Frisina read the rules for public hearings. A copy of the rules, identified as "Attachment No. 1", follows these minutes and is made an official part hereof. He explained that the document under consideration was a comprehensive revision of the County's Zoning Ordinance and that work on it had been underway for more than a year. He told them that this issue had been discussed at several Workshops of the Board of Commissioners and the Planning Commission and that the final public hearing before the Planning Commission was recently held. He commented that some of the proposed changes/additions which included the number of animals allowed per household, solar panels and wind turbines, telecommunications/cell towers, planned small business center,

modifications in the overlay zone, home occupations, and also amendments to the comp plan text. A copy of the request, identified as "Attachment No. 2", follows these minutes and is made an official part hereof.

Chairman Smith asked if anyone wished to speak in favor or in opposition to the adoption of the proposed Ordinance and Resolution and there was no public comment.

Commissioner Frady made a motion to approve Ordinance No. 2010-11, enacting a new Fayette County Zoning Ordinance; to include the Zoning Ordinance as Chapter 20 of the Fayette County Code; and to approve Resolution No. 2010-18 which adopts related amendments to the Fayette County Comprehensive Plan Text and Map; and to authorize the Chairman to execute the Ordinance and Resolution as adopted.

Commissioner Maxwell said he was opposed to the motion and would be voting in opposition. He said there were several areas of the ordinance where he had concerns and he could not vote in favor of this.

The motion carried 3-1 with Commissioner Maxwell voting in opposition. Commissioner Hearn was absent. A copy of Ordinance No. 2010-11 and Resolution No. 2010-18, identified as "Attachment No. 3", follow these minutes and are made an official part hereof.

Fayette County
GEORGIA

Where Quality Is A Lifestyle

To: Fayette County Board of Commissioners

From: Pete Frisina

Date: July 7, 2011

Subject: Planned Unit Development – Planned Retreat and Lodge

The Planning and Zoning Department is seeking permission to go to public hearings to amend the Planned Unit Development – Planned Retreat and Lodge zoning district in August. There has not been a rezoning request for this zoning district since 1978, and global changes made to the Zoning Ordinance in 2010, unintentionally produced contradictory regulations in the zoning district. In meeting with a landowner that will be seeking this zoning district in the near future, staff realized that the zoning district needs to be updated and the contradictory regulations rectified. Thank you and if you have any questions please contact me at 770-305-5160.

07/07/11 – PC Wkshop
07/14/11 – BOC Discussion

F. **Planned Retreat or Lodge**.

1. *Purpose*. The intent of a Planned Retreat or Lodge (PRL) is to provide a development exclusively designed to accommodate the assembly of a group***s*** or organization***s*** for ***the purpose of association, education, or instruction through conferences, seminars, and/or camps.*** ~~whereby~~ ~~f~~***F***ood, and lodging may be furnished for a definite and temporary period.

2. *Permitted Uses*. ***The following uses may be proposed in a PRL:***
   - ***a. Assembly/meeting facilities (indoor and outdoor);***
   - ***b. Dining facilities;***
   - ***c. Lodges, dormitories, cabins, and/or tent campsites for temporary occupancy;***
   - ***d. Recreational facilities, including but not limited to: recreational courts/fields, playgrounds, picnic pavilions, swimming pools, and;***
   - ***e. Caretaker residence.***

   In addition, only those uses (Permitted and Conditional) allowed in the A-R Zoning District ~~shall~~ ***may*** be proposed for a PRL. Only those uses approved through the rezoning process will be allowed in the PRL.

~~3.~~ ~~*Conditional Uses*. The following Conditional Uses shall be allowed in the PUD-PRL Zoning District provided that all conditions specified in Article VII. Conditional Uses, Nonconformances, Transportation Corridor Overlay Zone, and Commercial Development Standards are met:~~

   - ~~a. Home Occupation; and~~
   - ~~b. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.~~

4. *Minimum Dimensional and Other Requirements*. The minimum requirements for a PRL shall be as follows:
   - a. *Location*: A-R Zoning District
   - b. *Development size*: 50 contiguous acres
   - c. *Maximum density*: One (1) ***single-family*** unit for each 10 ***net*** acres of the development.
   - d. ***The proposed site shall be permitted only on a lot which fronts on and accesses a Major Thoroughfare, as specified by the Fayette County Thoroughfare Plan.***
   - e. ***A Site Plan is required indicating the location of all structures and use areas per the Development Regulations (see County Code)***.
   - f. Each structure whose ~~principal~~ purpose is to provide ~~housing~~ ***lodging*** shall have ***paved*** access to a ***public*** street ~~maintained by the County~~. Said paved access shall ***meet the requirements of the Development Regulations*** ~~have a minimum width of 60 feet~~.
   - g. No structure shall be permitted within 150 feet of the right-of-way of any abutting ***external public*** street ~~maintained by the County~~.
   - h. A buffer zone of 150 feet shall be provided around the periphery of the development.
   - g. *Height limit*: 35 feet