

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on June 19, 2003 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: Jim Graw, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: Bob Harbison

STAFF PRESENT: Kathy Zeitler, Director of Zoning/Zoning Administrator (Left 8:00 P.M.)
Chris Venice, Director of Planning/Community Development Division Head
Pete Frisina, Senior Planner
Bill McNally, County Attorney
David Scarbrough, Fire Marshal
Phyllis Williamson, Planning Dept. Administrative Secretary

STAFF ABSENT: Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Delores Harrison, Zoning Technician

Welcome and Call to Order:

Chairman Graw called the meeting to order and introduced the Board Members and Staff.

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1. Discussion of the proposed amendment to the Fayette County Zoning Ordinance regarding Article III. Definitions, Section 3-12. Building Height.

Kathy Zeitler stated that Staff was proposing to amend the definition of Building Height in the Zoning Ordinance in order to better coincide with the definition of Building Height in the Building Code. She read the current definition which is as follows: Building Height, The vertical measurement of a building at any point from the finished grade adjacent to the structure, to the top of the structure. She explained that differences in elevations around the building could result in different building heights and the highest number would apply. She compared the Building Code definition which takes the average grade around the building instead of the lowest grade, and measures to the mean elevation of the roof instead of the highest point. She read the proposed revised definition as follows: The vertical distance of a building measured from the elevation of the finished grade at the front entrance of the building to the highest finished roof surface in the case of flat roofs, or to a point at the average height of the highest roof having a pitch.

Mrs. Zeitler referenced diagrams of building elevations included in the meeting packet, and stated that one (1) set demonstrated the way of measuring by the current definition, and the other set demonstrated the proposed way of measuring by the revised definition of building height. She explained the diagrams where with the current definition the left elevation would give a total building height of 36 feet, the rear elevation would give a measurement of 46 feet, and the right elevation would give a measurement of 37 feet. She explained that by using the proposed definition the same diagrams would result in a building height of 29 feet for the left elevation and 29 feet for the right elevation. She commented that this revision would have the Zoning, Building, and Fire Departments measuring building height in the same manner. She added that Staff was not proposing to revise the maximum building height requirement of 35 feet.

Al Gilbert asked David Scarbrough if he had any comments with the proposal.

Mr. Scarbrough replied that he had spoken with Mrs. Zeitler and there is no concern as long as the fire fighters can reach the highest occupied space. He explained that residential development would not give the same challenge as nonresidential development since a ladder truck is not usually a part

of that operation, with the exception of Evander Holyfield's residence. He advised that fire fighters should be able to reach from 28 to 30 feet in height at the building using any elevation around the building.

Attorney McNally stated that there are two (2) items to consider: safety and aesthetics. He explained that when the current definition was adopted that the tallest ladder at that time was 35 feet, but in the meantime there has been some progression of Building Codes, but the Zoning Ordinance was not revised.

Mr. Scarbrough reported that if a building is sprinkled that it also helps the fire rating.

Chairman Graw suggested establishing a higher building height for a sprinkled, nonresidential structure.

Doug Powell stated that there is no basis for a higher building height for a sprinkled, nonresidential structure.

Attorney McNally advised that no floor may be permitted above 30 feet, but in addition, a limit should be established for the total building height.

Mrs. Zeitler suggested adding the following to the proposed definition: with no floor above 30 feet in height measured from the lowest elevation.

Mr. Gilbert suggested adding the following: from the ceiling joist to the ceiling of the highest occupied floor.

Mrs. Zeitler suggested to delete "or to a point at the average height of the highest roof having a pitch" and insert "or from the ceiling joist to the ceiling of the highest occupied floor for a pitched roof".

Attorney McNally suggested the following wording: The vertical distance of a building measured from the elevation of the finished grade at the front entrance of the building to the highest finished roof surface in the case of flat roofs, or to a point at the midpoint of the highest roof peak of a pitched roof. Said midpoint shall be measured from the ceiling joist of the highest occupiable floor to the top of the highest roof peak.

Mrs. Zeitler stated that she would make those changes to the wording and the revised definition should achieve what Staff is looking for. She added that she would make the changes as discussed in the proposal and on the diagrams for the June 30th Public Hearing.

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2. Discussion of the Land Use Plan Map.

Chris Venice presented the final draft of the Fayette County Transportation Plan, noting that the B.O.C. have taken no action. She stated that the study covered the entire County, including the cities. She said it offers recommendations which need to be taken over the next 5-20 years in order to provide transportation system capable of maintaining Fayette's quality of life. She reported that the improvements include 20 intersection or signal improvements, 28 roadway upgrades, 10 bridge projects, and 7 street beautification or trail projects. She advised that Staff was particularly interested in Project R-28 which links Lester Road to Sandy Creek Road and runs adjacent to the hospital which has recently requested to annex into the City of Fayetteville so the alignment may need to be changed slightly. She noted that Pete Frisina will discuss this alignment later in the meeting.

Mrs. Venice referenced the Executive Summary of the Market Opportunity Analysis and Site Rating study done by Lesser & Company for the Economic Development Authority. One of the areas which was ideal for office development was on Hwy. 54 West across from the hospital, Hwy. 54 West at Tyrone Road, and Hwy. 54 West and the Rivers Farm Area. She advised that Staff had re-reviewed the Hwy. 54 West area between Tyrone Road and Sandy Creek Road, taking into account the Transportation Plan with the proposed new alignment. She concluded that the new alignment and the Lesser Study which indicates office development are probably appropriate for this area. She added that the consultants will be giving a presentation on the Transportation Plan that the B.O.C. and the P.C. will be advised of that date.

Pete Frisina presented a draft of the Land Use Plan with the various proposed road projects indicated. He noted that these routings were conceptual and subject to change once engineering studies are complete. In the case of the proposed route, Project R-28, he reported that this alignment bisects the hospital property. He added that the hospital is not in favor of having its campus divided by a major roadway. He said that an alternative routing proposal would move the alignment to the western edge of the hospital property, with the hospital donating the right-of-way. He stated that the road would swing southward crossing Hwy. 54 West skirting the two (2) lakes located south of Hwy. 54 West before its intersection with Lester Road. He added that Staff is proposing an additional alignment not shown on the Transportation Plan. He said that this alignment would run east to west from Tyrone Road to Sandy Creek Road, north of Hwy. 54 West forming a frontage road of sorts. He remarked that the proposed alignment would run along the southern boundary of the Board of Education property, with the Board of Education donating the right-of-way. He commented that the proposed alignment would then cross privately held property until its intersection with the hospital property. He added that the Board of Education is seeking an access to Hwy. 54 West primarily for bus traffic from the eastern edge of their property southward to the intersection at Huiet Road. He concluded that these two (2) proposed alignments would provide better traffic flow and improved access to the hospital and school properties.

Mr. Frisina stated that the proposed frontage road provides a northern boundary to nonresidential uses abutting Hwy. 54 West. He proposed land uses in the area be commercial at the northeast intersection of Tyrone Road and Hwy. 54 West with the remaining property abutting Hwy. 54 West being land used for office-institutional uses.

Mrs. Venice recalled that a major goal of the revised Land Use Plan Map was to provide as much information on new facilities, new transportation projects, etc. as possible. She noted that the proposed alignments, as well as, existing and future park land, some utilities, etc. were also indicated on the map.

Mr. Frisina pointed out the other proposed road alignments: Project R-8 (East Fayetteville By-Pass) running from Inman Road north and connecting to Corinth Road to Hwy. 85 North; Project R-5 (West Fayetteville By-Pass) running from Westbridge Road south to Tillman Road connecting to Sandy Creek Road and R-28 (West Fayetteville By-Pass) running from Sandy Creek Road south connecting to Lester Road then connecting to Harp Road; and Project R-23 improving the connection between Bernhard Road and Goza Road.

Mr. Frisina described the various commercial(nonresidential) areas that are indicated on the Land Use Plan Map. These are: Nonresidential Corridor, Community-Commercial, and Neighborhood Convenience. The Nonresidential Corridor areas include: Hwy. 85 North from the city limits of Fayetteville to Clayton County, Hwy. 54 East from the city limits of Fayetteville to McDonough Road, and Hwy. 85 South in the area of Hwy. 92 South and Price Road. The Community-Commercial areas include: Hwy. 138 at Hwy. 314, Hwy. 92 North at Westbridge Road, Hwy. 54 West at Tyrone Road, Hwy. 54 West at Sumner Road South, and Hwy. 74 South at Redwine Road. The Neighborhood Convenience areas include: Hwy. 85 South at Bernhard Road, Hwy 85 South at Hwy. 74 South, and Hwy. 54 East at Corinth Road.

Mr. Frisina discussed the County Landfill (closed) and the Transfer Station along First Manassas Mile. He suggested these areas be land used as Public Facilities. He also discussed an area located to the east and north of the aforementioned area and suggested that this area be land used for Light Industrial with a strip running along the eastern boundary of the Light Industrial area to be land used as Office.

Mrs. Venice added that Staff was seeking the P.C.'s input as to whether existing and proposed public facilities such as schools, fire stations, and water treatment plants should be indicated on the Land Use Plan Map.

Mr. Frisina advised that the land use category of Transportation, Utilities, and Communications would be used to indicate electrical sub-stations, power lines, and the gas pipe line.

The P.C. determined that they would like to see both public facilities (existing and proposed) and utilities (sub-stations, power lines, and gas pipe lines) indicated on the Land Use Plan Map.

Mr. Frisina also advised that the Conservation Area land use now shows all of the floodplain indicated by FEMA.

Mr. Frisina advised that Staff would present more information at the Workshop scheduled for July 17, 2003.

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Chairman Graw asked if there was any further business. Hearing none, Bill Beckwith made a motion to adjourn the workshop. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent. The workshop adjourned at 8:55 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

PHYLLIS WILLIAMSON
PLANNING DEPARTMENT
ADMINISTRATIVE SECRETARY