

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on August 21, 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
Bob Harbison
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Kathy Zeitler, Director of Zoning/Zoning Administrator
Pete Frisina, Senior Planner
Bill McNally, County Attorney
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the meeting to order and introduced the Board Members and Staff. He welcomed the students from Fayette County High who were attending the Workshop.

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1. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-20. L-C Limited-Commercial District and Article VII. Conditional Uses, Exceptions, and Modifications, Section 12. Convenience Commercial Establishment.

Kathy Zeitler advised that Staff was asked to look at the L-C which is a fairly new zoning district. She commented that currently there are no properties in the County zoned L-C, and Staff is looking at ways to make the L-C a more appealing zoning district. She remarked that Pete Frisina assisted her in reviewing the L-C zoning district requirements. She said that the following revisions were proposed: more detail had been added to Purpose and Intent; additional permitted uses; more specific architectural standards which are basically the same as the S.R. 54 West Overlay; allow access to be from a Collector street; noise and lighting restrictions to protect adjacent residential; deletion of the floor to area ratio requirements which are no longer necessary with lot coverage limit of 60%; building size limit of 4,000 square feet per building; sign restrictions which are the same as the S.R. 54 West Overlay; and a maximum number of 4 gasoline fueling stations for convenience commercial establishments. She asked the P.C. for their comments.

Page 1

Chairman Graw asked what was the difference between electronics repair and electrical repair.

Mrs. Zeitler advised that electronics/electrical repair would include such small repair items as a VCR, TV, or computer but no large appliances.

Chairman Graw asked if a bank was considered a financial institution.

Mrs. Zeitler replied yes. She asked if bank is added as a permitted use, should the number of drive-thru tellers lanes be limited.

Mr. Powell confirmed that he did not think this was a problem since most banks only have two (2) drive-thru tellers.

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Page 1 and Page 2

Al Gilbert questioned a Retail Store being listed as a Permitted Use, when the purpose and intent stated no single user retail stores.

Mrs. Zeitler replied that under Purpose and Intent that “big box” retail stores are excluded. She added that the building size is limited to 4,000 square feet.

Mr. Gilbert expressed concern about using the verbiage “big box” which may have different meanings to some people.

Mrs. Zeitler replied that she would delete the sentence under Purpose and Intent regarding “big box” retail stores.

Page 3

Chairman Graw suggested deleting the verbiage “nonresidential” in the first sentence under 6-20.D.,1. because it suggested that residential uses were allowed in L-C, and they are not allowed.

Mrs. Zeitler stated that she would make that change.

Page 4

Doug Powell asked if the 50 foot buffer required in Section 6-20.E.8. would also apply to a Convenience Commercial Establishment as a Conditional Use, or only permitted uses.

Mrs. Zeitler explained that the buffer would apply to any use whether permitted or conditional where the use is adjacent to a residential or A-R zoning district.

Bob Harbison suggested adding the following: “The distance between structures shall be a minimum of twenty-six (26) feet.” under 7. Building Size.

Mrs. Zeitler concurred and stated she would add that back in.

Pete Frisina suggested limiting the building size per lot.

Mrs. Zeitler recommended the following verbiage: “The combined total maximum square footage for all structures on each lot shall not exceed 10,000 square feet.”

Mr. Harbison asked if both the 60% lot coverage limit and the 10,000 square foot maximum building square footage would apply.

Mrs. Zeitler replied that both were necessary. She explained that the maximum 60% lot coverage includes all the structures and paved parking lots, and there is no longer a cap on the number of parking spaces since the adoption of the maximum lot coverage requirement. She added that the requirement of a maximum of 10,000 square feet per lot may result in the subdivision of property. She noted that the maximum acreage for property rezoned to L-C should probably be limited to between one (1) and three (3) acres.

Page 5

Mr. Harbison asked what the signage restrictions were in the S.R. 54 West Overlay compared with signage restrictions elsewhere in the County.

Mrs. Zeitler replied that the big difference is that the S.R. 54 West Overlay limits a freestanding sign to 35 square feet with external lighting only, compared with freestanding signs 50 square feet with internal lighting allowed elsewhere.

Mr. Powell suggested deleting the number of islands allowed at a gasoline fueling station under Section 7-1.12.b. to reduce confusion, and to state only the maximum number of fueling stations.

Mrs. Zeitler concurred and stated she would make that revision.

Mr. Harbison asked if gasoline sales were actually needed in L-C.

Mr. Powell said that they were needed to keep people out of downtown Fayetteville. He stated that someone could stop and pick up their dry cleaning and purchase bread, milk, and gas but without gasoline sales, they would have to drive into town.

Mr. Frisina remarked that a convenience store would most likely not operate without gasoline sales.

Conclusion

Mrs. Zeitler asked the P.C. if they would like to have this item advertised for the September Public Hearing.

The P.C. concurred.

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Chairman Graw called for a break at 7:33 P.M. He reconvened the Workshop at 7:35 P.M.

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2. Discussion of the Land Use Plan.

Pete Frisina circulated copies of an article printed in the Atlanta Journal and Constitution entitled “Link New Homes, Need for Schools” for informational purposes only. He advised that the article discussed denying a rezoning petition based on the overcrowding of school facilities. He reported that Gwinnett County has formed a joint school and county task force who want to link development to classroom capacity by changing a state law that says school crowding can’t be the sole reason to deny a rezoning.

Transportation Element

Mr. Frisina stated that the P.C. were to bring their copy of the Transportation Element and some did not have their copy with them.

Mr. Powell referenced page 4., “Assessment of Current and Future Needs” and asked if Staff wanted to include that the County is seeking alternative funding sources for local road improvements, such as Special Local Option Sales Tax (SLOST) or bonds.

Mr. Gilbert advised that this has been publically addressed by Lee Hearn but nothing has been approved.

Mr. Frisina added that these type of improvements cannot be done without additional funding.

Mr. Powell referenced page 8., “Goals, Objectives, Policies, Guidelines” and stated that there was no mention of ensuring all traffic signalization is state of the art technology to ensure synchronized

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flow which would help decrease emissions. He explained that a state of the art traffic signalization with sensors should recognize a car sitting at the signalization and change colors to allow the car to proceed instead of making the car wait for 5 minutes when there are no other cars around.

Mr. Harbison remarked that the type of traffic signalization would have to be approved by the G.D.O.T. or County.

Mr. Frisina advised that the City of Fayetteville had hired a consultant, which was very expensive, to synchronize the traffic signalizations. He added that the items mentioned in the Transportation Element were taken from the new plan proposed by Lee Hearn which will be considered by the B.O.C. in the near future.

Mr. Frisina asked the P.C. to mark up their changes and forward them to him before the September Workshop.

Land Use Plan Map

Mr. Frisina presented a color Land Use Plan Map with the following revisions/additions: changed colors and added small patterns to some land use categories to better enable a distinction between the categories; labeled highways with overlay zones and added notes at bottom of map indicating where to look in the ordinance for further information; and indicated the names of the cities. He added that he plans to contact the G.D.O.T. regarding their plans for the 74S/85S intersection and will advise the P.C. possibly at their September Workshop.

Land Use Element

Page 2

Mr. Powell suggested changing the verbiage “windshield survey” to “on-site survey” in the first paragraph.

Mr. Frisina explained that Staff physically drove around the County.

Mr. Harbison referenced “Residential” and asked why three (3) acres was not addressed.

Mr. Frisina replied that the Land Use Plan has a one (1) minimum, a two (2) minimum, and a five (5) minimum therefore, residential was divided into large, general categories.

Page 3

Mr. Harbison suggested deleting the names of the mobile home parks in case of a change of name.

Mr. Frisina concurred.

Attorney McNally suggested deleting the verbiage “a few” in the third paragraph under Existing Land Use Map.

Mr. Frisina concurred.

Mr. Powell questioned why the verbiage “Vacant/Undeveloped” was used under Inventory of Existing Conditions but changed to “Undeveloped” under Existing Land Use Map.

Mr. Frisina replied that the categories are recognized by the State but he would recheck the categories.

Page 4

Mr. Harbison advised that under Transportation/Communication/Utilities that the large water treatment plant was on Antioch Road and not Hampton Road.

Mr. Frisina stated that he would make the correction and added that the number of towers would be deleted from the same paragraph as he did not plan to show 43 towers on the Land Use Plan Map.

Mrs. Zeitler advised that the blank in the same paragraph for existing and planned water tower locations should state S.R. 85 South and Porter Road and S.R. 92 North and Lee's Mill Road.

Page 8

Chairman Graw suggested deleting the verbiage "will likely" and inserting "may" in the second sentence under Neighborhood Convenience.

Mrs. Zeitler suggested deleting the verbiage "traveling public" in the first sentence under the same paragraph. She expressed concern that the public may confuse the term "Neighborhood Centers" in the same paragraph with the following category, Community Center.

Mr. Frisina replied that he would change "neighborhood centers" to "neighborhood convenience".

Under Neighborhood Convenience, Mr. Frisina suggested adding after the last sentence the lot size for L-C should typically be 1-3 acres.

Mr. Beckwith asked Staff what was meant by "Designate mobile homes in mobile home parks" under the category of Mobile Home Park.

Mr. Frisina replied that the category Mobile Home Park designates mobile homes in mobile home parks as opposed to mobile homes not located within a mobile home park. He stated that he would add the verbiage "this category" for better clarification.

Page 9

Mr. Powell referenced the last paragraph above Projection of Future Land Use Needs and asked why existing use of agricultural or forestry uses was not addressed .

Mr. Frisina explained that no one would have a land use which states that they can only do forestry or only do agriculture.

Mrs. Zeitler suggested rewording the sentence to state that it is not anticipated that agricultural or forestry uses will be limited strictly to those uses.

Page 10

Mr. Powell asked how greenspace will be connected and utilized for conservation areas and passive recreation.

Mr. Frisina explained that eventually the County will purchase contiguous greenspace.

Mr. Powell asked how much greenspace does the County currently own.

Mr. Frisina replied that the amount would change continuously but he could indicate how much greenspace the County owns as of the end of 2003.

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Chairman Graw questioned why the chart did not indicate developed or undeveloped in the chart, since the sentence beneath the chart referenced these two (2) categories.

Mr. Frisina replied that he would have to refer that question to Chris Venice.

Page 11

Chairman Graw pointed out a typo on the bottom of the page which should read “Metro”.

Page 12

Chairman Graw suggested that the following verbiage “due not only to citizen desires” be deleted from the first paragraph.

Page 14

Chairman Graw suggested deleting the verbiage “will likely be” to “may be” in the second sentence under the category “Community Commercial”.

Mr. Powell referenced “Public Facilities/Institutional” and asked how the Land Use Plan Map indicates the extent of their influence as stated in the last sentence.

Mr. Frisina remarked that he would have to refer that question to Chris Venice.

Page 17

Mr. Powell suggested deleting the word “safety” in the third sentence in the paragraph above “Goals, Objectives, Policies, Guidelines” since it was redundant.

Mr. Beckwith concurred.

Page 18

Mr. Powell suggested deleting the word “stable” in the first sentence at the top of the page.

Page 19

Mr. Powell suggested changing the verbiage “public facilities systems” to “public facilities” in the last sentence of the first paragraph.

Page 20

Mr. Powell stated that the third sentence under “Compatibility” may not be appropriate or should be clarified.

Mr. Frisina replied that he would clarify the sentence with Chris Venice.

Conclusion

Mr. Frisina asked the P.C. to forward their comments to him prior to the September Workshop. He explained that the plan is due to be submitted to the State by December, because Staff is operating under a set of rules effective in 2002, and in January a new set of rules will take effect which will be the 2004 rules.

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Chairman Graw asked if there was any further business. Hearing none, Doug Powell made a motion to adjourn the workshop. Al Gilbert seconded the motion. The motion passed 4-0. Bill Beckwith was absent at this time. The workshop adjourned at 8:20 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY