

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on September 4, 2003 at 7:31 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Vice-Chairman
Bob Harbison
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: Jim Graw, Chairman

STAFF PRESENT: Kathy Zeitler, Director of Zoning/Zoning Administrator
Chris Venice, Director of Planning/Division Director of Community Development
Bill McNally, County Attorney
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Vice-Chairman Gilbert called the meeting to order and introduced the Board Members and Staff.

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1. Discussion of proposed amendments to the Fayette County Sign Ordinance regarding Article II. Administration and Enforcement, Sec. 1-11. Powers and Duties of Personnel, B.,1.

Kathy Zeitler explained that this is a minor revision to the Sign Ordinance which the County Attorney's office would like to have included in our ordinance. She advised that the proposed amendment includes a time limit for approval/denial action of a sign permit application which is similar to the 30 days as provided for in the Subdivision Regulations regarding plat approval. She noted that should there not be any action (to approve or deny permit) within 30 days, then the request is automatically approved.

Vice-Chairman Gilbert asked if there were any comments.

Bob Harbison stated that he did not see the proposed amendment as a major change at all.

Hearing no further comments, Vice-Chairman Gilbert instructed Staff to advertise the proposed amendment for October 2, 2003.

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2. Discussion of the Land Use Plan.

Chris Venice distributed maps of the hospital area along Sandy Creek Road and S.R. 54 West. She asked the P.C. to review the hospital area again to be sure that the area is being properly land used based on the growth and needs of uses in proximity to the hospital. She pointed out the R-70 property to the east of the hospital (5 small parcels). She reported that the properties which front on S.R. 54 West would fall under the O-I zoning district provision of the overlay, however the 2 parcels up Sandy Creek Road would not fall under this provision since they do not abut S.R. 54 West. She suggested that the County land use the corner office-institutional.

Bob Harbison stated that if the County does not land use the property O-I that it will be annexed and rezoned O-I.

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Mrs. Venice stated that the second area which Staff was looking at is the area just north of the hospital (15 acres, 2 acres, and small triangular piece of property). She pointed out that these properties are adjacent to the hospital detention pond and in close proximity to the hospital emergency room and helicopter pad. She explained that the creek on the north side of the 15 acre tract would provide a natural northern boundary for O-I land use designation.

Mrs. Venice stated that across Sandy Creek Road, south of the creek, there is 9 acres, 15 acres, and 41 acres which would parallel the O-I on the west side and which could be considered for O-I uses. She advised that the properties fronting S.R. 54 West would fall under the O-I overlay. She presented the P.C. a copy of what the land use map would look like. She explained that this would be approximately 80 +/- acres of additional office institutional land uses.

Doug Powell stated that he had a problem with the proposed O-I land use the east side of Sandy Creek Road because the property appears to be good prime residential property and he would prefer to have residential.

Mr. Harbison commented that if someone wants O-I then they will annex into the city and this should help stop annexations in this area.

Vice-Chairman Gilbert remarked that this whole area is beginning to change because there is a new high school proposed nearby, west of the hospital. He said that due to the traffic and growth in this area, he was unsure if the area on the east side of Sandy Creek Road would be desirable as residential. He asked if the overlay requirements would be maintained along Sandy Creek Road.

Mrs. Venice explained that the properties abutting S.R. 54 West would fall under the overlay requirements and the ones along Sandy Creek Road with no road frontage on S.R. 54 West would not fall under the overlay requirements unless they were required to do so as a condition of zoning approval.

Vice-Chairman Gilbert suggested to have a less restrictive overlay for Sandy Creek Road.

Mr. Harbison stated he was not in favor of another overlay.

Mrs. Venice said that the consensus of the P.C. seemed to be for the increased area of O-I land uses. She advised the P.C. that they would be receiving the entire document later this month. She reported that Staff would hold an open house/public meeting on September 23, 2003 from 5:00 P.M. to 7:00 P.M. and encouraged the P.C. to attend. She added that the public hearing would hopefully be held on October 2, 2003, provided there are no major changes discussed after the public meeting.

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Vice-Chairman Gilbert asked if there was any further business. Hearing none, Doug Powell made a motion to adjourn the Workshop. Bob Harbison seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent. The workshop adjourned at 7:55 P.M.

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PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

AL GILBERT
VICE-CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY