

**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 1, 2009, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**MEMBERS PRESENT:** Douglas Powell, Chairman  
Tim Thoms, Vice-Chairman  
Bill Beckwith

**MEMBERS ABSENT:** Jim Graw  
Al Gilbert

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Deputy Warren Chamberlin

**STAFF ABSENT:** Pete Frisina, Director of Community Development

**Welcome and Call to Order:**

Chairman Powell called the Public Meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

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**1. Consideration of the Minutes of the Public Hearing held on September 3, 2009.**

Chairman Powell asked the Board Members if they had any comments or changes to the Minutes. Tim Thoms made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 3-0. Jim Graw and Al Gilbert were absent.

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**2. Consideration of the Workshop/Public Meeting Minutes of the meeting held on September 3, 2009.**

Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes. Bill Beckwith made the motion to approve the Public Meeting/Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Jim Graw and Al Gilbert were absent.

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**October 1, 2009  
PC Public Hearing**

**3. Consideration of the Workshop/Public Meeting Minutes of the meeting held on September 17, 2009.**

Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes. Chairman Powell made the motion to approve the Public Meeting/Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Jim Graw and Al Gilbert were absent.

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**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON OCTOBER 1, 2009, AND THE BOARD OF COMMISSIONERS ON OCTOBER 22, 2009.**

**4. Consideration of Petition No. 1216-09 and Petition No. RP-046-09, John Alan Bell, Owner/Agent, request to rezone Lot 18 of Lakeview Estates consisting of 1.03 acres from R-40 to O-I to develop Office Institutional Uses and request to Change the Use of Lot 18 from single-family residential to office-institutional. This property is located in Land Lot 127 of the 5th District and fronts on SR 54 West. *The applicant requested to table said petitions until November 5, 2009, to be heard by the Planning Commission due to the lack of a full board, and until December 10, 2009, to be heard by the Board of Commissioners due to the lack of a full board.***

Chairman Powell explained that the applicant had requested to table said petitions until November 5, 2009, to be heard by the Planning Commission due to the lack of a full board with two (2) members absent due to health issues, and until December 10, 2009, to be heard by the Board of Commissioners due to the lack of a full board with one (1) member who would be absent.

Bill Beckwith made a motion to table said petitions as requested, until November 5, 2009, to be heard by the Planning Commission and until December 10, 2009, to be heard by the Board of Commissioners. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Jim Graw and Al Gilbert were absent.

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**PC Public Hearing**

**5. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding: Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-6. Transportation Corridor Overlay, A. SR 54 West Overlay Zone, 4. Architectural Standards, Gasoline Canopy, and C. General State Route Overlay Zone, 4. Architectural Standards, Gasoline Canopy.**

Dennis Dutton advised that the proposed amendments had been discussed at previous Workshops. He pointed out that the proposed amendments addressed the SR 54 West Overlay and the General State Route Overlay. He presented the proposed amendments as follows:

- 07/01/09 – BOC Workshop**
- 07/16/09 – PC Workshop**
- 08/06/09 – PC Workshop**
- 09/02/09 – BOC Workshop**
- 10/01/09 – PC Public Hearing**

**PROPOSED AMENDMENTS TO THE  
FAYETTE COUNTY ZONING ORDINANCE**

**7-6. Transportation Corridor Overlay Zone**

**A. S.R. 54 West Overlay Zone.**

**4. Architectural Standards.**

- a. A pitched peaked (gable or hip) roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a minimum height of eight (8) feet around the entire perimeter of the structure can be used if the structure is two (2) stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade must be of a residential character with the appearance of shingles, slate or terra cotta; (Amended 06/07/06)

**Gasoline Canopy. Gasoline canopies shall also comply with the following requirements:**

- (1) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of 3” to 12” to permit the height of the peak of the roof to be equal to or no more than five (5) feet above the peak of the roof of the convenience store.**
- (2) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.**
- (3) The support columns for the gasoline canopies shall match the façade of the convenience store.**
- (4) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.**

C. General State Route Overlay Zone.

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- (2) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.**
- (3) The support columns for the gasoline canopies shall match the façade of the convenience store.**
- (4) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.**

Chairman Powell asked if there were any public comments.

Attorney Rick Lindsey, representing RaceTrac, stated the proposed amendments will resolve problems having a gasoline canopy which would have dwarfed the convenience store. He said the proposed amendments will provide for an aesthetically pleasing addition to the county. He pointed out the proposed amendments allows for some flexibility. He added that he was in support of the proposed amendments.

Hearing no further comments, Chairman Powell closed the floor from public comments.

Tim Thoms asked Staff to clarify the maximum height requirement for a gasoline canopy.

Mr. Dutton replied the maximum building height requirement is 35 feet. He added that the proposed amendments would not override the maximum building height requirement of 35 feet.

Tim Thoms made a motion to approve the proposed amendments as submitted. Bill Beckwith seconded the motion. The motion unanimously passed 3-0. Jim Graw and Al Gilbert were absent.

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Chairman Powell asked if there was any further business.

Dennis Dutton reminded the P.C. of the Public Meeting/Workshop scheduled for Thursday, October 15, 2009, in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, Chairman Powell made the motion to adjourn the Public Hearing. Bill Beckwith seconded the motion. The motion for adjournment unanimously passed 3-0. Jim Graw and Al Gilbert were absent. The Public Hearing adjourned at 7:14 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**DOUG POWELL  
CHAIRMAN**

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**ROBYN S. WILSON  
SECRETARY**