

THE FAYETTE COUNTY PLANNING COMMISSION met on September 5, 2013 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: Tim Thoms

STAFF PRESENT: Pete Frisina, Director Community Services Division
Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order. Chairman Gilbert introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on August 22, 2013.

Doug Powell made a motion to approve the minutes. Bill Beckwith seconded the motion. The motion passed unanimously 4-0.

PUBLIC HEARING

2. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, regarding Article IX. Zoning Board of Appeals (variance criteria for an illegal lot)

Chairman Gilbert said this item had been discussed at length previously by the Planning Commission so since this was a Public Hearing he would ask if anyone from the public would like to comment on the amendments. Hearing none he brought the item back the commission for consideration.

Doug Powell said the Zoning Board of Appeals had also discussed the proposed amendments.

Bill Beckwith made a motion to recommend approval of the proposed amendments. Jim Graw seconded the motion. The motion passed unanimously 4-0.

NEW BUSINESS

3. **Consideration of Minor Subdivision Plat of William R. Chapman Subdivision, William R. Chapman, Owner. The property is zoned A-R and is located in Land Lot 89 of the 4th District and fronts on Kelley Road.**

Angela Chapman asked the Planning Commission to please approve the Minor Subdivision Plat.

Doug Powell said the taking of right-of-way reduced the lot size below five (5) acres on these lots.

Chairman Gilbert said this has happened in some cases where the County has taken right-of-way or realigned a road.

Angela Chapman asked for clarification that the taking of right-of-way would not make the lots unbuildable.

Doug Powell said once the Minor Subdivision Plat is approved by the Planning Commission the lots would be buildable.

Chairman Gilbert said that since the County took the right-of-way the lots could be less than five (5) acres.

Jim Graw said the County will consider these lots to be non-conforming but legal.

Chairman Gilbert read the note of the plat which states, "The area of the lots is less than the 5.0 acres required for A-R Zoning due to a requirement by Fayette County of right-of-way donation associated with subdivisions (See Subdivision Regulations Section 8-505(G)). The lot is recognized as a non-conforming lot."

Angela said the land is in a Trust as her father is deceased and if the two lots can't be built on she would rather leave it as one (1) lot.

Doug Powell made a motion to approve the Minor Subdivision Plat. Bill Beckwith seconded the motion. The motion passed unanimously 4-0.

4. **Discussion of proposed amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, Article VI, Sec. 6-22., M-1 Light Industrial District regarding: building height.**

Pete Frisina said he is recommending that the building height for the M-1 Zoning District be increased from 35 feet the 50 feet.

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Chairman Gilbert asked if that is the height that was requested by the individual because he thought it was higher than 50 feet.

Pete Frisina said as far he knew the individual needs a 50 foot building.

Jim Graw said this property is on Etowah Trace and it backs up to some homes and there is a line of trees along the property between the houses.

Doug Powell asked if the area is a required buffer.

Pete Frisina said it was a required buffer.

Jim Graw said this area doesn't cause him much concern because of the trees but where are the other areas of M-1 in the County.

Pete Frisina said the majority of M-1 was along SR 85 North and some in the area of SR 54 East.

Jim Graw said his concern is once we amend the ordinance any M-1 property could have a building of 50 feet and are there going to be residential properties abutting the M-1 properties where a 50 foot building can be built.

Pete Frisina said all M-1 property abutting residential will have a 75 foot buffer and a 25 foot setback which equal 100 feet.

Jim Graw asked if the buffers all have trees.

Pete Frisina said some buffers areas could have fewer trees than others.

Chairman Gilberts said the majority of the M-1 is along SR 85 North and there is very little residential property in that area.

Jim Graw asked if there are other areas of M-1.

Chairman Gilbert said along SR 314 there are the Lee Center and the concrete company.

Pete Frisina said the O-I and BTP zoning districts have 40 foot building heights. He added that he didn't think someone would build to this height unless they need to for equipment or procedures as the person that needs the height now, needs it because his equipment needs clearance to prevent electrical arcing and some industrial uses may require higher building because of what they produce in terms of the mechanisms or equipment.

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Doug Powel said the height costs money and he wouldn't think anyone would build that high unless there was a need.

Pete Frisina asked if the Planning Commission is comfortable with sending this back to the Board of Commissioners.

The consensus of the Planning Commission was to send it back to the Board of Commissioners for direction.

Pete Frisina asked the Planning Commission how they felt about the building height in commercial zoning.

Doug Powell said we should wait until we have a request for something higher than 35 feet.

Pete Frisina said the Planning Commission should have a meeting on September 19th to consider some subdivision plats.

Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Doug Powell said so moved.

Chairman Gilbert said the meeting was adjourned at 7:16 pm.

PLANNING COMMISSION
OF

FAYETTE COUNTY



AI GILBERT, CHAIRMAN

ATTEST.

