

THE FAYETTE COUNTY PLANNING COMMISSION met on September 4, 2014 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
Douglas Powell
Brian Haren
Bob Simmons

STAFF PRESENT: Pete Frisina, Director of Community Services

STAFF ABSENT: 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.

1. Consideration of the Minutes of the Meeting held on August 21, 2014.

Chairman Gilbert made a motion to approve the minutes. Bob Simmons seconded the motion. The motion passed 5-0.

2. Consideration of Petition No. 1238-14, Sohel Dhanani, Owner, request to rezone 34.277 acres from A-R to R-40 to develop a Single-Family Residential Subdivision consisting of 19 lots. This property is located in Land Lot 222 & 227 of the 13th District and fronts on Westbridge Road.

Pete Frisina said the applicant has submitted a letter requesting to table the petition until November 6, 2014. He said the applicant has some engineering work to do to address the intersection, skew angle, and sight distance on Westbridge Road which are concerns brought up by Engineering Public Works. He added the applicant will need at least 60 days to hire an engineer and get drawings back to Engineering Public Works for their review prior to public hearings.

Chairman Gilbert said in his many years on the Planning Commission a request for a table is something we have always honored. He added that the petitioner has the right to petition for the rezoning, the right to withdraw and the right to table.

Jim Graw said he would make a motion to table the petition until the November 6, 2014 meeting. Chairman Gilbert seconded the motion. The motion passed 5-0.

Chairman Gilbert said he thought somebody was going to come to the meeting tonight to discuss hoop houses.

Pete Frisina said Joe Wayton is not here but he could explain some of his issues with the proposed ordinance and Joe is considering rezoning to A-R. He said when we started the discussion of hoop houses they were not addressed in the zoning ordinance and they wouldn't meet the requirements for accessory structures allowed in residential zoning. He added that Joe is concerned with the height limit at eight (8) feet as he is interested in a federal program for hoop houses and the height would be 12 feet and he is concerned with the limit on square footage

which would be 2,400 square feet for a five (5) acre lot. He said we are also increasing the square

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footage for A-R from 1,800 square feet to 3,600 square feet for lots of five (5) to 10 acres with these amendments.

Jim Graw asked what the total acreage of Joe's lots is.

Pete Frisina said between six (6) to seven (7) acres zoned R-20. He stated even if he were zoned A-R he would be allowed 3,600 square feet with these amendments.

Doug Powell said wouldn't it be easier to rezone to A-R and build hoop houses as an agricultural function because he is the only person wanting hoop house and not rezoning to A-R seems unnecessary.

Pete Frisina said we have had other individuals asking about hoop houses in residential zoning. He added that Joe asks that the square footage of the hoop house not count toward the total square footage for accessory structures on the lot as they should be considered as temporary structures that will be taken down and not left up all year.

Chairman Gilbert said he recalled that Joe would keep up the structures for at least nine (9) months and once you go past six (6) months they are more permanent.

Pete Frisina reiterated that Joe's concerns were the height limit of eight (8) feet and the limit on the square footage. He explained that we are writing the ordinance for the whole county and it is best to be prepared with regulations because he feels hoop houses will become more popular with homeowners that will grow produce for themselves and not for a farmer's market.

Chairman Gilbert asked if Joe's lots are in a platted subdivision.

Pete Frisina said the two (2) lots are in a three (3) lot subdivision on Neely Road.

Jim Graw asked how many square feet of accessory structures could he have on each of the two (2) lots.

Pete Frisina said 800 square feet on one lot and 1,000 square feet on the other lot and if he combined them he could get 2,400 square feet. He asked about concerns with the eight (8) foot height limit.

Doug Powell said he wouldn't want a 12 foot hoop house next to his property but he wouldn't mind it on an A-R lot.

Chairman Gilbert said so many times we write an ordinance for a single situation and it comes back to bite us later so we need to consider the entire county.

Jim Graw said he recommends eight (8) feet.

Chairman Gilbert said he is comfortable with the square footage restriction we are proposing.

Chairman Gilbert said he has had some questions on the wedding venue ordinance.

Pete Frisina said he has not had time to get back to the ordinance.

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Jim Graw said he was questioned about the ordinance and this person didn't like the paved driveways.

Doug Powell made a motion to adjourn the meeting.

Chairman Gilbert said so moved.

Chairman Gilbert said the meeting was adjourned at 7:30 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

AI GILBERT, CHAIRMAN