

**THE FAYETTE COUNTY PLANNING COMMISSION** met on August 16, 2018 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Brian Haren, Chairman  
John H. Culbreth, Sr, Vice-Chairman  
Al Gilbert  
Jim Graw

**STAFF PRESENT:** Peter A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning and Zoning Coordinator

### **Welcome and Call to Order:**

Chairman Haren called the Planning Commission Meeting to order.

#### **1. Consideration of the Minutes of the meeting held on August 2, 2018.**

Al Gilbert made a motion to approve the minutes. John Culbreth seconded the motion. The motion passed 3-1-1. Danny England was absent. Jim Graw abstained from voting

### **Old Business:**

#### **2. Discussion of tourist accommodations**

Pete Frisina stated staff is working on allowing an A-R Bed and Breakfast Inn in conjunction with an A-R Wedding and Event facility. He said currently Tourist Accommodation are not allowed in conjunction with an A-R Wedding and Event facility so these recommended amendments would allow an A-R Bed and Breakfast Inn on the same property where an A-R Wedding and Event facility has been permitted and the A-R Bed and Breakfast Inn would need to also comply with the conditional use requirements for that use as well. He added that he has reviewed the sign ordinance to allow a tourist accommodation to have a sign which is not allowed under the tourist accommodation code and under the section of the sign ordinance regulating residential signs he proposes to add a section for an A-R Bed and Breakfast Inn allowing a 35 square foot sign which is the same size of a subdivision entrance sign but the sign could not be internally illuminated but external illumination would be allowed. He said he would make sure the tourist accommodation code section is amended to coincide with amendments to the zoning ordinance and sign ordinance.

Al Gilbert recommended that any amendments to the sign ordinance be reviewed by the County Attorney.

Pete Frisina said he would coordinate a review by the County Attorney.

Ingrid Moore Barnes asked if the permit is required for the sign and does the permit have to be annually renewed.

Pete Frisina said it is a onetime sign permit.

Pete Frisina said staff will continue to work on the ordinance amendments.

**3. Discussion of Amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions, Sec. 110-79. – Accessory Structures and Uses, Sec. 110-125. – Agricultural-residential and Sec. 110-169. – Conditional Use Approval.**

Pete Frisina said he wants to use the term “residential accessory structure” for Sec. 110-79 because differentiates it from the structures allowed in A-R such as agricultural structures but a residential accessory structure is also allowed in A-R. He added that the definition of “lot width” has been amended to coincide with the way it is administered. He stated that the definitions for “setback” and “yard” have been amended for clarification as they were being used interchangeably. Sec. 110-73 is being deleted in its entirety. He said in Sec. 110-79 all of the references for structures allowed exclusively in A-R are being taken out of this section and added to Sec. 110-125. - A-R, Agricultural-Residential District. He added that the maximum size limit of 900 square feet for a detached garage allowed in a primary front yard is being deleted and there would be no size limit as the 900 square feet came from when the zoning ordinance did allow any residential structure to be greater than 900 square feet. He stated that residential accessory structures will be allowed in a front yard in the A-R zoning district on lot of five or more acres as currently A-R structures such as barns, greenhouses, stables, etc. are not restricted from being in a front yard in A-R and that most of the recent variance requests for new and existing residential accessory structures have been for A-R properties where in some cases the house is 400 or 500 feet from the road.

Jim Graw asked if staff was aware of anyone using a semi-trailer for the storage of agricultural items.

Pete Frisina said this has been in the ordinance probably since it was created and there are most likely cases of this in the County.

He said that all of the corresponding amendments have been made to Sec. 110-169 for conditional uses. He added that some of the amendments to Sec. 110-169 are housekeeping in nature. He stated that a new Sec. 110-106. Titled “Yards on a flag lot or a nonconforming landlocked lot” is being added that will define yards and setbacks as side yards and side setbacks on flag lots and nonconforming landlocked lots.

Pete Frisina presented the illustrated pamphlet for lot configurations, yards and typical setback configurations. He stated that he plans to add illustrations based on actual lots in the County.

Jim Graw asked if there are any other lot types that need to be included in the pamphlet.

Pete Frisina said he is considering including illustrations to explain the minimum lot width regulations. He added that some of the current amendments will address lot width and that can be depicted to better illustrate the concept to the public.

The consensus among the Planning Commission was the illustrated pamphlet looked good and would help the public to understand the concepts.

The consensus among the Planning commission was to move to public hearings.

Pete Frisina said if the Planning Commission members had any other suggestions that they please send them to him so he could incorporate them in the amendments or the pamphlet. He added that the pamphlet would not be approved and adopted through the public hearing process as it was not an ordinance but a copy will be submitted to the BOC with the aforementioned amendments.

Jim Graw asked if the pamphlet will be referenced in the ordinance.

Pete Frisina said it would not be referenced in the ordinance but it would be used by staff to explain regulations to the public and it will also be available on the website.

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

Al Gilbert said so moved, John Culbreth seconded the motion and the motion passed 4-0. Danny England was absent.

The meeting was adjourned at 7:42 pm.

**PLANNING COMMISSION  
OF FAYETTE COUNTY, GA**

  
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**BRIAN HAREN, CHAIRMAN**

**ATTEST:**

  
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