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**AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
June 18, 2020
7:00 pm**

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of Minutes of the Planning Commission meeting held on May 21, 2020.

OLD BUSINESS

2. Discussion of the Flat Creek Trail Corridor

NEW BUSINESS

3. Discussion of the Fayette County Sign Ordinance
4. Discussion of O-I and the SR 54 Special Development District

(To be added in its entirety to the Land Use Element of the Comprehensive Plan.)

Flat Creek Trail Overlay District: This District identifies the county's goals and recommendations for lots fronting on Flat Creek Trail north of SR 54 and south of Tyrone Road and sets out the preferred development pattern for this area. Flat Creek Trail is classified as a Collector on the Fayette County Thoroughfare Plan. As a connection between SR54 (Major Arterial) and Tyrone Road (Minor Arterial), Flat Creek Trail has become a cut through road.

Existing Development: There are 18 lots fronting on Flat Creek Trail north of SR 54 and south of Tyrone Road with a total acreage of approximately 80 acres. Eight lots front on the east side of the road and ten lots front on the west side of the road.

Ten lots have a nonresidential use and/or zoning and the total acreage associated with these lots is approximately 49 acres. Three places of worship and a cemetery lot owned by one of the places of worship, all zoned A-R, make up the majority of these nonresidential lots and combined they equal approximately 40 acres. In terms of nonresidential zoning, four lots, are zoned O-I with two developed and two undeveloped, and one lot is zoned C-H but is presently being used as a residence. A County Fire Station is located on a 3.8 acre A-R lot.

Eight lots are zoned residential with seven lots zoned A-R and one lot zoned R-70. These residential lots equal approximately 31 acres. Five of these lots are non-conforming with the minimum lots size required by the associated zoning. Seven of these lots contain a single-family residence and one lot is currently undeveloped.

Current Comprehensive Plan Land Use: The future land use designation for this District is Rural Residential - 2 (1 unit/2 acres). There is one area of 15 acres consisting of three existing lots (two contain single-family residences and one is vacant) on the west side of Flat Creek Trail that has the potential for new residential subdivision development with an internal road. These parcels also contain a pond and possible stream affected by Watershed Protection which could affect lot yield. Two lots have the potential for the subdivision of residential lots fronting on Flat Creek Trail.

Tyrone Road – Palmetto Road - Transportation Corridor Study: The study recommends improvements at the intersection of Tyrone Road and Flat Creek Trail. Recommended improvements consist of a roundabout or a signalized intersection with expanded turn lanes.

Future Development: As previously mentioned, this portion of Flat Creek Trail is becoming a cut through road connecting two major thoroughfares, SR 54 and Tyrone Road. With a majority of the lots being used and/or zoned for nonresidential uses coupled with the Rural Residential - 2 (1 unit/2 acres) land use designation, future residential subdivision development with an internal road seems unlikely. There is potential for the subdivision of residential fronting on Flat Creek Trail.

The goals of the Flat Creek Trail Overlay District are: (1) maintain the residential and institutional character of the area and (2) control the architectural character and aesthetic quality of the nonresidential development.

Recommendations: Maintain the underlying land use designation of Rural Residential - 2 (1 unit/2 acres) with the consideration of O-I zoning for lots fronting Flat Creek Trail within the Flat Creek Trail Overlay District for conversion of existing homes and construction of new office buildings. Office development is low intensity nonresidential development. Create a corresponding Flat Creek Trail Overlay Zone in the Fayette County Zoning Ordinance. Conditions could be placed on property at the time of rezoning to address unique situations.

(To be added as a note and label to the Future Land Use Plan Map of the Comprehensive Plan.)

(Note)

Flat Creek Trail Overlay District and Overlay Zone
Overlay District (see Fayette County Comprehensive Plan, Land Use Element
Overlay Zone (see Fayette County Zoning Ordinance, Sec. 110-173)

(Label)

Flat Creek Trail Overlay District and Overlay Zone (see note below)

- (?) Flat Creek Trail Overlay Zone. All property with a nonresidential zoning which has road frontage on Flat Creek Trail shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations which apply. The existing O-I properties on the northeast corner of Flat Creek Trail and SR 54 shall be exempt from these requirements as they were established under the SR 54 West Overlay Zone and that overlay zone will continue to apply to those properties. The intent of the overlay zone is to set standards specifically to Flat Creek Trail between SR 54 and Tyrone Road.
- a. The purpose of the SR 54 West Overlay Zone is to achieve the following:
 1. To maintain the residential and institutional character of the area; and
 2. To control the architectural character and aesthetic quality of the development property with a nonresidential zoning.
 - b. Architectural standards. Structures shall maintain a residential character and these standards shall apply to new structures built on property with a nonresidential zoning. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:
 1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot, including accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
 2. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco), or finished/baked enamel metal siding which establishes a horizontal pattern; and
 3. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) or finished/baked enamel metal siding which establishes a horizontal pattern.
 - c. Additional requirements.
 1. All roof-top heating, ventilation, and air conditioning equipment and shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
 2. No outside storage shall be allowed
 3. No more than 50 percent of the required parking shall be located in the front yard as established by the front building line of any structure located on the site. This requirement shall apply in conjunction with a new structure of 3,000 square feet or greater built on non-residentially zoned property.

NOTES:

- Existing homes range in size from 1,200 to 1,700 square feet – 1 parking space per 300 square feet – equals 4 to 6 required spaces plus handicapped– 50 % rule above would not apply in this case
- Existing office development ranges in size from 6,500 to 8,000 square feet and this could be the standard for new development – 50 % rule above would apply in this case with a threshold of 3,000 square feet (?) where ten space plus handicapped would be required.

**STATE OF GEORGIA
COUNTY OF FAYETTE**

ORDINANCE NO. 2019 - 04

AN ORDINANCE TO AMEND THE FAYETTE COUNTY CODE OF ORDINANCES, CHAPTER 110. ZONING ORDINANCE, AS AMENDED, SPECIFICALLY SECTION 110-142 - O-I, OFFICE-INSTITUTIONAL DISTRICT. AND SECTION 110-173 - (1) SR 54 WEST OVERLAY ZONE

WHEREAS, the duly elected governing authority of Fayette County is the Board of Commissioners thereof;

WHEREAS, the governing authority desires to amend the provision that provides for the regulation of land development as allowed by the State of Georgia;

WHEREAS, the health, safety, and welfare of the citizens of Fayette County, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FAYETTE COUNTY AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

Section 1. The Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, as amended, is hereby further amended by adding to Sec. 110-142 the following in its entirety:

(h) State Route 54 West Special Development District

(1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.

(2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:

- a Businesses that supply services, equipment and/or resources to the film industry
- b Call center
- c Cellular phone/communication device sales and/or service
- d Computer technology service, sales and/or repair
- e Medical equipment sales, rental and/or repair.
- f Restaurant, (no drive-through or drive-in)
- g Television/radio broadcasting studio, movie/music/media productions or telecommunications
- h Server farm/data center
- i Internal access self-storage facility

(i) No direct exterior access to individual storage units shall be allowed, all individual storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet

(ii) Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the self-storage

facility shall require a canopy. Vehicle loading/unloading bays may also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.

- (iii) Office, business and building contractor space with inside storage shall constitute a minimum of 20 percent of the total building footprint area proposed for the site excluding the footprint of a vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility.
 - (iv) No outside storage of materials or equipment shall be allowed.
 - (v) A vehicle, boat, and/or trailer storage structure shall be fully enclosed. This use shall only be allowed in conjunction with an internal access self-storage facility.
- (3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.
- (4) Mixed residential/office use. Based the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.

Section 2. The Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, as amended, is hereby further amended by deleting to Sec. 110-173 (1) (d) in its entirety and replacing it with the following:

- d. Architectural standards. Structures shall maintain a residential character. Applicants for rezoning shall submit elevation drawings of proposed structures. These elevations should be detailed enough to convey the design intent of the project and should communicate the overall size, shape and mass of the structure, as well as details and architectural features of note such as roof structure, building materiality, windows and doors, entry canopies/awnings, etc. Elevation drawings will be to a common architectural scale and must contain the following information: overall building height to roof eave, and top of roof, overall building width, per elevation, height of each floor plate, locations and design of windows and doors and exterior materials.

Subsequent to rezoning approval, elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:

Section 3. That the preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. a. It is hereby declared to be the intention of the Board of Commissioners that all Sections, paragraphs, sentences, clauses and phrases of this Article are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable and constitutional.

b. It is hereby declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is

severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, no Section, paragraph, sentence, clause or phrase of this Article is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Article.

c. In the event that any phrase, clause, sentence, paragraph or section of this Article shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Board of Commissioners that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Article and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby expressly repealed except those provided for herein.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

So ordained this 27th day of June, 2019, by the

**BOARD OF COMMISSIONERS
FAYETTE COUNTY, GEORGIA**

RANDY OGINO, CHAIRMAN

ATTEST:

CLERK/DEPUTY CLERK