

THE FAYETTE COUNTY PLANNING COMMISSION met on August 20, 2020 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John H. Culbreth, Chairman (via *teleconference*)
Danny England, Vice-Chairman (via *teleconference*)
Brian Haren (via *teleconference*)
Arnold Martin (via *teleconference*)
Al Gilbert (absent)

STAFF PRESENT: Pete A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator (via *teleconference*)
Howard Johnson, Planning & Zoning Coordinator

Welcome and Call to Order:

Chairman Culbreth called the Planning Commission Meeting to order.

1. Consideration of Minutes of the Planning Commission meeting held on July 16, 2020.

Brian Haren made a motion to approve the minutes of the meeting held on July 16, 2020. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

2. Consideration of Minutes of the Planning Commission meeting held on August 6, 2020.

Arnold Martin made a motion to approve the minutes of the meeting held on August 6, 2020. Arnold Martin seconded the motion. The motion passed 4-0. Al Gilbert was absent.

NEW BUSINESS

3. Consideration of a Minor Final Plat of Sagon Estate. The property will consist of three (3) lots zoned A-R, is located in Land Lot(s) 39, 40, & 57 of the 5th District and fronts on S.R. 92 South.

Chairman Culbreth asked if the petitioner was present.

Randy Boyd said he was here representing the Sagon Family Estate.

Chairman Culbreth asked if there is anything that you would like to state regarding your item.

Randy Boyd said there are a couple of houses on the property that existed for about 30 to 40 years or longer. He explained we split it up into three (3) separate lots, submitted to all of the county departments and they have approved it. He stated that the plat previously came before you on the last meeting held on July 16th, 2020, however we found out at the

11th hour there was a septic tank / drain field line that crossed over one of the property lines, so it has been moved. He stated since that time Robert Kurbis has signed the Plat, so now we have all of the signatures. The concluded that we ask that you approved the Plat as submitted.

Chairman Culbreth asked is there any opposition to the petition of the Minor Final Plat of Sagon Estates. He also asked if we are streaming online tonight.

Howard Johnson replied no we are not steaming tonight, this is not a public hearing.

Hearing none, the Chairman brought the item back to the Planning Commission for discussion or questions.

Arnold Martin replied I have no questions.

Brian Haren replied I have no questions.

Danny England replied I have no questions.

Chairman Culbreth said a motion is in order.

*Arnold Martin made a motion to approve the Minor Final Plat of Sagon Estate.
Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.*

OLD BUSINESS

4. Discussion of the Fayette County Sign Ordinance

Pete Frisina said that Laverne Jones of Signarama was present. He explained that he was going to review the sign ordinance amendments. He noted that this is still a work in progress and that he will review some things that have changed from the last meeting. He said starting on Page 2 under Definitions, I have added the definition for feather sign, which means a flexible fabric generally in the shape of feather that is attached to a curved pole. He asked Laverne Jones is that a pretty good definition of what a feather sign looks like?

Laverne Jones replied, yes.

Pete Frisina continued to explain that under the definition for non-residential zoning districts he inserted the new non-residential zoning districts that are missing. He noted that under the residential zoning districts he added the missing zoning districts and deleted one that has been removed some time back and he added PUD-PRL, PUB and PDF where there are individual residential lots within those districts. He noted that under the definition of a temporary sign he added that it is not permanently mounded on a footing. He said under Section 108-135, one of the things I have in my notes is to come up with some different classifications for signage in A-R, since you have a mix of uses you get in A-R, consisting of residential lots all the way to

a business like a daycare center. So that is something that I am still working on. He added under Freestanding Residential Signs which is letter c under 108-135, I have updated letter c to address banners / feather signs which will be temporary in nature. He added you will need a permit and it is allowed three times per year. He added it states that banners shall be no more than 24 square feet in size and no banner shall extend to further than the horizontal plane of a roof or the wall, which is standard for banners and no sign shall extend no more than five (5) feet in height when mounted on the ground. He stated that the new regulations being added are for feather signs and he asked the Planning Commission their preference for the size of a feather sign which is either eight feet or ten feet noting that the ultimate height once placed on a pole is ten feet or twelve feet. He asked Laverne Jones if he was correct in these proposed sizes.

Laverne Jones said feather signs come in eight, ten, twelve and sixteen foot sizes and when mounted on the pole it adds about two feet of height.

It was the consensus of the Planning Commission that an eight foot feather sign be allowed in a residential context.

Pete Frisina said in Section 108-137 relating to signs during a construction period he is recommending the maximum size be 32 square feet.

Arnold Martin asked in Section 108-130 regarding searchlights and similar devices why is that noted with a question mark.

Pete Frisina said the sign ordinance does not allow searchlights which are normally used for an event such as a grand opening of a business. He said he is not aware of this ever happening in Fayette County but the question would be do we allow it on a temporary basis with a permit.

Arnold Martin said his concern is with the movie industry in Fayette County would this be something that could take place at a movie premier and the theater in the Pinewood Forest development across from Pinewood Studios could be where a movie premier takes place.

Pete Frisina stated Pinewood and Pinewood Forest is in the City of Fayetteville and not regulate by the County Sign Ordinance. Pete Frisina said this is something we will come back to and decide if we continue to prohibit it or allow it as a temporary use with a permit. He said in Section 108-161 as enquiries have been made involving nonresidential developments with two entrances particularly on corner lots and allowing a sign at each entrance. He stated a solution could be to allow a sign at each entrance per at a reduced size of 35 square feet as opposed to the standard of one sign at 50 or 60 square feet.

Brian Haren said he could support the two 35 square foot signs in this situation.

Pete Frisina said the question is if we would allow two signs should there be a minimum lot size or distance between entrances.

Arnold Martin asked about campaign signs.

Pete Frisina said in his experience if there something you should avoid in sign regulation it is political signs. He added that the County was legally challenged some years back on this subject and the County did not prevail. He said that there also may be some state regulations that precludes local governments from regulating political signs and the most the County does is remove them from the right-of-way.

Pete Frisina said in Section 108-161, letter c, which addresses a drive-through or drive-in facility, not legible by the traveling public. He added that these signs shall not exceed six feet in height or be internally or externally illuminated. He stated this could be expanded to include all signs in a nonresidential context that are not legible to the travelling public and therefore not intended to catch the attention of the traveling public but the attention of those within the property. He said the issue is how deep into a property does the county want to go to regulate signage and should we consider only the signs whose purpose is to catch the attention of the traveling public based on its orientation, size and legibility from a road. He added any sign within a nonresidential development that doesn't comply with this ordinance is technically illegal and we need to give this some thought. He said also in letter d in this section, consider allowing a temporary sized sign to be attached to a light pole or similar structure.

Brian Haren agreed.

Pete Frisina said in Section 108-164 he added new regulations for feather signs and he asked the Planning Commission their preference for the size of a feather sign which is either ten feet or twelve feet noting that the ultimate height once placed on a pole is twelve feet or fourteen feet.

It was the consensus of the Planning Commission that a ten foot feather sign be allowed in a nonresidential context.

Pete Frisina said in Section 108-166 he amended his section to allow signage on any face of an out-of-store marketing device and the height of the a sign placed on top of an out-of-store marketing device shall not be more than two feet above the device.

The Planning Commission took no official action on this item and will continue the discussion at a future meeting.

5. Discussion of O-I and the SR 54 Special Development District

Pete Frisina said Brett Vincent is here again to discuss his proposed internal access self-storage facility on SR 54.

Brain Haren asked where on SR 54 this site was located.

Danny England stated on SR 54 just west of Ebenezer Road.

Pete Frisina said Brett Vincent came to the Planning Commission at the last meeting to discuss the requirement of 20 percent of office space required in an internal access self-storage facility.

Brett Vincent said he is sharing the proposed site plan and building elevations for the facility to get some feedback from staff and the Planning Commission. He added that the lower level would be for vehicle storage and would be partially below grade of the site.

Pete Frisina said the architecture of these buildings shown on the elevations are similar to the examples staff used to present these initial ordinance amendments for SR 54 and he felt this meets the architectural requirements for the corridor.

Danny England said the mansard roof meets the regulations but the mansard roof looks uncomfortable in the elevations and if it looks that way in the drawings it will look that way when it is built.

Brett Vincent said by moving the two story office space in front of the three story building helps to break up the roof line.

Danny England said that the massing looks good with the two story volume in the front with stepping up to the three story volume in the rear.

Brett Vincent said he is not a fan of the mansard roof but it looks better than he initially thought it would.

Pete Frisina asked if the mechanical equipment could be screened by the mansard roof.

Brett Vincent said it would screen the mechanical equipment.

Brian Haren asked Danny England what type of roof he would recommend for this building.

Danny England said given the size and scale of this building he didn't think maintaining a residential character makes sense and he would recommend a flat roof.

Brett Vincent said the building he built in Tyrone has a flat roof with a parapet wall and he would prefer it.

Pete Frisina asked what percent of office space the Planning Commission would recommend. He asked Arnold Martin with his background what is his experience at this time.

Arnold Martin said his feeling is that demand for office space has decreased and this may be the norm for the future and he feels five to ten percent would be appropriate with a caveat that the percentage increases when and if the market comes back for office space.

Brett Vincent said he agrees that the demand for office space is not there now due to Covid.

Brain Haren asked if it is possible to put a Covid clause in the Zoning Ordinance that adjusts back up when the Covid crisis is over.

Pete Frisina said Zoning Ordinances don't work that way and the way to adjust the percentage is amend the ordinance.

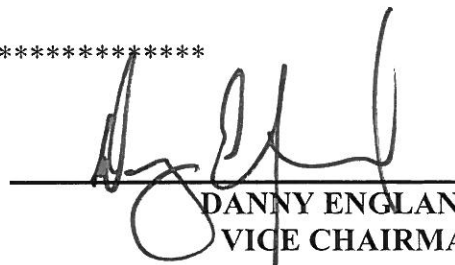
Pete Frisina said he would recommend ten percent.

The consensus of the Planning Commission is to recommend a ten percent requirement for office space.

Pete Frisina said he would better define how the percentage of office space is determined in terms of the office space is set out from the storage portion of the structure. He said he would have something ready for review at the next meeting.

The Planning Commission took no official action on this item and will continue the discussion at a future meeting.

The meeting adjourned at 8:00pm.


DANNY ENGLAND,
VICE CHAIRMAN

ATTEST:


HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY