

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 3, 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  
Brian Haren  
Arnold Martin

**STAFF PRESENT:** Pete A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator

**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 August 20, 2020.**

Arnold Martin made a motion to approve the minutes of the meeting held on August 20, 2020. Danny England seconded the motion. The motion passed 4-0.

**PUBLIC HEARING**

**2. Consideration of Petition No. 1293-20, Wright Chancey, LLC, Owner, and, Rod Wright, Agent, request to rezone from R-55 Cond. to R-55 Cond. to amendment a condition of rezoning concerning the number of driveway curb cuts. This property is located in Land Lot 31 of the 5th District and fronts on Redwine Road.**

Pete Frisina stated that the applicant has requested to withdraw the petition.

The Chairman asked if there was anyone present that would like to make a comment concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Brian Haren made a motion to recommend approval of the request to withdraw Petition 1293-20. Danny England seconded the motion. The motion passed 4-0.

**3. Consideration of Petition No. 1294-20, Iris Williams, Owner, request to rezone 3.00 acres from R-45 conditional to R-40 to develop two single-family residential lots. The subject property is located in Land Lot(s) 74 & 75 of the 5<sup>th</sup> District and fronts on South Jeff Davis Drive.**

Iris Williams said he wants to subdivide his property to be able to build a second house.

The Chairman asked if there was anyone present that would like to make a comment concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Arnold Martin asked about the subject property originally being zoned with property that became the Warren Lake Subdivision.

Iris Williams said his understanding was that the property was purchased by the person developing the Warren Lake Subdivision but it was not included in the subdivision.

Brian Haren asked about the current rezoning conditions on the subject property.

Pete Frisina said the conditions were put in place when a larger tract, which included the subject property, was rezoned R-45 for the Warren Lake Subdivision. He added that when the Warren Lake Subdivision was platted the subject property was not included in the subdivision and the conditions relate to the development of the subdivision.

Brian Haren asked if there would be sufficient area for proposed lot 2.

Pete Frisina said that would be determined through the platting process and the R-40 zoning district has a smaller side yard setback which will help. He added by eliminating the current rezoning condition requiring an increased 70 foot front yard setback and going to a standard 60 foot front yard setback will also help as the County will require 10 feet of right-of-way through the platting process. Pete Frisina stated that Mr. Williams has three acres to work with.

Iris Williams said he could shift the property line to the west to give lot 2 more area.

Brian Haren made a motion to recommend approval of the Petition 1294-20. Arnold Martin seconded the motion. The motion passed 4-0.

## **OLD BUSINESS**

### **4. Discussion of O-I and the SR 54 Special Development District**

Pete Frisina said we are proposing to amend the requirements for an internal access self-storage facility to reduce the amount of required office, business and building contractor space from 20 percent of the total building footprint area to 10 percent. He stated that he added language that the required ten percent could be within the footprint or an equivalent amount of office, business and building contractor space may be located outside of the footprint.

Brian Haren asked if this would allow the office, business and building contractor space to be put into a separate structure.

Pete Frisina replied yes.

Brian Haren said he would not want a separate structure and he recommends that the office, business and building contractor space not be detached from the storage facility but needs to be attached.

Danny England and Arnold Martin said they agreed with Brian Haren and that the office, business and building contractor space should not be in a separate structure.

Pete Frisina said he would rewrite this section to specify that the office, business and building contractor space cannot not be in a separate structure.

Arnold Martin asked if the demand for office, business and building contractor space increases in the future what would be the process to change the ordinance back to 20 percent.

Pete Frisina said it would be the normal public hearing process of amending the ordinance. Pete Frisina added that if the demand for office, business and building contractor space increases in the future nothing stops someone from doing more than 10 percent, 10 percent is the minimum not the maximum.

Brian Haren said he went by one of the new buildings on SR 54 and he did not like the look of the mansard roof.

Pete Frisina said he had asked Danny England to review the architectural requirements in the overlay and make suggestions for amendments. He added that we need to determine a size threshold for certain types of architectural requirements.

Danny England suggested that we use massing and height as the threshold for the type roof line for a mansard or parapet.

Arnold Martin asked what the downside is for the building owner from a construction cost standpoint.

Danny England said currently a parapet wall type construction is being done with the added expense of then adding a mansard roof to meet the requirements.

Pete Frisina said the amendment to the percentage of office, business and building contractor space is in a separate portion of the ordinance than the architectural requirements so we can move ahead with amending the percentage and keeping working the architectural requirements to be amended shortly thereafter.

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

**5. Discussion of the Fayette County Sign Ordinance**

Pete Frisina said he had a few changes to discuss tonight. He stated under the definition of animated sign where it said prohibited in parenthesis he added the section of number for prohibited signs. He said under the definition of double faced sign there are regulations imbedded in the definition. He added that he is moving the regulation portion of the definition to sec 108-81 which addressees the measurement of the sign face area for a freestanding sign. He stated that the section will now address the measurement of a double faced sign where basically only one side of the sign face will be measured in computing the sign face area and if the double face sign is constructed in the form of a "V," at no point shall the angle of the "V" be greater than 90 degrees. He said under the sections concerning banners and feather signs, feather signs in a residential situation are limited to eight feet in length and 10 feet in height when attached to a pole and mounted on the ground and feather signs in a non-residential situation are limited to 10 feet in length and 12 feet in height when attached to a pole and mounted on the ground. He stated in sec 108-61 addressing freestanding signs in nonresidential he has added an alternative allowing either one large sign for the parcel or smaller signs at each entrance. He said under temporary signage he is recommending that a temporary sized sign may also be attached to an on-site fixed structure such as a parking lot light pole, gasoline canopy support, wall/fence, dumpster enclosure, or similar structure and the sign shall not exceed six feet in height.

The consensus of the Planning Commission was they were agreeable to the suggested amendments.

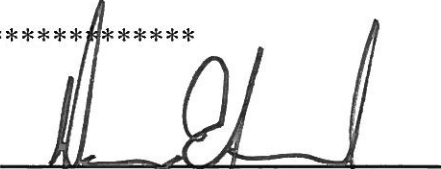
Brian Haren asked when we will address sign light intensity.

Pete Frisina said he hasn't gotten to that point yet.

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.

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DANNY ENGLAND,  
VICE CHAIRMAN

ATTEST:

  
HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY