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AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 4, 2021
7:00 pm

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

1. Consideration of the Minutes of the meeting held on January 21, 2021.

NEW BUSINESS

2. Discussion of Recreational Vehicles
3. Discussion of Cemeteries

OLD BUSINESS

4. Discussion of internal/external access self-storage facility, SR 138 and North SR 314 overlay zone and General Business District zoning district

Guesthouses and Recreational Vehicles

Issue: Manufactured structures intended for use as a guesthouse must meet HUD standards. A manufactured home HUD tag proves that the home was inspected at the factory and passed. Recently a manufactured structure with a HUD tag was approved for a guesthouse.

There have now been two cases where a manufactured structure was proposed for use as a guesthouse but it did not meet the HUD requirements and was manufactured under ANSI standards which classifies it as a recreational vehicle. Manufactured structures under 400 square feet cannot meet HUD standards. Per building codes it cannot be used for permanent occupancy or be hard wired to an electrical power source. Per the Building Official, It could only be occupied for 180 days per year and be plugged into a standalone electrical pedestal. The width of the proposed manufactured structure (11' 8" wide) is also larger than the size for a recreational vehicle stated in the zoning ordinance and, therefore, not considered a recreation vehicle per the zoning ordinance. Recreational vehicles that exceed 8½ feet in width require a trucking permit. Sec. 110-91 below allows for temporary use of recreational vehicle for occupancy.

Current Zoning Ordinance

Definitions

Vehicle, recreational, means a self-propelled or towed vehicle used as a temporary dwelling for travel and recreational purposes.

Sec. 110-79. - Residential accessory structures and their uses.

- (f) Guesthouses. Only one guesthouse is allowed per individual lot. Any living area included in a residential accessory structure is a guesthouse. A guesthouse shall not be used as tenant space. A guesthouse shall not exceed 700 square feet of heated and finished floor area.

Sec. 110-91. - Recreational vehicles and boats.

Camping trailers, travel trailers, camper pick-up coaches, motorized homes, boat trailers and boats shall not be parked on any residential or A-R lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a principal building except in conjunction with the construction of a principal building for which a building permit has been issued. Application for a permit for the parking of such recreational vehicles shall be made to the zoning administrator. Such a permit shall be issued for a period not to exceed six months and shall not be renewable when associated with the construction of a dwelling. This provision shall not be interpreted as precluding the parking of such recreational vehicles for a period not to exceed 14 days. One recreational vehicle, when utilized for temporary occupancy, shall be allowed to be parked in any zoning district on a lot which contains a single-family dwelling or in A-R or any residential zoning district. The duration shall not exceed 14 days and said duration shall be allowed two times per year. Recreational vehicles shall include camping trailers and travel trailers in addition to self-propelled vehicles which **do not exceed 8½ feet in width, when in travel mode**, and 45 feet in length, not including the towing vehicle.

Question: Should we create a set of regulations specific to these new structures in terms of temporary occupancy?











Cemeteries

A cemetery is being proposed and the developer has provided a list of building and associated uses that they want for the cemetery (below). The conditional use below only lists a crematorium or mausoleum.

List of potential buildings/structures on the funeral establishment and cemetery parcel:

1. Funeral establishment building/office.
 - a. For the time being, the existing house will be used; however, the goal is to eventually replace the house with a new funeral establishment building/office.
2. Ground Maintenance Storage Building with workshop for maintenance, storage of equipment and supplies.
3. Pavilion for outside gatherings.

In order to sell funeral merchandise (e.g., coffins, urns, funeral services, and packages of such merchandise), the cemetery must have a funeral establishment (as defined and regulated by O.C.G.A. 48-18-1, et seq.) on its premises. Therefore, the cemetery would be operated in conjunction with the funeral establishment.

Current Zoning Ordinance

1. *Cemetery, human or pet.* Allowed in A-R and C-H zoning districts. A human cemetery is also allowed in conjunction with a church or other place of worship.

1. *Human cemetery.*

- (i) The facility shall comply with all requirements of the state.
- (ii) Minimum lot area shall be ten acres.
- (iii) A crematorium or mausoleum shall be allowed only in conjunction with a cemetery.
- (iv) A crematorium shall be set back 300 feet from all property lines.
- (v) Grave sites shall meet the setbacks and buffers applicable to the underlying zoning district. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in [sec. 110-169](#): cemetery, human or pet; child care facility; church and/or other place of worship; college and/or university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.
- (vi) Landscape areas shall be required and planted in accordance with [chapter 104](#).
- (vii) Graves for pets shall meet the requirements of subsection (2)j.2(ii), (iii) and (iv) of this section.

CURRENT

rr. Self-storage facility (external access). Allowed in M-1 and C-H zoning districts.

1. The maximum size of a storage bay shall be 600 square feet. The facility may contain one on-site single-family dwelling unit.
2. All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco), and/or finished baked enamel metal siding which establishes a horizontal pattern. The transportation corridor overlay zone architectural requirements shall control when applicable.
3. Aisle ways adjacent to storage bays shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisle ways shall be 25 feet as measured from the closest part of the structure including any overhang.
4. Storage of vehicles, boats, and trailers, shall be located in the rear yard only and be screened from view from adjacent residential areas and public roads with any combination of privacy fence and/or berm, and vegetation. Covered vehicle storage up to 850 square feet per parking space, shall be allowed provided it does not exceed 25 percent of the overall gross square footage of all buildings. All covered storage shall have a peaked roof, be closed on any side that is visible from a residential or A-R zoning district or from any street, and shall be built of materials consistent with the main structure. Aisles adjacent to boat and RV parking shall be a minimum of 50 feet wide unless it is angled parking.
5. All outdoor lighting shall be shielded away from adjacent residential uses.
6. No exterior loudspeakers or paging equipment shall be permitted on the site.

ss. Self-storage facility (internal access). Allowed in M-1 and C-H zoning districts.

1. 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. The facility may contain one on-site single-family dwelling unit.
2. All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist 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 metal siding which establishes a horizontal pattern. The transportation corridor overlay zone shall control when applicable.
3. Vehicle loading/unloading bays shall only be located on the side or rear, and not facing a street. Vehicle loading/unloading bays on the side of the self-storage facility shall require a canopy.

4. No outside storage of materials or equipment shall be allowed.
5. A vehicle, boat, and/or trailer storage structure shall be fully enclosed.
6. No exterior loudspeakers or paging equipment shall be permitted on the site.

PROPOSED

rr. *Self-storage facility (external and/or internal access).* Allowed in G-B, M-1 and C-H zoning districts.

1. Single story self-storage buildings may have exterior access to the individual storage units. Multistory self-storage buildings shall not have direct exterior access to individual storage units; all individual storage unit access shall be internal. Vehicle loading/unloading bays shall only be located on the side or rear of the multistory self-storage building, and not facing a street. Vehicle loading/unloading bays on the side of the multistory self-storage building shall require a canopy.
2. All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco), or metal siding which establishes a horizontal pattern. The transportation corridor overlay zone architectural requirements shall control when applicable. All storage buildings shall maintain the same architectural character.
3. The maximum size of an individual storage unit shall be 600 square feet.
4. The facility may contain one on-site single-family dwelling unit.
5. Aisle ways adjacent to storage unit bays doors shall be used both for circulation and temporary customer parking while using storage units. The minimum width of these aisle ways shall be 25 feet as measured from the closest part of the structure including any overhang.
6. Storage of vehicles, boats, and trailers, shall be located to the rear of the self-storage buildings. Covered vehicle storage shall be allowed provided it does not exceed 25 percent of the overall gross square footage of all storage buildings and shall maintain the same architectural character of the principal self-storage buildings.
7. All outdoor lighting shall be shielded away from adjacent residential uses.
8. No exterior loudspeakers or paging equipment shall be permitted on the site.