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AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 18, 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 February 4, 2021.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Jeffery & Sherry Kendrick. The property will consist of two (2) lots Zoned A-R, is located in Land Lot 223 of the 4th District and fronts on Bernhard Rd.
3. Discussion of PUD Requirements

OLD BUSINESS

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

Planned Unit Development (PUD)

Some of the categories under the PUD zoning requires that the property be in a certain zoning district prior to rezoning to PUD. For example a Planned Industrial Park (PIP) must be zoned M-1 or M-2 and a Planned Retreat and/or Lodge (PRL) and a Planned Entertainment Farming (PEF) must be zoned A-R. The other PUD categories: Planned Residential Developments (PRD), Planned Outdoor Recreation (POR), Planned Small Business Center (PSBC), and Planned Residential and Business Development (PRBD) do not have this type of pre-zoning requirement.

The zoning ordinance states the following:

Relation to zoning districts. An approved planned unit development shall be considered to be a separate zoning district in which the development plan, as approved, establishes the uses, restrictions and regulations according to which development shall occur. Upon approval, the zoning map shall be changed to indicate the area as a planned unit development.

While this mentions a relationship to zoning districts, once the property is zoned PUD the previous zoning has no bearing on the property

Question

What is the purpose of the pre-zoning requirement and is it necessary.

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.

Proposed Zoning Ordinance Amendments

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/**columbaria** shall be allowed only in conjunction with a cemetery.
- (iv) A crematorium shall be set back 300 feet from all property lines.
- (v) **Allowed uses and/or structures incidental to a cemetery shall include a funeral establishment building/office, maintenance/storage building, pavilion, chapel, restroom facility and statues/monuments.**
- (vi) 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.
- (vii) Landscape areas shall be required and planted in accordance with [chapter 104](#).
- (viii) Graves for pets shall meet the requirements of subsection (2)j.2(ii), (iii) and (iv) of this section.

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. This exterior access shall not directly face a street.

Multistory self-storage buildings shall not have direct exterior access to individual storage units; all individual storage unit access shall be internal. A vehicle loading/unloading area utilizing a bay door and/or a loading dock shall only be located on the side or rear of the multistory self-storage building not facing a street. A vehicle loading/unloading area utilizing a bay door and/or a loading dock located on the side of the multistory self-storage building shall require a canopy covering the loading/unloading area.

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 architectural requirements shall control when applicable.
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. No open outside storage of items, other than vehicles, boats, recreational vehicles and trailers, shall be allowed. Open storage of vehicles, boats, recreational vehicles and trailers, shall be located to the rear of the self-storage buildings. Covered vehicle storage structures shall be allowed provided they do not exceed 25 percent of the overall gross square footage of all storage buildings and shall maintain a similar architectural character of the principal self-storage buildings.
7. All outdoor lighting shall be shielded away from adjacent residential areas.
8. No exterior loudspeakers or paging equipment shall be permitted on the site.

Sec. 110-173. - Transportation corridor overlay zone.

For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

- (5) *SR 138 and North SR 314 overlay zone.* All property and/or development which have frontage on and/or access to SR 138 and S.R 314 north of Highland Drive with nonresidential use or zoning shall be subject to the requirements of the SR 138 and North SR 314 overlay zone. The intent of the overlay is to set standards specific to SR 138 and North SR 314 as described above.
- a. *Purpose.* The purpose of the SR 138 and North SR 314 overlay zone is to achieve the following:
 1. To maintain the efficient traffic flow on these highways as thoroughfares for Fayette and Clayton Counties;
 2. To enhance and maintain the aesthetic qualities of the corridor; and
 3. To protect existing and future residential areas.
 - b. *Access standards.* Access to each nonresidential property and/or development shall be from a state route or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points and interparcel access shall be required to comply with chapter 104, development regulations. A concept plan, submitted with a rezoning application, and/or a site plan shall illustrate compliance with these requirements.
 - c. *Dimensional requirements.*
 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 2. Front yard setback on SR 138: 100 feet.
 3. Berms for nonresidential zoning districts: Berms, when required as a condition of zoning, shall be a minimum of four feet in height.
 - d. *Architectural standards.* ~~Structures shall maintain a residential character.~~ Elevation drawings denoting compliance with the following shall be submitted as part of the site plan.
 1. ~~All buildings shall be constructed in fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or metal siding which establishes a horizontal pattern.~~

~~A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot including gasoline canopies and 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 a 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. ~~No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.~~

~~Gasoline canopy. Gasoline canopies shall also comply with the following requirements:~~

 - ~~(i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.~~
 - ~~(ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.~~
 - ~~(iii) The support columns for the gasoline canopies shall match the facade of the convenience store.~~

~~(iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.~~

3. No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, fenestration, or changes in planes.

~~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, or stucco (including synthetic stucco) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.~~

4. If the proposed structure is to have a pitched peaked (gable or hip) roof, said pitched peaked (gable or hip) roof shall have a minimum pitch of 4.5 inches in one foot. 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 a 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. Structures with a pitched peaked (gable or hip) roof or a pitched mansard roof façade are exempt from 2. above.

~~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 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, or stucco (including synthetic stucco).~~

5. Gasoline canopy. Gasoline canopies shall also comply with the following requirements and are exempt from 2. above:
 - (i) The gasoline canopy shall match the architectural character, materials, and color of the convenience store or principal structure.
 - (ii) Gasoline canopies, in conjunction with a convenience store or principal structure which has a pitched peaked (gable or hip) roof, may reduce the pitch of the gasoline canopy roof to a minimum of three inches in one foot to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
- (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.

~~Structures of 35,000 square feet or greater with a minimum dimension of 150 feet may utilize the following architectural standards, in lieu of subsections (5)d.1, 3 and 4 of this section.~~

- ~~(i) At least 50 percent of all exterior wall finishes shall be comprised of at least two of the following facade types: brick/brick veneer, wood, fiber-cement siding (i.e., Hardiplank), rock, stone, cast-stone, split-face concrete masonry unit (rough textured face concrete block), architectural precast concrete wall panels, stucco (including synthetic stucco) or any architecturally engineered facades which simulate these materials. Any metal facades used on the remaining portions of the exterior walls shall establish a horizontal seam pattern.~~
- ~~(ii) No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.~~
- ~~(iii) No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, or changes in planes.~~

6. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.
 7. When an existing structure, that is nonconforming to the aforementioned architectural standards, is enlarged, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure.
- e. *Landscape requirements.* In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
1. *Street frontage SR 138 and SR 314 (major arterial) landscape area.* Fifty feet along the right-of-way of SR 138 and SR 314. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures, if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual: vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the environmental health department and the county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
 2. *Side yard landscape area.* Ten feet in depth along side property lines, unless adjacent to a residential district where buffer requirements will apply.
- f. *Lighting.*
1. *Shielding standards.* Lighting shall be placed in such a fashion as to be directed away from any adjacent roadways for nearby residential areas.
 2. *Fixture height standards.* Lighting fixtures shall be a maximum of 35 feet in height within the parking lot and shall be a maximum of ten feet in height within non-vehicular pedestrian areas.
- g. *Additional requirements.*
1. All refuse areas and equipment shall be allowed in the side or rear yards only and shall be screened.
 2. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment 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.
 3. Bay doors shall not be allowed to directly face SR 138 or SR 314.
 4. All utilities shall be underground.
- h. *Use of existing structure.* When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(Code 1992, § 20-7-5; Ord. No. 2012-09, § 5, 5-24-2012; Ord. No. 2012-14, § 7, 12-13-2012; Ord. No. 2014-10, § 1, 6-26-2014; [Ord. No. 2019-04](#), § 2, 6-27-2019)