

THE FAYETTE COUNTY PLANNING COMMISSION met on February 18, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

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

Welcome and Call to Order:

Chairman England called the Planning Commission meeting to order.

1. Consideration of the Minutes of the meeting held on February 4, 2021.

John Culbreth made a motion to approve the minutes of the meeting held on February, 4, 2021. Arnold Martin seconded the motion. The motion passed 5-0.

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.

Chairman England asked if the applicant was present.

Pete Frisina said the applicant was not present.

Chairman England asked if there were any questions. Hearing none he said he would entertain a motion.

Brian Haren made a motion to approve the Minor Final Plat for Jeffery & Sherry Kendrick. John Culbreth seconded the motion. The motion passed 5-0.

3. Discussion of PUD requirements.

Pete Frisina said he wanted to discuss pre-zoning requirements for Planned Unit Developments (PUDs). He added what brought this to his attention is a potential Planned Retreat and Lodge (PRL) PUD that is in an R-70 zoning district and the requirement is that the property be zoned A-R. He stated that this puts the county in the position of having to

rezone to A-R before the County can determine if the PUD-PRL is appropriate. He said it is not clear if the county needs to do the rezonings separately in different months or do them both on the same night. He stated that not all of the PUD categories require that the property be pre-zoned. He said he looked at the history of PUDs in the past zoning ordinances. He stated that PUDs were added to the zoning ordinance in 1974 and they were not listed under the chapter of zoning districts but appear to be an overlay to an existing underlying zoning district. He said in 1980 PUDs were not listed under the zoning districts but the following paragraph was added under PUDs:

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.

He added while PUDS were not listed under the zoning districts it implies that it is a separate zoning district. He stated in 1998 PUDs were added to the list of zoning districts. He added that some of the PUD categories require a pre-zoning but it is not required for all categories. He said the question is what is the purpose of the pre-zoning requirement and is it still necessary. He stated that he asked the County Attorney for his opinion and the County Attorney said it needs to be clear in the ordinance whether the PUD is dependent on the pre or underlying zoning district and if it is dependent on the pre or underlying zoning district then that pre or underlying zoning district has some aspect of control over the property. He added that County Attorney said if it is the intent that the PUD not be dependent on the pre or underlying zoning district then the PUD needs to set all of the requirements needed for that PUD category. He said he recommends that we review the PUD requirements and he feels that the PUDs need to stand on their own and not be dependent on a pre or underlying zoning district.

Arnold Martin asked if there any requirement as to how long the pre-zoning must be in place.

Pete Frisina replied that there is not a requirement as to how long a pre-zoning must be in place.

Arnold Martin said so the pre-zoning is in place for five minutes and what does that accomplish.

Pete Frisina said I don't know but currently it is a requirement.

Jim Oliver said the county has some sense of a pre-zone with the Land Use Plan.

Pete Frisina said the Land Use Plan would guide the county's decision on any PUD.

Jim Oliver said in that case pre-zoning does not seem necessary and could be a limiting

factor.

Pete Frisina said under the PRL it says the uses within A-R can be considered for the PRL but the uses have to be approved for the PRL as you don't get them automatically. He added that those specific uses need to be indicated in the Summary of Intent and Development Plan for the PRL.

It was the consensus of the Planning Commission to review PUDs.

Brian Haren asked what the impact on the proposed PRL is.

Pete Frisina said he didn't know when that application will come through but currently the County would first need to consider a rezoning to A-R and if the A-R rezoning were to be denied they would not be eligible for the PRL.

OLD BUSINESS

4. Discussion of cemeteries.

Pete Frisina said what you have received is the ordinance amendments that were discussed last week. He added that Brian Haren suggested adding language to the ordinance concerning funeral services. Pete said he added a definition for funeral services that is in the state law and also that funeral services would take place on a cemetery property. Attorney Steven Jones asked that the term "columbaria" be added to the ordinance. Pete said the term has been added. Pete asked Rod Wright if he was in agreement with the amendments to the ordinance

Rod Wright stated that he was in agreement with the ordinance amendments.

Jim Oliver suggested that the term "observances" be added to the second portion of the definition for funeral services.

Pete Frisina said he was ready to move ahead with public hearings for the amendments.

5. Discussion of internal access self-storage facility, SR 138 and North SR 314 Overlay Zone and General Business District Zoning District.

Pete Frisina said that David Brill is here tonight and that he is a resident of north Fayette County and has been the president of the North Fayette Community Association. He added that what you have received is the conditional use requirements for a self-storage facility being added to the General Business zoning district and amended in the C-H and M-1 zoning districts and the architectural requirements in the SR 138 and SR 314 Overlay. He stated under the conditional use item number 1 makes a differentiation between a one story self-storage facility and a multi-story self-storage facility where a multi-story self-storage facility can be internal access only. He said in the case of a one

story self-storage facility with exterior access, the exterior access shall not directly face a street. He added that individual storage units are limited to 600 square feet, the facility may contain one on-site single-family dwelling unit, and the 25 foot width between buildings was originally recommended by the Fire Marshal. He said no open storage of items other than vehicles will be allowed.

Chairman England suggested that wood textured vinyl siding be eliminated from the list of materials.

Arnold Martin asked if there are any restrictions on the size of an on-site single-family dwelling unit.

Pete Frisina said there were not any restrictions on the size of an on-site single-family dwelling unit. He added that the two existing single-family dwelling units in a storage facility is a small apartment of the office and the other one is a small detached house that is on-site. He said he didn't see a need to restrict the size.

Pete Frisina said the amendments to the SR 138 and SR 314 Overlay where for architecture and what is being proposed is the same architectural regulations that were just approved by the Board of Commissioners for the SR 54 Overlay.

Jim Oliver said he was in agreement with the architectural regulations being proposed.

Pete Frisina said he was ready to move ahead with public hearings for the amendments.

It was the consensus of the Planning Commission to move ahead with public hearings.

John Culbreth made a motion to adjourn. Arnold Martin seconded. The motion passed 5-0.

The meeting adjourned at 8:00pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



DANNY ENGLAND, CHAIRMAN

ATTEST:


HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY