

THE FAYETTE COUNTY PLANNING COMMISSION met on March 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

Welcome and Call to Order:

Chairman England called the Planning Commission meeting to order.

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

John Culbreth made a motion to approve the minutes of the meeting held on March 4, 2021. Brian Haren seconded the motion. The motion passed 5-0.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Bracewell Estates. The property will consist of two (2) lots, with Lot 1 Zoned R-20 and Lot 2 Zoned A-R, is located in Land Lot 227 of the 13th District and fronts on Kite Lake Road.

Christina Bracewell said we are subdividing the property so we can build a new house on the larger property.

John Culbreth made a motion to approve the Minor Final Plat of Bracewell Estates. Jim Oliver seconded the motion. The motion passed 5-0.

3. Consideration of a Minor Final Plat of McCullough Estates. The property will consist of three (3) lots Zoned A-R, is located in Land Lot 120 of the 4th District and fronts on Grant Road.

Mark McCullough said the plat consists of three lots and there is currently a house on lot 3.

Brian Haren made a motion to approve the Minor Final Plat of McCullough Estates. John Culbreth seconded the motion. The motion passed 5-0.

4. Consideration of a Minor Final Plat of Joe L. Brown Property. The property will consist of one (1) lot, Zoned A-R, is located in Land Lot 36 of the 4th District and

fronts on Highway 85 Connector.

Brian Haren made a motion to approve the Minor Final Plat of Joe L. Brown Property. Jim Oliver seconded the motion. The motion passed 5-0.

OLD BUSINESS

5. Discussion of Recreational Vehicles

Pete Frisina said we have Dan Blanchard who is an owner of one of these recreational vehicles and Steve Tafoya who is the County's Building Official with us tonight. He said first we have the amendments to section 110-91 and that he has broken this section into three more succinct paragraphs for clarity. He added that in the first paragraph it is stated that any recreational vehicle parked on lot for storage must be owned by the owner/occupant of the lot. He said the second paragraph is clarifications of the regulations that allow you to stay in a recreational vehicle on your lot when you are building a home or doing major renovations to your home only for a one six month period.

Jim Oliver suggested that we consider allowing the six month permit to be renewed once if necessary as it may take more than six months to build a house.

Chairman England agreed.

Pete Frisina said we could tie it to an active permit and/or the CO.

Jim Oliver asked how many times a permit can be renewed after it expires.

Steve Tafoya said it can be renewed one time and an expired permit would not be considered an active permit.

Pete Frisina said the third paragraph is a clarification of the regulations which allows someone to visit and stay in their recreational vehicle on the lot for two 14 day periods per year. He stated that on page two we start the discussion of the recreational vehicle/structures being proposed as guesthouses that the County has recently encountered. He said he has created a definition for these recreational vehicle/structures and calls them a Park Model Home. He added that they would be defined as a recreational vehicle that is wider than eight and one half feet built on a single chassis mounted on wheels and built to ANSI 119.5 standards. He said the pictures that were sent out are the pictures of the recreational vehicle/structure that is on Mr. Blanchard's property. He stated that instead of putting these new regulations under the recreational vehicle section, he is proposing that they be put under the guesthouse section of the zoning ordinance. He said the outline of the regulations would be as follows:

- Temporary occupancy not to exceed 180 days per year
- Setup on piers and anchored or left on wheels based on manufacturer's specifications

- No permanent water connection
- No permanent connection to a septic system and shall be equipped with a holding tank
- No permanent connection to electrical service
- No permanent separate attached decks/porches only removable code compliant stairs
- The structure shall be skirted

Brian Haren asked if the term Park Model Home a standard industry name.

Pete Frisina said yes it is one of the terms he has run across in his research. He added that the 180 day limit comes from the building codes.

Steve Tafoya said the building codes say no more six months for temporary occupancy.

Pete Frisina said the 180 days is a starting point for discussion but we can't allow more than 180 days.

Brian Haren asked if the structure could remain on the lot permanently.

Pete Frisina replied yes.

Brian Haren asked how we can enforce the 180 days.

Pete Frisina said it is similar to the regulation we discussed earlier which allows someone to visit you in a recreational vehicle and occupy it on your lot for two 14 periods per year. He stated the county doesn't track this or require someone to get a permit each time but it gives the County a regulation to fall back on if there is an issue that come to our attention through a complaint. He added that he and the building official had discussed having the property owner sign an avadavat stating they understand the 180 day limit when they come in to permit the structure.

Brian Haren suggested that we put something in the regulations stating that you can't improve or enlarge this structure.

Pete Frisina said that can be included in the regulations.

Steve Tafoya said these are engineered structures and per code you cannot enlarge them.

Jim Oliver asked Dan Blanchard what he thought of these regulations.

Dan Blanchard said his intent is to use it as a guesthouse and he would suggest that the regulation state that it cannot be rented out.

Pete Frisina said the current guesthouse regulations already stipulate that a guesthouse cannot not be tenant space.

Jim Oliver asked Dan Blanchard if he saw anything in the proposed regulations that he didn't agree with.

Dan Blanchard said he is agreeable with the regulations. He added that some of these park model homes do not have a holding tank.

Pete Frisina said he thinks they need to have a holding tank as they cannot be hooked up to a septic system permanently. He said didn't know if we should be a limit on the time it can be connected.

Steve Tafoya said if we are not going to police it then we will have to address a situation when to it comes to the County's attention.

Chairman England said we limit the size of a guesthouse to 700 square feet in our current regulations and do these park model homes comply with the size limitation and also we should limit these to one per lot.

Pete Frisina said these structures cannot be larger than 400 square feet per ANSI standards.

Steve Tafoya said any structure 400 square feet or greater should be built under HUD standards.

Pete Frisina said he would take these suggestions and craft regulations under the guesthouse section of the zoning ordinance.

Chairman England asked Steve Tafoya what things the building department would look for regarding one of these structures.

Steve Tafoya said they would look at this similar to a mobile home including manufacturer's installation instructions, anchoring, and water and electrical connections.

6. Discussion of the Fayette County Sign Ordinance

Pete Frisina said the issue of walls signs came up and that is what opened the review of the sign ordinance. He added that he had wanted to clean up the whole sign ordinance but it has turned into larger job than he expected. He said that at this time he is suggesting that we move ahead with public hearings for amendments for wall signs only at this time.

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

John Culbreth made a motion to adjourn. Brian Haren 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