

THE FAYETTE COUNTY PLANNING COMMISSION met on April 15, 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 April 1, 2021.

Brian Haren made a motion to approve the minutes of the meeting held on April 1, 2021. Arnold Martin seconded the motion. The motion passed 4-0. John Culbreth was absent.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Namma's Nest. The property will consist of three (3) lots zoned R-40, is located in Land Lot 189 of the 4th District and fronts on Grooms Road.

Lynette Bowles said this property is across the street from her parents. She added the property is a five plus acre lot that had an old house that has been torn down. She stated that the purpose is to have three lots for her family including her daughter and her son and their families.

Brian Haren made a motion to approve the Minor Final Plat of Namma's Nest. Jim Oliver seconded the motion. The motion passed 4-0. John Culbreth was absent.

OLD BUSINESS

3. Discussion of Recreational Vehicle Guesthouse

John Culbreth entered the meeting virtually.

Pete Frisina said the first part is the rewriting of section 110-191 to clarify the language and there have been no changes made since the last meeting. He stated that he changed the definitions for "recreational vehicle" and "park model home" to add the ANSI reference to

“recreational vehicle” and to remove the ANSI section number from “park model home” in case the ANSI section numbers change in the future. He said the next section is 110-79 where we are adding that a park model home may be used as a temporary guesthouse and after speaking to the Steve Tafoya the building official, he reworded number 1 to make it more clear and added language to number 6 stating that self-supporting stairs, decks and porches constructed in association with a park model home will need a building permit, they cannot be attached to the park model home and there may be additional electrical requirements.

Dan Blanchard said he was good with the changes.

It was the consensus of the Planning Commission to move to public hearing for these amendments.

4. Discussion of Vehicle Sales in C-C, C-H, M-1 and M-2.

Pete Frisina said the existing definition for “vehicle/boat sales” has been amended to be clear. He added this use is being added to the C-C zoning district as a conditional use as it is in the C-H zoning district and the C-H conditional use is also being updated with the term “vehicle/boat sales” so the commercial zoning districts will be consistent. He said the “vehicle/boat sales” term will also be used in the M-1 and M-2 zoning districts where it currently is a permitted use for consistency.

Jim Oliver asked what precipitated these amendments.

Pete Frisina said we encountered a C-C property that was non-conforming that needed to be rezoned to C-H for vehicle sales. He added this raised many issues with a wide range of non-conforming issues and possible variances that would be needed and the County Attorney suggested amending the ordinance to allow vehicle sales in C-C.

Arnold Martin if there is any limitation on the number of vehicles that can be displayed on a property.

Pete Frisina said there is not a fixed number but the lot can only hold so many vehicles based on its size and setbacks.

It was the consensus of the Planning Commission to move to public hearing for these amendments.

5. Discussion of Funeral Establishments in C-H

Pete Frisina said amendments were made to the zoning ordinance recently regarding “funeral establishments” which is a term the state uses in their regulations. He stated staff received an enquiry of an embalming facility in the C-H zoning district which had a “funeral home” as a permitted use. He added that staff wants to update the C-H zoning district with

the term "funeral establishment" and state that a crematorium is excluded.

Brian Haren asked why we want to exclude a crematorium.

Pete Frisina said the zoning ordinance only allows a crematorium in association with a cemetery which requires 10 acres and a crematorium also requires a 300 foot setback from all property lines.

It was the consensus of the Planning Commission to move to public hearing for these amendments.

Arnold Martin made a motion to adjourn. John Culbreth 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