

**THE FAYETTE COUNTY PLANNING COMMISSION** held a **Workshop** on May 20, 2004 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

**MEMBERS PRESENT:** Jim Graw, Chairman  
Bob Harbison  
Bill Beckwith  
Al Gilbert

**MEMBERS ABSENT:** Douglas Powell, Vice-Chairman

**STAFF PRESENT:** Aaron Wheeler, Director of Zoning/Zoning Administrator  
Chris Venice, Director of Planning/Community Development Division  
Director  
Pete Frisina, Senior Planner  
Bill McNally, County Attorney  
Delores Harrison, Zoning Technician

**STAFF ABSENT:** Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

**Welcome and Call to Order:**

Chairman Graw called the meeting to order and introduced the Board Members and Staff.

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**1. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-6. Transportation Corridor Overlay Zone, A. S.R. 54 West and S.R. 74 South Overlay Zones; B. S.R. 85 North Overlay Zone; and C. General State Route Overlay Zone.**

Aaron Wheeler advised that the proposed amendments had been discussed at the previous Workshop and were supposed to be advertised for the Public Hearing, however after further review Staff found some areas which needed tweaking and decided to present the proposed amendments at another Workshop before advertising for a Public Hearing.

Bob Harbison referenced "Access" and stated that this section requires each lot to access S.R. 54 West and S.R. 74 South or an Arterial or Collector and asked if this was the intent.

Pete Frisina suggested to delete "Access to each lot developed as a nonresidential use" and replace with "Access to non-residential development".

The P.C. concurred.

In regards to "Architectural Standards", Mr. Wheeler explained that this section has the biggest changes. He advised that this section excludes the areas of the hospital district which includes O-I and Commercial districts along S.R. 54 West will be given a separate section number in the ordinance.

Mr. Wheeler pointed out that "Use of Existing Structure" had been clarified to address an encroachment of an existing structure, additions to an existing structure, and new construction.

Mr. Harbison asked if a percentage of the physical structure should be established in regards to an existing structure being removed, demolished, or destroyed.

Mr. Wheeler suggested 50% of the physical structure. He added that this requirement would be for each overlay corridor.

Mr. Wheeler advised that "Lighting" was a new section.

Mr. Harbison asked how lighting would be enforced when you are talking about subjective issues such as this. He also asked how lighting would be measured.

Attorney McNally stated that under "Consistency" the lighting shall be designed in a consistent manner in regards to their motif, however "Shielding standards" will be hard to enforce due to the lack of an illumination factor in regards to measurements.

Mr. Harbison suggested allowing him to discuss shielding with his Lighting Design Section to see if they could be of any assistance.

The P.C. concurred to not include "Shielding standards" at this time until a Lighting Ordinance is adopted.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments with the changes discussed tonight for the June Public Hearing.

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**2. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-6. Transportation Corridor Overlay Zone, A. S.R. 54 West and S.R. 74 South Overlay Zones to provide regulations that will allow for commercial development above 10,000 square feet while minimizing the impact on surrounding areas.**

Aaron Wheeler advised that this section dealt with architectural design for commercial development on S.R. 54 West and S.R. 74 South which would be a part of the overlay zone requirements.

Bob Harbison asked why lighting fixtures would be limited to twenty (20) feet in height.

Mr. Wheeler replied that over twenty (20) feet would be a nuisance.

Mr. Harbison stated that there should be a trade-off between height and numbers of poles.

Chairman Graw suggested allowing a maximum height of thirty-five (35) feet for the lighting fixtures.

Mr. Harbison concurred.

Chairman Graw suggested to not include shielding standards until a Lighting Ordinance is adopted.

Al Gilbert advised that at the first of the year the new Residential and Non-Residential Energy Code when into effect and the code should be reviewed for compliance.

Bill Beckwith asked if windows under Building Design should be a minimum of forty (40) percent of the affected facade and not a maximum.

Mr. Wheeler explained that by requiring a minimum amount that the windows would be larger to fit the proportions of the facade.

Mr. Gilbert suggested requiring a minimum window size.

Attorney McNally expressed concern about requiring smaller individual panes and framing consistent with the standard residential grid pattern and the photograph presented for the P.C. to review. He concurred that a minimum window size may need to be added. He asked if forty percent (40%) should be greater or less.

Mr. Harbison replied that he did not have a good feel about what the amount of the required percentage should be for the affected facade.

Pete Frisina asked if the amendment should state a maximum of forty percent (40%) of the affected facade for windows.

Mr. Wheeler suggested to review the Energy Code to make a decision on the percentage of windows to be required.

The P.C. concurred.

Attorney McNally and Mr. Frisina suggested to amend Section 5,a.,3. to read as follows: Covered walkway (excluding canvas type) provided with a minimum six (6) inch columns or better, attached to the building at a minimum extension of eight (8) feet wide. The walkway must be a minimum of eight (8) feet in height with a maximum of 10 feet in height and must be the full length of the affected facade.

Chairman Graw advised that this item will be placed on the June Workshop Agenda for further discussion and review.

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*(Tape 2 of 2 did not record. These items are addressed by notes/memory only.)*

**3. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Section 6-17. O-I (Office Institutional) Zoning District to allow for a percentage of Auxiliary Conditional Uses (commercial uses) in the Hospital District in the O-I Zoning District.**

Aaron Wheeler advised that the proposed amendments had been discussed at a previous Workshop. He pointed out that the only major change was under Architectural Requirements where the first sentence was removed from the architectural requirements of the Overlay Zone and inserted into the proposed amendment.

Attorney McNally suggested to change the wording of use #3. from "High Turnover Sit-Down Restaurants to Counter Service Restaurant.

Bob Harbison suggested that under Architectural Requirements #1., the word "should" be changed to the word "shall".

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the June Public Hearing.

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**4. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, C-H Highway Commercial District, B. Permitted Uses, 7. Auto parts and Tire store; retail and C. Conditional Uses, 2. Automobile, Truck, Farm Equipment, or Motorcycle Sales and Repairs and 17. Self-Storage Facility.**

Aaron Wheeler gave a brief overview of the reasons for the proposed changes to Section 6-19.,B.,7. which included the addition of the word "installation" after tire store, brake installation, muffler repair, oil change, tune-up, and emission testing facilities. He explained that this change was necessary to clarify the difference between incidental automotive maintenance vs. major automotive repair.

Under Conditional Uses, Mr. Wheeler advised that Section 6-19.,C.,17. "Self Storage Facilities" be deleted and inserted under the M-1 Light Industrial Zoning District, Section 6-21.,C.,8. He explained that this use is more in keeping with the intent of the M-1 Zoning District as opposed to the C-H Zoning District.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the June Public Hearing.

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**5. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, M-1 Light Industrial District, B. Permitted Uses, 6. Automobile or truck sales, service station, paint shop, parts store including rebuilding of parts, parking lot or garage, tire recapping facility, upholstery shop and 39. Ministorage facilities with a unit floor space not to exceed 425 feet and C. Conditional Uses, 8. Self-Storage Facility.**

Aaron Wheeler gave a brief overview of the reasons for the proposed changes under the M-1 Light Industrial Zoning District to Section 6-21.,B.,6. "Automobile or truck sales, service station, paint shop, parts store including rebuilding of parts, parking lot or garage, tire recapping facility, upholstery shop" which included clarification allowing specifically for automotive repair facilities, not included in the C-H Zoning District under Section 6-19.,B.,7.

Mr. Wheeler advised that the removal of "Mini-storage facilities with a unit floor space not to exceed 425 feet" was being removed as a point of clarification. He stated that storage facilities were classified as "self storage facilities". He explained that this use is more in keeping with the intent of the M-1 Zoning District as opposed to the C-H Zoning District.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the June Public Hearing.

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**6. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, B. Conditional Uses Allowed, 34. Self-Storage Facility.**

Aaron Wheeler advised that based on the previous proposed amendment the Conditional Use requirements under Article VII. be changed from the C-H Zoning District to the M-1 Zoning District.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the June Public Hearing.

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**7. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article III. Definitions regarding Cabana (Pool Cabana) and Public Utility Facility.**

Aaron Wheeler advised that the proposed amendment regarding the definition of a Cabana was based on requests from Fayette County property owners. He pointed out that a cabana must have enclosed sides of a solid nature such as siding, stone, brick, or finished to match the existing principal structure. He added that the rear wall must be fully enclosed. He noted that side wall enclosure can be limited to a fully enclosed wall for half the length of the proposed wall with the remaining portion being a half wall. He confirmed that the half wall must be a minimum of three (3) feet in height.

Mr. Wheeler further advised that the proposed amendment regarding the definition of a Public Utility Facility was based on questions from Fayette County business owners. He said that he made the determination of what a Public Utility Facility is based on the definition provided in the Webster's Dictionary. He confirmed that a Public Utility Facility should include an electric substation or water treatment plant or a location where a business organization (as an electric company) performing a public service and subject to special governmental regulation and the public service commission conducts its day to day business.

Bob Harbison suggested to delete "conducts its day to day business".

The P.C. concurred.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the June Public Hearing.

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**8. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding the definition of an accessory structure, including any inspection requirements.**

Chris Venice informed the P.C. that the B.O.C. had sent the proposed amendment back to the P.C. for further review. She explained that the B.O.C. questioned whether the County should allow Portable On Demand (POD) storage containers at all or whether they should be on a temporary basis or redefine accessory structures for residential zoning. She presented ordinance amendments which allow PODs only on a temporary basis.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the June Public Hearing.

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Chairman Graw asked if there was any further business. Hearing none, Bob Harbison made a motion to adjourn the workshop. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Doug Powell was absent. The workshop adjourned at 9:00 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**JIM GRAW  
CHAIRMAN**

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**DELORES HARRISON  
ZONING TECHNICIAN**