

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on June 17, 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
Douglas Powell, Vice-Chairman
Bob Harbison
Bill Beckwith
Al Gilbert

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wheeler, Director of Zoning/Zoning Administrator
Chris Venice, Director of Planning/Community Development Division
Director
Ali Cox, Assistant County Attorney
Delores Harrison, Zoning Technician
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. He asked the P.C. if they had any additions to the May 20th Workshop Minutes due to tape 2 of 2 not recording. The P.C. concurred that they had no problems with the Workshop Minutes as written. Chairman Graw instructed Robyn Wilson to place the May Workshop Minutes on the July Agenda.

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1. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-21. M-1 Light Industrial District, B. Permitted Uses, 12. Car wash, 24. Furniture store, 44. Paint shop, automobile, 46. Parts store, automobile, C. Conditional Uses, 5. Kennel (See Animal Hospital, etc.).

Aaron Wheeler presented the proposed amendments which are basically “housekeeping” items as follows:

B. Permitted Uses

- 12. Car wash **and/or detailing facility;** - Added for clarification.
- 24. ~~Furniture store;~~ - Deleted due to duplication.
- 44. ~~Paint shop, automobile;~~ - This item is addressed in #6.
- 46. ~~Parts store, automobile;~~ - This item is addressed in #6.

C. Conditional Uses

- 5. ~~Kennel (See Animal Hospital, etc.);~~ - This item is addressed in #2.

The P.C. concurred with the proposed amendments.

Doug Powell pointed out duplications within the current ordinance as follows:

- 52. Public utility facilities and 70. Utilities, public facilities - Delete #70.
- 67. Tire recapping is addressed in #6. - Delete #67.

Mr. Powell suggested to delete “temporary in nature” for #31. Horse show and #60. Rodeo.

Mr. Wheeler added that “and equine activity centers” be added to #31. Horse show and “rodeo facilities” be added to #60. Rodeo.

A general discussion was held regarding the differences between a mini-storage facility (self-storage facility) and warehousing. It was concluded for these items to remain with no amendments.

Chris Venice advised the P.C. that one of the reasons that uses are listed different ways is to make the Ordinance “user friendly”.

Chairman Graw instructed Robyn Wilson to advertise the proposed amendments for the July Public Hearing.

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2. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-19. C-H Highway Commercial District, B. Permitted Uses, 20. Car Wash and 41. Furniture upholstery shop, and C. Conditional Uses, 14. Kennel (See Animal Hospital).

Aaron Wheeler presented the proposed amendments, which are basically “housekeeping” items, as follows:

B. Permitted Uses

20. Car wash **and/or detailing facility;** - Added for clarification.

41. Furniture upholstery shop; - This item is addressed in #85.

C. Conditional Uses

14. ~~Kennel (See Animal Hospital);~~ - This item is addressed in #2.

Chairman Graw pointed out duplications within the current ordinance as follows:

9. ~~Bank;~~ - This item is addressed in #36.

Doug Powell suggested that #48. Horse show and #76. Rodeo be “temporary in nature”.

Chris Venice advised the P.C. that one of the reasons that uses are listed different ways is to make the Ordinance “user friendly”.

Chairman Graw instructed Robyn Wilson to advertise the proposed amendments for the July Public Hearing.

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3. 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 5,000 square feet while minimizing the impact on surrounding areas.

Aaron Wheeler advised that the proposed amendments were discussed at a previous Workshop with the changes indicated in bold and underlined. He pointed out that the square foot of a building had been reduced from 10,000 square feet to 5,000 square feet.

Chairman Graw commented that he did not know why Staff wanted to touch the overlay zone on S.R. 54 West.

Chris Venice reminded the P.C. that the architectural standards had been lifted between Sandy Creek Road and Tyrone Road in the Hospital District.

Al Gilbert suggested changing the name of this section to "Hospital Overlay Zone" for S.R. 54 West.

Chairman Graw added that S.R. 74 South be deleted from these requirements.

Bob Harbison expressed concern about windows maintaining a residential character with large display windows being visually broken up by smaller individual panes and how this requirement would be regulated. He pointed out that you could take a large piece of glass and break it into one time, then you have a smaller pane. He added that individual panes could be interpreted as individual small pieces of glass instead of utilizing mullions.

Doug Powell suggested inserting "made to appear" to look like smaller individual panes.

A general discussion was held and the P.C. concurred to not establish minimum pane sizes because they did not want all the windows to look the same in every structure.

Mr. Powell asked what was "mill finish".

Mr. Wheeler explained that mill finish is uncoated/unfinished aluminum.

Chairman Graw asked who would define some of the words utilized throughout the proposed amendments.

Mr. Wheeler explained that the words have definitions through architectural terms. He added that an Architect or Engineer should be familiar with the words, however he said he could do some clarification.

Chairman Graw asked if the 5,000 square foot requirement was the total of all buildings or total of one building.

Mr. Wheeler replied one building.

Chairman Graw asked if there was a definition for consistent and coordinated lighting and who would decide if the lighting is consistent and would samples be given to the developers to indicate what would be considered consistent. He also asked how would it be determined if the lighting and lighting fixtures are integrated and designed to enhance the visual impact of the project on the community and/or blends into the landscape. He suggested deleting "and may offer multiple services in a single lane" under (3) b. He suggested changing "within a required landscape perimeter area" to "within required landscape areas" under (4) a. He also suggested changing "must be the full length" to "must extend the full length" under (5) 3. He asked what was meant by "transitional massing elements".

Mr. Wheeler explained that if you have a 2-story building and a 4-story building that the massing standards would create flow from lower to higher or vice-versa, a visually transitional area. He added that a transitional massing element could be trees, awnings, or canopies.

Chris Venice advised that this item could be placed on the July 1st Public Hearing Agenda for further discussion.

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Bob Harbison presented copies of the outdoor lighting ordinances from Flagstaff, Arizona and Pima County, Arizona and Aaron Wheeler presented copies of the outdoor lighting ordinance for Wisconsin for review by the P.C. and further discussion at the July Workshop.

Mr. Wheeler asked the P.C. if they wanted Staff to develop a Lighting Ordinance or just incorporate aspects of lighting as part of the General Provisions.

Mr. Harbison confirmed that the lighting ordinances were very, very in depth. He advised that most counties are requiring cut-off lighting which is the most expensive lighting which can be installed. He explained that cut-off lighting is a method of controlling the direction of the lighting. He reported that more glare would be generated from the lower lights and 15 feet may be too low for the light fixture. He cautioned that you do not want to be in conflict with the International Electrical Code (IEC) requirements for lighting because if a shopping center does not meet the public standards then they are subject to extreme law suits if something happens.

After a general discussion, the P.C. concurred that they did not want to pursue an outdoor lighting ordinance at this time but did want to address some aspects for outdoor lighting in the Ordinance.

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Chairman Graw asked if there was any further business. Hearing none, Bill Beckwith made a motion to adjourn the workshop. Al Gilbert seconded the motion. The motion unanimously passed 5-0. The workshop adjourned at 8:45 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY