

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on July 15, 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
Dennis Davenport, Assistant County Attorney
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 III. Definitions, Section 3-46. Financial Institution.

Aaron Wheeler advised that the P.C. had requested clarification regarding financial institutions and what type businesses would be classified as a financial institution instead of listing each one in the ordinance.

The P.C. concurred with the proposed amendment.

Chairman Graw instructed Robyn Wilson to advertise the proposed amendments for August.

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2. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-24. C-S, Conservation Subdivision, A. Purpose.

Aaron Wheeler stated that it was brought to his attention that when the revised Land Use Plan Map was adopted that the land use classifications were renamed. He explained that these amendments were “housekeeping” items only and that the Zoning Ordinance needed to be amended in order for the verbiage to match the Land Use Plan Map.

The P.C. concurred with the proposed amendment.

Chairman Graw instructed Robyn Wilson to advertise the proposed amendments for August.

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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 (in the area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road a/k/a the Hospital District) to provide regulations that will allow for commercial development 5,000 square feet or greater (single structure) while minimizing the impact on surrounding areas.

Aaron Wheeler explained that this item has been previously discussed at several Workshops. He advised that the requested changes discussed at the last Workshop had been inserted and were bolded and underlined. He pointed out that one of the items discussed at great length at the last Workshop was how to require smaller panes for doors and windows.

Al Gilbert recognized two (2) members of the Lester family who own a large amount of land in the general area if they had any comments. He advised that requiring development to be residential in appearance did not fit into the area around the hospital. He said that the proposed amendments should allow larger commercial/retail freestanding development.

Chris Venice added that the residential requirements had been removed from this area but a certain facade and character should be maintained.

An unidentified gentlemen commented that the proposed amendments seemed to recognize the need for larger tenants.

Attorney Dennis Davenport suggested adding the following to Section 5. Building Design, a.,1. as follows: "...divided or made to appear as if divided into more than 2 smaller panes either through framing or the use of mullions."

Mr. Wheeler referenced Section 5.,a.,4. Awnings on page 3. He said that he was having trouble trying to determine what the P.C. wants to require.

Doug Powell stated that he had discussed this section with Mr. Wheeler and they had determined that awnings should be fixed and not permit roll-up awnings.

Bob Harbison suggested amending the section to read: Canopies/Awnings should be of a fixed nature.

The P.C. discussed requiring minimum/maximum sizes of awnings/canopies and also the type material used but concurred to leave these items up to the architect.

Mr. Powell referenced Section 3. Drive-through lane standards and suggested deleting the sentence "Drive-through windows and lanes shall be designed to adhere to the following standards:" because it was redundant.

The P.C. concurred.

Mr. Powell also referenced Section 4. Pedestrian walkways and crosswalks and suggested that it be entitled "Pedestrian access standards" and to delete "Pedestrian access standards." from a. and beginning a. with the remainder to the paragraph.

The P.C. concurred.

Chairman Graw instructed Robyn Wilson to advertise the proposed amendments for August.

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4. Discussion items presented by the P.C.

Chairman Graw requested copies of the B.O.C. Minutes to be mailed to the P.C.

Aaron Wheeler advised that he would ensure that the P.C. receive copies of the B.O.C. Minutes.

Chairman Graw requested to either copy the Resolution onto the Preliminary Plat or require a graphic image bolded box for the recommended conditions from the rezoning petition instead of listing the conditions under the "Notes".

Mr. Wheeler advised that this requirement could be handled by amending the checklist.

Al Gilbert stated that it seemed to be a waste of time and tax payers money to request input from the Board of Education for rezoning, preliminary, and final plats when the same information is always received for each.

Mr. Wheeler advised that Staff would either request input or stamp the plats "for informational purposes only" for the Board of Education.

The P.C. concurred with Mr. Wheeler's suggestion.

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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 5-0. The workshop adjourned at 7:25 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY