

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on February 17, 2005 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
Pete Frisina, Assistant Director of Planning
Bill McNally, 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 Thoroughfare Plan, the Transportation Element of the Fayette County Comprehensive Plan, and Article III. Street Design Standards and Specifications, Section 8-47. Classification system, Section 8-48. Minimum right-of-way widths and dedication requirements 8-49. Roadway sectional composition standards by use and functional classification, 8-50. Design speed and grade, and 8-54. Acceleration and deceleration lanes of the Fayette County Development Regulations as presented by the Planning Department.

Pete Frisina advised that the Planning Department, Engineering Department, and Public Works Department were proposing to revise the Thoroughfare Plan to reflect the functions of the roadways and the new alignments which were reflected in the Transportation Plan. He presented a copy of the Thoroughfare Plan adopted in 1985. He reported that since 1985 there had been three (3) minor amendments made to the Thoroughfare Plan.

Mr. Frisina stated that more detailed classifications of streets were being proposed. He explained that these classifications consisted of: 1) Major Arterial, which are all of the Georgia State Routes; 2) Minor Arterial, which provides traffic movement within and through the County; 3) Collector, which collects traffic from local and other county collector streets and provides a connection to arterial streets; 4) County Local, which provides access to adjoining properties and traffic circulation within a limited area; and 5) Internal Local, which primarily serves an individual development and provides traffic circulation within that development. He explained that he did not want an Internal Local street to be classified as high as a County Local street since an Internal Local street only serves the subdivision in which it is constructed. He added that the proposed Thoroughfare Plan also includes the proposed East-West Fayetteville By-Pass.

Al Gilbert stated that he was glad to see the three (3) departments working together on updating the Thoroughfare Plan.

In regards to the proposed amendments to the Fayette County Comprehensive Plan, Mr. Frisina explained that the existing three (3) categories of street classifications were deleted and replaced with the proposed five (5) categories of street classifications. He added that these revisions were necessary so that the Thoroughfare Plan and Comprehensive Plan will be compatible.

In regards to the proposed amendments to the Fayette County Development Regulations, Mr. Frisina explained that Phil Mallon on the Engineering Department had some housekeeping changes. He referenced the following changes:

Section 8-47. Classification system - Existing three (3) categories of street classifications were deleted and replaced with the proposed five (5) categories of street classifications. Add the following statement: Any street not indicated on the Thoroughfare Plan will be classified by the Fayette County Engineer.

Section 8-48. Minimum right-of-way widths and dedication requirements - Delete adopted date by the Board of Commissioners. Under (1) delete "and pavement widths" since it is covered under another section of the ordinance. Add Major Arterial. Add "Minor" before Arterial and delete "street Department" after Arterial. Delete "street Department" after Collector. Add County Local. Add "Internal" before Local and delete "street - Residential" after Local and other regulations dealing with curb and gutter. Delete "Other local" under Functional Classification. For Major Arterial add "Per GA DOT" under Minimum R/W. For County Local add "60" under Minimum R/W. Delete information under Local street and Other local. Delete Minimum Pavement Width and all the criteria listed under said section. Delete Average Daily Traffic (ADT) information and also all criteria listed under 8-48.(2). Public Works and Engineering Department do not utilize the ADT information.

Section 8-49. Roadway sectional composition standards by use and functional classification - (1) Residential - add "/Local".

Section 8-50. Design speed and grade - Add "County" under Street Classification, "10%" under Maximum Grade, "35" under Maximum Design Speed, and "1%" under Minimum Grade. Add "Internal" under Street Classification. Delete all criteria for Other local.

Chairman Graw asked that "mph" be added for each speed under Maximum Design Speed.

Section 8-54. Acceleration and deceleration lanes - Add County Local & to Collector under Minimum Deceleration Lane Design. Delete (Design speed - 45 mhp) under Minimum Deceleration Lane Design and delete (Design speed - 55 mph) under Arterial.

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

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2. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-10. Accessory uses and structures, H. Carports, Detached as presented by the Zoning Department.

Aaron Wheeler advised that the Board of Commissioners had requested that the proposed ordinance be revised to be more positive than negative.

Bill Beckwith suggested that detached carports be permitted to house boats.

Mr. Wheeler concurred.

Attorney McNally suggested to amend the proposed ordinance to read as follows: Structures shall be constructed of the same material or types of material as the principal structure on the property or metal.

Mr. Wheeler suggested to delete the last sentence regarding the types of materials not allowed.

The P.C. concurred.

Mr. Wheeler advised that the Board of Commissioners will vote on the proposed amendment on February 24, 2005.

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3. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-1. Conditional Use Approval, B. Conditional Uses Allowed, 34. Self-Storage Facility as presented by the Zoning Department.

Aaron Wheeler stated that it was brought to his attention that additional amendments need to be made regarding a Self-Storage Facility.

Huie Bray stated that furniture for a four (4) to six (6) bedroom house would not fit into a 425 square foot storage bay and the minimum size needed to be increased to at least 550 or 600 square feet.

Bob Harbison asked why the bay size is restricted.

Attorney McNally advised that without a minimum bay size the building could be utilized as a warehouse.

Mr. Bray asked that item #b. regarding “storage bay doors not be visible from any public road” be deleted. He explained that the business is already restricted regarding signage and 40% to 45% of customers come from drive-bys. He advised that you would not be able to have the large orange storage bay doors because item #c. requires all buildings to maintain a decorative facing on those portion of the building which face public streets and any property zoned residential or agricultural-residential.

In regards to item #d., Mr. Bray explained that aisle ways need to be at least twenty-five (25) feet wide because twenty (20) feet is not wide enough to accommodate the larger vehicles especially if there is an overhang on the building.

Al Gilbert suggested that required aisle ways be 25 feet from the closest part of the structure which will assist with the overhang on a building.

Robyn Wilson advised that setbacks are not measured from the overhang of a structure and if the 25 feet is measured from the overhang of a structure then it should be stated in the ordinance.

Attorney McNally concurred and suggested to state from the closest part of the structure including overhang.

Bob Harbison pointed out that there was redundant verbiage regarding the minimum width of aisle ways in item #d.

Mr. Wheeler said he would revise the sentence to read the following: The minimum width of these aisle ways shall be twenty-five (25) feet as measured from the closest portion of a structure including the overhang.

Bill Beckwith referenced item #g. and stated that “low light” was subjective and should be deleted because outdoor lighting is required to be shielded away from adjacent residential uses.

The P.C. concurred.

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

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Chairman Graw asked if there was any further business.

Robyn Wilson advised that the Engineering Department had requested to hold a Workshop after the March 3, 2005 Public Hearing.

The P.C. concurred.

Hearing no further business, Bob Harbison made a motion to adjourn the workshop. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Doug Powell was absent. The workshop adjourned at 7:55 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY