

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on September 21, 2006 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
Bill Beckwith
Al Gilbert
Tim Thoms

MEMBERS ABSENT: None

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Dennis Dutton, Zoning Administrator
Delores Harrison, Zoning Technician
Bill McNally, County Attorney

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

Welcome and Call to Order:

Chairman Graw called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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1. Discussion of proposed amendments to the Fayette County Sign Ordinance as presented by the Planning & Zoning Department.

Pete Frisina, Director of Planning and Zoning made the presentation for the Planning & Zoning Department (P&Z). Mr. Frisina stated that P&Z was making the following recommendations:

Changeable copy signs. Delete Subsection 2-5.A(11), Changeable copy signs, from Section 2-5. Prohibited Signs and Devices.

Mr. Frisina advised that this section prohibits changeable copy signs. He said the department realized that this would prohibit gas stations from changing the prices of gasoline, or even clocks on a bank sign. He stated it also prohibited schools from having a sign with a changeable message as well and the Catholic school had requested a changeable copy sign. He remarked that the department recommended static change signs, or signs in which the message changes no more than once every thirty (30) seconds.

Definitions. Add to Section 1-3, Definitions the following paragraph:

Changeable Copy Signs. A sign or portion thereof with letters or numerals that can be changed. The change of letters or numerals must be a static change and cannot dissolve, fade, travel, or scroll and must not change more than once every thirty (30) seconds. A sign on which the letters or numerals change more than every thirty (30) seconds shall be considered an animated sign (prohibited) and not a changeable copy sign for purposes of this ordinance.

Dissolve. A mode of message transition accomplished by varying the light intensity or pattern where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Double-Face Sign. A sign where the message is displayed back to back. If the sign is constructed in the form of a "V", at no point can the backs of the sign faces be separated by a distance greater than two (2) feet. Only one (1) side of the sign face shall be measured in computing the sign area.

Fade. A mode of message transition accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Travel. A mode of message transition where the message appears to move vertically across the display surface.

Sign Face. The area or display surface of a sign which is used for the message.

Sign Structure. The poles, beams, columns, posts, foundations, or framing providing structural support for the sign face.

Tim Thoms asked if they had addressed graphics on signs, because he had seen signs that had images scrolling across.

Mr. Frisina said he would add that and have the definition read: “A sign on which the letters, numerals or images change more than every thirty (30) seconds shall be considered an animated sign (prohibited) and not a changeable copy sign for purposes of this ordinance.”

Mr. Frisina also explained the signs that dissolve or fade were not wanted because they would also be more of a distraction. He stated he also defined a double-faced sign because people were using two signs faced at ninety degree angles to maximize the effect. To control that, the definition of double-faced sign had to dictate that the sign faces cannot be separated by a distance greater than two (2) feet.

Mr. Frisina said he also added a definition for sign face and sign structure.

Mr. Frisina explained the following section had been deleted from the Sign Ordinance:

Section 2-3. Inspection. A representative of the County shall inspect each sign or other advertising structure regulated by this ordinance from time to time for the purpose of ascertaining whether such structure is safe and lawful. If a sign is deemed to be in need of repair, the owner shall have ten (10) days from the date of written notice from the County, in which to repair or remove such sign. Missing letters from a raised letter or changeable copy sign, peeling paint from a painted sign, etc. shall constitute a need for repair.

Mr. Frisina explained this had been removed because the county had never done routine inspections of signs and the county could control these situations with Section 3-3. Removal of Unlawful or Dangerous Signs.

Tim Thoms asked if the county would go out and ask someone to repair the sign if it looked bad.

Mr. Frisina said he thought that would be up to the business or the subdivision to repair cosmetic problems with their signs. He continued that if we thought the sign posed a hazard we would send someone out to inspect and that under Section 3-3. the sign owner could be forced to remove the sign within fourteen (14) days and if they don't remove it the county can remove the sign and charge the owner for the cost of removal.

DIVISION II. RESIDENTIAL DISTRICTS

Section 5-22. Residential Freestanding Signs

Mr. Frisina explained staff suggested the following amended verbiage to Section 5-22.:

- A. Lots located in a residential zoning district shall be allowed no more than three (3) freestanding signs and not more than one (1) such sign can be permanent. The sign face shall not exceed six (6) square feet in area or four (4) feet in height. Sign structures shall not exceed five (5) feet in height.

Banners shall be exempt from this section. All permanent signs shall require a permit. All signs affixed to a decorative wall or fence shall be considered permanent and said wall must meet the requirements of Article V., Section 5-17. of the Fayette County Zoning Ordinance. Such signs shall not be internally illuminated.

- B. No more than two (2) signs shall be allowed to be placed at each entrance of a residential subdivision. These signs must be placed on common property under the ownership of the Home Owner's Association (HOA) and shall not be allowed to be on private property. The sign face shall not exceed thirty-five (35) square feet in area or five (5) feet in height. Sign structures shall not exceed six (6) feet in height. If the sign is used in conjunction with a decorative wall or fence, the decorative wall or fence shall not exceed four (4) feet in height. The posts and/or columns of the decorative wall or fence, shall not exceed six (6) feet in height. Such signs shall not be internally illuminated. A permit shall be required. Said permit shall not be issued until after the final plat has been recorded.

- C. For any multi-family residential property, the number of allowable temporary freestanding signs shall not exceed six (6) signs. The sign face shall not exceed six (6) square feet in area or four (4) feet in height. Sign structures shall not exceed five (5) feet in height. Such developments shall also be entitled to two (2) permanent signs at the entrance to the development as regulated per the dimensional requirements in section 5-22.(B) and these signs shall require a permit. The property owner shall be responsible for all signage posted on the property.

Mr. Frisina reiterated that primarily he just wanted all decorative walls and fences in residential yards to meet the regulations set forth in the zoning ordinance under Article V, Section 5-17. He stressed the ordinance needed tweaking because developers are interested in placing pretty and decorative entrances and walls around their developments and this needed to be addressed.

Mr. Frisina said staff also added the following two definitions:

Decorative Wall. A freestanding wall sometimes used in association with landscaping.

Wall. The side of a building connecting floor to ceiling or foundation to roof.

DIVISION III. NON-RESIDENTIAL DISTRICTS

Mr. Frisina presented staff's recommended changes:

Section 5-33. Wall signs

The changes made in item 4 of 5-33: Wall signs are to add **face** to describe the area and to change from **one (1) square foot to two (2) as follows:**

4. Size/Calculation. The allowable front wall sign **face** area for each building shall not exceed **two (2) square feet** per linear foot of the front length of the building or portion thereof occupied.

Doug Powell asked if the number 4 was accurate in describing this portion of the ordinance.

Mr. Frisina said this should be section A not 4, that Word Software had inserted 4.

Section 5-32. Freestanding Signs

Mr. Frisina suggested this portion of the ordinance should be cleaned up to read as follows:

- A. Lots located in a nonresidential zoning district containing a single business shall be allowed no more than one (1) permanent freestanding sign. The sign face shall not exceed 50 square feet in area or six (6) feet in height. Sign structures shall not exceed seven (7) feet in height. If the sign is attached to a Decorative Wall or fence, the Decorative Wall or fence shall not exceed four (4) feet in height. The posts and/or columns of the Decorative Wall or fence, shall not exceed six (6) feet in height. A permit shall be required.
- B. Lots located in a nonresidential zoning district containing multi-businesses shall be allowed no more than one (1) permanent freestanding sign. The sign face shall not exceed 60 square feet in area or seven (7) feet in height. Sign structures shall not exceed eight (8) feet in height. Individual business names are included in the total square footage. If the sign is attached to a Decorative Wall or fence, the Decorative Wall or fence shall not exceed four (4) feet in height. The post and/or columns of the Decorative Wall or fence, shall not exceed six (6) feet in height. A permit shall be required.

C and D in the Ordinance remain unchanged.

- E. Temporary signage. Each parcel containing a single business shall be allowed not more than two (2) temporary signs. Each parcel containing multiple businesses shall be allowed not more than four (4) temporary signs. The sign face shall not exceed six (6) square feet in area or four (4) feet in height. Sign structures shall not exceed five (5) feet in height. For all lots containing multiple businesses, the property owner is responsible for signage, regardless of who places the sign there.

Mr. Frisina asked the P.C. if they were comfortable with the suggested changes, or if they would like to meet on this again.

Tim Thoms asked why a difference was made in internal and external lighting for signs.

Mr. Frisina said the County had always gone with external lighting for residential and either internal or external for non-residential.

Chairman Graw asked if the P.C. would like to have this cleaned up to review again in a Workshop or if they would rather have staff clean it up and take it to a regular Public Hearing. The suggestion was to clean it up and present it at a regular Public Hearing without an additional Workshop.

Mr. Frisina offered to clean it up and E-mail it to the members before presenting it at the next regular meeting, since changes could even be made at the Public Hearing. A copy of all suggested changes is attached.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the October 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 Overlay Zone, and B. S.R. 85 North Overlay Zone as presented by the Planning & Zoning Department.**

Dennis Dutton, Zoning Administrator addressed the P.C. to discuss building facade. He commented that Staff does not want to allow a flat concrete finish, but prefers a decorative concrete block. He remarked that the newer look is called split face concrete, which is a decorative looking concrete block.

Mr. Dutton explained these recommendations are for the 85 North Corridor. He distributed a listing of definitions for Masonry Building Materials. A listing of definitions for Masonry Building Material is attached.

Pete Frisina explained presently this type of block is not allowed as a facade for the front of the building in the S.R. 85 North Corridor because we only allow brick, stone or stucco and also we do not allow wood. He asked if the P.C. specifically did not want wooden facade.

The P.C. said they did not want vinyl siding, but had no problem with wood; however, they did not mind vinyl siding on the back side of the building.

Mr. Frisina said the rear of the buildings on S.R. 85 North could even have standing seam metal on the rear of the building if it didn't front residential.

Al Gilbert asked about Hardi-Plank and asked staff to take a look at Dogwood Center in Tyrone because it is built with Hardi-Plank. He said someone in the future might want that for their building and it would help to see how nice it looks.

Mr. Dutton explained staff wanted to add cementitious or fiber-cement siding as a facade option. He said that this product is Hardi-Plank, but that is a trade name.

The P.C. preferred fiber-cement siding because they thought cementitious was not a word.

Chairman Graw suggested in the Architectural Standards, Section b. staff should remove the wording wood textured vinyl or aluminum siding.

Mr. Dutton addressed Article VII., Section 7.6.B. He stated the Ordinance presently reads: All properties which have road frontage on SR 85 North Overlay zone includes all lots lying within 500 feet of either side of SR 85 North from the city limits of the City of Fayetteville in the area of New Hope Road north to the Fayette-Clayton county line. Mr. Dutton stated Storage Extra is building in this corridor and wanted to know if the part of their development that exceeds the 500 feet also has to meet the requirements. Mr. Dutton said this creates confusion.

Mr. Frisina also stated that if the property on S.R. 85 was a subdivision, did every building not even facing SR 85, have to meet the overlay requirements if they are within 500 feet of SR 85 North. Mr. Frisina stated a previous zoning administrator allowed any building beyond the 500 feet limit to be exempt from the corridor requirements for facade of buildings. He asked if the P.C. wanted to leave a distance requirement in the ordinance or did they just want the requirement to be what fronts the highway directly. He also asked if this includes any lot within 500 feet of the highway because internal buildings don't necessarily front the highway nor will they be visible from the highway.

No consensus was reached on how the verbiage should read.

Mr. Dutton said in the section referring to access he suggested adding "or structure(s)". The new wording would be: The principal structure or structure(s) on each lot developed as a non-residential use shall be required to front S.R. 85 North.

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Mr. Dutton recommended the ordinance change from: Height limit: thirty-five (35) feet to Height limit: per zoning district. He also recommended the ordinance change from: Impervious surface: per district to Impervious surface per zoning district.

The P.C. asked staff review the S.R. 85 North corridor for further discussion at the next Workshop.

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Chairman Graw asked if there was any further business. Hearing none, the Public Meeting/Workshop adjourned at 8:48 P.M..

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

**PHYLLIS WILLIAMSON
ADMINISTRATIVE SECRETARY**