

THE FAYETTE COUNTY PLANNING COMMISSION met on February 6, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Vice-Chairman
Brian Haren
Douglas Powell
Bob Simmons

MEMBERS ABSENT: Al Gilbert, Chairman

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator/PC Secretary

Welcome and Call to Order:

Vice-Chairman Graw called the Planning Commission Meeting to order. Vice-Chairman Graw introduced the Commission Members and Staff, and said Chairman Gilbert was absent from the meeting.

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1. Consideration of the Minutes of the Meeting held on January 16, 2014.

Doug Powell made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

2. Consideration of Minor Subdivision Plat of Brooks Forest, Jan Trammell, Agent and Bank of Perry, Owner. The property will consist of four (4) residential lots and is zoned A-R and is located in Land Lot 57 & 40 of the 4th District and fronts on Hardy Road.

Dennis Dutton said this is a Minor Subdivision Plat and the property is owned by a bank. He added that a Michael Best is purchasing one of the lots and before he can get the building permit the Minor Subdivision Plat has to be approved.

Doug Powell said he had had one concern and that was the lake and dam on the property and how it is impacted by the Georgia Safe dams Act. He added that Bryan Keller (Environmental management Department) said the dam was not classified as a 1, 2, or 3 dam so it doesn't create a problem for him.

Vice-Chairman Graw said he didn't have a problem with the plat.

Doug Powell made a motion to approve the Minor Subdivision of Brooks Forest with conditions.

Dennis Dutton stated the conditions are that the Zoning Administrator not sign the plat until a representative of the bank and the soil scientist signs the plat.

Bob Simmons seconded the motion. The motion passed 4-0. Al Gilbert was absent.

OLD BUSINESS

3. Continue discussion of the land use plan for SR 74 south.

Pete Frisina said we have some guests at the meeting tonight.

Matt and Jeanette Duben said they lived in the Chimneys Subdivision.

Pete Frisina said he would do a recap to bring everybody up to date. He said back in November Linda Sandwich approached the Board of Commissioners about rezoning her property on SR 74 to Office-Institutional and he pointed out the property on a projected map. He added that the BOC asked staff and the Planning Commission to review the Land Use Plan for Office uses along the SR 74 South and showing an Office land use designation which would make it easier to get property rezoned to O-I but it doesn't mean that we would be flooded with rezoning requests as the market will drive this demand. He explained as the corridor was developed there were properties left in between developments and an example is a vacant eight acre tract between the school complex and the Chimneys Subdivision and it is not big enough to build a residential subdivision and the chance of someone building a home on that eight acre tract could happen but probably not going to happen, that is a property to consider for Office use. He added that another area on the west side of SR 74 is being considered for Office use and it consists of several lots totaling about 40 acres that back up to Brechin Park Subdivision. He said that this is similar to what the County did of SR 54 many years ago where existing homes were allowed to convert to O-I after the widening and properties rezoned for O-I without an existing home had to build offices with a residential character. He added that the current Overlay on SR 74 would require a 50 foot landscape area along SR 74; the zoning would require a 30 foot buffer along residential property with a 15 foot setback from the buffer and within the 15 foot setback structures but you could have parking within the 15 foot setback and within the buffer in the inner portion of it can be used for septic systems and stormwater facilities.

Vice-Chairman Graw said that means that a building will have to be at least 45 feet from the property line and his earlier concern about the amount that could be built is answered in that the setbacks, buffers, septic areas and lot coverage requirements limits the amount of development.

Doug Powell asked if the buffers apply to the triangular lot on the east side of the road.

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Pete Frisina replied that the buffers would not apply along the lot line with the school.

Vice-Chairman Graw asked Pete Frisina to explain the setbacks along SR 74.

Pete Frisina said from the right-of-way of SR 74 a 50 foot landscape area is required and the front setback for buildings is 100 feet but parking can be within 50 feet of the right-of-way. He added that in the O-I zoning district existing residences that don't comply with the buffers and setbacks can remain and be used for conversion to an office. He said also in the overlay only 50 percent of the parking can be in front of the building. He asked the Dubens to please let the residents of the Chimneys that are adjacent to the triangular lot next to the school complex and the small lots fronting Mill Pond Manor know that the properties are being considered for Office use. He added that some of the input he has gotten from an officer in the Mill Pond Manor Subdivision is that if the lots fronting SR 74 in front develop as Office that they are required to build a portion of the sidewalk on their property to connect to the existing sidewalk on SR 74. He asked the Dubens their opinion of commercial development at the intersection of SR 74 and SR 85 as the discussion is to allow Limited-Commercial zoning which allows for a convenience store but not for a fast food restaurant.

Mrs. Duben said she would want a gas station there.

Vice-Chairman Graw asked Pete Frisina to explain the architectural requirements that were being discussed.

Pete Frisina said we were not discussing a residential character but a turn of the century architectural character reminiscent of a small country town.

Mrs. Duben said there aren't any gas stations on the south side and it would be convenient for that area.

Pete Frisina said there is an old church at this intersection that is owned by the large church across SR 74.

Doug Powell said he would like that the church be donated to the County.

Mrs. Duben said that would be great because the Starrs Mill area is a beautiful area.

Doug Powell said he would like a showcase entrance into the County.

Pete Frisina asked the Planning Commission if the existing General State Route Overlay is adequate in their opinion.

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Doug Powell said he didn't see anything out of place as far as the overlay and when the County changes the Land use Plan you don't know when someone will actually rezone the property but the Sandwiches will probably move to rezone their property. Vice-Chairman Graw said a developer could assemble a large area for Office development and his original concern was how many buildings someone could build on a large area and he now thinks that the buffers, setbacks, landscape area, septic area and parking will limit the number of buildings.

Doug Powell said the septic area will limit the amount of building.

Bob Simmons asked if there are parking requirements for Office development and any height limitations for buildings.

Dennis Dutton said there is parking requirements based on building square footage and 40 feet is the height limitation for buildings.

Bob Simmons said in his experience Office development could use amenities like places to get lunch and are there any amenities in the area now?

Pete Frisina said the commercial node at the intersection we discussed earlier could be a place where this could happen and there is some existing commercial development just the north in Peachtree City.

Vice-Chairman Graw said all the Office development in this corridor would be right in/right out because it is a divided highway.

Pete Frisina said if someone assembled a large area for Office development they could petition GDOT for median cut.

Mrs. Duben asked if they could get a light.

Pete Frisina said that could be difficult because there is a light at the school already.

Brian Haren asked if the church has expressed any interest in the parcel to the north.

Pete Frisina said not that he is aware of but he plans to contact when someone at the church for their input.

Vice-Chairman Graw asked Pete Frisina to explain an overlay.

Pete Frisina said an overlay is a set of requirements that are over and above of the base zoning category of a parcel and applies equally over the properties and in Fayette County

it has been used for expanded landscape areas and architectural controls for non-residential development.

Pete Frisina thanked the Dudens for their input and the Planning Commission will continue with the discussion.

Vice-Chairman Graw asked Pete Frisina why we are discussing Office for this area.

Pete Frisina beside the fact that the Board of Commissioners has asked us to look at the Corridor for Office use; this is a similar path as was taken of SR 54 when it was widened to four lanes.

Vice-Chairman Graw asked Pete Frisina if we would be considering this if the Board of Commissioners hadn't asked for the land use change and why don't we leave it A-R.

Pete Frisina said it is not an A-R area on the Land Use Plan; it is a Rural Residential area where you would have to build two acre lots and there is only one area where you assemble enough property to try a residential development.

Doug Powell said a four lane highway is not always looked at for residential.

Vice-Chairman Graw asked Pete Frisina if we are considering anything on the east side of the road.

Pete Frisina said we are still discussing the east side of the road as well.

Doug Powell brought up what Linda Sandwich said and it is the proximity to the school system for Office development and how that is a good fit for medical uses and the kids getting back to school quicker from a doctor appointment.

Vice-Chairman Graw said that not all of the uses in O-I are medical offices and other Offices could be built.

Pete Frisina said we will continue the discussion at the next meeting.

4. Continue discussion of agricultural and residential zoning uses.

Pete Frisina said he had sent out the Accessory Structure regulations and the size limitations allow a total of 3,600 square feet of accessory structure space on a five acre lot but a hoop house would not meet the architectural requirements of a solid wall attached to a foundation and roof so this would have to be changed for a hoop house. Pete Frisina added that the Building Department is looking at this to determine what

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building codes apply.

Doug Powell said he thought we need some overview for these buildings.

Vice-Chairman Graw asked if the County wants to make accommodations for these types of structures.

Brian Haren said it looks like we are doing a lot of work of one instance and do we expect to have a lot of hoop houses.

Pete Frisina said the Urban Agriculture movement is becoming more common place and here the Federal Government promoting these hoop houses.

Doug Powell said if he is on A-R I say let him have a hoop house and he was concerned about when we changed the zoning for the gym on the north side where the County went from 1,800 square feet to 3,600 square feet the Planning Commission did not recommend that so we now allow 3,600 square feet but you have to have five acres and it can't be larger than the residence so the 3,600 square feet would allow a hoop house that big. He added that some of the communities in the handout are not putting a lot of restrictions on hoop houses and his concern is do we want a hoop house on a one acre lot and he doesn't think he wants that.

Vice-Chairman Graw asked how the Federal Government is promoting this.

Doug Powell said the Federal Government has provided 13 million dollars to 2,400 farms which is \$5,416 per farm last year the program expects an increase this year.

Vice-Chairman Graw asked if hoop house come in anything less than 4,800 square feet.

Doug Powell said here is a large one in the handouts at 2,880 square feet and there is one case where someone had eight hoop houses.

Pete Frisina said in A-R with ten acres or more there is no limit on the number or size of hoop houses. He added that currently on a one acre lot you can have a 1,800 square foot accessory structure and question can someone have a 1,800 square foot hoop house on a one acre lot.

Vice-Chairman Graw asked if it is the consensus of the Planning Commission that we want to accommodate hoop houses.

Brian Haren said if the County and the citizens want them then sure we should accommodate hoop houses.

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Pete Frisina said we still need to get input from the BOC.

Vice-Chairman Graw said we are still somewhat agricultural.

Pete Frisina said there is a shift to an Urban Agriculture.

Doug Powell said who knows where the economy be in the future and how a drought in California will affect getting vegetables here in Georgia.

Vice-Chairman Graw said thinks we should consider this on five acres and not smaller lots but his concern is how does this affect his neighbors and how close do we want a large hoop house to the property line.

Doug Powell said we have been through that argument before with the gym and we didn't want that.

Vice-Chairman Graw said if Joe puts his lots together he can have a 3,600 square foot accessory structure.

Doug Powell said if he wants to got to A-R and we don't know how the BOC will react.

Pete Frisina said if he is next to a subdivision that in the past has been used to deny A-R.

Doug Powell said if it is rezoned A-R he can put pigs on the property so if we allow this in residential he can have a hoop house but no pigs and I think that is the way to go.

Pete Frisina asked if someone on a smaller lot wants a hoop house for his own use, do we have a problem with that.

Doug Powell said in the handout some communities allow a 400 square foot hoop house and don't regulate those.

Bob Simmons asked if someone with a hoop house growing vegetables to sell would need a business license.

Pete Frisina said the County does require an Occupation Tax for Agriculture.

Doug Powell said the regulations in Boston allow a five foot setback and 25 feet in height and he can't imagine that in Fayette County.

Pete Frisina said an accessory structure could be 35 feet high in Fayette County so we may want to restrict the height.

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Vice-Chairman Graw said so we are looking at allowing hoop houses only on a five acre lot with the 3,600 square feet.

Pete Frisina said we need to look at smaller lots as well.

Doug Powell said he doesn't want a hoop house on a one acre lot.

Pete Frisina said a one acre lot is allowed a 1,800 foot accessory structure and the question is can this be a hoop house. He added that he would continue his research and it will be discussed at the next meeting.

Vice-Chairman Graw said he would entertain a motion to adjourn the meeting.

Doug Powell said so moved.

Vice-Chairman Graw said the meeting was adjourned at 8:30 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**


JIM GRAW, VICE-CHAIRMAN

ATTEST:


