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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning and Zoning

Department Head: Peter A. Frisina

Presenter, if needed: Dennis Dutton/ Peter A. Frisina

Preferred Meeting Date: Wednesday, May 7, 2008

Wording for the Agenda:

Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-9. Single family dwelling, B. Port Cochere and Article III. Definitions, Carports, attached; Carport, detached; and Port Cochere as presented by the Planning and Zoning Department.

Background/History/Details:

Prior to the requirement of plan/review/architectural standards, canopy-type structures (porte cochere) have been construction as part of/attached to/supported by the single-family dwelling. A porte cochere is utilized as a porch roof projecting over a driveway at the front entrance of a structure for sheltering those getting in and out of vehicles. Currently, there are no provisions/regulations in the Zoning Ordinance for a porte cochere. On January 24, 2008, the BOC amended Section 5-10. Accessory Uses and Structures which prohibits an accessory structure directly in front of a single-family dwelling; however, a porte cochere is commonly constructed at the front entrance of a structure. A port cochere shall be attached/supported by the single-family dwelling, thereby making the porte cochere part of the single-family dwelling and not an accessory structure. Staff is also proposing amending the definition of a carport to distinguish between attached and detached (housekeeping item). A definition for porte cochere is also required. On 03/05/2008, the BOC instructed Staff to review the ordinance.

What action are you seeking from the Board of Commissioners?

Permission to advertise the proposed amendments for the June Public Hearings for the Planning Commission and the Board of Commissioners.

If this item requires funding, please describe:

None

Has this issue come before the Commissioners in the past? Yes

If so, when? Wednesday, May 7, 2008

Do you need audio-visual for the presentation? Yes

Back-up Material Submitted? Yes

STAFF USE ONLY

Approved by Finance? Yes

Reviewed by Legal? Yes

Approved by Purchasing? Yes

Approved by Administrative Staff? Yes

Staff Notes

Administrator's Approval Yes

Confirmed Meeting Date Wednesday, May 7, 2008

- ○ Recognition/ Presentation
- ○ Public Hearing
- ◉ Old Business
- ○ New Business
- ○ Consent
- ○ Report
- ○ Other

H. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-9. Single family dwelling, B. Carport and Porte Cochere and Article III. Definitions, Carport and Porte Cochere as presented by the Planning and Zoning Department.

The Board directed staff to continue with the proposed amendments as suggested, bring them back to the Board for consideration at a future meeting.

I. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-2. EST Estate Residential District, F. Dimensional Requirements, 3. Floor area as requested by Rod Wright, President of Peach State Land Development, Inc.

The Board directed staff and the Planning Commission to review Rod Wright's request.

ADMINISTRATOR'S REPORT

Snead Road Right of Way Acquisition: Mr. Krakeel asked if the Board would consider granting an exception to the right-of-way requirement and for the Board's direction on the matter. The Board's consensus was not to grant an exception to the right-of-way requirement.

ATTORNEY'S REPORT

None.

STAFF REPORTS

Audio-Visual Upgrade: Ms. Carol Chandler informed the Board of some available options available to the Board regarding the audio-visual upgrade to the Commissioners' Chambers. The Board directed staff to explore the possibility of viewing the image on the public screen simultaneously on their individual laptops.

BOARD REPORTS

None.

EXECUTIVE SESSION

None.

03/05/08 – Instructed by BOC to review Ordinance
03/20/08 – PC Wkshop
04/17/08 – PC Wkshop
05/07/08 – BOC Wklshop

DRAFT - PROPOSED AMENDMENTS TO THE FAYETTE COUNTY ZONING ORDINANCE

Staff's additions to the current ordinance are indicated in **bold, underline**, and ***italics***. ~~Strikethrough~~ indicates deletion.

ARTICLE III DEFINITIONS

Carport, ***attached.***. A roofed open-sided motor vehicle shelter formed by extension of a roof from ~~the side of~~ a building in a residential zoning district.

Carport, detached. A roofed open-sided motor vehicle shelter in a residential zoning district.

Porte Cochere. An extension of the roof projecting over a driveway at an entrance of a building and sheltering those getting in or out of vehicles. Also called a carriage porch.

ARTICLE V GENERAL PROVISIONS

5-9. Single family dwelling. Single family dwellings are permitted uses in A-R and all residential zoning districts.

B. ***Porte Cochere. A porte cochere shall be attached at an entrance of a single-family dwelling and shall meet the following standards:***

1. ***Shall consist of a singular roof line that is consistent with the single-family dwelling roof design, and supported by posts/columns and shall remain open on the remaining three (3) sides;***

2. ***Shall be consistent with the architectural character/facade of the single-family dwelling; and***

3. ***A porte cochere shall not be utilized as a carport, garage, storage building, open storage, or living area.***