

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on February 18, 2010, 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: Tim Thoms, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw

MEMBERS ABSENT: Douglas Powell

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Thoms 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 Zoning Ordinance, in its entirety.** *This is part of a year long review of the Zoning Ordinance.*

Pete Frisina asked Bill Beckwith if he had any additional input regarding Aircraft Landing Areas (Section 7-1.B.2.).

Bill Beckwith replied the State of Georgia requires a “Notice of Landing Area Proposal” to be completed and submitted to the Federal Aviation Administration (FAA). He reported the FAA would perform an airspace evaluation of the proposed aircraft landing area to determine if aircraft operating at the proposed site would interfere with any other aircraft landing area. He said once the FAA has approved the site, the aircraft landing area may be legally operated; however, this does not mean that there aren’t existing aircraft landing areas within the county. He noted the FAA will assign a three (3) or four (4) letter designation to the aircraft landing area for their records to assist with evaluating airspace. He stated an ultra light is not classified as an aircraft; however, a hot air balloon is classified as aircraft. He added he would have to perform further research for standards regarding the height and also the clear zone which may now be obsolete.

Pete Frisina advised a list of approved aircraft landing areas is available on the Internet. He added the clear zone shall be maintained through ownership or easement.

There was discussion regarding including the “Notice of Landing Area Proposal” in the Ordinance.

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Pete Frisina pointed out the first conditional use listed under aircraft landing areas requires FAA Air Space Clearance approval, which should be sufficient. He confirmed the County would deny the request if the individual does not have approval from the FAA.

Bill Beckwith pointed out this is more complicated than an ordinance because there are certain design standards that the FAA recommends.

Pete Frisina reported the County may establish additional setbacks over and above the distance the FAA requires.

Bill Beckwith confirmed the FAA can regulate aircraft operations and jurisdictions regulate land use and zoning.

Robyn Wilson suggested amending the following statement: “Any roofed structure shall be set back at least 200 feet from the nearest point on the centerline of the runway” by inserting “on-site” prior to “roofed”.

Pete Frisina concurred.

Bill Beckwith read the following: Some communities have enacted zoning laws, building codes, fire regulations, etc. which can impact heliport establishment and operation. Some have, or are in, the process of developing codes or ordinances regulating environmental issues such as noise and air pollution. A few localities have enacted specific rules regarding the establishment of a heliport. Therefore, heliport proponents are encouraged to make early contact with officials or agencies representing the local zoning board, fire, police or sheriff’s departments, or any elected personnel who represent the area where the heliport will be located.

Pete Frisina thanked Bill Beckwith for his research.

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Pete Frisina advised 10 feet had been established as the height of a customary passenger vehicle for Section 7-2.,B.25.,i. (Home Occupation, Vehicles).

Dennis Dutton reported a FedEx truck is between 11.5 feet to 13 feet in height.

Chairman Thoms asked if someone drives their “Snap On Tools” truck home could they be issued an occupational tax certificate for a home occupation.

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Pete Frisina replied the truck would fall under the “Parking of a Business Vehicle” (Article V) and not a “Home Occupation” (Article VII).

The PC concurred.

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Pete Frisina presented the following:

ARTICLE VII. CONDITIONAL USES, EXCEPTIONS, AND MODIFICATIONS

26. *Horse Shelter in Residential Zoning Districts. (Allowed in EST, R-85, R-80, R-78, R-75, R-72, R-70, R-55, R-50, R-45, R-40, R-20, C-S, and PUD-PRD.)*
- a. Minimum lot size: Over ten (10) acres*
 - b. Minimum side yard setback: 50 feet*
 - c. Minimum rear yard setback: 75 feet*
 - d. A horse shelter shall not be located within 100 feet of the principal residential structure or connected to any structures on site; however, a horse shelter may be constructed prior to the principal residential structure.*
 - e. A horse shelter shall not exceed the square footage of the principal dwelling or 2,400 square feet, whichever is less.*
 - f. Only one (1) horse shelter shall be permitted and shall not be counted as an accessory structure.*
 - g. Riding lessons and boarding are prohibited.*
 - h. Number of horses (see Article V.)*

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27. **Horse Show, Rodeo, and/or Carnival. (Allowed in the A-R and C-H Zoning District).**

Robyn Wilson suggested adding “Community Fair” after “Carnival.”

- a. Said carnival or rodeo shall not be operated longer than ~~fourteen~~ **(14) 14 calendar** days per year.

Robyn Wilson suggested adding “Community Fair” after “Carnival.”

- b. Tents shall require the approval of the Fayette County Fire Marshal.
- c. Off-street parking shall be required.
- d. Outdoor lighting for activities shall not be permitted after 10:00 p.m.

28. **Hospital.** (Allowed in the C-C, C-H, O-I, and A-R Zoning Districts).

- a. Minimum lot size: ten (10) acres
- b. Such use shall be permitted only on a lot which fronts on an Arterial Thoroughfare, as designated on the Fayette County Thoroughfare Plan, unless such use is part of a planned development which has access to an Arterial Thoroughfare.
- c. A minimum ~~fifty (50)~~ **50** foot buffer plus the required setbacks shall separate all buildings from any residential or A-R Zoning District.
- d. Minimum setbacks:
 - (1) Front yard: 100 feet
 - (2) Side yard: ~~fifty (50)~~ **50** feet
 - (3) Rear yard: ~~fifty (50)~~ **50** feet

- e. Support services, such as pharmacies, public cafeterias and gift shops, are allowed provided such services are in conjunction with, and accessory to, the hospital structure. Such businesses shall be conducted within the primary use structure and shall not exceed ten (10) percent of the primary structure floor area. No outside advertising is allowed.

f. Heliport.

29. **Hotel and/or Bed and Breakfast.** (Allowed in the O-I Zoning District).

- a. A minimum ~~thirty (30)~~ **30** foot buffer plus the required setbacks shall separate all buildings and use areas from any residential or A-R Zoning District. However, off-street parking areas may be located within the setback areas.

30. **Junk Yard and/or Auto Grave Yard.** (Allowed in the M-2 Zoning District).

- a. Minimum lot size: ten (10) acres
- b. Maximum site area: ~~twenty-five (25)~~ **25** acres
- c. A minimum 100 foot buffer shall be provided along every property line, including public rights-of-way, so that junk is not visible from a public street or adjoining properties.
- d. All structures and storage areas shall be set back at least 200 feet from a public street and/or adjoining residential or A-R Zoning Districts.

Kenel. See Animal Hospital, etc.

31. **Landfill.** (Allowed in the M-2 Zoning District).

- a. Minimum lot size: ~~twenty (20)~~ **20** acres

- b. A minimum 100 foot buffer shall be provided around the entire site so that landfill operation activities are not visible from adjoining properties or any public street. Said buffer shall provide 100 percent screening from adjoining residences prior to commencing operations.
 - c. Landfill operations shall be set back at least 200 feet from an Arterial Thoroughfare as designated by the Fayette County Thoroughfare Plan.
 - d. The landfill shall comply with all ~~licensing requirements~~ of the State of Georgia ***and Federal requirements***.
32. Laundromat, Self-Service or Otherwise. (Allowed in the C-C and C-H Zoning Districts).
- a. Central water and central sanitary sewage systems are required.
33. Mining *and/or* Quarrying. (Allowed in the M-2 Zoning District).
- a. Ingress and egress to and from the facility shall be via an Arterial Thoroughfare as designated by the Fayette County Thoroughfare Plan.
 - b. A minimum 100 foot buffer shall be required adjacent to residential or A-R Zoning Districts.
 - c. No activity involving blasting or the operating of machinery shall occur within 500 feet of a residential or A-R Zoning District.
 - d. All activity involving blasting or the operating of machinery shall be limited to daylight hours.
 - e. The operation shall comply fully with ***all*** ~~the requirements~~ of the State of Georgia ***and Federal requirements***.
34. Non-Emergency Medical Transport Service. (Allowed in the O-I Zoning District) (Adopted 07/26/07)

- a. The service ~~must~~ ***shall*** comply with all licensing requirements of the State of Georgia. (Adopted 07/26/07)
 - b. Parking of all medical transport vehicles is allowed in the side and/or rear yard(s) only in designated parking spaces. Medical transport vehicles shall be screened from the street via a fence or wall. The fence or wall shall be located between the designated parking spaces and the street. Said fence or wall shall be limited to wood, brick, stone, or concrete/concrete block with architectural treatment and shall be a minimum height of eight (8) feet. (Adopted 07/26/07)
 - c. No on-site vehicle maintenance or fueling facilities are allowed. (Adopted 07/26/07)
35. Outdoor Amusement Facilities, Rides, Structures over ~~thirty-five (35)~~ **35** feet in height, including, but not limited to Bungee and Parachute Jumping. (Allowed in the C-H and M-1 Zoning Districts).
- a. Where applicable, all State of Georgia Codes, Rules and Regulations shall apply. Verification that State Requirements are met shall accompany the application for a Conditional Use Permit.
 - b. All structural and support parts shall not be located closer than 300 feet from any A-R or residential zoning district.
 - c. Any structure, ride, etc. erected in connection with an outdoor amusement activity, over ~~thirty-five (35)~~ **35** feet in height, ~~must~~ ***shall*** be dismantled upon the closing of the business or activity in question.
 - d. Any structure, ride, etc. over ~~thirty-five (35)~~ **35** feet in height, or with elements over ~~thirty-five (35)~~ **35** feet in height, ~~must~~ ***shall*** be surrounded by a six (6) foot high fence with a locked gate when the facility is not in use. A four (4) inch sphere shall not be able to pass through any section of the fence or gate.
 - e. The structure shall be designed to fall entirely within the boundaries of the site should structural failure occur.

36. School, Private School (Private and special), and Incidental Sports Arena, Stadium or Recreational Field including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium (Allowed in the A-R, and residential zoning districts, R-85, R-80, R-78, R-75, R-72, R-70, R-55, R-50, R-45, R-40, R-20, DR-15, O-I, C-C, and C-H zoning districts).
- a. Minimum lot size: five (5) acres
 - b. ~~A minimum 100 foot wide buffer plus required setbacks shall be provided adjacent to any residential or A-R Zoning District.~~ *If the side or rear yard abuts a residential or A-R Zoning District, a minimum 50 foot buffer shall be provided adjacent to the lot line. The side yard setback shall be 50 feet. The rear yard setback shall be 75 feet. The setback shall be measured from the buffer.*
 - c. ~~Outdoor recreation areas shall not be located within 150 feet of an adjoining residential or A-R Zoning District. Outdoor lighting for recreation purposes shall not be permitted after 10:00 p.m.~~
 - d. Student drop-off and vehicular turn-around facilities shall be provided on the site.
 - e. *All buildings, other than storage buildings, shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of brick, stone, stucco, wood, or similar building materials compatible with the area.*
 - f. *Accessory structures such as a storage building, detached garage, pavilion, and/or pool shall comply with the buffer and/or setback requirements and shall be located to the side/rear of the main building.*
 - g. The construction of one (1) open air pavilion over 900 square feet utilized for picnics/social gatherings only is allowed under the following conditions:

~~(15)~~ acres;

The pavilion must be at least 150 feet from any property line;

- (1) The pavilion ~~must~~ ***shall*** be constructed following the construction of the main school building;
- (2) The floor area cannot exceed ~~twenty (20)~~ ***40*** percent of the square footage of the main school building; and
- (3) The pavilion may not be lighted or used after 10:00 p.m.

If the open air pavilion is built in conjunction with an attached storage building, the overall square footage shall not exceed ~~twenty (20)~~ ***40*** percent of the main school building square footage.

37. Processing, packaging or handling of perishable agricultural products grown on premises (i.e. fruits and vegetables). (Allowed in the A-R Zoning District).

- a. Minimum lot area: five (5) acres
- b. All structures shall be set back at least 100 feet from any property line.
- c. No structure shall exceed 5,000 square feet of floor area (interior measurements).
- d. There shall be no outside storage of packaging materials, pallets, and all other items involved in the processing and packaging of said agricultural products.

38. ***Recreation centers and similar institutions owned by non-profit organizations as so registered with the Georgia Secretary of State Office. (Allowed in the A-R Zoning District.)***

- a. ***The lot area shall be at least five (5) acres, and the lot width at the***

building line shall be at least 400 feet.

- b. Such uses shall be permitted only on a lot which fronts on and accesses a Major Thoroughfare as specified by the Fayette County Thoroughfare Plan.
- c. A minimum 50 foot buffer plus the required setbacks listed below shall separate all buildings from any residential or A-R Zoning District. The setback shall be measured from the buffer.
- d. Minimum setbacks for structures and use areas.
 - (1) Front yard: 100 feet
 - (2) Side yard: 50 feet
 - (3) Rear yard: 75 feet
- e. All buildings, other than storage buildings, shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of brick, stone, stucco, wood or similar building materials compatible with the area.
- f. Accessory structures such as a storage building, detached garage, pavilion, and/or pool shall comply with the buffer and/or setback requirements and shall be located to the side/rear of the main building.
- g. The construction of one (1) open air pavilion shall not exceed 1,800 square feet, shall be utilized for picnics/social gatherings and shall not be lighted or utilized after 10:00 p.m.

- 39. Church or Religious Tent Meeting. (Allowed in A-R, C-C, C-H, and O-I Zoning Districts). (Amended 04/09/98)

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- a. Said meetings shall not exceed ~~fourteen (14)~~ 14 calendar days per year at the same site.

- b. Tents shall require the approval of the Fayette County Fire Marshal.
- c. Off-street parking areas shall be required.
- d. All activities shall cease by 10:00 p.m.

Chairman Thoms said he thought the time to cease the activities was previously changed to 11:00 p.m.

Robyn Wilson advised she would review the Noise Ordinance and also talk to the Marshal's Office to ensure compliance. She advised the Marshal's Office have a decibel device to measure the sound levels and she will ask them to explain how sound is measured.

40. Recycling Facility. (Allowed in the M-1 Zoning District).

- a. All separation and processing (baling, compacting, grinding, or shredding) ~~must~~ **shall** occur entirely within an enclosed building.
- b. A convenient paved drop-off area ~~must~~ **shall** be provided, permitting vehicles to re-enter the public street in a forward manner. Traffic circulation patterns ~~must~~ **shall** be indicated on the Site Plan.
- c. All outside storage of recyclable materials ~~must~~ **shall** be on a paved surface within fully enclosed bins with hinged lids or other access points which can be closed.
- d. All outside storage areas shall be totally screened according to the Development Regulations. Storage bins can not be a greater height than the screening.

41. ~~Rifle Ranges. (Allowed in the A-R Zoning District).~~

- a. ~~Any commercial or private rifle range shall comply with the requirements promulgated by the National Rifle Association of~~

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~~America, 1600 Rhode Island Avenue, N.W., Washington, D.C. 20036, and contained in that publication known as "HIGH POWER RIFLE RANGES", National Rifle Association, Range Facilities Department and on file with the Zoning Administrator of Fayette~~

County.

- b. ~~Any commercial or private ranges operated solely for shotgun use shall comply with the rules and regulations as promulgated by the National Rifle Association of America, 1600 Rhode Island Avenue, N.W., Washington, D.C. 20036, and in particular that publication known as "SHOTGUN PLAN, SHOOTING FACILITIES" and on file with the Zoning Administrator of Fayette County.~~

Pete Frisina advised staff had amended the Seasonal Sales, Outdoor section and presented the PC with the revised section as follows:

- 42. *Seasonal Sales, Outdoor. (Allowed in C-C and C-H Zoning Districts and Churches) (see Article VII, Church or Other Place of Worship.)*
 - a. Seasonal sales shall be limited to: October 1 to December 31; limited to properties zoned C-C and C-H; and on-site at existing churches. The A-R Zoning District, which has a bona fide farming operation, are exempt from seasonal sales requirements.*

Chairman Thoms stated Doug Powell had expressed concern about allowing seasonal sales at only existing churches specifically.

Dennis Dutton replied the intent was to have the seasonal sales from a lot with an existing church instead of a vacant lot owned by a church.

Pete Frisina suggested deleting “existing churches” and inserting “church or other place of worship.”

Al Gilbert clarified this section would include Inman Days.

Pete Frisina advised Inman Days is held on property zoned A-R.

Chairman Thoms remarked he realized seasonal outdoor sales were developed around such events like a fall festival and seasonal agricultural products but asked if a property zoned C-C would sale roses outside in February.

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Robyn Wilson advised display sales are allowed; however, the display must be brought inside at night on a daily basis or screened.

Pete Frisina added outdoor display is not allowed to be placed in required parking spaces.

Jim Graw and Chairman Thoms expressed concern someone may say that this is not their season.

Jim Graw expressed concerns about the dates allowing outdoor seasonal sales.

Al Gilbert concurred.

Jim Graw suggested deleting “December” and inserting “January.”

b. Location of seasonal sales and outdoor display, as well as, the temporary stand or tent, shall be exempt from Article V. Screening Standards, except as provided herein.

c. Outdoor seasonal sales shall be limited to: Christmas trees and related seasonal items such as tree stands and wreaths; other seasonal items such as pumpkins, gourds, hay, straw, fruits, vegetables, and nuts; and seasonal plants such as Poinsettias and Amaryllis.

A discussion was held regarding the deletion of Christmas trees so as not to offend anyone.

Pete Frisina commented Christmas tree sales happen every year. He remarked the trees take up a lot of room and is not an item you can bring indoors and outdoors every day.

Jim Graw suggested limiting outdoor seasonal sales to seasonal agricultural products.

Robyn Wilson stated a list of allowed products is easier to enforce. She suggested deleting “and related seasonal items such as tree stands and” prior to “wreaths”. She also stated that clarification was needed to require live Christmas trees and live wreaths so that artificial materials cannot be utilized.

Bill Beckwith suggested adding “natural” prior to “Christmas trees”, “wreaths”, and “plants.”

Robyn Wilson suggested deleting “such as Poinsettias and Amaryllis.”

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Pete Frisina suggested revising Section c. to read as follows: “Outdoor sales of seasonal agricultural products shall be limited to: Natural Christmas trees, natural wreaths, pumpkins, gourds, hay, straw, fruits, vegetables, nuts, and natural plants.”

d. Outdoor lighting for activities shall not be permitted before 7:00 a.m. or after 10:00 p.m.

- e. Off-street parking shall be required.*
- f. Along with the completed application, a sketch or diagram of the proposed site showing dimensions of the area utilized, the proximity to buildings, parking lots, right-of-way, setbacks, any proposed temporary stand or tent, and temporary signage as regulated by the Sign Ordinance shall be submitted to the Planning and Zoning Department.*
- g. Location of seasonal sales and outdoor display, as well as, the temporary stand or tent, shall be removed and cleared within 48 hours of the end of operation as indicated on the Conditional Use Permit.*

Chairman Thoms asked if living quarters had been considered by staff.

Pete Frisina replied he had not thought about allowing living quarters and was really not in favor of allowing living quarters.

Chairman Thoms asked if the physical location of the outdoor display had to meet the setback requirements.

Pete Frisina suggested adding the following: Location of seasonal sales as outdoor display, as well as, temporary stand or tent, shall comply with zoning requirements for setbacks.

- 43. Self-Storage Facility. (Allowed in M-1 and C-H Zoning Districts) (Adopted in its entirety 06/28/01; Amended 06/24/04; Amended 01/13/05; Amended 03/24/05) (Amended 06/28/07)
 - a. The maximum size of a storage bay shall be 550 square feet. (Amended 03/24/05)

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- b. All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of brick, stone, stucco or similar building materials compatible with the area, and the colors selected shall be classic exterior or nature-blending compatible with the area. The Transportation Corridor Overlay Zone shall apply when applicable.

(Amended 06/28/07)

- c. Aisleways adjacent to storage bays shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisleways shall be ~~twenty-five (25)~~ **25** feet as measured from the closest part of the structure including any overhang. (Amended 03/24/05)
- d. Storage of vehicles, boats, and trailers, shall be located in the rear yard only and be screened from view from adjacent residential areas and public roads with any combination of privacy fence and/or berm, and vegetation. Covered vehicle storage up to 850 square feet per parking space, shall be allowed provided it does not exceed ~~twenty-five percent (25%)~~ **25 percent** of the overall gross square footage of all buildings. All covered storage ~~must~~ **shall** have a peaked roof, be closed on any side that is visible from a residential or A-R zoning district or from any street, and ~~must~~ **shall** be built of materials consistent with the main structure. Aisles adjacent to boat and RV parking shall be a minimum of ~~fifty (50)~~ **50** feet wide unless it is angled parking. (Amended 01/13/05)
- e. The accessory use of truck rental parking may be allowed within the front yard provided the landscaping along the front property line includes a two (2) foot berm with double the minimum planting requirements.
- f. All outdoor lighting shall be shielded away from adjacent residential uses. (Amended 03/24/05)
- g. No exterior loudspeakers or paging equipment shall be permitted on the site.

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44. Shooting Range, Outdoor. (Allowed in A-R and M-1 Zoning Districts)

- a. The Outdoor Shooting Range shall meet all applicable standards established in the NRA Range Source Book and documentation indicating compliance with the aforementioned standards shall be submitted with the site plan.**

- b. *The Outdoor Shooting Range shall meet all applicable State and Federal Regulations including, but not limited to: the Georgia Department of Natural Resources, Environmental Protection Agency and Occupational Safety and Health Administration. Documentation indicating compliance with the aforementioned regulations shall be submitted with the site plan.*
 - c. *The Outdoor Shooting Range shall meet Chapter 12, Article I, Section 12-5 Discharging Firearms and Chapter 12, Article II, Noise Control of the Fayette County Code.*
45. *Shooting Range, Indoor. (Allowed in C-H and M-1 Zoning Districts)*
- a. *The Indoor Shooting Range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan.*
 - b. *The Indoor Shooting Range shall meet all applicable State and Federal Regulations including, but not limited to: the Georgia Department of Natural Resources, Environmental Protection Agency and Occupational Safety and Health Administration. Documentation indicating compliance with the aforementioned regulations shall be submitted with the site plan.*
 - c. *The Indoor Shooting Range shall meet Chapter 12, Article II, Noise Control of the Fayette County Code.*

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Dennis Dutton remarked there are recommendations from the National Rifle Association (NRA) for the establishment of a shooting range, indoor and outdoor. He reiterated this is only a recommendation, not law. He explained a Site Specialist Engineer will review the design plans. He said there are pre-engineered diagrams available in the back of the NRA Range Source Book. He reported the NRA Range Source Book consists of 678 pages. He added he had also discussed

shooting ranges with Coweta County staff and it is only allowed in light industrial and heavy industrial zoning districts.

Pete Frisina advised there are also requirements for employees of shooting ranges due to close and lengthy contact with lead.

44. Single-Family Residence *and accessory structures and/or uses (see Article V).* (Allowed in the C-C, C-H, **L-C**, M-1, M-2, O-I, and BTP Zoning Districts). (Amended 08/27/09)
 - a. Said residence shall be a single-family detached residence.
 - b. Said residence shall not be less than 1,200 square feet, and said residence shall not be allowed in subdivision developments as defined by the Subdivision Regulations of Fayette County.

45. **Stadium, Outdoor Athletic. (Allowed in the C-H and M-1 Zoning Districts)**
The outdoor athletic stadium shall not be located closer than 300 feet from any A-R or residentially zoned property.

46. Telephone, Electric, or Gas Sub-Station or Other Public Utility Facilities. (Allowed in the A-R, C-C, C-H, MHP, and **all** residential **and nonresidential** zoning districts).
 - a. Minimum lot size: five (5) acres
 - b. All structural parts of the facility shall be contained within the boundaries of the lot.
 - c. An eight (8) foot high fence capped with barbed wire, with a locked gate, shall surround the facility.

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- d. The facility shall be screened in accordance with ~~Section 5-19~~ **Article V** herein.
- e. If electrical current is present in the facility, signs stating "High Voltage" shall be attached to the fence every ~~twenty (20)~~ **20** linear feet.

- f. A 100 foot undisturbed buffer is required adjacent to all property lines.

47. ~~Temporary Carnival or Rodeo. (Allowed in the A-R Zoning District).~~

- a. ~~Said carnival or rodeo shall not be operated longer than fourteen (14) 14 calendar days per year.~~
- b. Tents shall require the approval of the Fayette County Fire Marshal.
- e. ~~Off-street parking shall be required.~~
- d. ~~Outdoor lighting for activities shall not be permitted after 10:00 p.m.~~

(Relocated to Horse Show, Rodeo, Carnival and/or Community Fair.)

48. Temporary Tent Sales. (Allowed in the C-C and C-H Zoning Districts).

- a. Said tent sales shall not be operated longer than 28 calendar days per year.
- b. Tents shall require the approval of the Fayette County Fire Marshal.
- c. Off-street parking shall be required.
- d. Outdoor lighting for activities shall not be permitted before 7:00 a.m. or after 10:00 p.m.

Chairman Thoms commented e., f., and g. do not sound grammatically correct.

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- e. Location of seasonal sales as outdoor sales, as well as, structures, shall comply with zoning requirements for setbacks.

Pete Frisina suggested deleting “seasonal sales as” prior to “outdoor” and deleting “structures” and inserting “temporary tent”.

- f. Location of seasonal sales as outdoor sales, as well as, structures,

shall be exempt from Article V. Screening Standards, except where is provided herein.

Pete Frisina suggested deleting “seasonal sales as” prior to “outdoor” and deleting “structures” and inserting “temporary tent”.

Jim Graw suggested deleting “is” from the sentence.

g. Location of seasonal sales as outdoor sales, as well as, structures, shall be removed and cleared within 48 hours of the end of operation as indicated on the permit.

Pete Frisina suggested deleting “seasonal sales as” prior to “outdoor” and deleting “structures” and inserting “a temporary tent”.

Jim Graw suggested combining e., f., and g. as follows:

Location of seasonal sales as outdoor sales, as well as, a temporary tent:

- 1. Shall comply with zoning requirements for setbacks.**
- 2. Shall be exempt from Article V. Screening Standards, except where provided herein.**
- 3. Shall be removed and cleared within 48 hours of the end of operation as indicated on the permit.**

49. Transfer Station for Household and/or Commercial Garbage. (Allowed in the M-2 Zoning District).

a. Minimum lot size: ten (10) acres

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- b. A minimum ~~fifty (50)~~ **50** foot buffer shall be provided around the entire site so that transfer station operation activities are not visible from adjoining properties or any public street. Said buffer shall provide 100 percent screening from adjoining residences prior to commencing operations.
- c. Transfer station operations shall be set back at least 200 feet from an Arterial Thoroughfare as designated by the Fayette County

Thoroughfare Plan.

- c. The transfer station shall comply with all licensing requirements of the State of Georgia.

50. Wind Farm. (Allowed in the M-1 and M-2 Zoning Districts). The setbacks shall be equal to the height of the wind turbine, including the blades, or the applicable zoning district setbacks, whichever are greater.

* * * * *

Robyn Wilson asked if there were any comments from Section 7-3. thru Section 7-7.

Chairman Thoms requested an explanation of the Architectural Option listed under the SR 54 West Overlay Zone and the General State Route Overlay Zone.

Architectural Option.

An owner/developer may exercise an Architectural Option for structures within the Overlay Zone on lots adjacent to a municipality where a nonresidential architectural character has been established in the area. The purpose of this option is to achieve compatibility with surrounding areas, consistency throughout the development and greater creativity. A photographic architectural character inventory of the buildings within the area shall be submitted. Full color architectural elevation drawings of the proposed nonresidential architectural style for all building facades shall be submitted. Multiple buildings within a development shall have comparable architectural characteristics consisting of similar architectural design and elements, building materials and colors. Elevations shall be reviewed and approved by the Board of Commissioners and shall follow the procedure established in Article XI. Any change to the approved architectural elevation drawings shall follow the aforementioned procedure.

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Pete Frisina commented the County had received two (2) complaints from adjoining municipalities that have different architectural standards from the County. He explained the City Council must approve the architectural standards based on an individual site, on a case by case basis, for development within the city limits. He remarked some structures are so large that they cannot be constructed to look residential in appearance. He said the proposed amendment gives the developer the option of complying with the required architectural standards or having elevations reviewed and approved by the Board of Commissioners. He added any change to the approved architectural elevation drawings shall go back to the Board of Commissioners for their review and approval.

Pete Frisina gave the example of an intersection where three (3) corners are within the city limits and one (1) in the unincorporated County. He explained the proposed amendments would give the developer an architectural option in order to have his development blend in with the adjacent municipality.

A majority of the PC concurred with the proposed amendments.

* * * * *

Pete Frisina pointed out amendments had also been added to address large display or storefront windows by requiring a two (2) foot knee wall as indicated below:

Framed doors and windows shall be of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. Large display or storefront windows shall have a minimum two (2) foot high knee wall consisting of fiber-cement siding (ie: Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco).

* * * * *

Chairman Thoms asked if there was any further business.

Pete Frisina advised the March Public Hearing and Public Meeting/Workshop would be held in the Board of Commissioners Conference Room. He remarked “Nonconformances” will be discussed at the next Public Meeting/Workshop.

Hearing no further comments, Al Gilbert made a motion to adjourn the Public Meeting/Workshop. Jim Graw seconded the motion. The motion unanimously passed 4-0. Doug Powell was absent. The Public Meeting/Workshop adjourned at 9:02 P.M.

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PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

**TIM THOMS
CHAIRMAN**

**ROBYN S. WILSON
P.C. SECRETARY**