

THE FAYETTE COUNTY PLANNING COMMISSION met on June 19, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Brian Haren
Bob Simmons

MEMBERS ABSENT: Douglas Powell

STAFF PRESENT: Peter A. Frisina, Director of Community Services

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order and introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on June 5, 2014.

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

2. Discussion of hoop houses.

Pete Frisina said these proposed amendments are based on comments from the last meeting and they reflect amendments to the A-R zoning district, the Conditional Uses in A-R, a hoop house definition and the section for accessory structures. He said the statement of “For Private Use” was deleted from the use of a greenhouse in residential zoning and regulations specific to hoop houses have been created with a height limit of eight (8) feet, a minimum side yard setback of 30 feet, a minimum rear yard setback of 50, size limits based on acreage, required maintenance of the hoop house, can only be used to grow or store plants, and is exempt from architectural standards. He added amendments to A-R include the term “Commercial” was deleted from the use of a greenhouse, the term greenhouse/hoop house was used throughout the section, and the size of a farm outbuilding will go from 1,800 square feet to 3,600 square feet to match the residential accessory structures.

Jim Graw said we are putting a hoop house in the same category as a greenhouse and by doing that are we conferring anything to hoop house that we currently allow with a greenhouse that we don’t want for a hoop house.

Pete Frisina asked for an example.

Jim Graw said greenhouses are permanent structures made out of steel and glass on a foundation and a hoop house is a temporary structure made out piping and plastic sheets.

Pete Frisina said that is correct and based on these amendments hoop houses will have more restrictions than a greenhouse. He said he would give this some more consideration.

Brian Haren asked how many people have asked about hoop houses.

Pete Frisina said he has talked to three (3) people about hoop houses in residential zoning.

Bob Simmons asked for a clarification of not more than two (2) accessory structures per lot.

Pete Frisina said that is already in the ordinance.

Bob Simmons said they couldn't have multiple structures on one (1) lot.

Pete Frisina said currently you could have up to 1,800 square feet of accessory structure space and that could be divided between two (2) structures.

It was the consensus of the Planning Commission to send the item back to the Board of Commissioners for further direction.

3. Discussion of wedding/event facility in A-R.

Pete Frisina said he was presenting items for discussion regarding the wedding and event use in A-R. He said Coweta County does this as a Special Use Permit that requires a public hearing and Fayette County does not have this sort of mechanism in our zoning ordinance. He asked if this something we want to consider requiring a public hearing for this type of use or go with just a Conditional use which doesn't require a public hearing so when the conditions are met the use can be established.

Chairman Gilbert said he didn't have much of a feeling one way or the other and since we don't have a Special Use Permit procedure he would recommend a Conditional Use procedure would be fine.

Pete Frisina said the next item is to outline the uses which are weddings and events and we would need to delineate the type of events. He said we don't want the facility used for concerts, sporting event or vehicle racing. He added there are Conditional Uses allowed in A-R that are related and these uses should be allowed in conjunction with a wedding/event facility and these uses are a horse show, rodeo, carnival, community fair, and/or religious tent meeting.

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Chairman Gilbert said some time back there was a barn in Tyrone that was used for events but the barn wasn't in the proper location for the types of events they were having and Fayette County needs something like this and what we are working on is heading in the right direction.

Audrey Ardis said she is presenting a copy of an agro-tourism ordinance that Troup County is considering and it could be helpful with creating regulations for Fayette County.

Zane Ardis said the Troup County ordinance contains some good definitions for special events.

Jim Graw asked for clarification on the origin of the Troup County ordinance.

Audrey Ardis said it is a document she got from the Georgia Argo-Tourism Association and it has since been adopted by Troup County.

Jim Graw asked if she is proposing that this ordinance be adopted by Fayette County.

Audrey Ardis said she thought it would be helpful in creating an ordinance for Fayette County.

Pete Frisina asked if five (5) or 10 acres should be required.

Chairman Gilbert said 10 acres is his preference.

Pete Frisina asked about hours of operations and he had 11:00 am to 10:00 p.m. weekdays and 11:00 am to 11:00 p.m. weekends.

Brain Haren thought a 9:00 am start was appropriate.

Chairman Gilbert said the shut off times of 10:00 p.m. on weekdays and 11:00 p.m. on weekends was appropriate.

Brain Haren asked if the times would also regulate the setup and cleanup.

Pete Frisina said the time limits should control the event and not the setup and cleanup. He asked if we need to regulate the hours for the lighting.

Brian Haren said he would not recommend controlling the hours for lighting as the cleanup could take some time.

Pete Frisina said he is recommending that these facilities only be permitted on a lot with access to a paved road. He said Phil Mallon the County Engineer had suggested that if we allow one of these facilities on a gravel road we need to collect a prorated share of funds to maintain the road.

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Brian Haren said he felt a paved road is the best option because a gravel road may not hold up.

Pete Frisina said the County Engineer is recommending that the driveway coming from the county road be paved for a minimum of 30 feet at a width of 24 feet because it improves safety.

Zane Ardis said he didn't think 24 feet of width was necessary.

Brian Haren said he didn't think it was necessary.

Chairman Gilbert said you could leave the center of the driveway grassed.

Audrey Ardis said there are several businesses that have gravel driveways.

Brain Haren said sight distance has to be maintained.

Pete Frisina said sight distance would have to be met and it could a driveway to be relocated. He stated that all structures used for assembly would have to meet building and fire codes. He added that occupancy limits would be controlled for buildings per fire code. He said there could be a limit based on the capacity of sanitation facilities and that would be determined by Environmental Health. He added that the use would not be used in conjunction with Tourist Accommodations.

Jim Graw said lighting should be required for parking area and pedestrian paths and there needs to be a requirement for the number of parking spaces. He said he went to a facility that had a parking lot and a grassed area for parking in addition.

Chairman Gilbert asked about serving alcohol as it may be necessary for this type venue.

Pete Frisina said alcohol is not regulated through the zoning ordinance.

Randy Ogino said he was concerned with the requirement of the paved driveway for a wedding facility.

Pete Frisina said that will be given consideration to whether it is necessary or not.

Randy Ogino said it could diminish the rural character.

Pete Frisina said he said he would work on the ordinance and discuss it at a future meeting.

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Jim Graw made a motion to adjourn.

Chairman Gilbert said the meeting was adjourned at 8:00 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

AL GILBERT, CHAIRMAN

ATTEST:
