

THE FAYETTE COUNTY PLANNING COMMISSION met on September 7, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Jim Graw

STAFF PRESENT: Pete Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning and Zoning Coordinator

Welcome and Call to Order:

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

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1. Consideration of the Minutes of the meeting held on August 17, 2017.

John Culbreth made a motion to approve the minutes from the meeting held on August 17, 2017. Jim Graw seconded the motion. The motion passed 3-0. Al Gilbert and Danny England were absent.

NEW BUSINESS

2. Consideration of a Preliminary Plat of Northbrook. The property will consist of 17 residential lots zoned A-R, is located in Land Lots 88 of the 4th District and fronts on Grant Road.

Donna Black stated it's pretty straight forward. Five (5) acre lots; 17 big frontage, big acreage lots out in the Brooks area.

Jim Graw asked are all the lots perc.

Donna Black said yes sir. We had a level three (3) soil mapping done.

Chairman Haren said there's a lot of specimen trees out there. Most of them are oaks.

Jim Graw said lot four (4) has an overall parcel. What is an overall parcel?

Donna Black said that is the acreage for the whole thing, it's just on lot four (4). The acreage for lot four (4) is five (5) acres. The overall acreage is 95 acres, that's the whole parcel.

Jim Graw said I see. That happened to be printed on lot four (4).

John Culbreth asked is there any provision for green space.

Donna Black said not with five (5) acre lots.

Chairman Haren made a motion to approve the Preliminary Plat of Northbrook. Jim Graw seconded the

motion. The motion passed 3-0. Al Gilbert and Danny England were absent.

PUBLIC HEARING

- 3. Consideration of Petition No. T-020-17, Verizon Wireless, Owner, and Jenna E. Lee, Agent, request a reduction of the requirements of Sec. 110-150. Standards for Telecommunications Antennas and Towers to develop a 190 foot Monopole Telecommunication Tower. The request is to reduce the tower separation requirement of one (1) statute mile to .7 miles. This property is located in Land Lot 129 of the 4th District and fronts on SR 85 and 85 Hwy Connector. (This item cannot be heard due to issues with the required Balloon Test.)**

Chairman Haren said since the balloon test has not taken place, we will table this to the next public hearing.

John Culbreth asked how long the balloon is going to remain up.

Pete Frisina said on Saturday the balloon will be up from nine (9) to one (1).

Jim Graw said can you explain the 100 day requirement again.

Pete Frisina said the problem with this is the balloon test has to be done before it can be heard. Technically, you don't have to table it because they can't complete the balloon test.

Jim Graw asked does that affect the 100 day requirement.

Pete Frisina said no.

Jim Graw made a motion to table Petition No.T-020-17 until the October 5, 2017 meeting. John Culbreth seconded the motion. The motion passed 3-0. Al Gilbert and Danny England were absent.

OLD BUSINESS

- 4. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110 79. - Accessory structures and uses.**

Pete Frisina said this is dealing with internal stairways of accessory structures and how it counts toward square footage requirements. We recommend amending the ordinance to get away from the permanent stairways being the indicator of when a second story will count toward square footage requirements. My realization was regardless of the permanent stairs, the external building bulk and mass of the accessory structure was still the same. Nothing changed outwardly on the building.

Jim Graw bought up that there has always been this suspicion of accessory structures and apartments. What this does is talk about a footprint of 1800 square feet or 3600 square feet. Those are the two sizes we allow in the county. We're looking at a foot print; we're not worrying about internal stairs or not because again, it makes no difference to the outside of the building. So that has been changed to look at footprint only, as opposed to total square footage.

Jim Graw asked if the footprint relates back square footage.

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Pete Frisina said it does because you're limiting them to an 1800 square foot footprint, or a combination of 1800 square feet between two (2) structures, or 3600 square feet between two (2) structures. It's all based on footprint. I think this a better way of going about it. There are some other things we talked about. There is another set of rules and regulations we use for a garage in front of a house that has to be connected through a breezeway. There were some other rules that we put in here limiting the height; no more than 50 percent of the garage may be located beyond the front building line; the width of the portion of the garage facing the street shall not exceed 60 percent of the width of the principal structure, I'm glad we never had one come in that we had to figure all this out and all that is going away as well. I don't think there are any other changes I made. I did not hear from anybody that had any other amendments they wanted.

Chairman Haren said page three (3), paragraph four (4) which is lined out, that's where you removed the issue of permanent stairs.

Jim Graw said it took care of the problem with the permanent versus the pull down; you just eliminated that whole thing. Now they can do either one, pull down or permanent. That's a good way to handle it.

Bill Beckwith said when I was doing some storm water calculations they use the term drip line around the building. That's when the overhang is larger than the foot print of the building. Is that complicating anything?

Pete Frisina said to some degree it does. That's another calculation that's hard to deal with when you're getting a permit. Footprint and foundation is much easier. There is an issue that 50 percent of an accessory structure be fully enclosed. If you had a building under this ordinance at least 50 percent has to be fully enclosed. We're going to count that overhang as part of the square footage. Even if you had poles in the ground were going to count that as an extension of the foundation.

Chairman Haren asked are there restrictions on what you can do with the unenclosed 50 percent. Screened in porch or covered parking?

Pete Frisina said not really per se. If you wanted build a garage and you wanted half of it to have a lean to that is permissible.

Bill Beckwith said the issue came up at ZBA meeting where there was a big tall pole barn. Somebody asked a question "do you have to have two walls? Is that 50 percent enclosed? Or can you have all four walls half way up?".

Chairman Haren asked if we are ready to go to public hearings.

Pete Frisina said we have one more workshop coming up and there are two Planning Commissioners who aren't here tonight. We can make our decision at the next workshop whether we want to move forward with the public hearings.

Jim Graw said let's say you do have an 1800 square foot piece of concrete that's the footprint. Some people like to put an extension on. What do you do with this extension that has no concrete, it's just dirt.

Pete Frisina said there has to be something to hold it up.

Jim Graw said they had these telephone poles.

Pete Frisina said they have to be in something. You just don't put them in the ground and tamp dirt over them.

Chairman Haren said there's no extension of the foundation.

Pete Frisina said that it is technically an extension of the foundation. Those things have to be in some kind of masonry or concrete.

Chairman Haren said so we'll just hold this over to the next workshop.

No action was taken on this item and the discussion will be continued at a future meeting.

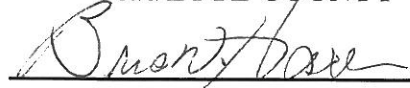
5. **Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Pete Frisina said in a PUD it has always been implied that you have full control over the development. Al Gilbert questioned at the last meeting that now that we are adding specifics does that mean we're tying our hands to only those items listed? What I did on page three (3) under F, is I broadened some of those things that can be considered under modifications because it says "the board may disapprove, approve or approve with modifications. Modifications can include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements". So that's basically the full range of what you can do in a PUD. I also did some house cleaning. We have been trying to get away from where the zoning administrator is specifically doing things, and we recommend that is say the planning and zoning and department instead of zoning administrator. Since the last time you saw it I took that list of modifications and went through each of the list of Planned Unit Developments and added them as applicable. I kind of catered that list to each of the different type of PUD. Starting with the PRBD, I have added some of this language. Under three (3) I added some language about the type of business and the qualitative aspects we'll be looking at. That where it talks about "that would adversely affect the existing use or usability of adjacent or nearby property and/or do not produce traffic that would be an excessive or burdensome use of existing or planned streets are appropriate for this." We have one more meeting on this. I would assume we move to public hearing on these these amendments in October.

No action was taken on this item and the discussion will be continued at a future meeting.

John Culbreth made a motion to adjourn the meeting. Jim Graw seconded the motion. The motion passed 3-0. The meeting was adjourned at 7:33pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



BRIAN HAREN, CHAIRMAN

ATTEST:

