

THE FAYETTE COUNTY PLANNING COMMISSION met on April 4, 2002 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Bill Beckwith, Chairman
Jim Graw, Vice-Chairman
Bob Harbison
Al Gilbert
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Bill McNally, County Attorney
Chris Venice, Director of Planning
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Beckwith called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

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1. Consideration of the Minutes of the meeting held on March 7, 2002.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Minutes as circulated. Al Gilbert made the motion to approve the Minutes. Doug Powell seconded the motion. The motion unanimously passed 5-0.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON APRIL 4, 2002 AND BY THE BOARD OF COMMISSIONERS ON APRIL 25, 2002.

2. Consideration of a Revised Final Plat for Coventry Estates, Ronald C. Gummel, Owner/Agent, request to subdivide Lot 48 consisting of 4.75 acres into two (2) single-family dwelling lots. This property is located in Land Lot 34 of the 5th District, fronts on Brookshire Drive, and is zoned R-40. *The applicant requested to withdraw said petition on 03/22/02.*

Chairman Beckwith announced that the applicant had requested to withdraw this petition.

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THE FOLLOWING ITEM(S) WILL BE CONSIDERED BY THE PLANNING COMMISSION ON APRIL 4, 2002 AND BY THE BOARD OF COMMISSIONERS ON APRIL 11, 2002.

3. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding 5-40. Standards for Telecommunications Antennas and Towers, B. Applicability, 2. Public Property.

Attorney McNally explained that the proposed amendment reads as follows: Notwithstanding anything contained herein to the contrary, this section shall not prevent the Board of Commissioners of Fayette County from authorizing the use of a tower for public purposes. In the event the Board of Commissioners of Fayette County authorizes the use of a tower for public purposes, the applicable criteria of this section shall not apply. He advised that the words "location or" be added to have the

amendment read as follows: Notwithstanding anything contained herein to the contrary, this section shall not prevent the Board of Commissioners of Fayette County from authorizing the location or use of a tower for public purposes. In the event the Board of Commissioners of Fayette County authorizes the use of a tower for public purposes, the applicable criteria of this section shall not apply.

Attorney McNally further explained that the amendment would take away the requirement that, in essence, the County own a tower for public purpose. He said that the County does not want to be in the tower business if it can help being in the tower business. He stated that the County needs tower locations but the County does not want to own or build towers for itself.

Jim Graw asked if a privately owned tower which the County has co-located on could exceed the maximum height allowed for a tower.

Attorney McNally replied yes, if required for a public purpose.

Mr. Graw asked if the current users would be restricted to the current height permitted by the ordinance or could they go higher.

Attorney McNally stated that the B.C.C. will probably have the top spot on the towers and others could co-locate as needed. He confirmed that you would want to allow as many co-locaters as possible.

Chairman Beckwith asked if the main purpose was to permit antennas for 9-1-1.

Attorney McNally replied yes sir.

Doug Powell asked what was the intent of the amendment.

Attorney McNally replied that we have to relocate 9-1-1 and the County does not want to build nor do the tax payers want the County to build seven (7) to eight (8) towers at a cost of \$350,000 to \$375,000 each.

Mr. Powell confirmed that the plan is to co-locate on existing towers and if the tower was already up to the maximum height then the B.C.C. could authorize, for County purposes only, to go higher. He asked if this would negate any structural standards.

Attorney McNally answered no sir. He noted that since 9-1-1 would be located at a new frequency that the antennas must be located at certain elevations. He reported that there are existing towers which the County may locate on, some which require no alterations and some which require some addition. He added that possibly two (2) additional towers may be required but the County does not want to own the towers. He said the County could have a private company foot the bill for the construction of the tower and the County gets the prime location which makes sense for the tax payers.

Al Gilbert asked if there was a possibility of allowing construction of a tower on County property and the tower be owned by an individual tower company.

Attorney McNally said that this would probably be the case in certain situations.

Bob Harbison stated that he understood what the B.C.C. wants and what they need including the public need but he expressed concern about allowing a tower to increase its height when others were required to build at a certain height. He said if a tower was allowed to increase its height then that tower would have a competitive advantage over the other towers which were restricted to a certain height. He added that the public should be permitted public input regarding the location of towers and it should not be administratively approved.

Mr. Graw concurred.

Attorney McNally pointed out to the P.C. that approval would not be administrative, and would be authorized by the B.C.C. in a public meeting.

Chairman Beckwith asked if there were any public comments. Hearing none, he closed the floor from public comments.

Bob Harbison made a motion to approve the amendment in the best interest of the County even though he still has problems since certain authorities are exempt from the ordinance. Chairman Beckwith seconded the motion.

Mr. Graw asked what other counties do regarding this matter.

Attorney McNally advised that other jurisdictions did not have an ordinance which restricts the County from the start. He added that this is no different than locating a fire station or police station. He said that this is a public need. He confirmed that the County is totally revamping the 9-1-1 system due to the Federal government selling the frequencies which we are located on. He stressed that the County has a limited time period to locate on a new frequency, or the County will be sharing 9-1-1 transmissions with a public company.

Chairman Beckwith stated that there was a definite public need and it is appropriate for the P.C. to recommend approval.

Hearing no further comments, Chairman Beckwith called for the vote. The motion unanimously passed 5-0.

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OLD BUSINESS:

4. Discussion of amended Economic Development and Housing Objectives and Policies to be included in the Fayette County Comprehensive Plan by the Planning Department.

Chris Venice addressed the proposed amendments with the changes as previously requested by the P.C. She explained that the changes were indicated in red print and strike out. She advised that Objective 1, which had nine (9) policies associated with it had been divided into two (2) objectives. She added that the definition of "brownfields" would be added.

Economic Development

Obj. ECD 1 Add the following in its entirety: Support the development of business opportunities to diversify and strengthen the tax base, create and maintain jobs, and preserve the quality of life in Fayette County.

Obj. ECD 2 Add the words "(office, industrial, and commercial)" to amend the item to read: Provide for the development and expansion of a diversified economic base (office, industrial, and commercial) to produce a wide range of employment opportunities.

a. Add a. as follows: Target corporations that require a highly educated workforce matching the educational demographics of Fayette County.

b. Delete the words "and office projects" to amend the item to read: Recruit clean industry which has minimal impacts on existing public facilities and the environment.

- e. Add the word “commercial” to amend the item to read: Encourage and promote reuse and redevelopment of vacant commercial buildings, brownfields, existing structures, and properly zoned areas through marketing and public relations outreach.

Obj. ECD 3

- c. Add the words “(Clayton College and State University)” to amend the item to read: Ensure the availability and encourage the use of high quality continuing adult education and retraining programs through the establishment of a Training and University Center (Clayton College and State University).

Obj. ECD 4 Delete the word “Establish” and add the words “Maintain” and “position” to amend the item to read: Maintain Fayette County’s position as a leader in controlled development.

Obj. ECD 5 Add the words “Continue to”, delete the words “a superior quality of life”, and add the words “high quality services” to amend the item to read: Continue to provide high quality services for County residents and business personnel.

Housing

Chris Venice commented that there were no changes to this section. She advised that the only item remaining was the median value of a home in Fayette County which would be available from the 2000 Census sometime later this year.

Doug Powell referenced Objective 3..a. and asked that the wording be added to monitor/maintain the existing list to ensure that historic dwellings are added to the list if appropriate.

Mrs. Venice replied that she would make this amendment. She added that the P.C. would see the entire final document in approximately nine (9) to twelve (12) months.

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NEW BUSINESS:

5. Discussion of overall County goal statements to be included in the Fayette County Comprehensive Plan by the Planning Department.

Chris Venice proposed the following overall County goals:

Provide a healthful, safe productive, culturally satisfying and aesthetically pleasing environment that ensures a high quality of life for all the residents of Fayette County.

Provide for the conservation and protection of the environment through the proper utilization and management of the county’s natural features (i.e. land, water, trees, slopes).

Provide high quality community facilities and services that are used in the most cost-effecting manner possible to ensure an adequate level of service for existing and future residents.

Maintain planned and orderly growth consistent with the County’s long range land use and transportation plans and consistent with the county’s ability to extend or provide the necessary supporting public services and facilities.

Mrs. Venice advised that the existing goals were similar to the proposed goals. She commented that the goals would be revised continuously.

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Chairman Beckwith asked if there was any further business.

Robyn Wilson advised the P.C. that the Workshop scheduled for April 18, 2002 in Suite 202A at 7:00 P.M. had been canceled.

There being no further business, Jim Graw made the motion to adjourn the meeting. Doug Powell seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:20 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

BILL BECKWITH
CHAIRMAN

ROBYN S. WILSON
SECRETARY