

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on August 18, 2011, 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
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

STAFF ABSENT: Pete Frisina, Director of Community Development

Welcome and Call to Order:

Chairman Thoms called the Public Meeting/Workshop to order and introduced the Board Members and Staff. He noted there was no public present.

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- 1. Consideration of Petition No. AT-001-11, Williams Gas Pipeline - Transco, Owner, L.C. Zellner/ Agent. This petition is for the Design Review and Approval Process for a Slick Stick Internal Antenna Tower, an alternative tower, consisting of 100 feet in height. This property is located on 11.4 acres, Land Lot 76, 7th District, fronts on Adams Road, and is zoned R-70.**

Dennis Dutton stated Mr. L.C. Zellner of Williams Gas Pipeline was unable to attend tonight; however, he would try to answer the PC's questions. He said the purpose of this meeting is the design review and approval process by the PC, who makes the final decision. He added the petition does not go before the BOC or for a public hearing. He advised Williams Gas Pipeline was requesting a 100 foot high tower on their substation site for their regulator system. He commented the regulator is a new system which monitors the gas flowing through the pipelines. He said it would also do troubleshooting and voice communication which gives the ability to dispatch someone to the site to see if there are any problems but does not shut off the gas. He reported the main shut off is located in Houston, Texas. He remarked Georgia, South Carolina, Mississippi, and Alabama will be the only states to have this new technology. He added their goal is to have a tower at every substation unless they receive opposition from the community. He noted the attorneys for both sides have discussed this proposal and it was deemed this is a "utility" and would not be subject to site plan review; however, it was concluded they should comply with the Telecommunication Tower

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Ordinance. He said they originally wanted to construct a lattice tower but with a slick stick alternative tower of less than 120 feet, a public hearing before the PC and BOC would not be required.

Bill Beckwith stated he visited the site and spoke with the on-site engineer who said they needed the tower at 100 feet to be able to transmit information to Stockbridge to the local regional control. He said the galvanized tower was lying on the ground in sections.

Doug Powell stated he would like to see a photograph of the actual slick stick and three (3) more photographs taken from other quadrants other than Havenbrooke Court plus a photograph from the swimming pool on the adjacent property. He said the proposed tower did not look offensive; however, he would like to know about fencing, but a site plan is not required. He added since they are a utility and dealing with gas, the site will probably be well protected.

Jim Graw clarified the property owner of the subject property was aware of the proposed tower and he has no problems with the proposed tower.

Dennis Dutton replied Mr. Keith McGuilkin was going to take Williams Gas Pipeline to court; however, they settled out of court so while he is most affected by the tower, he has been compensated.

Doug Powell said if the contractor had not received input from the local community, the PC could direct him to do so.

Al Gilbert said the County should probably be glad they, as a utility, are willing to put up a slick stick instead of a lattice tower.

Bill Beckwith concurred.

Jim Graw remarked the tower is utilized for two-way voice communication, as well as, a safety device and if the gas pipeline company needs a 100 foot tower for this purpose, he had no problem with the proposed tower.

Dennis Dutton reported the Federal Energy Regulatory Commission had specified in their regulations that utility companies should try to work with the local governments as best they can and this is basically what Williams Gas Pipeline is trying to do.

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Al Gilbert expressed concern about the subject property being posted to advise the homeowners in the area because they probably don't know about the proposed tower.

Robyn Wilson advised if a tower complies with the ordinance and can be approved administratively, the property is not posted.

Chairman Thoms reminded the PC an alternative tower less than 120 feet in height was an incentive to the tower companies to avoid a public hearing; however, the PC could revisit requiring signage in the future if the PC wished to do so and asked the PC how they wanted to proceed.

Doug Powell replied it had been discussed at length previously and he did not see the need for adjustment. He commented questions could be asked to the tower company, for example, if someone wanted to locate a tower at a church, the PC could ask the contractor if he had contacted the Pastor or homeowners in the vicinity for their concerns about the tower; or if someone wanted to locate a tower in an amenity area, the PC could ask the contractor if he had contacted the homeowners in the subdivision or the homeowners in the vicinity for their concerns about the tower. He pointed out the PC could approve or deny the design of the tower.

Jim Graw concurred and said to allow public input would fly in the face of what was agreed to with the tower industry.

Doug Powell made the motion to approve the 100 foot slick stick. Al Gilbert seconded the motion. The motion for approval was unanimously passed 5-0. Members voting in favor were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell.

Bill Beckwith remarked Dennis Dutton had done a fine job providing the information regarding the proposed tower.

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Chairman Thoms asked if there was any further business.

Doug Powell said he would like to address the "point of order" which was discussed at the last meeting. He remarked at the last BOC meeting, one of the commissioners voted for an item, even though he was opposed to it, so he could bring the item back up for consideration in the future. He replied this is not the same as what the PC had adopted.

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Dennis Dutton reminded the PC of the Public Hearing scheduled for September 1, 2011. He added there would be a Pre-Recommendation for the rezoning from A-R to PUD-PRL, possibly a Preliminary Plat, a Final Plat, and a Minor Subdivision Plat.

Hearing no further business, Doug Powell made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. Members voting in favor of adjournment were: Chairman Thoms, Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. The Public Meeting/Workshop adjourned at 7:27 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

TIM THOMS
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY