

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on March 30, 2006 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: Jim Graw, Chairman
Al Gilbert
Tim Thoms

MEMBERS ABSENT: Douglas Powell, Vice-Chairman
Bill Beckwith

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Bill McNally, County Attorney
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the meeting to order and introduced the Board Members and Staff.

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1. Discussion of the update of the Fayette County Comprehensive Plan presented by the Planning & Zoning Department.

Tom Williams advised that there were two (2) elements under the new guidelines: Citizens Participation Program and Community Assessment. He handed out maps identifying areas requiring special attention and a character area map. He reported that a public hearing would need to be held, then the updates would be transmitted to the Atlanta Regional Commission and the Department of Community Affairs for review.

Pete Frisina presented the Areas Requiring Special Attention as follows:

- 1. All State Route (SR) Corridors:** These are the Major Thoroughfares of Fayette County. They provide access for Fayette County and surrounding counties. It is conceivable that at some time in the future all of the SR Corridors will be four lanes or greater.

All the State Route Corridors in Fayette County are regulated by overlay zones in the Zoning Ordinance. At this time only the SR 54 Corridor is addressed in the Fayette County Comprehensive Plan with an overlay district giving existing lots consideration for Office/Institutional (O/I) zoning. The purpose of these regulations is to promote orderly development to maintain the efficient flow of traffic and maintain a scenic gateway into and through Fayette County. These regulations need to be reviewed periodically to ascertain if they are achieving the aforementioned goals. Inter-parcel access both by vehicles and pedestrians should be provided where possible in nonresidential areas. Accommodations for bicycles should be considered and made when these corridors are improved. Architectural control should be maintained to protect the esthetic quality of Fayette County

- 2. The SR 85 North Nonresidential Corridor:** This nonresidential corridor is a mix of office, commercial and industrial uses. These uses also include an area along SR 314. The area is within the SR 85 North Corridor Overlay and General State Route Overlay (SR 314) requirements. Due to annexations into the City of Fayetteville, the area is not contiguous. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction=s regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. This is an area of potential annexation.

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3. The SR 54 Nonresidential Corridor: This area contains the Fayette County Community Hospital and a future Fayette County High School and is anticipated to be developed with a mix of commercial and office uses. The hospital and some properties in the immediate area of the hospital are in the City of Fayetteville. This is an area of potential annexation. The remainder of the area is in unincorporated Fayette County. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction=s regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. In general, regulations specific of this area will be needed to control development.

The West Fayetteville Bypass traverses this area connecting Sandy Creek Road and SR 54. Also a parallel road running from Tyrone Road by the future high school to the West Fayetteville Bypass is indicated on the Land Use Plan. These roads are needed to serve the future development in this area. A multi-use path/sidewalk system should be considered in this area to increase accessibility.

4. SR 74 North Corridor: Due to annexations into the Town of Tyrone, the area is not contiguous. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction=s regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. This is an area of potential annexation. This area is under development pressure due to the amount of nonresidential development to the north in Fulton County and the City of Fairburn.

5. Conservation Areas: These are environmentally sensitive areas containing waterways, watershed protection areas, flood plains, wildlife habitat, poor soils, and steep slopes. Special care must be taken with development within close proximity of these areas.

Mr. Williams suggested that the Groundwater Recharge Areas be added to the Areas Requiring Special Attention Map. The Planning Commission concurred.

Mr. Frisina presented the Character Areas as follows:

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Conservation Area and Greenspace	Environmentally sensitive areas consisting of streams, water supply watershed protection areas, floodplain, wetlands, and steep slopes.	<ul style="list-style-type: none"> - Protect water supply watersheds from disturbance through buffers and setbacks. - Allow only passive recreational uses. - Promote best management practices for existing agricultural uses.
Agricultural Residential Area	The southern portion of Fayette County where a predominance of large tracts of land exists with scattered agricultural uses (crops, timber, and livestock) and large estate lots. Little availability of public water.	<ul style="list-style-type: none"> - Density limited to one unit per five acres. - Use the Estate Zoning District with adequate buffers to promote the conservation subdivision (60 percent developed B 40 percent greenspace) approach to the Agricultural Area based on the aforementioned density to maintain agricultural residential character. This will aid in maintaining a sense of place in the southern portion of the county.

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Rural Residential Area	Semi rural area with some scattered agricultural uses on large tracts of land and subdivisions (one unit per two to three acres). Limited availability of public water.	<ul style="list-style-type: none"> - Density limited to one unit per two to three acres. - Use the Conservation Subdivision Zoning District with adequate buffers to promote the conservation subdivision (60 percent developed B 40 percent greenspace) approach to the Rural Residential Area based on the aforementioned density to maintain rural character. This will aid in maintaining a sense of place in the rural residential portion of the county. This sense of place will also fulfill the goal of maintaining a nonurban separation between the municipalities in the county.
Suburban Area – Developing	This area is approximately 50 percent developed with subdivisions (one unit per one to two acres). Area with greatest availability of public water. Existing subdivisions lack greenspace and pedestrian facilities. Connectivity between existing subdivisions is limited.	<ul style="list-style-type: none"> - Density limited to one unit per one to two acres. - Encourage the utilization of floodplain for greenspace in new subdivisions. - Support the installation of sidewalks within new subdivisions. - Investigate the feasibility of connecting existing residential subdivisions through sidewalks/paths. - Preserve a nonurban separation between the municipalities in the county to create a sense of place.
Commerce Area	These areas contain a moderate amount of existing and future office, commercial and industrial uses. As places of commerce they provide services, goods and employment. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.	<ul style="list-style-type: none"> - Investigate methods to improve pedestrian safety and use within commercial centers. -Review existing county regulations that control intensity, architectural character and inter-parcel access to ascertain their effectiveness.
Nonresidential Corridor	Existing and future areas in the county where a large amount nonresidential development (office, commercial and industrial) is anticipated on both sides of a roadway. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.	<ul style="list-style-type: none"> - Investigate methods to improve pedestrian safety and use within commercial centers. -Review existing county regulations that control intensity, architectural character and inter-parcel access to ascertain their effectiveness.

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Government Services	Publicly owned areas which contain governmental services such public works, water system facilities, emergency services communications, solid waste facilities, etc.	<ul style="list-style-type: none"> - Strive to maintain and develop government services areas which are compatible with surrounding land uses through proper site design including setbacks, buffer, access, parking s and storm water facilities.
Education	Areas which contain public and private schools.	<ul style="list-style-type: none"> - Continue to work with the Fayette County Board of Education with site plan review and recommendations for new schools. - Review existing county regulations that control private school development to ascertain their effectiveness.
Public Recreation Area	Areas which contain public parks.	<ul style="list-style-type: none"> - Strive to maintain and develop public recreation areas which are compatible with surrounding land uses through proper site design including setbacks, buffers, access, parking and storm water facilities.
State Route Corridor	All State Routes in Fayette County under the full control of Georgia Department of Transportation (GDOT). Maintenance, design, and improvements are the responsibility of GDOT. Parcel access controlled by GDOT. State Routes consist of two and four lane roadways. It is anticipated that all State Routes will be a minimum of four lanes at some point. County has overlay regulations to control development on all State Routes.	<ul style="list-style-type: none"> - Continue to work with GDOT for the improvement of State Routes. - Continue to communicate with GDOT and seek input on proposed developments along State Routes. - Regulate development based on GDOT plans for future widenings of State Routes. - Review existing county overlay regulations that control development along State Routes to ascertain their effectiveness.
Municipality B High Intensity	Peachtree City and Fayetteville have the largest concentration of population and land use intensity in the county. These cities have the greatest access to sewer and water service to serve development.	<ul style="list-style-type: none"> - Within their existing limits these municipalities can accommodate the highest density residential and nonresidential land use intensity in the county. Mixed use development is appropriate in these municipalities. A wide range of housing densities can be provided due to the provision of sewer and water infrastructure
Municipality B Medium Intensity	Tyrone has good access to public water and limited access to sewer service.	<ul style="list-style-type: none"> - Within the existing limits of this municipality medium residential densities and nonresidential intensities can be accommodated .
Municipality B Low Intensity	Brooks and Woolsey have limited access to public water. Brooks has a small public sewer system to serve the existing building in the downtown area with no capacity for expansion and Woolsey has no access to public sewer.	<ul style="list-style-type: none"> Within the existing limits of these municipalities medium to low residential densities and nonresidential intensities can be accommodated.

Tim Thoms reminded Mr. Williams to change ASurburban Area@ to AExurban Area@.

Chairman Graw instructed Robyn Wilson to advertise the proposed updates for April 20, 2006 for the P.C. and May 11, 2006 for the B.O.C. He advised that a Workshop would be held immediately following the April 6th Public Hearing and the April 20th Special Called Public Hearing to discuss further updates to the Comprehensive Plan.

Mr. Frisina added that the streetscape regulations would be discussed at the April 20, 2006 Workshop. He advised that developers coming into the County are developing high-end homes and neighborhoods and they want to enhance the appearance and desirability of their subdivision by constructing wider sidewalks and planting street trees. He stated that he was relying on Tim Thoms for assistance in compiling a list of desired trees. He added that the sidewalks and trees would be the responsibility of the Homeowners Association.

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Chairman Graw asked if there was any further business. Hear none, Al Gilbert made a motion to adjourn the workshop. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent. The workshop adjourned at 7:55 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

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