

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on May 18, 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
Douglas Powell, Vice-Chairman
Bill Beckwith
Al Gilbert
Tim Thoms

MEMBERS ABSENT: None

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Tom Williams, Assistant Director of Planning & Zoning
Phil Mallon, Director of Engineering
Bill McNally, County Attorney
Delores Harrison, Zoning Technician

STAFF ABSENT: Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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- 1. Consideration of a Preliminary Plat, River Park, Pod A, John Wieland Homes & Neighborhoods, Owner, and Dan Fields, Agent. This property consists of 118.37 acres with 43 single-family dwelling lots. This property is located in Land Lots 193, 194, 223, and 224 of the 5th District, fronts on S.R. 92 North, and is zoned C-S.**

Bryan Lightweis pointed out that the road had been realigned near Lot 26 to bypass a cluster of trees. He advised that the 80 foot right-of-way had been reduced also. He added that the development would comply with the Georgia Stormwater Regulations.

Doug Powell pointed out that the minimum house size is not shown on the preliminary plat.

Pete Frisina replied that this is not required on the revised preliminary plat checklist.

Mr. Powell requested a copy of the revised preliminary plat checklist.

Tim Thoms asked if the open space had been increased by the shifting of the road.

Mr. Lightweis said that the open space was not affected; however, the stormwater detention was reduced.

Al Gilbert made a motion to approve the preliminary plat stamped received 05/09/06. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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- 2. Consideration of a Preliminary Plat, River Park, Pod B, John Wieland Homes & Neighborhoods, Owner, and Dan Fields, Agent. This property consists of 248.74 acres with 97 single-family dwelling lots. This property is located in Land Lots 194, 223, and 224 of the 5th District, fronts on S.R. 92 North and Eastin Road, and is zoned C-S.**

Bryan Lightweis stated that due to the lack of a standard median the right-of-way will be reduced to 60 feet if an agreement cannot be met between the Engineering Department and the developer. He confirmed that the site is a pasture with no specimen trees. He added that the development would comply with the Georgia Stormwater Regulations.

Tim Thoms made a motion to approve the preliminary plat stamped received 05/09/06. Doug Powell seconded the motion. The motion unanimously passed 5-0.

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3. Discussion of proposed amendments to the Fayette County Development Regulations regarding Section 8-62. Utility Locations, Section 8-63. Sidewalks, and Section 8-64. Reserved as presented by the Engineering Department.

Phil Mallon stated that at a previous Public Meeting/Workshop, there were concerns about the County's liability and maintenance of sidewalks and streets. He said he had asked Tim Thoms for his input. He commented that several developers are interested in street trees because they increase property values. He confirmed that the Engineering Department has a Landscape Architect on staff. He reported that street trees actually extend the life of asphalt which reduces maintenance costs. He presented pictures of Highgrove Subdivision which looks nice.

Mr. Mallon said that any trees planted in the right-of-way or along the right-of-way would have to be in accordance with the plans prepared by a Landscape Architect which would be very specific and include the diameter of the trees and the planting method. He added that the plans must be approved by the Engineering Department prior to planting.

Mr. Mallon stated that an eight (8) foot wide area (diameter) would provide for adequate space for the roots to grow which will help enhance their stability and aesthetically looks good.

Tim Thoms advised that soil base and not tree roots damage sidewalks and roads.

Mr. Mallon added that roots go after water and oxygen.

Attorney Bill McNally stated that the County must consider the pros and cons; however, if it is on County right-of-way then it can ultimately become a County liability. He advised that other areas have added a "per foot charge" on their tax bills for sidewalks but the State of Georgia does not have that authority.

Al Gilbert said he had spoken with a couple of developers who have built sidewalks and planted street trees in other areas and it is not unusual to charge a fee for the privilege of building sidewalks and planting street trees. He commented that the fee is placed in a fund which draws interest and is utilized when repairs are required.

Doug Powell stressed that a developer should be required to build sidewalks to County standards and require the maintenance to be the responsibility of the homeowners association or if no one wants to do the maintenance then a sidewalk district should be created.

Attorney McNally advised that a sidewalk district would be required to be created first due to multiple homeowners later in the development.

Mr. Thoms remarked that County liability and expense should be minimized if there is any development in the County right-of-way. He commented that sidewalks and street trees are a benefit to the developer and the County because they provide a dollar value as an infrastructure element.

Mr. Mallon said that an eight (8) foot planting diameter and a two (2) year performance bond would be required. He stated that a minimum and maximum tree size would also be required. He commented that a tax or sinking fund could be discussed.

Mr. Thoms advised that trees should not be planted between April 15 and October 15 and asked if this could be incorporated into the proposed amendments.

Mr. Mallon pointed out that there are two (2) options to consider: Trees in the right-of-way and Trees outside the right-of-way. He remarked that trees in the right-of-way are based on a standard 60 foot right-of-way with a utilities easement located outside of the right-of-way and an eleven (11) foot planting area. He confirmed that he had talked with the local utility companies and they said that utility placement varies from county to county and no one was opposed to a utility easement and several preferred a utility easement. He added that the water line location will not change.

Mr. Mallon pointed out that for trees outside the right-of-way, the right-of-way could be reduced from 60 feet to 46 feet. He added that this option would require a utility easement for gas, telephone, and power and a thirteen (13) foot planting area. He stated that developers prefer to have trees between the curb and the sidewalk.

The P.C. stressed the importance of requiring sidewalks to be built to County standards to ensure proper construction. Chairman Graw asked Mr. Mallon to research how these issues are being addressed by other jurisdictions in more detail for further discussion at the June Meeting.

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4. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-6. Transportation Corridor Overlay Zone, A. S.R. 54 West and S.R. 74 South Overlay Zones and C. General State Route Overlay Zone as presented by the Planning & Zoning Department.

Pete Frisina stated that the B.O.C. had expressed concerns about the intensity of nonresidential development on the S.R. 54 West corridor. He said that the only way to control intensity is by the floor to area ratio; however, he was not ready to pursue the floor to area ratio requirement at this time because he would like to do more research. He said the floor to area ratio should be applied in the residential areas on the Land Use Plan where the SR 54 Overlay District allows Office-Institutional zoning.

Mr. Frisina explained that he was proposing to relocate S.R. 74 South corridor to the General State Route Overlay Zone. The SR 54 West Overlay Zone was initially created specifically for SR 54 West and SR 74 South was inserted at a later date.

Mr. Frisina referenced Architectural Standards and stated that it is difficult to construct a pitched roof on a large structure. He proposed to allow a pitched mansard roof facade which would provide a similar appearance on buildings that were two or more stories or large buildings where a pitched roof would not meet the maximum height limitations. He pointed out that a mansard roof would be required to be a minimum height of eight (8) feet around the entire perimeter of the structure. He added that this requirement was being proposed for the S.R. 54 West Corridor Overlay Zone and the General State Route Overlay Zone.

Mr. Frisina stressed that this item needed to be considered by the P.C. on June 1, 2006 and by the B.O.C. on June 7, 2006.

Chairman Graw instructed Delores Harrison to advertise the proposed amendments for the Public Hearing scheduled for June 1, 2006.

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

Tom Williams advised that the B.O.C. had approved the transmittal of the first two (2) elements of the Comprehensive Plan: the Community Participation Program and the Community Assessment. He added that the B.O.C. made no revisions to the two (2) elements. He said that these two (2) elements were delivered to the ARC on May 12, 2006.

He presented the Schedule for Completion of the Community Agenda as follows:

ACTIVITY	2006	2007
Community Agenda	June, July, August, September, October	
Agenda Kick-Off Public Meeting	June, July	
Stakeholder Interviews	June, July	
Steering Committee Meetings	June, July, August, September, October	
Public Information Outreach Program	June, July, August, September, October	
Public Hearing	October	
Revise and Submit	October	
ARC Review	October	
DCA Review	November, December	
ARC Final Report	December	
Revised as Needed		January
Fayette County Adoption of Community Agenda		February

He reported that the population and household figures were revised and reduced prior to the B.O.C. public hearing. He also noted that in response to Doug Powell's request, Crime data and Fire and Emergency Response data were added to the Technical Addendum. He advised that Fayette County has one of the lowest crime rates in the state. He stated that crime reports included 2000 through 2004. He added that crimes were separated into two (2) categories: Crimes Against Person and Crimes Against Property.

The P.C. complimented Mr. Williams and Pete Frisina for their accomplishments in updating the Comprehensive Plan.

Chairman Graw asked if there was any further business. He asked the P.C. if they would like to consider Preliminary Plats at Public Meetings/Workshop and Public Hearings.

Pete Frisina stated that it would help staff if Preliminary Plats could be considered twice a month. He remarked that if a Preliminary Plat is not approved by all appropriate departments then the Preliminary Plat can not be heard until the following month. He said that a Preliminary Plat does not have to advertised.

The P.C. concurred to allow Preliminary Plats to be considered twice a month.

Al Gilbert asked if the TRC has helped with the process.

Mr. Frisina replied that the TRC gives all the applicable departments an opportunity to meet together to discuss projects and hear everyone's concerns.

Attorney McNally stated that the TRC makes staff think about how a development affects their department.

Hearing no further comments, Bill Beckwith made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. The Public Meeting/Workshop adjourned at 8:53 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

DELORES HARRISON
ZONING TECHNICIAN