Minutes

Board of Commissioners
February 1,2012
3:30 P.M.

Notice: A complete audio recording of this meeting can be heard by accessing Fayette County's Website at www.fayettecountyga.gov. Click on "Board of Commissioners", then "County Commission Meetings", and follow the instructions. The entire meeting or a single topic can be heard.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on February 1, 2012 at 3:30 p.m. in the Public Meeting Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:	Herb Frady, Chairman Robert Horgan, Vice Chairman Steve Brown Lee Hearn Allen McCarty
Staff Present:	Jack Krakeel, County Administrator Scott Bennett, County Attorney Carol Chandler, Executive Assistant Floyd Jones, Chief Deputy Clerk

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Call to Order

Chairman Frady called the February 1, 2012 Workshop Meeting to order at 3:32 p.m.

Acceptance of Agenda

Commissioner Brown moved to Accept the Agenda as published. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

NEW BUSINESS:

1. **Staff from the Department of Fire and Emergency Services wishes to discuss efforts underway to achieve the Accreditation of Piedmont Fayette Hospital's Chest Pain Center.**

   Public Safety Director Allen McCullough informed the Board of Piedmont Fayette Hospital's efforts to achieve accreditation for its Chest Pain Center, and how the County could assist in those efforts. He asked the Board for permission to continue working with the hospital, and stated that a Resolution and contract could be presented to the Board at future meeting that would demonstrate the County's partnership in the accreditation process. Discussion followed.

The Board agreed to allow staff to return at a future meeting with a Resolution and contract for formal consideration. The Board took no action on this item. A copy of this request, identified as "Attachment 1", follows these minutes and is made an official part hereof.

2. Discussion and review of proposed changes to Fayette County's Development Regulation, Article III, Street Design Standards and Specifications.

Public Works Director Phil Mallon discussed and reviewed the proposed changes to Fayette County's Development Regulation, Article III, Street Design Standards and Specifications. Prior to beginning his presentation, Mr. Mallon gave updated information to the Board and asked that it be considered instead of the similar information published earlier with the Agenda. Mr. Mallon then discussed several proposed changes and was able to obtain direction from the Board on those changes.

Specific subjects of discussion involved: Design Standards and Specifications, Roadway Classifications, Traffic Impact Studies; Right-of-Way requirements, Construction Requirements for Roads and Streets, Design Standards; Driveway and Encroachment Control, Traffic Control Devices, Sidewalks; Roundabouts, Traffic Calming measures, and Landscape Islands.

The Board consented to allow Mr. Mallon to return to a future Thursday night Board of Commissioners meeting for formal consideration on the proposed changes, so long as the final changes were made available to the Commissioners at least two weeks in advance of the meeting. The Board took no action on this item. A copy of this request, identified as "Attachment 2", follows these minutes and is made an official part hereof.

3. Discussion of the State Route 74 South, State Route 85 South, and Padgett Road intersection to determine if amendments to the Fayette County Comprehensive Plan Map and Text and to the Zoning Ordinance, as they pertain to the creation of an Overlay Zone for the intersection, is warranted at this time.

Community Development Director Pete Frisina presented his request to the Board and asked if a study of the Land Use Plan for the area around the intersection was warranted. The Board agreed that the study was warranted.

Commissioner Brown suggested that the intersection under discussion should not be permitted for Commercial use, and instead suggested an Office-Institutional use would be best for the area. He added that his concern was about high-traffic uses at the intersection, and that was why he was open to uses that did not tend toward heavy traffic. Mr. Frisina replied that based on the type of intersection, he could see that it is likely better suited for Commercial uses than Office-Institutional uses. He said that the area would likely support three types of development: "convenience, neighborhood, or major shopping" uses. He suggested that the intersection could support "convenience" developments, that the other two types would require a larger scale, and that he needed to know from the Board how to proceed.

Commissioner Horgan noted that consideration for changes surrounding the intersection need to be made due to its close proximity to Starr's Mill reservoir, and he said he would not want a gas station to be allowed in the area that would have possible leaks contaminating the water supply. Mr. Frisina replied that most of the potential leaks, or flows, would go away from the water supply due to its location.

Mr. Frisina informed the Board that staff would move forward with the process, and would bring recommendations back to the Board in the future. Commissioner Brown asked that the minutes from the Planning Commission be forwarded to the Board as soon as possible after this issue was considered. Mr. Frisina replied that the minutes would be provided to the Board.

The Board directed staff to begin the study, as requested, and to return with findings at a future Workshop meeting with recommendations. The Board took no action on this item. A copy of this request, identified as "Attachment 3", follows these minutes and is made an official part hereof.

ADMINISTRATOR'S REPORTS:

SPLOST Update: County Administrator Jack Krakeel reminded the Board that it had recently asked staff to provide a monthly update on the County's SPLOST projects. He informed the Board that staff was currently prepared to make its report, but he recommended that the monthly update be given at the second Thursday night Board of Commissioners meeting held each month. He explained that the basis of his recommendation rested on the fact that a SPLOST subcommittee meets just prior to the second Thursday night Board of Commissioners meeting of each month, where fresh data is made available that could then be provided to the Board. He asked the Board if it approved of his recommendation, and the Board consented to his recommendation.

COMMISSIONERS REPORTS:

Chairman Frady: Chairman Frady reported that Fayette County had completed negotiations with the City of Peachtree City last week concerning both Lake McIntosh and TDK Boulevard. He continued that there were many rumors circulating about the County's negotiations that were not true, and he provided a brief history of the negotiations.

County Administrator Jack Krakeel added that an agreement was reached and signed by all parties, and that the agreement was consistent with the Board's direction that the County have unimpeded access to Lake McIntosh. He continued that the agreement also met Peachtree City's requirement that they have control over the future direction of any extension of TDK Boulevard through an exchange of property along the perimeter of the creek that serves as the boundary of that property. He concluded that, ultimately, both parties were able to reach agreement in terms of protecting their own individual assets associated with the project.

Commissioner Brown asked if the Board had formally voted on the agreement in a public meeting. County Attorney Scott Bennett reminded the Commissioner that Board action on this issue was taken in Executive Session, and that once the acquisition of property was accomplished, the minutes of those discussions in Executive Session could be provided to the public. He added that the Board does not need to take additional action after property is acquired. Commissioner Brown replied that he thought there was a contractual arrangement, and therefore formal action would have to be taken in a public meeting. Mr. Bennett responded that the County did not sign a contract, but rather that it made an offer to swap land, meaning, if Peachtree City gave the County their deeds then the County would likewise give Peachtree City their deeds. He summarized that the County never signed a contract, but that it only swapped deeds. Discussion followed.

Commissioner Brown: Commissioner Brown informed the audience that a portion of the Board's Retreat, concerning the County's budget, would immediately follow the current meeting, and that everyone was invited to attend.

Phil Mallon: Public Works Director Phil Mallon informed the Board that the Georgia Department of Transportation (GDOT) has money available for safety improvements on "non-State Routes". He told the Board that GDOT has requested Fayette County and all the other counties in its District Three provide them lists of candidate projects for consideration. He anticipated that this information would be provided to GDOT by the end of the week, and he wanted the Board to be aware of this possible funding source.

ADJOURNMENT:

Commissioner McCarty moved to adjourn the February 1, 2012 Workshop Meeting. Commissioner Hearn seconded the motion. No discussion followed. The motion passed unanimously.

The Board adjourned the February 1, 2012 Workshop Meeting at 4:49 p.m.

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Floyd L. Jones, Chief Deputy Clerk Herbert Frady, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 23rd day of February 2012.

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Floyd L. Jones, Chief Deputy Clerk