

THE FAYETTE COUNTY PLANNING COMMISSION met on August 2, 2001 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
Al Gilbert, Vice-Chairman
Bob Harbison
Jim Graw
Doug Powell

MEMBERS ABSENT: None

STAFF PRESENT: Bill McNally, County Attorney
Kathy Zeitler, Director of Zoning/Zoning Administrator
Delores Harrison, Zoning Technician
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.

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1. Oath of Office administered to Doug L. Powell.

Attorney Bill McNally administered the Oath of Office to newly appointed P.C. member, Doug Powell. Attorney McNally and the other P.C. members congratulated Mr. Powell on his appointment.

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2. Consideration of the Minutes of the meeting held July 5, 2001.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Minutes as circulated.

Bob Harbison made the motion to approve the Minutes. Jim Graw seconded the motion. The motion passed 3-0-2 with Al Gilbert and Doug Powell abstaining from the vote.

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3. Consideration of the Workshop Minutes of the meeting held on July 19, 2001.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated.

Jim Graw made the motion to approve the Workshop Minutes. Al Gilbert seconded the motion. The motion passed 3-0-2 with Chairman Beckwith and Doug Powell abstaining from the vote.

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THE FOLLOWING ITEM(S) WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON AUGUST 2, 2001.

4. **Consideration of a Preliminary Plat, Vickery Lane Subdivision, Scarbrough and Rolader Development, LLC, Owners, and W.A. Brundage, P.E., Agent. This property consists of 173.23 acres with 39 single-family dwelling lots. This property is located in Land Lot 108 of the 5th District, fronts on County Line Road, and is zoned R-20.**

Bob Rolader requested approval of the preliminary plat consisting of 173 acres with 39 lots proposed. He pointed out that the property abuts Clayton County. He advised that there was a large wetlands area on the property which will be preserved in perpetuity.

Bob Harbison asked if the length of the cul-de-sac exceeded the 3,000 foot requirement.

Mr. Rolader replied that the cul-de-sac was less than 3,000 feet.

Mr. Harbison questioned the road frontage requirements for a lot abutting a cul-de-sac.

Kathy Zeitler replied that a maximum of four (4) lots were allowed to be located on the turn around portion of a cul-de-sac, each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of road frontage, and if fifty percent (50%) or more of the frontage of a lot abuts the turn-around portion of a cul-de-sac, then that lot shall be classified as a cul-de-sac lot.

Chairman Harbison asked if there were any comments regarding the technical review of the preliminary plat.

Jim Wilson asked where was the exact location of the proposed detention ponds. He advised that the proposed subdivision lots backed up to existing properties and the existing septic systems back up to the proposed subdivision lots. He said that the Planning Department could not tell them the location of the proposed detention ponds.

Mr. Rolader said unfortunately his Engineer was not present tonight. He confirmed that the Hydrology Study had been submitted and approved by the Engineering Department.

Mr. Wilson remarked that he wanted to know the location of the proposed detention ponds since his subdivision consisted of two (2) acre lots and the proposed subdivision consisted of one (1) acre lots. He added that he had not seen any buffers or detention ponds on the proposed plans. He added that approximately 38-39 acres was located in the floodplain along the Flint River. He said that he did not understand how the P.C. could approve the preliminary plat if you did not know where the storm water drainage was going.

Chairman Beckwith advised that the preliminary plat had been reviewed by the Technical Review Committee. He added that all of the ordinance requirements regarding the appropriate location of the detention ponds will have to be followed. He suggested that Mr. Wilson review the plat in the Zoning Department.

Mr. Wilson asked if the County would approve the detention ponds to be located on the rear of the proposed lots and allow the water to be dumped on the existing septic systems and if the P.C. had already approved the plat without knowing the exact location of the detention ponds.

Chairman Beckwith replied that the various County departments have reviewed the preliminary plat and they have no problems with the locations.

Mr. Wilson asked how the location of the detention ponds had been approved when no one knows where

they will be located.

Chairman Beckwith remarked that obviously Mr. Rolader's Engineer knows the location of the detention ponds.

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Mr. Wilson asked why Mr. Rolader's Engineer was not present.

Chairman Beckwith replied that he had no idea.

Mr. Wilson asked why it is such a secret where the detention ponds would be located.

Kathy Zeitler advised that the County Engineer had reviewed and approved the preliminary plat for the detention areas which are required, and further information would be indicated on the final plat.

Mr. Wilson commented that he saw the approved plat on Tuesday and there were no detention ponds indicated. He said that the County Engineer's office advised that the information regarding the detention ponds would be available tonight.

Mrs. Zeitler replied that the preliminary plat had been approved by the County Engineer's office. She said Mr. Wilson needed to contact the County Engineer's office for further information regarding detention.

Chairman Beckwith commented that it appeared that the left hand is not letting the right hand know what is happening. He confirmed that all the P.C. has to do is approve the preliminary plat. He suggested Mr. Wilson contact Mr. Ron Salmons, the County Engineer.

Mr. Wilson replied that he had already spoken with the County Engineer's office and they do not know where the detention ponds will be located. He said that if the detention ponds are placed adjacent to the existing lots that there would be storm gutters, curb and gutters, and underground pipes coming out from the detention ponds. He stressed that there are no provisions in the County Code which say whose responsibility it is to clean out the detention ponds when they fill up. He added that he has pictures showing the properties adjoining the proposed subdivision.

Mr. Rolader said that it was his understanding that the preliminary plat was to show the division of the property and, if approved, the next step would be to prepare full engineering drawings in conjunction with the Hydrology Study which will be reviewed by the County Engineer. He added that the development would have to comply with all of the County Ordinance requirements.

Mr. Wilson said that the plat would not be reconsidered by the P.C. and there would be no public input.

Chairman Beckwith replied that this was correct.

Mr. Wilson replied that Mr. Rolader had "snowballed" the adjacent property owners by not having the information available tonight and cut off the public flow of information since the County Engineer's office would be reviewing and approving the plat.

Chairman Beckwith confirmed that all the P.C. was considering tonight was the division of the subject property. He advised that more detailed information would be available at a later time from the County Engineer's department.

Mr. Wilson said that the adjacent property owners would have no further say except for tonight.

Chairman Beckwith advised that the subject property was zoned R-20 and the development is set aside

according to the zoning.

Al Gilbert said that the P.C. does not know where the septic systems will be located but there is established criteria which must be met. He added that there was established criteria regarding the location of the detention ponds which would have to be met. He noted that there were State and County ordinances which will protect us. He remarked that he was not an Engineer and the detention

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ponds would not mean a great deal indicated on the preliminary plat. He stressed that the P.C. was more concerned about the layout of the proposed subdivision which is why we have a very good County Staff reviewing the proposed plats.

Mr. Wilson replied that there is one (1) world of difference - septic tanks are cleaned out by the people who use them but detention ponds are not cleaned out by anyone in this County and when they overflow and fill up with mud they become a mosquito breeding grounds and the water comes right over them like they have never been there before. He said that the water was collected from all over the subdivision through the storm drainage water which would not have been there to begin with and the detention pond is no longer a pond.

Chairman Beckwith asked Mr. Wilson to take his concerns to the Engineering Department, discuss them with Ron Salmons, the County Engineer, and perhaps get his questions answered. He said that the P.C. is going to consider the preliminary plat and move on with the rest of the meeting. He asked if there was any further discussion.

Bob Harbison made the motion to approve the preliminary plat. Doug Powell seconded the motion. The motion unanimously passed 5-0.

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Kathy Zeitler explained the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

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THE FOLLOWING ITEM(S) WILL BE CONSIDERED BY THE PLANNING COMMISSION ON AUGUST 2, 2001 AND BY THE BOARD OF COMMISSIONERS ON AUGUST 23, 2001.

- 5. **Consideration of Petition No. T-011-01, Peachtree East Associates, % Watkins Retail Group, Owners, SprintCom, Inc./Matthew Donnelly, Agent, request to increase the height of the existing monopole tower by 10 feet from 150 feet to 160 feet. This property is located in Land Lot 69 of the 7th District, fronts S.R. 54 West and Broken Bow Drive, and is zoned C-C.**

Attorney James Ney spoke who represented SprintCom, Agent requested to co-locate on an existing 150 high tower located behind Publix Shopping Center on S.R. 54 West. He advised that SprintCom requested to increase the tower height from 150 feet to 160 feet. He presented a plat of the existing shopping center and the existing tower site. He advised that the subject property is zoned C-C. He added that the tower was constructed around 1998. He asked Matt Donnelly of SprintCom to present numerous photographs of the site from various angles which indicated the existing tower and tower compound, shopping center, and landscaping. He pointed out that the existing tower blends in with the surroundings.

Attorney Ney advised that the existing tower was administratively approved in 1998 under the previous ordinance at the maximum height allowed of 150 feet. He reported that the previous ordinance allowed towers 150 or less to be approved by Staff and required towers over 150 feet in height to have public

hearing approval. He confirmed that if the additional footage is increased that SprintCom will co-locate at 160 feet. He presented a plat which indicated the coverage gap which would result in dropped calls, terminated calls, or the inability to transmit or receive a call. He indicated the existing tower on the subject plat. He said that if SprintCom was allowed to locate at 160 feet that coverage would be provided in the existing coverage gap area. He also indicated the existing tower on the subject plat. He noted that the existing tower currently accommodates three (3) carriers: BellSouth at 150 feet, AT&T at 137 feet; and a Grid dish antenna for a radio station at 120 feet. He said that SprintCom needed to co-locate on the tower at a height of 160 feet in order

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to supply adequate coverage.

Attorney Ney circulated an Engineering Study and referenced the last paragraph on page 2. which stated that the ten (10) foot extension to the existing tower would not create any overstress to the tower or the foundation. He also referenced the Staff Analysis which stated that one of the purposes of the tower ordinance is to advocate the shared use of new and existing tower sites through co-location, thereby discouraging the proliferation of towers throughout Fayette County. He commented that this is exactly what SprintCom is trying to accomplish. He added that Staff had recommended approval. He respectfully requested approval from the P.C.

Chairman Beckwith asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal, he closed the floor from public comments.

Al Gilbert made the motion to approve the petition. Bob Harbison seconded the motion.

Jim Graw asked if the tower was located within the highway corridor and if the tower qualified as a pre-existing tower.

Kathy Zeitler replied that the tower was located within the highway corridor and is not a pre-existing tower as defined in the ordinance because the ordinance date for pre-existing towers was those constructed prior to June, 1996 and the tower was constructed in 1998 under the previous tower ordinance which allowed towers to be approved administratively up to 150 feet in height.

Mr. Graw asked what was the maximum height that the tower could be constructed to and still fall within the restrictions of the previous tower ordinance.

Mrs. Zeitler replied that the maximum height was 150 feet which is the existing height of the tower.

Mr. Graw asked if they could come back in and request to increase the tower to 170 feet.

Mrs. Zeitler replied that they could but it would require public hearings.

Attorney McNally advised that the height was intentionally raised from 150 feet to 180 feet to allow more users.

Mr. Graw asked if they would be coming back to request to increase the height of the tower.

Attorney Ney replied that he was representing SprintCom only but could not answer for other carriers who may want to co-locate. He stated that it was his understanding that the subject tower would have five (5) carriers. He added that the limiting factor in increasing the height above 160 feet would be the strength of the structure.

Chairman Beckwith asked if the tower owner was aware of the proposed height extension.

Matt Donnally of SprintCom replied that he had an agreement in place with Cingular Wireless who owned the tower.

Hearing no further comments, Chairman Beckwith called for the vote.

The motion unanimously passed 5-0.

Mr. Graw asked what was the closest tower which would be picking up the remaining coverage gap.

Attorney Ney replied that it would have to be located within the city limits of Peachtree City.

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Chairman Beckwith asked if there was any further business.

Kathy Zeitler reminded the P.C. of the Workshop scheduled for August 16, 2001 in Suite 202A at 7:00 P.M.

There being no further business, Bob Harbison made the motion to adjourn the meeting. Al Gilbert seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:45 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

BILL BECKWITH
CHAIRMAN

ROBYN S. WILSON
SECRETARY