

THE FAYETTE COUNTY PLANNING COMMISSION met on September 6, 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
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Bill McNally, County Attorney
Kathy Zeitler, Director of Zoning/Zoning Administrator
Ron Salmons, County Engineer
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 and confirmed with the Secretary that there was a quorum present.

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1. Consideration of the Minutes of the meeting held on August 2, 2001.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Minutes as circulated. Al Gilbert made the motion to approve the Minutes as presented. Jim Graw seconded the motion. The motion unanimously passed 5-0.

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2. Consideration of the Workshop Minutes of the meeting held on August 16, 2001.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated. Bob Harbison made the motion to approve the Workshop Minutes as presented. Al Gilbert 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.

THE FOLLOWING ITEM WILL BE CONSIDERED BY THE PLANNING COMMISSION ON SEPTEMBER 6, 2001 AND BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 27, 2001.

3. Consideration of Petition No. 1084-01, Cathryn R. Stephens, Deborah S. Williamson, and Elizabeth B. Stanley, Owners, and Michael L. Faulkner, Agent, request to rezone 124.40 acres from A-R to R-55 to develop a single-family residential subdivision consisting of 79 lots. This property is located in Land Lots 253 and 254 of the 4th District and fronts on S.R. 85 South and the future extension of Christopher Drive.

Michael Faulkner, Agent requested to rezone 124.40 acres from A-R to R-55 which he stated was the highest house square footage for one (1) acre zoning. He said that he knew the one (1) acre zoning was not in compliance with the Land Use Plan for this area, however the adjacent properties

with either one (1) acre zoning or one (1) acre lots comprised 61% of the property lines. He referenced two (2) parcels to the south zoned R-70 which comprised 12% of the property lines. He also referenced the Whitewater Middle School and the new elementary and high schools which are proposed directly across the street and zoned A-R. He also referenced the remaining properties zoned A-R. He noted that including the school areas that this would comprise 26% of the properties zoned A-R. However, he further noted that if you remove the school properties that the remaining A-R would be 18.5% of the property lines. He confirmed that the bulk of the adjacent properties is either one (1) acre lots or one (1) acre zoning. He also referenced the adjacent R-45 zoning.

Mr. Faulkner stated that he proposed to construct all brick homes ranging from \$300,000 and up. He said that the proposed development would be provided with swim and tennis facilities and also sidewalks on both sides of the street. He commented that he was the developer of Clairmont which is a seniors community. He remarked that he created neighborhoods, not subdivisions, where property owners could walk and meet with each other in a neighborhood environment. He went on to say that with the schools in the area that this was smart growth because this will keep people off of the roads because the children can walk to school. He reported that the number of lots may decrease by approximately six (6) lots in order to provide a nature area/greenspace.

Mr. Faulkner said that he had lived in Fayette County just about all of his life and he was committed to Fayette County. He stated that he had purchased the old Travis Hardware building and had also sold the building behind Travis Hardware to the City of Fayetteville to help create a better downtown. He remarked that he was concerned about quality of life issues and traffic issues which is why the proposed neighborhood works well. He went on to say that the smart growth issues included sidewalks and children being able to walk to school and not having to ride the school bus which also helps to enhance the quality of life.

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.

Richard Braun of 185 Cedar Creek Court expressed concern about the increased traffic especially on Christopher Drive. He said that on his way to the public hearing, a football game was being held at the school and there were approximately 300 to 400 cars parked at the school and along Christopher Drive. He stated that when the football game is over all of the traffic will be dumped onto Christopher Drive and S.R. 85 South which is an uncontrolled intersection and a hazard all of the time. He stressed that Christopher Drive could not handle any additional traffic. He remarked that the school did not take traffic into account when the school was developed. He went on to say that when the school held its open house that at 5:30 P.M. there was total gridlock and it took him one-half hour to get from S.R. 85 South to his house in The Woods at Whitewater. He said that there would have been no way an emergency vehicle could have accessed Christopher Drive. He added that he did not object to the subdivision but objected to the amount of traffic it would add.

James Collins of 120 Reed Creek expressed concern about increased traffic. He said he was concerned about the children walking to school and would like to see the sidewalks extended to the school and that a crosswalk also be provided. He also expressed concern about the children walking and crossing S.R. 85 South to get to the new schools. He stressed that a traffic signalization is needed. He commented that an additional curb cut may help to alleviate the traffic congestion. He remarked that maybe the entrance to the new schools could line up with the subdivision street by signalization of that intersection.

Chairman Beckwith advised that there is a proposed entrance to the subdivision on S.R. 85 South. He added that Mr. Faulkner could address this item during his rebuttal.

Jessica Galugha of 100 Long Shore Way stated that she currently attended Fayette County High School and it is so crowded that walking through the halls is impossible. She said that a new high school is currently being built due to the overcrowding of the current schools. She remarked that this development would bring in even more students. She commented that the County should slow down

building houses until more schools are provided.

In rebuttal, Mr. Faulkner stated that there is a problem at the school with insufficient parking. He said that the extension of Christopher Drive should provide an additional entrance onto S.R. 85 South for people attending school functions as well as the property owners. He remarked that the extension of Christopher Drive would run along the side of the school's ballfields and he would be open to extending the road and provide additional parking. He commented that it was his intention to have sidewalks along both sides of the street and to provide sidewalks to the middle school. He went on to say that the Board of Education is proposing to provide parking for Staff and school buses on the north side of Whitewater Middle School. He said it was his understanding that the school buses would no longer utilize Christopher Drive. He said it was also his understanding that the Board of Education was also working with the D.O.T. for signalization for the new school entrance onto S.R. 85 South however, funding is always an issue. He continued by saying that he would like to develop a neighborhood and make it where students can cross the street. As far as the number of students which would be generated from the neighborhood, he estimated that 20 students would be added to the new high school. He added that the students would either not be riding the bus or they would only have to cross the street to get to school.

At this time, Chairman Beckwith closed the floor from public comments.

Bob Harbison made a motion to deny the proposed R-55 and approve R-75 which is a minimum lot size of two (2) acres and a minimum house size of 2,500 square feet. Jim Graw seconded the motion.

Mr. Harbison stated that the reason for his recommendation is due to the Land Use Plan which calls for 2-5 acres even though The Woods net yield is approximately 1.5 acres. He said he would like to stay with the Land Use Plan for the density aspect. However, he added that he did not think that the area is viable to remain at 5 acres being located behind the school. He went on to say that the additional entrance onto S.R. 85 South may help with the traffic on Christopher Drive.

Kathy Zeitler asked if the motion would include any conditions of zoning approval such as signalization of the intersection. *(Per later County Engineer comments, the entrance for the new schools will be approximately 650 feet south of the proposed subdivision street.)*

Jim Graw stated that there were no recommendations made by Staff.

Mrs. Zeitler replied that Staff had recommended denial.

Mr. Harbison said that he would leave the conditions open for discussion.

Mr. Graw stated that he did not think that signalization was the developer's responsibility. He said that the land in south Fayette County is much different from the land in the northern part of the County due to the numerous streams and different soil types. He pointed out that the proposal did not conform to the Land Use Plan. He asked Mr. Faulkner if parking will be provided for the tennis court.

Mr. Faulkner replied yes even though he prefers not to have parking.

Mr. Graw asked if the stream was a running water stream.

Mr. Faulkner replied that the stream in the south west corner and the north west corner were running streams.

Chairman Beckwith asked if the property contained wetlands.

Mr. Faulkner replied that there is no floodplain but there are some low areas. He advised that the

streams are deep.

Mr. Graw asked if the proposed cul-de-sac complied with the County's requirements.

Mr. Faulkner stated yes.

Mr. Graw asked Mr. Faulkner if he had considered a divided entrance.

Mr. Faulkner said that he thought that the ordinance prohibited divided entrances.

Mr. Graw replied that it was only a suggestion.

Mr. Faulkner pointed out that his density with 79 lots is 1.44 acres average lot size but with the reduction of six (6) lots his density would be 1.55 acres per lot. He said that most of the lots in The Woods consist of one (1) acre and the lots in Whitewater Creek range from 1.00 acre to 1.86 acres. He stated that he could appreciate the P.C. wanting two (2) acres with 2,500 square feet minimum houses, but he would think the P.C. would prefer an average yield of 1.50 acres plus with 3,000 square feet minimum houses.

Mr. Harbison pointed out that there was not a 1.50 acre land use.

Mr. Graw asked how many lots were one (1) acre, two (2) acres, three (3) acres, four (4) acres, and five (5) acres since lot sizes were not indicated on the Concept Plan.

Mr. Faulkner replied that he was unsure but the lots in the cul-de-sac would be close to two (2) acres. He said that approximately 25% to 26% greenspace would be provided. He remarked that one (1) acre lots with 3,000 square foot homes, the amenity area, and the greenspace/nature area would require the cost of the lots to be approximately \$65,000. He commented that the infrastructure costs would make the neighborhood have very expensive homes.

Doug Powell asked Mr. Faulkner if he was aware of the T.R.C. and Staff's comments regarding the setback requirements for the proposed recreational area, and the proposed sidewalks.

Mr. Faulkner replied that he could not receive approval of his plat unless the recreational area complied with the County's requirements. He added that the sidewalks were addressed in his Letter of Intent. He further added that he was not a "big-time" developer.

Mrs. Zeitler stated she would like to clarify for the record that the open space areas and amenity area which are proposed on the Concept Plan are conceptual and are not required. She explained that the developer could drop these if they could not be accommodated with the setbacks or the location which they want.

Mr. Faulkner said that the P.C. could add a condition that these items be provided.

Chairman Beckwith replied that the motion did not have any conditions.

The motion for R-75 was unanimously approved.

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Chairman Beckwith called for a break from 7:37 P.M. to 7:40 P.M.

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4. **Consideration of the proposed amendment to the Fayette County Subdivision Regulations regarding Final Plat, Section 4-2.5 Recordations, 8. by the Engineering Department.**

Ron Salmons advised that the proposed amendment would add an additional requirement for a Final Plat. He explained that the amendment would require final plats to also be submitted in an electronic digital format so that they may be easily inserted into the G.I.S. system, which will save the County a considerable amount of time and effort. He said that virtually ever surveyor in the County utilizes a computer drafting system to produce their plats. He went on to say that the surveyor would simply have to download his files. He remarked that for the surveyors who prepare their final plats by hand that it would cost them approximately \$5.00 per sheet to digitize the plat. He added that the only other costs (\$50.00 to \$100.00) might be tying into the State Plane Coordinate System which is a referencing system for surveyors, however the vast majority of the surveyors in the County have references already established. He stressed that the costs to the surveyor should be minimum as compared to the benefit to the County and its citizens.

Chairman Beckwith asked if there were any public comments. Hearing none since only the press was present, he closed the floor to public comments.

Al Gilbert made the motion to approve the proposed amendment. Doug Powell seconded the motion. The motion unanimously passed 5-0.

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Chairman Beckwith asked if there was any further business.

Kathy Zeitler reminded the P.C. of the Workshop scheduled for September 20, 2001 in Suite 202A at 7:00 P.M.

Chairman Beckwith advised that he would not be present at the September Workshop.

There being no further business, Jim Graw made the motion to adjourn the meeting. Doug Powell 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**