

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on February 6, 2003 at 7:36 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Al Gilbert, Vice-Chairman
Bob Harbison
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Chris Venice, Director of Planning
Dennis Davenport, Assistant County Attorney
Ali Cox, Assistant 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 Community Facilities and Services Elements of the Comprehensive Plan.

Chris Venice advised that she was looking for comments and input on the Community Facilities and Services elements. She pointed out that this chapter covers nine (9) different topics: Water Supply and Treatment, Sewerage System and Wastewater Treatment, Solid Waste Management, General Government, Public Safety, Recreation Facilities, Hospitals and Other Public Health Facilities, Educational Facilities, and Libraries and Other Cultural Facilities. She confirmed that all departments were contacted to make sure that Staff had the current data. She asked the P.C. to point out any errors or any topics they would like to see listed which are not. She remarked that the objectives and policies were listed with each topic section instead of at the end of the chapter to have all details with a particular subject in one section of the plan instead of having to review the entire chapter. She advised that most of the objectives and policies were reviewed a year ago and should be familiar since they have not changed.

Al Gilbert asked why all of the government facilities were not listed in Table C-3 on page 10. such as the Recreation Department and Animal Control.

Mrs. Venice replied that the State dictates what is looked at in these particular sections and for General Government they are looking at the actual governing facilities and the court facilities. She said that recreation would be discussed later under Recreation and Animal Control would be discussed under Public Safety. She added that Staff could be more expansive if the P.C. desired.

Doug Powell asked if there was an inventory of all of the facilities.

Mrs. Venice commented that the County has a list of all properties which they control. She added she was unsure of how often it was updated. She noted that she would check to make sure the required topics are covered.

Mr. Powell pointed out that all of the schools and park facilities were listed.

Mrs. Venice remarked that she would see how long the list of public facilities is and then make a decision as to what to include.

Bob Harbison asked if the County was burying any solid waste.

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Mrs. Venice replied no, that there is only a transfer station.

Mr. Harbison asked if there were any plans to address solid waste if DeKalb County refuses to take our garbage or if they close down the landfill.

Mrs. Venice confirmed that the County had a contract thru the next ten (10) years.

Attorney Davenport advised that the contract with the provider stipulates that the County can go to a different landfill since they have probably eight (8) to ten (10) different landfills in Georgia and Alabama including Live Oak. He confirmed that DeKalb County and Fayette County can have some discretion where to take our garbage other than Live Oak if it deals with transportation costs and things of that nature so we try to get the closest one but also one that has enough capacity to last us for a while. He noted that Waste Management has been very active with working with the County on these issues.

Bill Beckwith asked if there are any plans for recycling on a large scale in the County.

Mrs. Venice replied not other than what is offered at the transfer station, however the County's web site has a large recycling section which gives locations in the metro region where a variety of recycleables can be taken.

Chairman Graw asked if there were any further comments.

Mrs. Venice advised that the P.C. would see this chapter again so if something comes to mind there is plenty of time to make additions.

2. Discussion of the Natural and Cultural Resources Elements of the Comprehensive Plan.

Chris Venice advised that again, she was looking for comments and input from the P.C. She pointed out that this section really hasn't changed much over the years. She noted that the maps were forthcoming. She reminded the P.C. that Staff had prepared a Natural and Historic Chapter to the Land Use Plan several years ago to meet the requirements of the Minimum Environmental Planning Criteria and ordinances have been adopted. She confirmed that the agricultural information was updated to indicate the number of farms and also discussed the Scenic Roads procedures.

Doug Powell asked if Scenic Roads is only a procedure because the P.C. had recommended a Proclamation.

Mrs. Venice replied that she was unsure if the Proclamation was ever adopted but the original Scenic Roads is still on the books.

Mr. Powell suggested that on page 3., second paragraph, that "1987, City of Arlington, Texas" should be deleted. He also pointed out under Inventory that the last sentence was duplicated in both paragraphs.

Mrs. Venice thanked Mr. Powell and advised that Staff would make these corrections.

Mr. Powell if clayey on page 4. was a word.

Mrs. Venice replied yes.

Mr. Powell referenced page 6., third paragraph, listing Fayette County as a Phase II Community which is required to obtain a National Pollution Discharge Elimination System Permit and asked Mrs. Venice to explain what that is.

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Mrs. Venice explained that this is a requirement by the Federal Government that any community that has storm water discharge has to file a Notice of Intent that the County is going to meet the requirements to improve the water quality of storm water run-off. She noted that the County has to institute a public education program where brochures and flyers are sent out to educate the public regarding for example, not dumping oil down the manhole because it goes directly to the stream. She further noted that a public involvement section is required where the County is encouraged to get with local groups and paint manhole covers and catch drains to tell people that anything which goes in this catch basin goes directly to the stream. She added that there are also requirements regarding the maintenance of septic tanks, minimum buffers and setbacks, and containment of construction debris. She advised that the County would adopt a Storm Water Management Plan.

Bill Beckwith asked if the County has a requirement to test the run-off from its buildings.

Mrs. Venice replied no but the County does monitor streams at various points, but not at facilities.

Mr. Powell asked if the County has the permit currently.

Mrs. Venice replied no. She advised that the deadline is March 6, 2003 to complete the Notice of Intent and until December, 2006 (?) to implement what the County states it is going to do.

Mr. Powell asked what was the publication date for the Comprehensive Plan.

Mrs. Venice replied she was hoping for mid summer.

Mr. Powell asked if this information would be changed in March, 2003 to reflect the Notice of Intent.

Mrs. Venice replied that this is a good idea.

Chairman Graw asked what makes Fayette County a Phase II community.

Mrs. Venice replied size, population, and having a portion of the County in a designed urbanized area.

Mr. Beckwith asked if cities are separate.

Mrs. Venice replied yes.

Mr. Powell stated that under Assessment the Storm Water Management Plan was due in 2007 and asked what was the status.

Mrs. Venice said that the County is now doing the Notice of Intent which follows up with the full plan. She commented that she would check on the date to see if it is 2006 or 2007.

Bob Harbison asked if the County should have something about Green Space Preservation in this chapter.

Mrs. Venice said that it was addressed but she was unsure under what chapter but she would check.

Mr. Powell referenced page 8., Protected Rivers, asked if the Department of Community Affairs was a Georgia department.

Mrs. Venice replied that it was a State department.

Mr. Beckwith referenced pages 10. and 11. and pointed out that the text does not follow the table on page 11. He also pointed out a typo on page 10. in the last sentence.

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Mrs. Venice stated that she would double check to see which one is incorrect. She added she would also correct the typo.

Mr. Powell reference page 11. under Assessment and asked if the County actually had a Planned Entertainment Farming district.

Mrs. Venice replied that it was listed in the Zoning Ordinance under a Planned Unit Development.

Mr. Powell referenced page 12. under Inventory and asked if all the endangered species were fish.

Mrs. Venice commented that Staff was not exactly sure, which is why they are referred to as aquatic creatures but the Oval Pigtoe is a Mussel.

Mr. Powell suggested to change the title from Inventory to Endangered Species Inventory.

Mrs. Venice concurred.

Mr. Powell referenced page 13., Air Quality, and asked what the decrease in air quality was contributed to.

Mrs. Venice replied primarily weather because the drier and hotter the weather, the higher the ozone.

Mr. Powell asked how many days were required before the County can get some transportation funds.

Mrs. Venice reminded the P.C. that this is just Fayette County and the Atlanta region as a whole have seen a decrease in the number of noncompliance days as well but we are still a noncompliant area.

Mr. Powell asked what was the tax benefit for maintaining a historic property.

Mrs. Venice replied that it is a Federal tax benefit.

He suggested that this should be added to Objective NHR 8, Policy e., on page 23.

Mrs. Venice concurred.

Mr. Powell asked if the County has a list of the State and County historical markers within Fayette County.

Mrs. Venice replied no. She said that there were not that many actual markers in the County but there is one planned for Starr's Mill. She added that the County does have an inventory of historic sites prepared by the State several years ago.

Mr. Powell suggested that it be an objective or policy to ensure that the County has a list of historical markers under Objective NHR 9. on page 23.

Mrs. Venice said she would check to see if there are any others in the County.

Mrs. Venice remarked that there are two (2) remaining chapters, Transportation and Land Use. She stated that at the Workshop in two (2) weeks that Pete Frisina would be present to discuss Land Use. She confirmed that the P.C. will not be receiving anything in the mail. She noted that Staff would have a draft Land Use Plan marked up with some descriptions on the map, an overlay of the environmental concerns, and new road alignments. She said that she envisions the next Workshop as a brain storming session. She advised that there are several subject areas which need to be discussed such as Tyrone Road and S.R. 54 West, development of S.R. 54 East, and other

intersections. She added, for example, the future of commercial development must be addressed. She commented that Staff needs the P.C.'s input on these type items.

Chairman Graw remarked that Staff had done a great job.

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Chairman Graw asked if there was any further business. Hearing none, Al Gilbert made a motion to adjourn the workshop. Bill Beckwith seconded the motion. The motion unanimously passed 5-0. The workshop adjourned at 8:15 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY