

**THE FAYETTE COUNTY PLANNING COMMISSION** held a **Workshop** on February 20, 2003 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  
Al Gilbert, Vice-Chairman  
Bob Harbison  
Bill Beckwith

**MEMBERS ABSENT:** Douglas Powell

**STAFF PRESENT:** Pete Frisina, Senior Planner  
Chris Venice, Director of Planning  
Dennis Davenport, 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 the Land Use Plan Map.**

Pete Frisina stated that the following general revisions were planned for the Land Use Plan Map:

1. Study Areas (the numbers in the circles) and the corresponding pages consisting of parcel level maps and verbiage in the plan text will be removed. Study Areas address nonresidential and historic areas. In their place, text will be added to the land use plan map when specific information is needed.
2. The land use in nonresidential areas will be more general. Currently, land use in nonresidential areas follow parcel boundaries depicted in the Study Area maps in the text.
3. Some categories in the legend will be removed.
4. Environmental elements will be added to the map. These will include the groundwater recharge areas and general statements about Protected Stream Corridors: Buffers/Setbacks. The Conservation area currently depicted on the map would be patterned on the floodplain which is more extensive than the current Conservation area.
5. Transportation projects will be shown on the map. For example, East Fayetteville Bypass, State Road widenings and future transportation projects from the transportation study currently underway.
6. Remove the commercial area at Dogwood Trail and Old Senoia Road. Add the new park area north of Kenwood Road.
7. Consider increasing residential density along S.R. 54 West.

Mr. Frisina presented a draft Land Use Plan Map for the P.C. to review. He stated that Staff was moving to a more general approach to land use instead of being parcel specific. He confirmed that additional verbiage would be added to the Land Use Plan Text if the text on the Land Use Plan Map was not sufficient. He reported that the new Land Use Plan Maps would be in full color.

Al Gilbert voiced a concern about the lack of commercial property. He suggested commercial nodes to provide shopping so citizens would not have to travel into Fayetteville or Peachtree City. He said an appropriate commercial area was needed for the southern end of the County in the Brooks area.

Mr. Frisina replied that commercial would be best located inside the City of Brooks. He added that the citizens do have access to convenience commercial.

Bill Beckwith reminded the P.C. that the citizens in Brooks did not want commercial at Starr's Mill.

Mr. Gilbert said that some of the citizens in Brooks did want commercial development in the southern end of the County.

Bob Harbison expressed concern about how you control the type of commercial development because you could end up with uses that you do not want in certain areas.

Chairman Graw stated that Limited Commercial (L-C) may be the solution.

Mr. Frisina discussed the following areas on the Land Use Plan Map:

*S.R. 138 and S.R. 314:* Coordinate office uses adjacent to S.R. 138 west of S.R. 314 with residential uses to the rear. Along S.R. 314 nonresidential uses will be limited to the areas north of Highland Hills Drive.

*City of Fayetteville to McDonough Road:* Designate as commercial with commercial along the highway and residential to the rear on the larger parcels. Area currently has a mix of commercial and industrial zoning. Coordinate commercial uses adjacent to the commercial uses along the south side of S.R. 54 East between Fayetteville city limits and Callaway Road with residential uses to the rear.

*Price Road and S.R. 85 South:* Change land use from parcel specific to general shape.

*Roberts Road, S.R. 314, S.R. 85 North:* Change land use from parcel specific to general shape.

*Bernhard Road and S.R. 85 South:* Change land use from parcel specific to general shape.

Chairman Graw stated that he had a problem with this intersection stating: Commercial limited to properties currently zoned commercial. He commented that this restricts the other three (3) corners from requesting commercial zoning. He suggested that the three (3) corners be designated as Limited Commercial (L-C) which could also be done at any other big intersections.

Attorney Davenport suggested stating: Commercial uses reflects zoning.

Chris Venice reminded the P.C. that it is the B.O.C.'s policy that heavy commercial activity occur in the cities and what you have in the outlining areas and in areas not zoned as commercial provide you gas, bread, lottery tickets, etc. She commented that a Publix would never locate at Rising Star Road or Antioch Road. She advised that a survey was performed in 1996 where citizens were asked how far they were willing to drive for commercial and their response was 5-8 miles for major shopping. She added that a radius study was performed for convenience shopping and much of the County is within 2 miles of a convenience store.

Chairman Graw replied that some of these surveys are not good defensives in a court of law.

Mr. Gilbert pointed out that when the survey was performed that the County did not have the bottle neck traffic at the Fayette Pavilion like it does currently. He added that the City of Fayetteville just approved the South Side Plan and an adequate road system is not in place. He stressed that the road network was going to have to be addressed or services will have to be provided all over the County. He said that citizens are going to refuse to fight the traffic to go into Peachtree City and Fayetteville.

Mrs. Venice confirmed that this was her point from her previous comments. She reiterated that the County was not going to get the kind of shopping in the unincorporated areas that prevent travel to Peachtree City of Fayetteville without sewage or water.

Mr. Gilbert stated that there are certain things you can provide for in the unincorporated County. He reminded everyone that the new Kroger on S.R. 85 South was originally in the unincorporated County but sewage was much easier. He stressed that certain situations would work in the

unincorporated County. He said that a road system had been discussed for years. He went on to say that the City of Fayetteville, City of Peachtree City, and the County should sit down and discuss how the road system could be funded.

Mr. Harbison remarked that as the pressure becomes greater and greater to expand and have more services on the south side that the Town of Brooks and the City of Woolsey may allow some commercial development. He commented that the Limited Commercial may work for a zoning district in a commercial land use area. He added that he was struggling with how you can possibly define an area that says we will get a dry cleaners, barber shop, etc. in the remote areas.

*Redwine Road and S.R. 74 South:* Land Use follows the Zoning with the commercial and wrapping O-I around it.

*Westbridge Road and S.R. 92 North:* Change land use from parcel specific to general shape.

Mr. Frisina explained that there are some businesses on Westbridge Road that are not even zoned commercial.

Mr. Frisina pointed out that there are three (3) existing convenient stores within close proximity to each other in the area.

Mr. Harbison remarked that the area on the Land Use Plan is limited to the areas currently zoned with little additional areas and as the County grows where do we want commercial to go and should we not have some idea on the Land Use Plan what that might look like. He said that for the present time this proposal is fine but how many years do we expect this Land Use Plan to go without looking further down the road.

Mrs. Venice replied that the Land Use Plan was going to be tied into the Comprehensive Plan which is 20 years however the Land Use Plan is reviewed every 5 years to take into account trends which happen.

Mr. Harbison stated that this made him feel better about the Land Use Plan because he did not feel like there was sufficient commercial indicated for the next 20 years.

*Old Senoia Road and Crabapple Lane:* Remove commercial designation. Commercial designation was added in error from original Land Use Plan Map. Area on the original Land Use Plan Map was actually land used for a Mobile Home Park. Mobile Home Park is actually inside the Town of Tyrone.

*Kenwood Road Area:* Designate property for North Park as Parks and Recreation.

*S.R. 54 West Corridor:* Change land use along both sides of S.R. 54 West in the area of the hospital from Low Density Agricultural (0.2 to 0.5 unit/acre) to Low Density (0.5 to 1 unit/acre).

*S.R. 54 East:* The P.C. and Staff discussed applying land use considerations to S.R. 54 East similar to those applied to S.R.54 West (consideration of office and institution zoning) due to the proposed widening.

Mr. Beckwith asked if there was the same type of lots along S.R. 54 East as along S.R. 54 West.

Mr. Frisina replied that there probably was not as many houses.

Mr. Gilbert stated that he did not see O-I along the S.R. 54 East corridor.

Mr. Frisina pointed out that the four-lane would effect some property owners and this would be an alternative, an intermediate way to get property owners out of the corridor while allowing a use which is not so intense.

Mr. Harbison suggested allowing commercial north of Corinth Road to the County line and office institutional from south of Corinth Road to the City of Fayetteville.

Mr. Gilbert advised that commercial development north of Corinth Road would be limited due to the creek and wetlands.

Mrs. Venice asked if the P.C. wanted to keep the corridor land used as residential however the County would have no guidance when someone applies for a rezoning. She added that the P.C. would be faced with requests for nonresidential development.

Mr. Gilbert stressed that the S.R. 54 East corridor was not an office area. He said that we were basically not allowing development along S.R. 54 East.

Mr. Harbison remarked that he would rather be pro-active than re-active.

Mr. Gilbert pointed out that there is residential development along the corridor in Clayton County to the Fayette County line. He asked why Fayette County did not do the same.

Mr. Frisina stated that Staff would compile data on the corridor (zoning, land use, existing use, aerials, etc.) since there was a consensus that alternatives to residential development may warrant further discussion. He remarked that this data will be used to determine the need for and, if necessary, the possible extension of nonresidential development policies for the corridor. He added that the data will be discussed at the March workshop.

*S.R. 54 West and Tyrone Road:* Mr. Frisina remarked that there is a convenience store with gasoline sales plus a small commercial area adjacent to the convenience store at the intersection of S.R. 54 West and Tyrone Road. He pointed out that there was a piece of property zoned C-H at the intersection of S.R. 54 West, Old Chapel Road, and Huiet Road which currently contains the postal distribution center with a proposed convenience store with gasoline sales and a motorcycle sales building. He stated that there is a commercial area (S.R. 54 West and Huiet Drive) containing a furniture store and clothing store plus a 200 foot strip of property across S.R. 54 West zoned commercial, however due to the widening of S.R. 54 West the remaining acreage is uncertain.

Mrs. Venice suggested that the Land Use Plan could be labeled: Development must abut and utilize S.R. 54 West.

Mr. Harbison stated that this intersection was probably one of the better places for a commercial area.

Mr. Frisina advised that the P.C. needs to consider how large they want the commercial area to be at this intersection.

Mr. Gilbert remarked that this area does not need to be overloaded with convenience stores.

*Land Use Plan Legend:*

Mr. Frisina presented the following changes to the Legend: Remove Low Medium Density, Medium Density, and High Density; Remove Heavy Industrial and Light Industrial Reserve and label as Industrial; Remove Limited Commercial; Change from Office-Institutional to Office; Change Public Facilities to Public Facilities/Institutional; Change Parks and Open Spaces to Parks and Recreation; and Add Groundwater Recharge Areas.

Chairman Graw stated that it would be wise to leave L-C on the Land Use Plan and designate the area at Bernhard Road and S.R. 85 South as L-C.

Mr. Frisina advised that Staff attempted to place L-C areas on the Land Use Plan several years ago but the B.O.C. would not change the Land Use Plan. He reported that the B.O.C. said it was inappropriate to land use areas L-C that were zoned commercial.

*Additional Items Indicated on the Land Use Plan Map:*

Mr. Frisina went on to say that the Groundwater Recharge Areas and Streams and Tributaries, Floodplain, and Watershed Protection Areas would be added under the category of Conservation to the Land Use Plan Map. He advised that the Groundwater Recharge Areas had restrictions regarding the acreage required for a septic system and containment of chemicals/materials for nonresidential development. He reported that the floodplain in the County is between 17,000 to 18,000 acres.

Chris Venice added that Groundwater Recharge Areas are one of the environmental areas that is tied to land use more than any others because environmental concerns drive land use which reinforces Staff's decision regarding rezoning requests.

Mr. Frisina advised that Transportation Projects will also be shown such as the East Fayetteville By-Pass, S.R. 92 South - future widening 2-4 lanes; S.R. 85 South - future widening 2-4 lanes; S.R. 74 South - future widening 2-4 lanes; and S.R. 54 East - future widening 2-4 lanes.

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Chairman Graw asked if there was any further business.

Chris Venice advised that the Land Use Plan Map would be refined and discussed at the March Workshop. She reminded the P.C. that the final document would be in a three-ring binder with 8 or 9 chapters, one of which is land use, with full size color maps.

Hearing none, Bob Harbison made a motion to adjourn the workshop. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Doug Powell was absent. The workshop adjourned at 8:40 P.M.

**PLANNING COMMISSION**  
**OF**  
**FAYETTE COUNTY**

**ATTEST:**

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**JIM GRAW**  
**CHAIRMAN**

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**ROBYN S. WILSON**  
**P.C. SECRETARY**