

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 15, 2007 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**MEMBERS PRESENT:** Douglas Powell, Chairman  
Al Gilbert, Vice-Chairman  
Jim Graw  
Tim Thoms

**MEMBERS ABSENT:** Bill Beckwith

**STAFF PRESENT:** Pete Frisina, Director of Planning & Zoning  
Tom Williams, Assistant Director of Planning & Zoning  
Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Bill McNally, County Attorney  
Sgt. Earl Williams

**STAFF ABSENT:** Delores Harrison, Zoning Technician

**Welcome and Call to Order:**

Chairman Powell called the Public Meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. He apologized to the audience for any inconvenience due to the rescheduling of the public hearing due to the threat of severe weather on March 1, 2007.

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**1. Consideration of the Minutes of the meeting held on February 1, 2007.**

Chairman Powell 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. Jim Graw seconded the motion. The motion unanimously passed 4-0. Bill Beckwith was absent.

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**2. Consideration of the Public Meeting/Workshop Minutes of the meeting held on February 15, 2007.**

Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes as circulated? Jim Graw made the motion to approve the Public Meeting/Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 4-0. Bill Beckwith was absent.

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Chairman Powell explained to the audience that a Preliminary Plat was the subdivision of property which was already zoned and only the technical aspects of the Preliminary Plats could be addressed by the public.

**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON MARCH 15, 2007.**

**3. Consideration of a Preliminary Plat, Liberty North, The Estate of Fannie L. Jackson, Owner, and Billy Brundage of Brundage Engineering, Inc., and Randy M. Boyd, Agents. This property consists of 41.79 acres with 28 single-family dwelling lots. This property is located in Land Lot 230 of the 13th-District, fronts on S.R. 279, and is zoned R-50. Staff recommended approval.**

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Chairman Powell asked Mr. Boyd if he would like to proceed tonight or table the preliminary plat.

Randy Boyd replied that he would like to proceed tonight. He advised that on November 2, 2006, the P.C. unanimously approved the rezoning of the subject property. He added that on December 14, 2006, the B.O.C. also unanimously approved the rezoning of the subject property. He confirmed that the Concept Plan indicated 30 lots; however, there has now been a completed topographic survey, soils analysis, and wetlands analysis and the number of lots has decreased to 28 lots. He pointed out that the road was relocated in order to preserve some specimen trees.

Chairman Powell asked if there was anyone to speak in regards to the technical aspects of the preliminary plat. Hearing none, he closed the floor from public comments.

Tim Thoms commented that he liked the road layout.

Chairman Powell advised that the preliminary plat satisfies all 39 items on the preliminary plat checklist. He added that he understood that property at the front of the subdivision would be deeded to the homeowners association for placement of the subdivision entrance signage.

Al Gilbert made a motion to approve the preliminary plat stamped received 02/20/07. Tim Thoms seconded the motion. The motion unanimously passed 4-0. Bill Beckwith was absent.

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**4. Consideration of a Preliminary Plat, Westside Park (Revision), D. Brent, LLC, Owner, and Greg Ivey, Agent. This property consists of 48.483 acres with 17 single-family dwelling lots. This property is located in Land Lot 164 of the 5th District, fronts on Stanley Road and S.R. 92 North, and is zoned R-40. Staff recommended approval.**

Grey Ivey stated that a preliminary plat had previously been approved; however, property has been added to the proposed preliminary plat from Riversprings Subdivision, which has never been recorded, thereby requiring approval of a revised preliminary plat by the P.C.

Chairman Powell asked if there was anyone to speak in regards to the technical aspects of the preliminary plat. Hearing none, he closed the floor from public comments.

Jim Graw made a motion to approve the preliminary plat stamped received 02/27/07. Al Gilbert seconded the motion.

Tim Thoms asked about lots 1 and 2 of Thomas Landings Subdivision indicated on the preliminary plat.

Mr. Ivey advised that property had been purchased from one (1) of the lots and property had been sold to the other lot. He added that a revised final plat would be submitted for Thomas Landings Subdivision.

Chairman Powell confirmed that there would no be access to S.R. 92 North from Lot 16 and only Lot 17 will access Stanley Road.

Mr. Ivey replied that Chairman Powell was correct.

The motion for approval unanimously passed 4-0. Bill Beckwith was absent.

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Dennis Dutton read 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 ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON MARCH 15, 2007 AND BY THE BOARD OF COMMISSIONERS ON MARCH 22, 2007.**

5. **Consideration of Petition No. 1192-07, Dan V. Stinchcomb, Owner, and Randy M. Boyd, Agent, request to rezone 213.77 acres from R-40 and A-R to R-50 to develop a single-family residential subdivision consisting of 106 lots. This property is located in Land Lots 5, 28, 29, and 30 of the 7th District and fronts on Davis Road and Ebenezer Church Road.** *Staff recommended denial.*

Chairman Powell asked Mr. Boyd if he wished to proceed or table the petition.

Randy Boyd replied that he understood that only four (4) P.C. members were present tonight and he would like to proceed. He presented proposed self-induced conditions and plats with the open space highlighted. He stated that the property consisted of 213.77 acres located between Davis Road and Ebenezer Church Road. He confirmed that 5.80 acres of the 213.77 acres were rezoned to R-40 approximately 20 years ago.

Mr. Boyd read the following conditions: Staff's recommended condition #1 - **1)** The owner/developer shall dedicate, at no cost to Fayette County, ten (10) feet of additional right-of-way to create a total of 40 feet of right-of-way as measured from the centerline of Davis Road; Owner's self induced conditions #2 thru #5 - **2)** An undisturbed natural buffer, a minimum of twenty-five (25) feet in width, shall be established along all exterior boundary lines except along the rights-of-way of Ebenezer Church Road and Davis Road; **3)** No portion of any residential lot shall include the watershed protection buffers or watershed protection setbacks required (reference the Fayette County Development Regulations, Article VII, Watershed Protection Ordinance) along the perennial stream that traverses the property in an easterly direction along the north line of Land Lot 29 of the 7th District; **4)** The lots adjacent to Ebenezer Church Road and the Windridge Subdivision shall have a minimum area of three (3) acres; and **5)** The remainder of the lots adjacent to the exterior boundary lines including the lots adjacent to Davis Road shall have a minimum area of two (2) acres.

Mr. Boyd reported that the gross density is 1 unit per 2.02 acres and the net density is 1 unit per 1.75 acres. He said that two (2) years ago, 140 lots were proposed; however, the current request is for 106 lots. He stated that the number of lots would probably be further reduced due to not having accurate topos, soils survey study, or wetlands study. He noted that the proposed entrance on Ebenezer Church Road was aligned with Hillred Road and the proposed entrance on Davis Road was aligned with the entrance to WaterLace Subdivision. He commented that the lots should sell for approximately \$100,000 and the houses should sell for approximately \$1,000,000. He said that the proposed subdivision would be a nice development and requested approval of the rezoning petition.

Chairman Powell 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.

Steven Short of 180 Hillred Drive stated that the citizens of the community feel that there is no reason to change the two (2) zonings from what they are. He said it was their quality of life and they would like to keep it that way.

Mary Hannum of 100 Martha's Cove said she shares 926 feet of lot line with the subject property. She stated that two (2) years ago she spoke at the P.C. public hearing. She reported that her main concern was density. She commented that the existing roadways and waterways will not support more than about 50 lots on the subject property. She remarked that one (1) of the reasons was stormwater runoff. She presented pictures to the P.C. indicating runoff from Mr. Stinchcomb's property onto her property and on down to Bridger Point Subdivision. She stated that the proposed density will pave over at least half of the property which will cut down on the absorption rate by one-half (1/2). She stressed that there is nowhere else for the water to go except through her property. She remarked that in 2000, a proposal was made for the development of five (5) acre lots; however,

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the petition was withdrawn and the large crowd which attended the public hearing was going to speak in favor of the five (5) acre lots.

John Smith of 230 Davis Road stated that the proposed development of the subject property had been going on for 25 years. He confirmed that the Land Use Plan designates this area for two (2) to three (3) acre lots. He said that his neighbor had requested to rezone his five (5) acres to allow his daughter to build a house next door to him and was denied. He remarked that the owner knew the zoning of the property when it was purchased and he expected the P.C. to make them stick by it. He added that if the P.C. has to say three (3) acre lots then they should do so and be done with it.

In rebuttal, Mr. Boyd commented that the last request was for 140 lots and the present request is for 106 lots with 32 acres of greenspace (15%) and larger lots. He said that the proposed subdivision was a step-down from the 350 lot subdivision north of the subject property zoned R-40. He stated that the proposed subdivision consisted of two (2) acre and three (3) acre lots around the exterior and R-50 in the middle and also provided an undisturbed buffer to protect the environmentally sensitive areas. He remarked that he was unsure of how to address how the proposed development would affect the quality of life since there will be extremely expensive homes in a very nice subdivision. He confirmed that there are newly adopted ordinances now in place to regulate detention, channel protection, and water quality. He added that due to the land cost, increased taxes, and increased development cost that it is not economically feasible to develop five (5) acre lots. He pointed out that the Land Use Plan designates this area for 1 unit/2 to 3 acres which is density and not lot sizes. He reiterated that the net density is 1.75. He requested approval as stated.

Hearing no further comments, he closed the floor from public comments.

Jim Graw remarked that he had listened to the residents of the area, reviewed the zoning map, and was familiar with the Comprehensive Plan. He pointed out that everything north of Davis Road is one (1) acre zoning and in between Davis Road and Ebenezer Church Road are a couple of small tracts zoned R-70. He added that the Comprehensive Plan designates the subject property as 1 unit/2 to 3 acres.

Jim Graw made a motion to rezone the subject property to R-80 (minimum three (3) acre lot size and minimum house size 2,500 square feet). He asked Staff if they would review the self-induced conditions.

Pete Frisina replied that if the P.C. is recommending R-80 then self-induced condition #4. and #5. would not apply and #2. and #3. are up to the P.C.'s discretion.

Jim Graw revised his motion to rezone the subject property to R-80 (minimum three (3) acre lot size and minimum lot size 2,500 square feet) subject to the Staff's recommended condition regarding the dedication of additional right-of-way. Chairman Powell seconded the motion.

Al Gilbert asked Mr. Boyd if the proposed lots along Windridge Subdivision would be a minimum of three (3) acres per the self-induced condition.

Mr. Boyd replied that Mr. Gilbert was correct and added that approximately four (4) lots would be deleted and would bring the development more in line with the Comprehensive Plan's net density. He said that if the property was rezoned to R-80 that the proposed greenspace would then be made a part of the lots and the owner would have the opportunity to cut down trees or whatever and with the self-induced condition the greenspace would be preserved.

Tim Thoms remarked that the R-80 is more in keeping with the Comprehensive Plan and would have been a more appropriate request; however, R-80 may not be adequate for the subject property considering the surrounding land uses and the character of the neighborhood. He expressed concern about the R-40 zoning to the north of Davis Road, which is a gravel road and will be utilized for

access which is an encroachment of the higher density of R-80 into an area that is very predominately

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zoned agricultural residential. He commented that several lots appear to be larger than five (5) acres once you cross Ebenezer Church Road and to the west. He stated that he did not want to encourage an R-80 precedent because the area is suitable for A-R zoning per the Comprehensive Plan and the current zoning. He remarked that if you drive down Davis Road from Ebenezer Church Road coming east back to Lester Road, WaterLace Subdivision will have a future development adjacent to Davis Road, but everything else appears to be large acreage type lots and R-80 would be a bad precedent.

Mr. Graw pointed out that roads have been used for dividing lines between different zoning districts. He commented that a step down zoning from R-40 on the north side of Davis Road would be R-80 zoning. He said that R-80 would set a good precedent for future rezoning requests in the area. He remarked that the Comprehensive Plan designated the area for 1 unit/2 to 3 acres not a minimum of five (5) acres.

Mr. Gilbert complimented Mr. Boyd for proposing a subdivision with various lot sizes so everything does not look the same. He suggested that the subject property be considered as a PUD-PRD which would lock in the various lot sizes by approval of a Development Plan.

Chairman Powell expressed concern about establishing a precedent in the area for R-50 zoning. He remarked that he had driven through the community and tried to envision himself living in the community and it is a rural community. He stated that an EST may be a good fit for the area. He reiterated that he could support R-80 since the Comprehensive Plan designates the area as 1 unit/2 to 3 acres.

Mr. Thoms commented out that he liked the concept of the mixing of lot sizes; however, it is not appropriate for R-50 zoning or R-80 zoning for this area at this time due to the current infrastructure.

Hearing no further discussion, Chairman Powell called for the vote. The vote was 2-2 with Tim Thoms and Al Gilbert voting in opposition of the R-80 zoning. Due to the lack of three (3) affirmative votes, the vote was considered as a denial.

Mr. Thoms asked if another motion was necessary.

Attorney Bill McNally replied that the P.C. could entertain a motion.

Tim Thoms made a motion to deny the R-50 zoning. Chairman Powell seconded the motion.

Mr. Thoms stated that the R-50 zoning and R-80 zoning are too dense for the area and the area should remain A-R at the present time. He pointed out that the Comprehensive Plan states that if a development negatively impacts the character of the neighborhood and changes the neighborhood then it is not a proper zoning. He added that the very rural neighborhood is not ready for R-50 zoning or R-80 zoning.

Hearing no further comments, Chairman Powell called for the vote. The motion for denial passed 3-1 with Al Gilbert voting in opposition. Bill Beckwith was absent.

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6. **Consideration of RDP-007-07, Scarbrough & Rolader Development, Owners, and Randy M. Boyd, Agent, request to revise the development plan for Mountbrook Subdivision to reduce the number of single-family dwelling lots from 63 to 60 plus the addition of an amenity area consisting of 5.07 acres. This property is located in Land Lots 6 and 18 of the 6th-District and Land Lot 161 of the 4th District, fronts on Redwine Road, and is zoned C-S Conditional.** *Staff recommended approval.*

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Randy Boyd gave a brief history stating the P.C. recommended approval of the rezoning petition on November 3, 2005, with final approval of C-S Conditional by the B.O.C. on December 15, 2005. He confirmed that upon the completion of a soil study, wetlands delineation, and the location of the floodplain, the lots were reduced from 63 to 60. He pointed out that the Revised Development Plan indicates 60 single-family dwelling lots plus a proposed amenity area consisting of 5.07 acres. He said that the amenity area would be a nice addition to the subdivision and requested approval as submitted.

Chairman Powell 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 required, he closed the floor from public comments.

Chairman Powell made a motion to approve the petition. Al Gilbert seconded the motion.

Tim Thoms asked if the original plan indicated lots across Camp Creek on the Development Plan.

Mr. Boyd replied that the original yield plan indicated lots across Camp Creek.

Tim Thoms stated that the proposed development is too dense for the area at the current time.

Chairman Powell called for the vote. The motion passed 3-1. Tim Thoms voted in opposition. Bill Beckwith was absent.

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**7. Consideration of the partial update to the Fayette County Comprehensive Plan as presented by the Planning & Zoning Department.**

Tom Williams presented the following:

To maintain Fayette County's Qualified Local Government (QLG) status, Fayette County must submit a Partial Update of the Fayette County Comprehensive Plan to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review with a Transmittal Resolution approved by the Board of Commissioners. This is scheduled for the Public Hearing on March 22, 2007. After the review process, Fayette County must adopt the update of the Comprehensive Plan by June 30, 2007.

In January of 2006, Staff started the process of a Full Plan Update of the Fayette County Comprehensive Plan in accordance with the new State Minimum Planning Standards established in May of 2005. The adoption deadline for the Full Plan Update was February of 2007. The new State Minimum Planning Standards require that the comprehensive planning process consist of three elements: Community Assessment, Public Participation Program and Community Agenda. In May of 2006, Fayette County submitted the Community Assessment and Public Participation Program elements of the comprehensive plan to ARC and DCA for review. These two (2) elements are required to be submitted first and after approval of these elements by ARC and DCA, a community can then begin work of the Community Agenda element. In August of 2006, the DCA changed the due date for the Full Plan Update to 2014. In lieu of a Full Plan Update, a Partial Update of the comprehensive plan is required. This means that the Public Participation Program element and Community Agenda element are no longer required. The requirements of a Partial Update per DCA are as follows:

For local governments (such as Fayette County) with a comprehensive plan prepared under the 2004 and prior Minimum Standards a Partial Update will require:

- \* A Quality Community Objectives (QCO) assessment and an assessment of

areas needing special attention.

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- \* Identification of issues and opportunities associated with this QCO assessment.
- \* An updated Short Term Work Program (STWP) to address the identified issues, opportunities and areas needing special attention. The STWP update should identify and distinguish between:
  - \* Goals (desired end-states)
  - \* Long-range objectives that measure progress
  - \* Policies that will guide local decision making
  - \* Specific activities addressing issues and opportunities and/or areas requiring special attention

The Quality Community Objectives assessment and an assessment of areas needing special attention are in the Community Assessment submitted in May of 2006 (see Attachments 1 and 2). Staff has developed the updated STWP (see Attachment 3) to fulfill the Partial Update of the comprehensive plan.

**Additional Recommendations as Part of the Partial Update of the Comprehensive Plan**

In addition, Staff is recommending a few housekeeping amendments to the Land Use Plan Map. The subject areas are islands within municipalities. One area is within the Town of Tyrone and the other area is within the City of Fayetteville.

The area within Tyrone is located on Old Senoia Road and is in a Fayette County land use category of Low Density Residential (1 to 2 acres/unit). The majority of the area along Senoia road in both the County and Tyrone is zoned for commercial and industrial (see Attachment 4). Staff is recommending that the area be in a land use category of Commercial.

The area within Fayetteville is not presently shown on the land use plan. The area is located in the southwest portion of the intersection of SR 314 and White Road and is zoned R-40 (see Attachment 5). The majority of the area along SR 314 in Fayetteville is zoned commercial with the exception of the parcel to the north across White Road which is zoned R-40 in the City. Staff is recommending that the area be in a land use category of Commercial.

**EXECUTIVE SUMMARY**

Wording on Agenda: **Partial Update of Fayette County Comprehensive Plan**

1. What do we have now?

The current Fayette County Comprehensive Plan was adopted on April 22, 2004 after the review and approval of the Atlanta Regional Commission and Georgia Department of Community Affairs. The comprehensive Plan addresses the required elements of Population, Housing, Community Facilities and Services, Natural and Historic Resources, Economic Development, Transportation and Land Use.
2. Why isn't this working?

Our Comprehensive Plan needs to be updated and adopted after the review and approval of the ARC and DCA by June of 2007 to maintain our Qualified Local Government status.
3. What are you proposing?

To update the Comprehensive plan based on the Partial Update requirements of the Georgia Department of Community Affairs (DCA).

4. How will this fix our problem?  
It will maintain our Qualified Local Government status allowing the County to continue to assess an impact fee for Fire Services and receive grants, loans and applicable permits from the State
5. What do you need from the BOC at this meeting?  
**Approval of a transmittal resolution** scheduled for a public hearing on March 22, 2007, for the Partial Update of the Fayette County Comprehensive Plan to Atlanta Regional Commission and Georgia Department of Community Affairs for their review.

## **Attachment 1**

### **1.0 Assessment of Consistency with Quality Community Objectives**

The following is a listing of Georgia Department of Community Affairs' Quality Community Objectives (in italics) and the Fayette County response which summarizes its self-evaluation.

#### 1.1 Development Patterns

##### 1.1.1 Traditional Neighborhoods

*Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

Fayette County consists of two distinct areas, an unincorporated area and incorporated areas (municipalities). The unincorporated area is characterized as an exurban/rural area containing single-family residential subdivisions, large estate/agricultural lots, and some commercial/industrial areas. The existing incorporated areas, especially those served by a public water system and a centralized sewerage system, are the centers of intensity and density in terms of development in Fayette County. These areas are the appropriate place for compact mixed use development as they are the existing urban cores of Fayette County.

However, some aspects of traditional neighborhood development are possible in the unincorporated county through use of The Planned Unit Development – Planned Residential Development zoning district. This district encourages creativity in providing parks and recreational facilities within a development with a mix of housing types. Some developments within this category utilize sidewalks and a provision for golf cart use to facilitate access to these parks and recreational facilities as well as facilitating a connection throughout the entire development. In addition, Fayette County has in place Conservation Subdivision regulations which allow the clustering of lots in a compact configuration to preserve green space within a residential development.

##### 1.1.2 Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

*Fayette County's incorporated areas (municipalities) are the existing urban cores as some are served by a centralized sewerage system. It is Fayette County's policy that the existing incorporated areas be the centers of intensity and density in terms of development in Fayette County.*



### 1.1.3 Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

*Fayette County's incorporated areas (municipalities) contain the existing traditional downtown areas.*

### 1.1.4 Transportation Alternatives

*Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

Fayette County is in the process of developing multi-use paths along Redwine Road in conjunction with the City of Fayetteville connecting to a County park and a City park. An existing multi-use path connects Peachtree City to the Starr's Mill tri-school complex along Redwine Road. This path was developed through an agreement between Peachtree City and Fayette County. Staff is working on a multi-use path plan for Fayette County. The goal of the plan is to connect the municipalities, parks and schools to the greatest degree possible. Fayette County allows the use of golf carts within subdivisions by approval of the Board of Commissioners.

### 1.1.5 Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

*Fayette County has in place various State Route Overlay Zones which contain architectural regulations. State Routes are the gateways into Fayette County and it is the goal of the County to control the aesthetic character of these roadways.*

## 1.2 Social and Economic Development

### 1.2.1 Growth Preparedness

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Existing conservation subdivision regulations will help to preserve and provide green space. The regulations require 40 percent of development be in an undeveloped conservation area.

### 1.2.2 Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

*Through the Fayette County Development Authority, it is the goal of Fayette County to attract businesses that provide employment of a highly educated workforce matching the demographics of the County.*

### 1.2.3 Employment Options

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

*Working with the Fayette County Development Authority, it is the goal of Fayette County to attract businesses that provide employment of a highly educated workforce matching the demographics of the County.*

### 1.2.4 Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Fayette County can provide a mix of housing types between the unincorporated county and the incorporated municipalities where a public water system and a centralized sewerage system is available to serve higher densities.

### 1.2.5 Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

*The Fayette County Development Authority indicates that work-force training options are available for citizens. The Authority is also working to locate a university campus (satellite or new) in Fayette County.*

## 1.3 Resource Conservation

### 1.3.1 Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

*Fayette County encourages and allows the use and preservation of historic structures identified in the Architectural Survey of Fayette County. This includes reestablishing nonresidential uses in historic structures and using historic structures as recreational facilities within residential subdivisions.*

### 1.3.2 Open Space Preservation

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Existing conservation subdivision regulations will help to preserve and provide green space. The regulations require 40 percent of development be in an undeveloped conservation area.

### 1.3.3 Environmental Protection

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Existing conservation subdivision regulations will help to preserve and provide green space as well as protect environmentally sensitive areas. The regulations state that the conservation area within these developments shall consist of waterways, water bodies, watershed protection areas, floodplains, wetlands, riparian buffers, and woodlands.

## 1.4 Governmental Relations

### 1.4.1 Regional Solutions

*Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.*

*Fayette County provides some services to the municipalities and has a Service of Delivery Strategy Agreement in place.*

### 1.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

*Fayette County is a member of the Atlanta Regional Commission and participates on the Board as well as several of the Committees. Fayette County notifies and seeks comments from its municipalities and surrounding counties when land use plan changes and rezonings take place in close proximity to their boundaries.*

## **Attachment 2**

### **Areas Requiring Special Attention**

The following are areas that have been identified during the evaluation of the existing land use plan and current development trends as requiring special attention during the planning process.

#### **All State Route (SR) Corridors**

These are the Major Thoroughfares of Fayette County. They provide access for Fayette County and surrounding counties. It is conceivable that at some time in the future all of the SR Corridors will be four lanes or greater.

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All the State Route Corridors in Fayette County are regulated by overlay zones in the Zoning Ordinance. At this time, only the SR 54 Corridor is addressed in the Fayette County Comprehensive Plan with an overlay district giving existing lots consideration for Office/Institutional (O/I) zoning. The purpose of these regulations is to promote orderly development to maintain the efficient flow of traffic and maintain a scenic gateway into and through Fayette County. These regulations need to be reviewed periodically to ascertain if they are achieving the aforementioned goals. Inter-parcel access both by vehicles and pedestrians should be provided where possible in nonresidential areas. Accommodations for bicycles should be considered and made when these corridors are improved. Architectural control should be maintained to protect the esthetic quality of Fayette County

### **The SR 85 North Nonresidential Corridor**

This nonresidential corridor is a mix of office, commercial and industrial uses. These uses also include an area along SR 314. The area is within the SR 85 North Corridor Overlay General State Route Overlay (SR 314) requirements. Due to annexations into the City of Fayetteville, the area is not contiguous. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction's regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. This is an area of potential annexation.

### **The SR 54 Nonresidential Corridor**

This area contains the Fayette County Community Hospital and a future Fayette County High School and is anticipated to be developed with a mix of commercial and office uses. The hospital and some properties in the immediate area of the hospital are in the City of Fayetteville. This is an area of potential annexation. The remainder of the area is in unincorporated Fayette County. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction's regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. In general, regulations specific of this area will be needed to control development.

The West Fayetteville Bypass traverses this area connecting Sandy Creek Road and SR 54. Also a parallel road running from Tyrone Road by the future high school to the West Fayetteville Bypass is indicated on the Land Use Plan. These roads are needed to serve the future development in this area. A multi-use path/sidewalk system should be considered in this area to increase accessibility.

### **SR 74 North Corridor**

Due to annexations into the Town of Tyrone, the area is not contiguous. This represents problems with differing regulations from two different jurisdictions controlling properties along the corridor. The jurisdiction's regulations should be reviewed to determine where they are similar and different. The staffs can work to alleviate conflicts in the regulations. This is an area of potential annexation. This area is under development pressure due to the amount of nonresidential development to the north in Fulton County and the City of Fairburn.

### **Conservation Areas**

These are environmentally sensitive areas containing waterways, watershed protection areas, flood plains, wildlife habitat, poor soils, and steep slopes. Special care must be taken with development within close proximity of these areas.

**Attachment 3**  
**FAYETTE COUNTY COMPREHENSIVE PLAN**  
**SHORT TERM WORK PROGRAM 2007-2011**

This section proposes a five-year program from FY 2007 through FY 2011 to implement the vision and goals of the Fayette County Comprehensive Plan. In addition to the scheduling of projects for the county, the five year work program also indicates potential sources of funding.

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **GOVERNMENTAL SERVICES**

Provide Support for the Effective and Efficient Delivery of Governmental Services Plan Element: Community

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsible Agency
Installation of New Phone System	FY 2007	FY 2008	\$247,660	General Fund & Enterprise Fund	Fayette County Information Systems
Install Fuel Tanks – McDonough Road	FY 2007	FY 2007	\$200,000	General Fund	Fayette County Public Safety

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC SAFETY**

Maintain and Improve the Level of Service for **Public Safety** Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsible Agency
<b>Emergency Services</b>					
Weather Warning System	FY 2007	FY 2011	\$466,948	General Fund & Grants	Fayette County Emergency Services
(Replaces Aerial Platform Apparatus)	FY 2007	FY 2007	\$900,000	Impact Fees (\$675,000) & Vehicle Replacement Fund (\$225,000)	Fayette County Emergency Services
Fire Station : Sandy Creek Road	FY 2009	FY 2010	\$1,350,000	Impact Fees	Fayette County Emergency Services
Water Addition	FY 2010	FY 2010	\$773,000	Emergency Phone E-911 Funds	Fayette County Emergency Services

Aided Dispatch System	FY 2011	FY 2011	\$400,000	Emergency Phone E-911 Funds	Fayette County Emergency Services
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsible Agency
Office					
Training Facility	FY 2011	FY 2011	\$400,000	General Funds	Fayette County Emergency Services
Mobile Video Enforcer	FY 2007	FY 2007	\$65,765	General Funds	Fayette County Emergency Services

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **RECREATION**

Upgrade Recreation Services			Plan Element: Community Facilities		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsible Agency
Park Enhancements	FY 2007	FY 2011	\$341,600	General Fund	Fayette County Recreation
Ve Park Enhancements	FY 2007	FY 2010	\$360,550	General Fund	Fayette County Recreation
Park Enhancements	FY 2007	FY 2011	\$3,000,000	General Fund	Fayette County Recreation
Park Enhancements	FY 2007	FY 2011	\$889,600	General Fund	Fayette County Recreation

on Park Enhancements	FY 2007	FY 2010	\$745,950	General Fund	Fayette Recreat
on Park Enhancements	FY 2007	FY 2010	\$94,850	General Fund	Fayette Recreat
Park Enhancements	FY 2007	FY 2011	\$1,538,750	General Fund	Fayette Recreat
re Park Enhancements	FY 2007	FY 2010	\$344,200	General Fund	Fayette Recreat



FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **WATER SYSTEM**

Upgrade County Water System

Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsible Agency
Permit/Construction	FY 2007	FY 2010	\$8,242,000	Revenue Bonds and G.E.F.A. Loans	Fayette County Water
Construction at ... 's Run Site	FY 2008	FY 2009	\$2,000,000	G.E.F.A. Loan	Fayette County Water
Construction at Porter Road Site and Expansion	FY 2009	FY 2010	\$4,000,000	Revenue Bonds and G.E.F.A. Loans	Fayette County Water
Fayette Treatment Plant Expansion	FY 2011	FY 2011	\$6,000,000	Revenue Bonds	Fayette County Water

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC WORKS**

Goal: Maintain and Improve County Road System Plan Element

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding
Grade, Base & Pave Old Road	FY 2007	FY 2007	\$85,000	General
Kenwood Road Bridge Improvement	FY 2007	FY 2010	\$1,124,000	State
SR 314/279 Signal Modification	FY 2007	FY 2008	\$11,000	State
Construct Redwine Road Multi-Use Trail	FY 2006	FY 2007	\$300,000	General
Intersection Improvement @ Sandy Creek Road, Sams Drive & Eastin Road	FY 2008	FY 2010	\$356,000	State
SR 92 & Gingercake Road Signal	FY 2007	FY 2008	\$104,000	State
SR 54 & Gingercake Road Signal	FY 2007	FY 2008	\$11,000	State
Intersection Improvement @ South Jeff Davis Road, County Line Road	FY 2006	FY 2008	\$304,000	State
SR 54 & McDonough Road Signal	FY 2007	FY 2008	\$32,000	State

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC WORKS**

Goal: Maintain and Improve County Road System				Plan Element
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Fund
Intersection Improvement @ SR 92, Harp Road & Seay Road	FY 2008	FY 2009	\$285,000	State
Intersection Improvement @ Antioch Road & McBride Road	FY 2007	FY 2008	\$91,000	State
Intersection Improvement @ Antioch Road & Goza Road	FY 2008	FY 2010	\$560,000	State
Intersection Improvement @ SR 85 Conn. & Brooks Woolsey Road	FY 2007	FY 2010	\$197,000	State
Northside Parkway (Sandy Creek Road, Jenkins Road & Lees Mill Road)	FY 2007	FY 2010	\$2,303,000	State
Kenwood Road Operational Improvements	FY 2008	FY 2010	\$3,290,000	State

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC WORKS**

Goal: Maintain and Improve County Road System				Plan Element
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Function
West Fayetteville Bypass (SR 92 to Sandy Creek Road Portion)	FY 2007	FY 2008	\$3,600,000	SR 92
West Fayetteville Bypass (Phase I)	FY 2007	FY 2010	\$6,122,900	SR 92
East Fayetteville Bypass (Phase I)	FY 2007	FY 2010	\$31,500,000	SR 92
Coastline Road Bridge Improvement	FY 2007	FY 2009	\$608,000	SR 92
McIntosh Road Bridge Improvement	FY 2009	FY 2010	\$3,042,000	SR 92
Dogwood Road/Sims Road Improvements	FY 2009	FY 2009	\$1,095,000	SR 92
Intersection Improvement @ Sandy Creek Road & SR 74	FY 2007	FY 2008	\$200,000	SR 92

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 - **PUBLIC WORKS**

Goal: Maintain and Improve County Road System Plan Element

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Fund
Intersection Improvement @ (Westbridge Road & SR 92)	FY 2008	FY 2010	\$200,000	S I
Intersection Improvement @ (Ebenezer Road & SR 54)	FY 2007	FY 2008	\$200,000	S I
Intersection Improvement @ (Bernard Road & SR 85)	FY 2008	FY 2009	\$200,000	I
Intersection Improvement @ (Harp Road & SR 85)	FY 2009	FY 2009	\$200,000	S I
Intersection Improvement @ (SR 85 Conn.& SR 85)	FY 2009	FY 2009	\$200,000	S I
Intersection Improvement @ (Goza Road & SR 85)	FY 2009	FY 2009	\$100,000	S I
Intersection Improvement @ (Corinth Road & SR 54)	FY 2007	FY 2008	\$200,000	S I
Intersection Improvement @ (New Hope Road & SR 85)	FY 2010	FY 2010	\$200,000	S I
Intersection Improvement @ Inman Road & Goza Road	FY 2010	FY 2010	\$750,000	S I

FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **PLANNING AND ZONING**

Goal: Growth and development should be consistent with the county comprehensive plan.  
Plan Element: Land Use Plan

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
<p>This is a specific activity addressing an Area Requiring Special Attention - <b>SR 54 Nonresidential Corridor</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity, Appropriate Businesses, Employment Options, and Educational Opportunities</b>: Continue the joint study of the <b>SR 54 Nonresidential Corridor</b> with the City of Fayetteville and institute changes to each jurisdiction's Comprehensive Plan and Zoning Ordinance as necessary.</p>	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department and Fayetteville Planning and Zoning
<p>This is a specific activity addressing an Area Requiring Special Attention - <b>SR 74 Nonresidential Corridor</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity</b>: Conduct study of the <b>SR 74 North Corridor</b> and institute changes to the Comprehensive Plan and Zoning Ordinance as necessary.</p>	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department
<p>This is a specific activity addressing an Area Requiring Special Attention - <b>SR 85 Nonresidential Corridor</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity</b>: Conduct study of the <b>SR 85 North Nonresidential Corridor</b> and institute changes to the Comprehensive Plan and Zoning Ordinance as</p>	FY 2008	FY 2010	Staff Time	General Fund	Fayette County Planning and Zoning Department

necessary					
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FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **PLANNING AND ZONING**

Goal: Growth and development should be consistent with the county comprehensive plan.  
Plan Element: Land Use Plan

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
This is a specific activity addressing an Area Requiring Special Attention - <b>State Route (SR) Corridors</b> and an Assessment of Consistency with Quality Community Objectives- <b>Regional Identity:</b> Conduct study of all <b>State Route (SR) Corridors</b> and institute changes to the Comprehensive Plan and Zoning Ordinance as necessary.	FY 2008	FY 2010	Staff Time	General Fund	Fayette County Planning and Zoning Department
This is a long-range objective to measure progress of an Area Requiring Special Attention - <b>Conservation Areas</b> and an Assessment of Consistency with Quality Community Objectives- <b>Environmental Protection:</b> Monitor the impact of development on <b>Conservation Areas</b> and institute changes to the Comprehensive Plan, Zoning Ordinance, and Development Regulations as necessary.	On-going	On-going	Staff Time	General Fund	Fayette County Planning and Zoning Department and Fayette County Engineering
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Alternative Transportation:</b> Conduct multi-use path study for Redwine Road.	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department, Fayette County Public Works, Fayette County Department of Recreation, and Sheriff's Office
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Alternative</b>	FY 2007	FY 2009	Staff Time	General Fund	Fayette County Planning and Zoning Department, Fayette County



<b>Transportation:</b> Conduct multi-use path study for SR 54 to connect Fayetteville and Peachtree City to Hospital Area.					Public Works, Fayette County Department of Recreation, and Sheriff's Office
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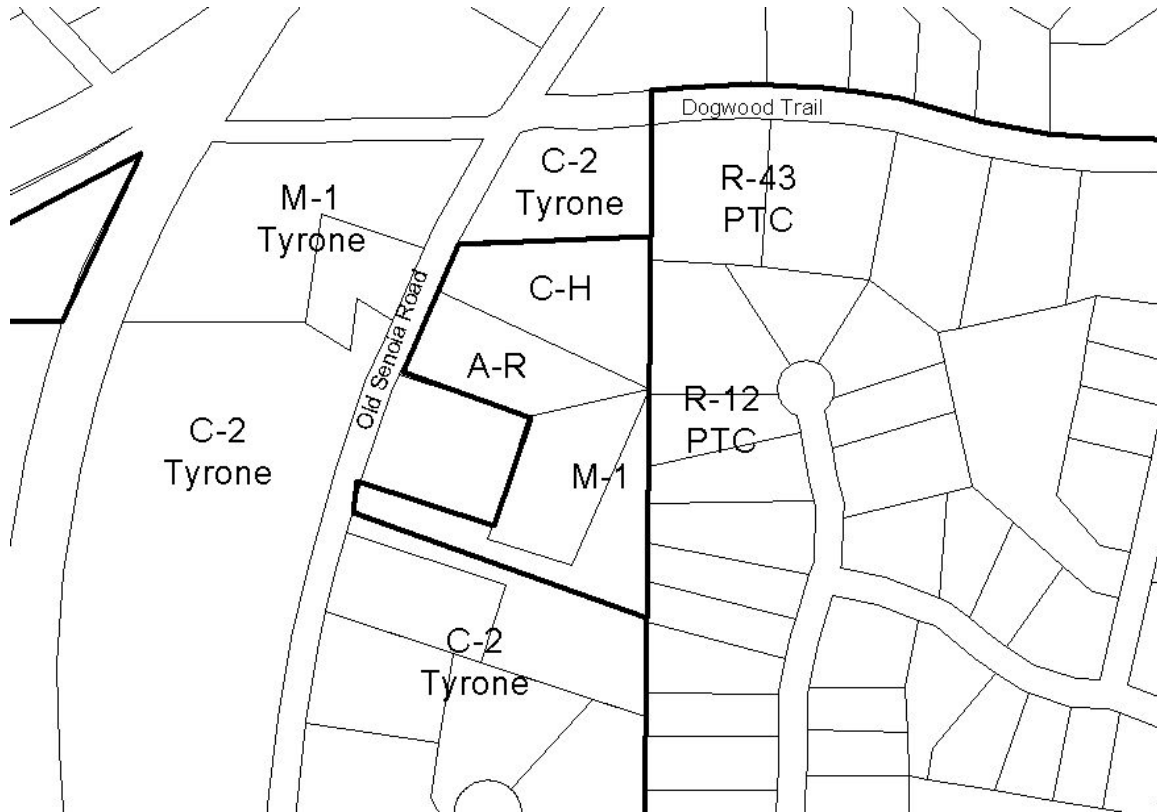
FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM FY 2007 to FY 2011 – **PLANNING AND ZONING**

Goal: Growth and development should be consistent with the county comprehensive plan.  
Plan Element: Land Use Plan

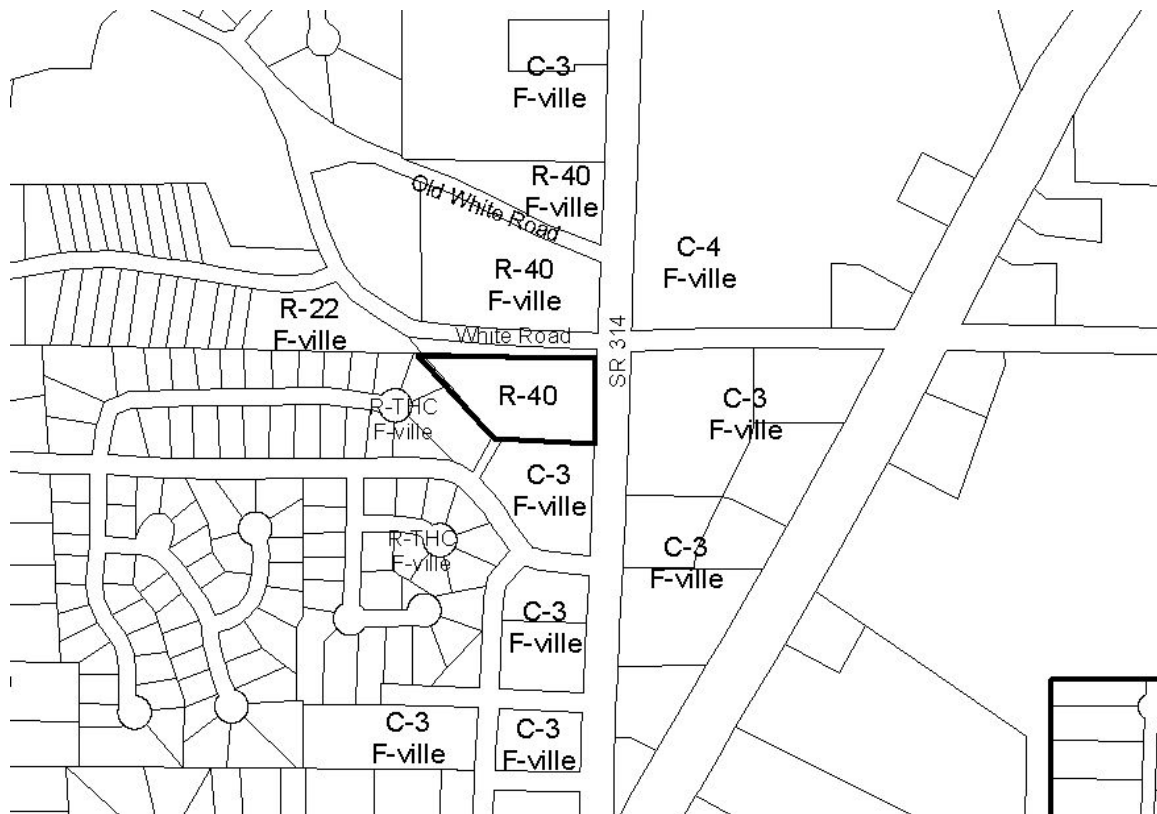
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Alternative Transportation:</b> Conduct multi-use path study for SR 92 South and Antioch Road to Lake Horton Park,	FY 2008	FY 2010	Staff Time	General Fund	Fayette County Planning and Zoning Department, Fayette County Public Works, Fayette County Department of Recreation, and Sheriff's Office
This is a specific activity addressing an Assessment of Consistency with Quality Community Objectives- <b>Open Space:</b> Determine applicability of the Georgia Land Conservation Program in terms of funding for the preservation of open space.	FY 2007	FY 2008	Staff Time	General Fund	Fayette County Planning and Zoning Department

Dogwood Trail should be Crabapple Lane.

**Attachment 4**



Attachment 5



Chairman Powell advised that the P.C. had discussed the Comprehensive Plan at several previous Workshops. He remarked that it is a good document. He pointed out that the Planning & Zoning Department (P&Z) is leading the way in the metro area because Fayette County is one (1) of the few which has met the State requirements which is keeping Fayette County on the leading edge. He thanked P&Z Staff for their hard work.

Jim Graw commented that the P&Z Staff had done a great job which has made it very easy for the P.C. to review.

Chairman Powell asked if there were any public comments. Hearing none, he closed the floor from public comments.

Chairman Powell asked where Gingercake Park was located.

Pete Frisina replied that the proposed park is on the south side of S. R. 54 West along Gingercake Creek.

Tim Thoms concurred that P&Z Staff had done an excellent job in the preparation of the Comprehensive Plan. He said that Fayette County is a unique county in the metropolitan area. He stated that this type update takes a lot of work for the P&Z Staff. He thanked the P&Z Staff for making what Fayette County has work and to also accommodate the requirements requested by the State. He added that it is not an easy job and the P&Z Staff is doing an excellent job.

Al Gilbert commented that he was on the P.C. when the original Comprehensive Plan was prepared and a lot of hours were spent on the original plan. He said the P&Z Staff had taken a big burden off of the P.C. with the partial update.

**Planning Commission Public Hearing Minutes  
March 15, 2007**

Tim Thoms made a motion to approve the Comprehensive Plan as submitted. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Bill Beckwith was absent.

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Chairman Powell asked if there was any further business.

Hearing none, Jim Graw made the motion to adjourn the Public Meeting/Workshop. The motion for adjournment unanimously passed 4-0. Bill Beckwith was absent. The Public Hearing adjourned at 8:19 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**DOUG POWELL  
CHAIRMAN**

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**ROBYN S. WILSON  
SECRETARY**