

**THE FAYETTE COUNTY PLANNING COMMISSION** met on November 21, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** John H. Culbreth, Chairman  
Danny England, Sr., Vice-Chairman  
Al Gilbert  
Brian Haren  
Arnold L. Martin, III

**STAFF PRESENT:** Pete A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Howard Johnson, Planning and Zoning Coordinator

**GUEST:** Mykell Williams, Student, Kennesaw State University

**Welcome and Call to Order:**

Chairman Culbreth called the Planning Commission Meeting to order.

1. Consideration of the Minutes of the Planning Commission meeting held on Thursday, November 7, 2019.

Al Gilbert made a motion to approve the minutes of the meeting held on November 7, 2019. Brian Haren seconded the motion. The motion passed 4-0-1. Danny England abstained.

**NEW BUSINESS**

2. Consideration of a Final Plat of Tim Callahan Estates. The property will consist of two (2) lots zoned R-70, is located in Land Lot 77 of the 7<sup>th</sup> District and fronts on Adams Road.

Chairman Culbreth asked is the petitioner present.

Chanelle Blaine replied no, he is not, but all County departments have approved it, it is 2-lots, zoned R-70 and the other Lot (Lot 2) will be for sale.

Chairman Culbreth asked if there was any discussion from other Planning Commission members.

Arnold Martin made a motion to approve the Final Plat of Tim Callahan Estates. Danny England seconded the motion. The motion passed 5-0.

3. Consideration of a Petition No. VA-019-19, Bogdan and Pamela Wolfe, Owners and Randy M. Boyd, Agent, request a variance to the Fayette County Subdivision Regulations, Section 104-597-Minimum standards, (3) Contiguous Areas for Residential Development. This variance is to reduce the contiguous area for Lots 1 and 2. The property will consist of two (2) lots zoned R-72, is located in Land Lot 252 of the 4<sup>th</sup> District and fronts on McBride Road.

Chairman Culbreath asked is the petitioner present.

Randy Boyd replied yes sir. He stated that this property was originally rezoned on January 26, 2006, about the same time the contiguous area was coming into play. He added if you look at the final plat that is in your package, we left 4.042 acres on the west, that's where the Bogdon and Pamela Wolfe house is located and clearly we left more than four (4) acres to be able to divide it in half and then comes the contiguous area which now we are going to split in half. He explained if you recall we came before you on October 3, 2019 to ask for permission to revise the plat and also to split this lot in half and add it to this subdivision. He said you unanimously approved it and the Board of Commissioners heard it on October 24<sup>th</sup>, 2019, and they unanimously approved it. He then explained now we have to come back again to ask for a reduction in the contiguous area based on the fact that when you have an arterial or a collector road. He said in addition you have a very wide front building line. He further explained that what happened was the lots that were created were less than the required .9 contiguous acres required by the subdivision regulations. He also stated I would request that you approve this as-is, there still will be .86 of the west lot (Lot 1) and .71 of the east lot (Lot 2). He concluded I ask that you approve this as submitted and then we can make a final plat of those two lots, so he can split it up which was his original intent.

Pete Frisina responded Lot 2 is already built on.

Randy Boyd replied yes, the eastern lot on this final subdivision plat already has a house on it. He said of course Mr. and Mrs. Wolfe are living in this house so they can still split it and get a lot. He added one of the things brought up at the Board of Commissioners meeting which they made a condition of zoning is to move the septic tank line, on the lot that will contain the house which we planned to move anyway.

Pete Frisina asked have they done the paperwork with Environmental Health.

Randy Boyd replied it's my understanding that they have. He added this is something we were aware of when we started talking to them a few months ago, therefore he knew and understood he had to move that line and he would start that process.

Chairman Culbreath asked the member if they had any questions.

Arnold Martin asked just to be clear, I understand that they are moving the septic line, where would the new septic lines go based on the way this lot was split.

Randy Boyd replied probably in the front yard. He added I know that sounds crazy, but they are put in the front a lot of times. In fact the first home that I bought has it the front, which I never knew unless it rained because of a grass strip.

Pete Frisina replied the rule of thumb is to place the tank where the best dirt is.

Al Gilbert noted that in a lot cases the drain lines are placed in the front yard.

Randy Boyd noted that you would not place a garden over the field lines, but they are put in the front a lot of times.

Chairman Culbreth asked are there any further questions from the other Planning Commission members.

Brian Haren asked as a matter of clarification from our discussions about contiguous area, what is the recommended contiguous acres in R-72.

Randy Boyd replied the existing contiguous acreage is .9, but you have said that it is .3 acre

Pete Frisina replied it was going down, because I think we have determined that a one (1) acre is 0.3. He added under the two (2) acre zoning size you don't get any more building on the two (2) acre than you would a one (1) acre. He explained we were thinking why it have to be .9, when .3 serves a one (1) acre lot and gets everything on it, we are headed down to .3 as the recommendation when it comes out. He concluded hopefully we will get that done in probably February.

Brian Haren stated that I asked that to make sure that gets on the record, because that what's driving my opinion on this, what's coming.

Pete Frisina replied one lot is kind of encumbered with a floodplain.

Randy Boyd replied the reason the floodplain is there is because the storm drain under the road is too small and it backs it up. He added if you look at the flood map, our side is wide, and then it goes the road and then it goes almost down in the actual creek banks. He said actually, that road is a dam when it rains, and that's why that it really impacts this guy's lot, because the pipe is too small.

Chairman Culbreth asked if they any further questions or comments, if not a motion is in order.

Brian Haren made a motion to approve the Petition number VA-019-19, Bogdan and Pamela Wolfe, Owners and Randy M. Boyd, Agent to reduce the contiguous area for Lot 1 to 0.86 and to reduce the contiguous area for Lot 2 to 0.71. Al Gilbert seconded the motion. The motion passed 5-0.

## **OLD BUSINESS**

### **4. Discussion of the Zoning Ordinance.**

Pete Frisina began the discussion by noting that he was starting with the C-S zoning district. He said that when we did the land use plan amendments in 2017, it changed the land use categories. He explained instead of having a land use category of Residential One (1) to Two (2), and Residential Two (2) to Three (3), we segregated all those, now we have the land use category of Residential One (1), a land use category of Residential Two (2) and a land use category of Residential Three (3) and they are all separate, those are your minimum densities for those districts. He continued by stating that the C-S zoning district was really setup for two (2) acre density, it is based on a R-70 zoning layout for the yield plan, which means you take a piece of property, you are in a two (2) acre density area on the land use plan, you do your yield plan based on R-70, which tells you how many lots you can get based on the constraints of the site, you then get to take the number of lots and reduce the lots sizes down to one (1) acre. He said

that's how we came up with the split between conservation area and developed area. He explained you take 50 percent mathematically of what's going to be taken up by lots, you add another ten (10) percent to that for the roads and infrastructure and then you maintain 40 acres for conservation. He said it's a very standard, boiler-plate kind of conservation ratio, I didn't invent it. He concluded it is the one we use, which is the standard.

He noted when we changed the land use plan at a three (3) acre area, we didn't have an option for a conservation subdivision within the three (3) acre area. He explained so what I am doing here is trying to take the C-S zoning district, and make it applicable. He added if you want to do it in a one (1) acre land use area, we wouldn't stop you, you could do it in a two (2) acre land use area, and now we are making provisions for it to happen in a three (3) acre density land use area. He also explained you can see under section A, it is mentioned, it states a conservation subdivision is intended for designated low density residential, Rural Residential One (1), Rural Residential Two (2), and Rural Residential Three (3) as indicated on the land use plan.

Pete Frisina noted if you drop down to the next section, it basically says the same thing. He explained that wherever you have to use R-70 to do the yield plan in the two (2) acre area, you will instead use an R-80 to do the yield plan in a three (3) acre area. He further explained that the R-70 and the R-80 are fairly similar and we thought that was a good concept, so that what's we will use for the yield within a three (3) acre area. He also explained if you go one to Page 2, Section F, that is where the crux of it is and we spoke of this last time, to keep things consistent, the C-S is based on a two (2) acre density and you are allowed to go down to one (1). He said the EST is based on a five (5) acre density and we will allow you to go down to 2.5. He concluded so my question is, in this three (3) acre thing, do you want to keep the math consistent at 1.5 or do you want to allow one (1) and then figure out some other ratio?

Arnold Martin asked did we already agree to the 1.5 acre.

Pete Frisina replied okay let's keep the math simple.

Randy Boyd asked Pete, what will be the frontage on that lot that you create, the one (1) and a half-acre.

Pete Frisina replied the frontage will be same lot widths, 150 feet on an arterial, 150 feet on a collector, and 125 interior. He said I would not want to go to 130 feet, so it still will be similar. He explained the way it is written now is the lot area per dwelling unit and I just kept the same language, where there is essential sanitary sewer or central water it is a one (1) acre only within the area designated as the one (1) acre or the rural two (2). He said where neither the sanitary sewer nor central water is available you have to do one and a half acre, it is the same things within the one or the two. He added then section C is within the three (3) acres within the rural residential area, its just 1.5. Does that make sense? Does that keep it simple?

Arnold Martin replied it does, but I want to ask Randy in dealing with your clients does these changes negatively affect them in any way.

Randy Boyd replied it doesn't in fact that conservation, I told Pete, is an excellent way because 20 years ago the Governor back then came up with a greenspace program and we had a guide called the Blue Book, which was quite thick of boring math of how to do calculations, but it also has about 20 design criteria. He explained that it emphasized smaller lots clumped together instead of the many streets which utilized all of the property, so you take the yield plan, which can be done in all three (3) of these zoning categories, and then you can clump them together. He noted if you ever want to see a great one (conservation subdivision) look at Edgewood on Highway 85, which had three (3) different pods and a lot of open space, its gives you the opportunity to protect the property lines and protect streams which is the best way to design a piece of property. He concluded the staff's idea of going C-S for one (1) and the EST for the 1.5 acre and the 2.5 acre makes all the sense in the world, it is a greater design tool to have open space.

Pete Frisina replied technically we put this in place because of the greenspace program which was funded by the State so there were certain things you have to put in place if you wanted the money.

Al Gilbert replied at that time, all the good useable land had been developed, so we asked the question what we could do with all the land that was not so good. He added we could lower the cost of development to the builder or developer, and that was part of what was discussed was the fact that it was much easier to do 50 - one (1) acre lots than 100 - two (2) acre lots. He added you look around especially the north end of the county it's not the greatest of property to be developed, so this was a way of maybe lessening the impact of not so great property.

Pete Frisina replied the other selling point was while it costs the developer less to put all that infrastructure in it, it also costs the county less to maintain it, because it was less of it. He added the density stayed the same.

Arnold Martin asked how does this compare to the surrounding counties, have they adopted the same thing.

Pete Frisina replied most counties, I can't say for sure, have something similar.

Al Gilbert replied well I own some property in Rockdale, they have one (1) which is on sewer you can do three (3) lots to the acre and they call it conservation zoning.

Pete Frisina replied this concept was patterned after the 40 / 60 split which has been the mean.

Pete Frisina noted in terms of the dimensional aspects, that's what you have now. He explained if you go back under E and look at what's allowed in the conservation area, we interjected some watershed kind of things and I talked with Environmental Management, so we are going to say that you have met the requirements of the Watershed Ordinance and let them cover it. He added the only thing we've added here is I don't see why the stormwater facilities can't be within in the conservation area, the ponds, etc, because most of the conservation areas are close to the water

anyway and they are in the low spot. He added I am adding that as one of the uses that can be within that 40 percent. He said the other things that I noted are it limited the covered picnic facility to 900 square feet, so I went into the ordinance and the only other place is that it still exists under the C-S and the EST zoning districts. He asked I just wonder if that is still a valid restraint on an open-air picnic pavilion that we want to keep under these two (2) districts.

Arnold Martin responded so are we saying limit it to 900 square feet.

Pete Frisina replied that is what it is so the question is do we want to maintain that.

Danny England responded can I say keep it as it is.

Pete Frisina replied okay.

Randy Boyd asked Pete, what size houses are you proposing on this one.

Pete Frisina replied 2100 square feet.

Randy Boyd responded that is very fair.

Pete Frisina replied that has not changed, that is still the same, so really all you are doing is adding a similar component in here that is going to be one and half acre instead of one (1), and based on a yield plan of three (3) instead of two (2). He added I kept everything else pretty much the same; lot width are the same, setbacks are the same, minimum house size is the same.

Randy Boyd replied that with land costs the way they are, along with development cost runs the price of that lot up. He added it's very hard really now to develop something and put a street in and it's so expensive and your lots are probably 100K to 125K if you go with the rule of thumb that the lot is 20 percent and you multiply that by 5, then you are at 650K. He added nobody is going to build a 2100 square foot house, it doesn't make sense.

Pete Frisina responded you will have to go much larger. He concluded that is all I have for C-S.

Pete Frisina said the next thing we are looking at is the transportation overlay, I think we talked about this. He said to look at Page 2, there are some items which have a sunset date which has long passed. He then read aloud item number six (6), which stated when an existing structure does not conform to the current architectural standard is enlarged, the enlargement does not have to meet the new standard but does have to match to standards of the existing non-conforming structure. He asked if the members are still okay with that.

Brain Haren replied yes.

Pete Frisina explained that the current verbiage stated that if you enlarge the non-conforming structure, you can enlarge it, but if the enlargement was more than 50 percent then you would have to bring the entire building architecturally into compliance and there was a sunset date



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created back in 2007 which ended in 2015. He added whenever that comes in play, it stays the same now.

Pete Frisina said on Page 3, we talked about the North 85 Corridor, which is difficult because it is developed and we are only going to apply these standard to the undeveloped properties being totally redeveloped, ie, where all the principal existing structures have been demolished / removed, so that is your criteria when you will apply it. He said the only development that we have had since 2007, complies to this, and I think that is Storage Xtra, I don't think we have had anything beyond that. He added everything else came in before or is really old. He concluded under the architectural standards, I have that same provision here.

Pete Frisina stated that under the General State Route Overlay, I want to move item number three (3) up to front so that it will become item number one (1), and will list the zonings that are to be excluded from the State Route Overlay.

Pete Frisina on Page six (6), is the same verbiage, but wherever it says primary structure, I am changing it to say principal structure. He stated again on Page 12, it's the same verbiage about the non-conforming and the date which is on-going. He added this last thing on the last page is Planned Residential Development, and one of the things that I have pondered is number two (2) and this is under the PRD which was developed back in the early 80's, Permitted Residential Uses: Planned residential zones may contain single-family dwellings, 2-family dwellings, townhomes or a combination thereof. He concluded I question that we will every have the capacity to serve duplexes, townhomes in the County.

Randy Boyd replied you can't unless you can have sewer.

Pete Frisina responded so I think that maybe we should take that out. He asked the members what are your feelings on that. He noted the original Whitewater Creek was the first PUD in the County, it was 1300 acres split by Redwine Road, with about an equal amount on each side of the road, the original plan was to have two (2) 18-hole golf courses on either side of the road. He said each of the 18-hole golf course was to be surrounded by townhomes. He explained the golf course was where all of the effluent were to go, and they were going to have sewage treatment for the townhomes, and all the drain fields for the group sewage systems were to be the golf courses. He noted they built one golf course on one side of the road, came back and said they are not building a second golf course, and we would like to take the townhomes that are over there and convert those to single-family homes. He added they did that and then sometime later and came back and decided we are not going to build townhomes on the other side either and we would like to take those numbers and get as many single-family homes we can build. He noted it was first approved with a certain number of townhomes and a certain number of single-family homes you get.

Al Gilbert replied in the Whitewater part it must have had three (3) or four (4) different owners, and every time a new owner acquired it, they came to change the PUD to change the development.

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Arnold Martin asked historically, how was that approved back then for townhouses if we didn't have sewer.

Pete Frisina replied they were going to build a package plant and use the golf course for the effluent and it would all be underground.

Al Gilbert replied Rivers Edge has spray application under the golf course.

Pete Frisina replied the golf course would be how you will dispose of the effluent and it will be treated to a point at higher level than a septic system. He explained that would be a septic treatment facility, treated to a higher level and either sprayed or put in with the underground irrigation.

Randy Boyd replied such a system would be a dream, since there is not such a system in the County.

Pete Frisina replied that's never happened so I am thinking that it is nice that it is in there, but I don't know it will ever happen, in my opinion. He said the concept of a PUD is that you should have some flexibility, again it is supposed to be density-neutral but we don't have the infrastructure to support it but I am thinking we should take it out.

Brian Haren replied should we leave it in and if somebody can engineer some system that works they can.

Arnold Martin said I going to play devil's advocate here, there is constantly whether it is this County or the surrounding counties, the issue of affordable housing, not necessarily cheap housing but less than 400K, etc. He added if by chance, someone is able to come up with a way, if we eliminate this, is it not saying that we are 100 percent opposed to any type of affordable housing in this community.

Pete Frisina replied the way the County has looked at that is that the County is made up of two areas, the rural/suburban areas of the county and the urban area of the cities. He explained you have that ability to have that kind of smaller lots /small development where they have sewer. He added cities should supply a base of affordable housing based on that alone. He concluded technically, if you are in an area that is in high demand a small house on a small lot still can be very expensive.

Arnold Martin replied yes, just go to Atlanta.

Pete Frisina responded it doesn't always mean that if you have a small lot or small house that's going to be affordable, most of the time the market is going to drive what is affordable. He added the only time to really make something happen, I read a recent newspaper article from one of the city council members in Fayetteville which said the government's got to control it to make it truly affordable and to maintain that as affordable, that is a hard thing to do.



Arnold Martin replied take it out.

Chairman Culbreth replied do we leave it in.

Pete Frisina replied I was thinking take it out, in my opinion, no one has ever done it.

Randy Boyd responded Pete do you remember about ten (10) years ago, at an afternoon meeting, a crowd suggested doing something like this, the Board of Commissioners were outraged at the crowd. He added it was a Del Web development.

Pete Frisina replied I now remember that's exactly who it was.

Al Gilbert replied that was over in the hospital area.

Danny England replied that's what I was thinking, that would be a place where this would maybe make sense.

Al Gilbert stated that Pinewood (Studios) did not even exist back then.

Randy Boyd responded this will work if you tied on the City of Fayetteville sewer. He added we did a subdivision about 10 to 12 years ago that touched Peachtree City and they needed some sewer capacity and we tied a C-S subdivision on to their sewer.

Pete Frisina replied well the subdivision got approved and then they asked for a sewer after the fact.

Randy Boyd replied right, it tied onto the sewer in the school's system.

Pete Frisina replied because it was there and it was adjacent.

Randy Boyd so there is a possibility that this could happen in the County but you have to tie on to either Tyrone, Fayetteville or Peachtree City sewer system.

Pete Frisina replied anytime they get sewer they are going to annex, in my opinion.

Randy Boyd responded well the City said no they wouldn't let us annex that property, but they would let us tie into their sewer.

Pete Frisina responded that the sewer was already run there by PCDC for the school, so that's how they got it.

Randy Boyd responded but there are properties now that touch cities that you can still do this.

Pete Frisina but you have to annex into the City.

Randy Boyd responded sometimes they won't unless it is within 200 feet then they have to.

Arnold Martin said to the point about the pavilion, not many people are knocking our door down to make the change, none so just leave it. He added my thought is leaving a small door open just in case, but seeing that no one is beating the door down and then revisit it, but that is just my opinion.

Pete Frisina replied what will happen is you will revisit it when some requests it.

Danny England stated we are providing a possibility for it to happen but it is on the developer to find a solution that works rather than us providing a barrier to it happening by saying well you can't do it. He added because they would have to ask for permission and prove that it works. He concluded right now, we can say have at it, as long as you can make it work.

Pete Frisina responded making it work is going to be the hard part.

Arnold Martin replied that may be the deterrent.

Pete Frisina responded so I think what would happen under the County's regulations, if somebody were to propose an on-site sewer system, it has to be given to the County to run. He added it has to be built to County standards, and given to the County once it is built.

Pete Frisina asked the members what is the consensus, they responded leave it.

Randy Boyd responded as desperate as these builders are for these lots now, the Fayette County land is not there, somebody may come forward with an idea.

Pete Frisina replied to me, it somewhat had a little bit of feasibility when you are talking about 1300 acres. He added I don't know if we will see anything that big again.

Randy Boyd replied no, I don't think there is any piece of property that's fits that and vacant that I know.

Pete Frisina concluded that we will leave it in. and see what will happen.

Pete Frisina stated that I've got some things that I am working on which I will cover next. He explained the Post Office about six (6) or seven (7) years ago decided that within a subdivision the individual lots can no longer have mail boxes. He noted the term that is used is CBU's or Cluster Box Units and we don't have any regulations in place for these things. He said the only thing we tell somebody is that the Post Office mandates that you have to have them and our only rule is that you can't place them in the right-of-way. He concluded we ask them to show on the plat so we know where there are, so I want to show you where this is going.

Pete Frisina asked so do you see the box units, (on large overhead screen), that is enough box units for a 43-lot subdivision. He noted this is probably the first one we have had where they

wanted something over it so you are not standing in the pouring down rain when you are getting the mail. He explained I am working on some regulations now because the building department is saying this maybe the first one of many and now all of a sudden it not just boxes sitting there you will have to have some kind of structure.

Brian Haren replied you also need parking don't you.

Pete Frisina responded technically you don't but I am working with the Road Department, they want to do something to, so what we are going to require that is a piece of property set aside owned by the homeowner association or something like that. He explained it maybe a 10 x10 piece of property, it could be a 10 x 20 piece of property, whatever it maybe to hold that and any structures associated with a sheltering structure fit within that 10 x10 or 10 x15 area. He added that is what we are going to do because at some point someone is going to have to maintain and take care of it.

Arnold Martin replied it's the HOA right.

Al Gilbert replied but HOA come and go.

Pete Frisina responded even the boxes have to be maintained and they are required by the Post Office. He added so it's a group thing, even if you are doing only the boxes, we want that to be sitting on the commonly-owned piece of property.

Chairman Culbreth asked how universal did the Post Office make this.

Pete Frisina replied from here on, no any individual home in a subdivision will get a mailbox.

Chairman Culbreth replied is this County-wide or every county.

Pete Frisina replied the rule applies nationwide.

Arnold Martin noted that I have seen many of these in new subdivisions throughout Gwinnett County. He added the one thing that I haven't known is what is the minimum number of units that is required to have this.

Pete Frisina replied I am not sure, it's still up to the Post Office. He added you are not going to build a subdivision street and put three lots on it.

Arnold Martin replied many times here in Fayette we have a ten (1) home small subdivision that are luxury homes.

Danny England asked if that is 40 units and you have four (4) boxes, that's ten per box.

Pete Frisina responded if you are doing a subdivision that is on the side of the street, without internal streets, you don't have to have this, but if doing a subdivision with an internal road

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network, the Post Office requires that you have boxes.

Danny England said if you have a cul-de-sac and it's a straight shot, I guess that is okay.

Pete Frisina responded I can't say they are the same, some of them are on the side of the road and sometimes they might put two in there, and sometimes they don't have a covering over them.

Chairman Culbreth asked a Mykell Williams, a visitor and a college student majoring in Political Science at Kennesaw State University if she had any questions.

She asked what made the Post Office make the decisions of incorporating boxes in the subdivisions.

Danny England replied there is the delivery cost and there is the security, those are the main two reasons.

Pete Frisina replied they don't have to drive to every house then, when you talk about security there are some issues with that.

Danny England replied well that is still better than simply driving up and taking the mail out of anyone's mailbox.

Chairman Culbreth asked who is liable.

Pete Frisina noted that some of the boxes have gotten broken into and all of the mail was taken because all you have to do is pop the back open.

Arnold Martin asked the question of how are packages handled.

Pete Frisina responded there are large package boxes in the bottom.

Danny England replied the mail carrier places a key in your box for the larger package box.

Pete Frisina stated that he read some reports today, I was with a staff member from Environmental Management and we found some instances where someone came through, opened them all up and took all of the mail at once. He said I am working on that and if we ever get an industrial park or a business park we might to have to do the same thing but I don't know yet how to make up the regulations for that since that may be built different. He added now I have talked to the Road Department about what they want. He explained there is nothing that stops you from pulling up on the side of an internal local street, stopping your car, and walking over and getting your mail. He explained there is nothing that stops you from pulling up in front of house inside a subdivision, but what they may want to have a decel lane where they can pull off and pull up and do that. He concluded they (Road Department) would like to require that and I said fine, what are you going to require, how big, how long it, what is the taper, etc.

Danny England replied the one at River Walk they moved the boxes where you drive in behind it and drive back out.

Pete Frisina replied the County has taken the approach that it can't be in the right-of-way.

Danny England replied it's not right-of way, instead of the box setting back you pull on the street, instead of that alleyway being off of the entrance, you actually drive behind it and then drive back out.

Pete Frisina asked did Rocky Fork do that, have you (Randy Boyd) been up there. Rocky Fork had a lot that was not used as a lot so they were able to push it back and you drive in behind them and there are maybe two spaces there and then you drive out.

Brian Haren replied so the Post Office has no design standard.

Pete Frisina responded the only design are those boxes and those boxes are manufactured.

Brian Haren replied so you do have to design a space for the delivery person to pull off safely.

Pete Frisina said this is basically it, right now, and the one that you see in the picture, is on the side of the road. He said from a zoning perspective, we are going to require that it will be a common area. He explained under one of sections in the zoning ordinance it allows us create non-conforming lots for these kind of things and it can be the just the corner and it just takes up a little bit of a regular lot. He concluded if they have a developed recreation area they just may put it there and it may not be on the side of the road, this could be just like a club house or pool house.

Brian Haren asked does the Post Office have to approve this, are they part of the approval process.

Pete Frisina replied the developer submits to them how many boxes they need and here's where I want to put them within the subdivision, I think that's all they look at, as long as you provide all the boxes they need and they maybe have to drive to at least one maybe two places from my understanding. If you go online you can find the companies that build these boxes to Post Office standards.

Arnold Martin asked have you seen anything that would indicate that they are going into existing neighborhoods.

Pete Frisina replied no, it is not retroactive.

Randy Boyd stated that I have seen these (mailboxes) put in place and there only room for two cars, and I was telling Chanelle, you don't typically congregate there, they are going to pull up, get their mail and then leave.



Pete Frisina responded technically they should always be on the evening side of the road, but they don't always go there. He said the other thing I mentioned to someone at the Road Department is decide how far from the intersection do you want it.

Randy Boyd replied you want it in probably a few hundred feet.

Pete Frisina responded well you don't want it right on the end, you want on a T-road inside the subdivision, you really don't want to have people stopping in the intersection. He explained under this Section 110-170 there are some allowances within the subdivision to create some things and they don't to meet the minimum lot size. He added one of the things I saw in there was a tot lot, we can create a tot lot with the subdivision and you don't have to meet the minimum requirements, I am going to look at that, it needs to be clearer. He noted what I think I will probably do is, it says that a tot lot can only have those kind of things like playground equipment for small children, I will probably add benches and I think I will make the maximum size for that a quarter-acre, 10,000 square feet is a pretty good amount of area.

Pete Frisina said we have another recreational area within a subdivision that is called developed recreational area, that's where you put the pool, tennis courts, etc. He explained So I had another co-worker ask me okay you have the one developed residential area which has to be a one (1) acre lot, and you have this and the smaller tot lots, but about something in-between. He asked what if all they want is a couple of picnic tables and something like this. He noted technically, that falls under developed recreational area, you going to have to put that on a one (1) acre lot. Now again, I think that is the other place that 900 square feet in a developed residential subdivision, and an open space pavilion is limited to a 900 square feet. He asked the question is whether or not you want to have an intermediate pocket park.

Brian Haren responded yes.

Pete Frisina even the tot lot could maybe have a small pavilion and a couple of picnic tables. All it says within the tot lot right now is for playground equipment and it has to maintain a 15 foot setback internally. So do you want me to look at that see whether or not we can add a picnic table a small shelter at the tot lot?

Chairman Culbreath replied see if you can tell us the highest and best use of the space.

Brian Haren stated I think pavilions are a great idea, but I would not restrict them to just a tot lot, maybe an amenities areas or something like

Pete Frisina replied I hear what you are saying but I am speaking about within a tot lot. He added could we have a small little shelter?

Danny England replied maybe a dog park, a pavilion, a playground.

Pete Frisina stated okay, I think that is it. I will be working on some other stuff.

**5. Discussion of the Subdivision Regulations.**

Pete Frisina said when I started out working on the sub regs, I went in to make changes to the sub regs, then I realized that I have to make those changes to the zoning ordinance. He explained I am trying to get things setup so that hopefully this can to public hearing in February, and then hopefully by the end of January we will have the SAGES up and running for platting and site plans.

Randy Boyd replied we are going to be submitting two (2) more probably in the next week or two (2). He asked are you still setup like before.

Pete Frisina replied not yet, I think we have run enough tests. He added if you submit one electronically after I get it up and running, that how it is going to be reviewed.

Randy Boyd replied okay, do you want us to submit the next two (2).

Pete Frisina replied submit it on paper. He added we are not setup yet, there are still working on the checklist.

Chairman Culbreth said that before we adjourn, will the young lady please introduce herself. He asked are you working on a project.

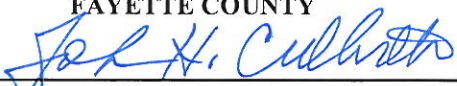
She stated that her name was Mykell Williams and that she attends Kennesaw State University and for her American Government class her assignment was to sit in either a court session or a planning commission meeting. She said I attended two (2) out of the four (4) Fayette County schools here so I know about the community so I decided to get involved and see what's going on. She concluded thank you for letting me come and sit and take notes.


Chairman Culbreth replied welcome and thank you for attending.

Chairman Culbreth called for a motion to adjourn. Brian Haren made a motion to adjourn. Al Gilbert seconded the motion. The motion passed 5-0.

The meeting adjourned at 7:57 pm.

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PLANNING COMMISSION  
OF  
FAYETTE COUNTY  
  
JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST  
  
HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY