

THE FAYETTE COUNTY PLANNING COMMISSION met on August 19, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman
Arnold Martin, Vice-Chairman
John H. Culbreth
Brian Haren
Jim Oliver

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Howard Johnson, Plan & Zoning Coordinator
Peter A. Frisina, Director
Phil Mallon, County Engineer

Welcome and Call to Order:

Chairman England called the Planning Commission meeting to order.

1. Consideration of the Minutes of the meeting held on August 5, 2021.

Brian Haren made a motion to approve the minutes of the meeting held on August 5, 2021. John Culbreth seconded the motion. The motion passed 4-0-1. Danny England abstained as he was absent from the August 5, 2021 meeting.

NEW BUSINESS

2. Consideration of the Minor Final Plat of Adams Acres. The property will consist of five (5) lots zoned R-70, and is located in Land Lot(s) 55 & 56 of the 7th District and fronts on Adams Road.

Pete Frisina said Environmental Management has recommended a condition of approval that the following statement be added to the plat:

“An approved master erosion control plan following the Erosion, Sedimentation & Pollution Control Plan Checklist for Common Development Construction Projects and notice of intent is required prior to permits being issued.”

Brian Haren made a motion to recommend approval of the Minor Final Plat of Adams Acres with one condition. John Culbreth seconded the motion. The motion passed 5-0.

3. Discussion of Fayette County Sign Regulations.

Pete Frisina said as you know staff has been reviewing the Sign Ordinance. He said

that the review is ongoing but when an issue comes up in a section of the ordinance where we have amendments ready staff will move ahead with amendments to those sections. He added we have a request for signage at a convenience which includes signage on the gas canopy. He said technically the sign ordinance does not allow signage on the gas canopy but most of the convenience stores have the company name on the gas canopy. He stated that without the County really regulating them the signage doesn't seem raise the public's concerns. He said the amendments includes definitions concerning awnings, canopies, gasoline canopies and marquees to go along with a new Section 108-170 which will regulate these items. He stated that lettering, logos or other graphics shall be allowed to be applied on an awning or canopy and be placed on the face of a gasoline canopy, marquee, or other similar structure, but the lettering, logos or other graphics shall not exceed the dimensions of the face of the gasoline canopy, marquee, or other similar structure which was recommended by Brian Haren. He added that no sign shall be allowed to be placed on top of these structures and no permit will be required. He said that he is also including an amendment to the time a digital sign has to hold an image and that change is 30 seconds will be changed to 15 seconds. He added that a new Section 108-169 is being created as the regulation for this time period was actually contained within the definition. He said if there are no issues he is ready to go to public hearings for the amendments.

It was the consensus of the Planning Commission to move ahead with public hearings.

OLD BUSINESS

4. Discussion of Fayette County Subdivision Regulations

Pete Frisina said first we will address the changes made based on discussions at the last meeting. He stated under Preliminary Plat, Major Final Plat and Minor Final Plat a sight certification statement will be required.

Phil Mallon said what we have been doing to ensure any new lot that is created has at least one area where the minimum sight distance can be met for a driveway and we want to stipulate this requirement in the regulations to make it clearer. He added this will require the surveyor to make a field measurement at a location and state that the lot can meet the required sight distance.

Jim Oliver questioned the requirement of a note that says "A note shall be added to the plat for lots requiring the clearing of vegetation to meet the minimum sight distance." He said what if the vegetation grows back and there is an accident whose liable in that case.

Phil Mallon said good point but it is not uncommon in terms of a new lot to say based on the geometry of the road there is sight distance but vegetation in the County right-of-way prohibits the view.

Jim Oliver asked if the County has rules about keeping the right-of-way maintained.

Phil Mallon said the County does but the vegetation grows faster than the County can react. He stated that the intent is when a new driveway is proposed the staff double checks the sight distance and if there is vegetation in the right-of-way that obscures the view we will clear the vegetation.

Jim Oliver said I have an issue putting that statement on the Final Plat.

Pete Frisina asked at the time when a driveway permit is submitted and staff questions the sight distance do you ask a surveyor to come back out to verify sight distance if the driveway is in a different location?

Phil Mallon said his staff would measure the sight distance.

Jim Oliver said we need something that is more general because it sounds like we are saying the area needs to remain clear for sight distance in perpetuity.

Phil Mallon said the issue is for example, we have four proposed lots and we all agree they have sight distance if a bush was removed from the right-of-way, the County wouldn't have time to quickly respond so how do we advance the plat.

Jim Oliver said it needs to be tied to the time of the driveway permit. He added that this statement is on the Final Plat forever that the sight distance shall be maintained.

Phil Mallon said that wouldn't solve the problem if I was the surveyor signing the plat. He said I am trying to propose something were the surveyor can say from the geometry of the road sight distance can be met but the vegetation may need to be removed or maintained. He added that he does not want to create a liability for the surveyor.

Jim Oliver said we don't want to be in a situation where vegetation now obscures the sight distance and an accident happens and the person says I have called the County for years and they haven't cleared the vegetation in the right-of-way and it says on the plat that the right-of-way shall be maintained.

Pete Frisina said so what you are saying is from geometry standpoint, barring vegetation, sight distance can be met.

Phil Mallon said, right or wrong, surveyors have had issues with this and we have allowed them to add a note about the vegetation.

Arnold Martin said so in the certification paragraph could you add "inclusive of clearing the vegetation to meet the minimum sight distance."

Phil Mallon said instead of putting a note on the plat as part of our regulations saying the surveyor can assume with communication with the County that vegetation in the right-of-way will be removed to attain sight distance.

Chairman England said he thinks Jim brings up a good point that the Final Plat is a recorded legal document and do we need that type on note on the plat. He added driveway permit is related to the building permit.

Phil Mallon said Public Works gets the permit for the driveway prior to the building permit.

Jim Oliver says when you put a note on the Final Plat that can create issues.

Phil Mallon said I recommend we remove the last sentence reading: "A note shall be added to the plat for lots requiring the clearing of vegetation to meet the minimum sight distance."

Pete Frisina said on page 21 is an issue brought up by Randy Boyd and that is on a Minor Final Plat having a property owner's certification stating they are authorizing the submittal of the final plat. He added that if the dedication of right-of-way is needed they would add the following statement: "We, the undersigned owner(s) and/or mortgagee(s) of the _____ Subdivision, hereby offer to dedicate, deed and/or reserve for public use the rights-of-way, easements and other ground shown on this plat. All property contained within the required right-of-way of all existing streets adjacent to the subdivision as indicated hereon, shall be dedicated and conveyed at no cost to Fayette County, a political subdivision of the State of Georgia, upon recordation of said Final Plat with the Fayette County Clerk of Superior Court." He said on page 26 for a minor revision to a final plat we will add a similar property owner's certification stating they are authorizing the submittal of the revised final plat.

Jim Oliver said on page 9 under "i" where it says "the zoning administrator shall contact the any other applicable departments for their input" the "shall" should be changed to "may."

Pete Frisina said we can make that change. He added for Preliminary Plats, Major Final Plats and Minor Final Plats, this was also mentioned by Randy Boyd, and that is to have a standard statement for the water system. He said the statement is as follows: "If lots are to be served by the Fayette County Water System from an existing water main, taps and services shall be provided at the developers/homebuilders expense and all applicable meter and availability fees shall also be applied. Water main taps shall be observed by Water System personnel with a 48 hour lead time - 770-461-1146 (option 5)." He said on page 16 #32 is another suggestion by Randy Boyd and that is to specify that on new streets street centerline curve data shall include the deflection angle (delta), radius, length and tangent shall be shown. He added that Randy Boyd had stated this is difficult to do on an existing County road. He said on page 17 #37, in association,

the statement is clarified to specify the provision of right-of-way on existing streets.

Phil Mallon said the surveyor should show an as-built of the existing centerline and edge of pavement on an existing County road. He stated this could be worded to require that existing roads be shown with field measured centerline and edge of pavement.

Jim Oliver said I would like to get the input of some of the surveyors on that.

Phil Mallon said he would talk to some of the surveyors to get input.

Pete Frisina suggested moving forward with public hearings and getting input from some surveyors. He added that if at the public hearing there are still questions we can table the item.

It was the consensus of the Planning Commission to move ahead with the public hearing.

Pete Frisina said an Environmental Management storm water statement is being deleted from the requirements of a Minor Revision to a Final Plat because this statement is on the original final plat doesn't apply for the revision.

Pete Frisina said on a different subject the 2020 Census population for Fayette County is 119,194 and 2010 Census population was 106,567. He added that is a population growth of 12,627 persons from 2010 to 2020. He stated based on the 2010 persons per household of 2.87 that mathematically that equates to 41,531 total housing units in 2020 and 37,131 housing units in 2010. He said this is an increase of 4,440 housing units from 2010 to 2020.

Chairman England said if we have no further business, I can entertain a motion to adjourn. Jim Oliver made a motion to adjourn. John Culbreth seconded. The motion passed 5-0.

The meeting adjourned at 8:00pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



DANNY ENGLAND, VICE-CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY