

**THE FAYETTE COUNTY PLANNING COMMISSION** met on November 4, 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:** Pete A. Frisina, Director of Community Services

**Welcome and Call to Order:**

Chairman England called the Planning Commission meeting to order.

**NEW BUSINESS**

**1. Consideration of the Minutes of the meeting held on October 7, 2021.**

John Culbreth made a motion to approve the minutes of the meeting held on October 12, 2021. Arnold Martin seconded the motion. The motion passed 5-0.

**2. Discussion of the Fayette County Comprehensive Plan Update**

Pete Frisina said we will start with the discussion with the Intro element which is background on the County's history and relationship to the Atlanta metro region. He stated on page six are the Water System's edits to the section on the North Metropolitan Water Planning District's requirements for the County to stay compliant. He said the next element is Needs and Opportunities and the portion concerning meeting with the Environmental Health Department and local soil scientists has been deleted because we met with these entities and the result was to amend the Subdivision Regulations to remove the requirement to show the soils on a Preliminary Plat and Final Plat. He stated in the Community Goals he struck out the section concerning mechanisms to aid in the maintenance of subdivision entrances of older subdivisions where covenants have expired and resident fees are no longer collected. He added that in his research he found that the County cannot spend public funds to improve private property so this will no longer be pursued. He said on page CG-1 he changed a land use reference for the SR 74 North corridor from "light industrial" to "business park and office" because those are the land use designations in that area. He stated starting on page CG-6 the state regulations for comprehensive plans require that the County establish "Character Areas" and the character area are generally aligned with the future land use plan. He said in the three acre residential character area it has been update to reflect that the Conservation Subdivision zoning district has been amended for a three acre residential density. He stated in the Economic Development element the tables are updated with

the 2019 Census, American Community Survey data because the 2020 Census data is not available yet. He added that at the Steering Committee meeting it was stated that this element needs to address the economic impacts of Covid so the Development Authority and Chamber members will be providing that information. He said the next element is Land Use and on page L-1 is a discussion of existing land use and a map and he is in the process of updating the map and recalculating the existing land use area amounts. He added on page L-8 he is changing the term “mobile home park” to “manufactured home park” because that is the name of the corresponding zoning district. He said on page L-10 there is a section discussing a commercial area at SR54 south and since that area has been annexed by Peachtree City the section is being deleted.

Jim Oliver said on Page L-6 under “Transportation Improvements” we should add the current for lane widening of SR 54 from Fayetteville east to the Clayton County line. He added that it generally should be stated in the Land Use element that the County lacks public sewer. He said on page L-9 it states that “strip commercial development is neither desirable from a safety standpoint nor attractive” and is this the type of statement we need in the comp plan.

Pete Frisina said this is referring to the County has commercial nodes associated with intersections and we don’t want commercial development in a linear fashion along a long stretch of a road. He added that he would work on that section and bring it back to the Planning Commission.

Jim Oliver questioned on page L-10 the portion about SR 54 and Sumner Road (south) being annexed into Peachtree City and not all of that area has been annexed into Peachtree City.

After a lengthy examination of the County map, Pete Frisina said the term “SR 54 and Sumner Road (south)” is referring to the area where Sumner Road intersects with SR 54 at its southern intersection adjacent to the Publix shopping because Sumner Road also intersects with SR 54 in another to the north. He added that at this north intersection, that area has not been annexed into Peachtree City.

Jim Oliver questions on page L-12 the statement that only properties in three area in the County will be given consideration for the PUD-PSBC.

Pete Frisina said at the time PUD-PSBC was created those were the areas that were designated but we could discuss expanding to other areas.

Jim Oliver suggested on page L-13 under “Environmentally Sensitive Areas” adding the word “generally” to “steep slopes”. He asked on pages L-18 to L-20 is it appropriate and/or legal to be parcel specific in the land use narrative identifying specific parcels of land with specific land use designations.

Pete Frisina said if you want the land use plan to have clarity that is the way to address land use areas. He added that he would check with the County Attorney to get an opinion.

Jim Oliver said on page L-23 where we talk about the rural character and I ask myself what is rural character.

Pete Frisina said he will continue to make amendments and have those reviewed by the Planning Commission and the Steering Committee and he hopes to have the review completed in about two months. He added that a new requirement is to address broadband availability which he will be working on.

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Arnold Martin made a motion to adjourn. John Culbreth seconded. The motion passed 5-0.

The meeting adjourned at 8:00pm.

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PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
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DANNY ENGLAND CHAIRMAN

ATTEST:

  
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HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY