

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on February 16, 2006 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

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

MEMBERS ABSENT: None

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Tom Williams, Assistant Director of Planning & Zoning
Phil Mallon, Director of Engineering
Dennis Davenport, Assistant County Attorney
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the meeting to order and introduced the Board Members and Staff.

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1. Discussion of amendments to Fayette County's Post-Development Stormwater Management for New Development and Redevelopment Ordinance, with particular emphasis on stormwater management performance criteria and better site design principles as presented by the Engineering Department.

The following PowerPoint presentation was presented by Phil Mallon:

**Georgia Stormwater Management Manual
A New Approach to Stormwater Management**

- I. Need for New Stormwater Management Approach**
 - A. Traditional drainage / flood control design not sufficient
 - B. Rapid development and aging infrastructures have caused severe impacts in Georgia
 - C. New focus on protecting water quality, streambanks, and habitat required new approach
 - D. Comprehensive guidance needed on structural stormwater control practices
 - E. Need for engineering criteria for integrated water quantity and quality control
 - F. Consistency and uniform standards desired by local governments and development community

- II. What is the "Georgia Stormwater Management Manual?"**
 - A. Comprehensive urban stormwater management manual for Georgia
 - B. Guidance for local governments, development community and public
 - C. Two volumes covering stormwater policy and engineering design criteria and specifications

- III. Important Features of the Manual**
 - A. Comprehensive Stormwater Management Concept
 - B. Minimum Stormwater Management Standards for New Development and Redevelopment
 - C. Integrated Approach to Address Both Stormwater Quality and Quantity
 - D. Stormwater Site Planning Guidance
 - E. Unified Stormwater Sizing Criteria

- F. Overview of Stormwater Better Site Design Practices
- G. Application and Design Criteria for Structural Stormwater Controls
- H. Guidance and Criteria for Stormwater Drainage System Design
- I. Guidance on Watershed Planning, Operations & Maintenance, Pollution Prevention, Local Programs, and Technology Tools

IV. Minimum Stormwater Management Standards

- A. Included in Manual and Metro Water District Model Stormwater Ordinance
- B. For Both New Development and Redevelopment
- C. Standards Specify Requirements for Control & Treatment of Stormwater Runoff
- D. Required Preparation of Stormwater Management Site Plan for Local Review

V. Unified Stormwater Sizing Criteria

An approach for sizing Stormwater control systems to meet pollutant removal, channel, overbank flood control, and extreme flood protection goals.

- A. Water Quality: Capture and treat runoff from 1.2 inches of rainfall
- B. Channel Protection: Provide extended detention of 1-yr, 24-hr storm over 24 hours
- C. Overbank Flood Protection: Provide peak flow attenuation of 25-yr, 24-hr storm
- D. Extreme Flood Protection: Manage 100-yr storm through detention or floodplain management

VI. Stormwater Better Site Design Practices and Techniques

“Modifying the way that development occurs so that impervious cover is reduced, natural areas are conserved and stormwater pollution is minimized”

VII. Goals for Better Site Design

- A. Control Stormwater Quantity and Quality at the Source
- B. Utilize Simple, Nonstructural Methods
- C. Create a Multifunctional Landscape
- D. Use Hydrology as a Framework for Site Design

VIII. Steps in Stormwater Better Site Design

- A. Identify Natural Features and Resources – delineate Site Conservation Areas
- B. Design Site Layout to Preserve Conservation Areas and Minimize Stormwater Impacts
- C. Use Various Techniques to Reduce Impervious Cover in the Site Design
- D. Utilize Natural Features and Conservation Areas to Manage Stormwater Quantity and Quality
- E. Example of Site Design

IX. Stormwater Site Design Credits

Provides Incentive for Developers to Implement Better Site Design Practices

- A. Natural Area Conservation: Undisturbed natural areas are conserved on a site thereby retaining their pre-development hydrologic and water quality characteristics.
- B. Stream Buffers: Stormwater runoff is treated by directing sheet flow runoff through a naturally vegetated or forested buffer as overland flow.
- C. Use of Vegetated Channels: Vegetated channels are used to provide stormwater treatment.
- D. Overland Flow Filtration / Infiltration Zones: Overland flow filtration / infiltration zones are incorporated into the site design to receive runoff from rooftops and other small impervious areas.

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X. Structural Stormwater Controls

Structural control practices used for meeting stormwater management water quantity and quality requirements

- A. General Application
- B. Limited Application
- C. Detention

I. Recommended Structural Stormwater Controls

- A. General Application Controls
 - a. Stormwater Ponds
 - b. Stormwater Wetlands
 - c. Bioretention Areas
 - d. Sand Filters
 - e. Infiltration Trenches
 - f. Enhanced (Dry and Wet) Swales

- B. Limited Application Controls
 - a. Filter Strips
 - b. Grass Channels
 - c. Organic Filter
 - d. Underground Sand Filter
 - e. Submerged Gravel Wetland
 - f. Vortex Separator
 - g. Gravity Separator
 - h. Modular Porous Paver Systems
 - i. Alum Treatment System

- C. Detention Controls
 - a. Dry Detention / Dry Extended Detention Basins
 - b. Multi-Purpose Detention Areas
 - c. Underground Detention

IV. Integrated Design Approach

- A. Develop Concept Plan
- B. Use Stormwater Performance Criteria to Determine Control Volumes
- C. Perform Downstream Analysis
- D. Apply Stormwater Management Credits
- E. Select and Size Structural Controls
- F. Prepare Final Site Plan

The P.C. thanked Mr. Mallon for his PowerPoint presentation.

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2. Discussion of proposed update to the Fayette County Comprehensive Plan as presented by the Planning & Zoning Department.

Tom Williams updated the P.C. on the Fayette County Comprehensive Plan as follows:

Purpose: To bring the Fayette County Comprehensive Plan into compliance with current state rules and regulations. The Board of Commissioners adopted the last Fayette County Comprehensive Plan on April 22, 2004. New rules for *Standards and Procedures for Local Government Planning* (Chapter 110-12-1) were issued by the Georgia Department of Community Affairs on May 1, 2005. Adoption of a comprehensive plan in compliance with the May 1, 2004 DCA rules is required by February 28, 2007.

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Overview: The Comprehensive Plan is required to include three (3) components: 1) Community Assessment; 2) Community Participation Program; and 3) Community Agenda.

1. *Community Assessment:* Assessment of data and information that includes:

- a. a list of potential *Issues and Opportunities* that the community may want to address in the Community Agenda element;
 - b. an analysis of existing development patterns, including a map of recommended *Character Areas* for consideration in developing an overall vision for the community;
 - c. an evaluation of current policies, activities and development patterns for consistency with the *Quality Community Objectives*;
 - d. analysis of data and information to check the validity of the above evaluations and the potential issues and opportunities.
2. *Community Participation Program*: This section will define the proposed strategy for ensuring adequate public participation and stakeholder involvement in the preparation of the Community Agenda portion of the plan.

A public hearing on the first two (2) plan elements and adoption of a resolution by the B.O.C. transmitting the plan to ARC, is required prior to transmittal for regional and state review. Work on the next element, Community Agenda, cannot commence until this review is completed.

3. *Community Agenda*: This element is intended to define the community's vision for the future and its strategy for achieving that vision. It will be prepared with input from stakeholders and the general public. The Community Agenda must include three (3) major elements:

- a. a community vision for the future development of the community, identified as unique Character Areas, each with its own strategy for guiding future development patterns;
- b. a list of Issues and Opportunities identified by the community for further action;
- c. an implementation program for achieving the vision and addressing the issues and opportunities.

Mr. Williams advised that based on the tentative schedule, Staff would like to have public hearings held in April by the P.C. and the B.O.C. for the Community Assessment and the Community Participation Program components. He explained that once these two (2) components are approved by the B.O.C., these components will be transmitted to the ARC who would issue a Certificate of Completeness in May.

Mr. Williams reported the schedule of Stakeholders Meetings and citizens participation activities will be set in development of the Community Participation Program. He confirmed that Staff would initiate work on the Community Agenda in June following receipt of ARC's Findings and Recommendations on the first two (2) elements. He remarked that public hearings would be held in October before the P.C. and the B.O.C. He explained that once this component is approved by the B.O.C., it will be transmitted to the ARC who will issue a Certificate of Completeness in November and initiate a 60 day review period.

Mr. Williams advised that the ARC should transmit the final report of Findings and Recommendations in December with revisions completed by January, 2007. He added that the P.C. and B.O.C. should adopt the revised Comprehensive Plan in February, 2007.

Pete Frisina asked the P.C. to review the DCA list of Potential Issues and Opportunities, Character Areas, and Quality Community Objectives and e-mail or fax their comments to Staff by Friday, February 24, 2006.

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Chairman Graw asked if there was any further business.

Pete Frisina advised the P.C. that there would be some proposed amendments presented at upcoming Workshops regarding the S.R. 54 West Corridor. He stated that Staff was preparing a summary of rezonings and developments which have occurred since the adoption of the S.R. 54 West Overlay Zone. He said that this review was triggered by a rezoning recently denied by the

B.O.C. for O-I zoning which they felt was too intense for the corridor. He added that Staff is reviewing the corridor and requirements to regulate the intensity of future development.

Hearing no further business, Bill Beckwith made a motion to adjourn the workshop. Al Gilbert seconded the motion. The motion unanimously passed 5-0. The workshop adjourned at 8:26 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

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

(Due to malfunction of CD, Workshop Minutes were prepared from notes.)