

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on March 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: Douglas Powell, Vice-Chairman
Bill Beckwith
Al Gilbert
Tim Thoms

MEMBERS ABSENT: Jim Graw, Chairman

STAFF PRESENT: Tom Williams, Assistant Director of Planning & Zoning
Bill McNally, County Attorney
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

STAFF ABSENT: Peter A. Frisina, Director of Planning & Zoning

Welcome and Call to Order:

Vice-Chairman Powell called the meeting to order and introduced the Board Members and Staff.

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1. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article III. Definitions, Section 3-20. Cabana (Pool Cabana) presented by the Planning & Zoning Department.

Robyn Wilson advised that the current definition of Pool Cabana was creating problems due to the interpretation of “one roomed”. She confirmed that there had been previous discussion between Staff, Chairman Greg Dunn, and Attorney Dennis Davenport. She stated that the proposed amendment was designed to more clearly define a Pool Cabana.

Vice-Chairman Powell instructed Mrs. Wilson to advertise the proposed amendment for the April Public Hearing.

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

Tom Williams presented the Community Assessment section of the Comprehensive Plan to the P.C. He reported that the existing plan was less than two (2) years old. He advised that Staff would like to have this section and the Community Participation Program advertised for consideration at the April 6, 2006, Public Hearing.

The P.C. held a length discussion on the draft Issues & Opportunities statement. The following are the results of that discussion:

Economic Development

- * Our jobs and economic opportunities or jobs match the demands and desires of the local residents.
- * Our community’s economy is influenced by the aviation industry.
- * Our vision for the future economic development is to support such development that maintains and enhances the high quality of life for its residents and businesses.

- * Economic development efforts favor new development, redevelopment and retention of existing businesses.
- * Fayette County is at a competitive disadvantage due to lack of direct freeway access and sanitary sewer.
- * A majority of Fayette residents employed in professional, management, and aviation sectors elect to live in Fayette County and commute to other counties to access employment.

Natural & Cultural Resources

- * Fayette County acts to minimize the potential loss of greenspace from land disturbance activities.
- * Fayette County promotes measures to mitigate the amount of runoff, erosion and sedimentation cause by development activities.
- * Natural and cultural resources are protected, enhanced, promoted, and utilized.
- * Fayette County promotes measures to mitigate the effects of development.
- * Groundwater recharge areas in norther Fayette, Tyrone, and Brooks will affect the density of growth in those areas.
- * Farmland, whether in crop or livestock production, continues to disappear in Fayette.
- * Forest cover and timberland continues to be lost to development. Protection of sensitive plant and animal habitat is priority in the development process.
- * Fayette is included in the Atlanta region's non-attainment area for ozone.
- * Fayette County's transition into an exurban county emphasis the need to minimize the loss of scenic vistas and rural atmosphere.

Facilities and Services

- * The cost of providing public services and facilities for new development will continue to increase.
- * Some parts of our community are less served by public facilities.
- * Sanitary sewerage is only available in Fayetteville, Peachtree City, and limited parts of Tyrone.
- * Fayette County's growth rate has been strong for the past 20 years.
- * Our populace is aging, which will increase demand for additional facilities and services.
- * Increasing demands for community facilities and services has paralleled growth.
- * Growth is placing increasing demands on fire protection, law enforcement, EMS and emergency 911 communications.
- * Increasing demand for additional and more diverse recreational facilities is a result of the growth.

- * Growth is driving a demand for more public school facilities.

Housing

- * There is a sufficient mix of housing sizes and types levels within our community.
- * Large lot (5+ acres) residential development is actively encouraged.
- * The aging of Fayette's populace will create a demand for more moderate sized housing with less maintenance. That housing choice is being provided in the sewer service areas of certain Fayette municipalities.
- * The lack of sewer infrastructure in the unincorporated county does not accommodate a wide range of housing densities.
- * There is neighborhood opposition to higher density residential development.

Land Use

- * Public spaces designed for gathering and social interaction are primarily outdoor. Indoor spaces are provided in the municipalities.
- * In order to maintain a fair yet effective regulatory process, developers are encouraged to participate in regulatory task forces. Alternate: Developers complain about local development approval process; however, the development community is encouraged to participate in the drafting of local regulations.
- * There is typically neighborhood opposition to new/innovative or higher density developments.
- * Fayette has no direct access to an Interstate freeway; the closest is I-85 north of Tyrone.
- * The existing roadway network does not support large-scale commercial activity, such as a regional mall, or major industrial, distribution, warehousing or fabrication uses.
- * The programmed widening of state highways will increase pressure for nonresidential development.
- * Sanitary sewerage is only available in Fayetteville, Peachtree City, and limited parts of Tyrone.
- * The relatively low topography, poor soils, and a high water table dictates low density development in the south end of the county.
- * Commercial strip development along major roadways is not desirable from either a safety or aesthetic perspective.

Transportation

- * Transportation corridors are congested.
- * People have limited transportation choices to access housing, jobs, services, goods, health care, and recreation.
- * Our community lacks a countywide multi-use path network.

- * Streets are designed in ways that discourage pedestrian and bike activity.
- * Fayette has no direct access to an Interstate freeway; the closest is I-85 north of Tyrone.
- * A majority of Fayette residents employed in professional, management, and aviation sectors elect to live in Fayette County and commute to other counties to access employment.
- * Growth is increasing the volume of traffic on rural roadways and two-lane highways that were not designed under modern design and safety
- * There is some demand for bicycle and pedestrian facilities both within and between activity centers.

Intergovernmental Coordination

- * Municipalities annex properties from the unincorporated county for development, which is inconsistent with the county's land use plan and zoning.

Mr. Williams referenced the existing Land Use Plan, Areas Requiring Special Attention, and Character Areas.

Mr. Williams presented a copy of the Areas Requiring Special Attention which included: All State Route (SR) Corridors; 85 North Nonresidential Corridor; S.R. 54 Nonresidential Corridor including the West Fayetteville Bypass; S.R. 74 North Corridor; and Conservation Areas.

Mr. Williams then provided a brief overview of the Character Areas: Conservation Area and Greenspace; Agricultural Residential Area; Rural Residential Area; Suburban Area - Developing; Commerce Area; Nonresidential Corridor; Government Services; Education; Public Recreation Area, State Route Corridor; Municipality - High Intensity; Municipality - Medium Intensity; and Municipality - Low Intensity. He explained that under each of these categories the Description/Predominate Characteristics and Suggested Development Strategy.

Mr. Williams presented the Quality Community Objectives Local Assessment which had been completed by Pete Frisina. He asked the P.C. to review the Quality Community Objectives Local Assessment and submit their input to Staff. He advised that the Character Area Map would be discussed at the March 30, 2005, P.C. Workshop.

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Vice-Chairman Powell asked if there was any further business. Hearing none, Al Gilbert made a motion to adjourn the Workshop. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent. The Workshop adjourned at 9:24 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**DOUG POWELL
VICE-CHAIRMAN**

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

(Due to technical difficulty, no audio is available. The subject Minutes are typed from notes only.)