

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on April 6, 2006 at 7:20 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Al Gilbert
Tim Thoms

MEMBERS ABSENT: Douglas Powell, Vice-Chairman
Bill Beckwith

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Bill McNally, County Attorney
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

STAFF ABSENT: Delores Harrison, Zoning Technician

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

Pete Frisina advised that Staff had been wrestling with the State requirements regarding comprehensive planning minimum standards. He said basically the pre-plan requires two (2) sections, community assessment and how the public will be involved. He stated that a stakeholders group would be organized and the State has suggested the type of entities within the County who need to be involved. He commented that this would include such entities as the hospital authority, school boards, public safety, business organizations, etc. He remarked that there would be a steering committee possibly comprised of county staff, a P.C. member, a member of the Economic Development Authority, and a members from the development community.

Mr. Frisina advised that the first part is the community assessment. He said that the State=s list for Issues and Opportunities was very negative. He stated that issues and/or opportunities had been addressed for Population Change, Economic Development, Housing, Land Use, Transportation, Natural & Cultural Resources, Facilities and Services, and Intergovernmental Coordination as follows:

2.0 ISSUES AND OPPORTUNITIES

2.1 Population Change

(Issue) Since 2000 Fayette County as a whole has added an average 1,050 new housing units per year. Based on the Census 2000 figure of 2.88 persons per household, this equates to 3,024 persons per year. This rate of growth is likely to continue.

2.2 Economic Development

(Opportunity) Fayette County has a highly educated workforce, 36.2 percent of persons 25 years of age or older have a bachelor's degree or higher (Census 2000).

(Issue) Fayette County needs to attract businesses that employ a highly educated workforce.

(Issue) Traditionally, Fayette County's economy has been highly dependant on the airline industry given its proximity to the Hartsfield Airport. Currently the airline industry is going through an unstable period.

(Issue) The lack of an interstate within Fayette County could be a competitive disadvantage in terms of attracting businesses.

(Issue) The lack of a county-wide centralized sewer system could be a competitive disadvantage in terms of attracting businesses.

(Opportunity) High intensity business development should be directed to areas served by a centralized sewerage system (Fayetteville, Peachtree City and portions of Tyrone).

1.3 Housing

(Opportunity) Fayette County can provide a mix of housing types between the unincorporated county, and the incorporated municipalities where centralized sewerage systems are available to serve higher densities.

1.4 Land Use

(Issue) Annexation of unincorporated areas into a municipality can cause conflicts in land use.

(Issue) The programmed widening of state highways will impact existing and future development along these roadways.

(Issue) The lack of an interstate within Fayette County could be a competitive disadvantage in terms of attracting businesses.

(Opportunity) High intensity/density development should be directed to areas served by a centralized sewerage system (Fayetteville, Peachtree City and portions of Tyrone).

(Issue) Environmental concerns such as water supply watersheds, groundwater recharge areas, poor soils, flood plain, and wetlands will affect development intensity.

(Issue) The relatively low topography, poor soils and a high water table dictate low-density development in the south end of the county.

1.5 Transportation

(Issue) Some transportation corridors are congested during peak traffic hours.

(Opportunity) Fayette County has a SPLOST in place to fund traffic improvements in the Transportation Plan.

(Issue) Approximately 62.5 percent of the workforce commutes to jobs outside of Fayette County (Census 2000).

(Issue) Growth in surrounding counties is impacting roads in Fayette County as a commuting route.

(Issue) Fayette County lacks a county-wide multi-use path network.

(Issue) Existing roads are to some degree not conducive to pedestrian and bike accessibility.

(Issue) Fayette County's main access to I-85 (SR 74) is being affected by development in Fulton County and the City of Fairburn.

1.6 Natural & Cultural Resources

(Issue) Approximately 75 percent of the county is within a water supply watershed which affects the density of growth in those areas.

(Issue) Groundwater recharge areas will affect the density of growth in those areas.

(Issue) Farmland and timberland is being lost to development changing the visual character of the county.

(Opportunity) Existing conservation subdivision regulations will help to preserve a non-urban character and provide green space.

(Issue) Fayette is included in the Atlanta region's non-attainment area for ozone.

1.7 Facilities and Services

(Issue) Continued growth will require an increase in public services.

(Issue) The cost of providing public services and facilities for new development will continue to increase.

(Opportunity) Fayette County in conjunction with the Towns of Brooks, Tyrone and, Woolsey assesses impact fees for the provision of Fire Services.

(Issue) Centralized sewerage is only available in Fayetteville, Peachtree City and portions of Tyrone.

1.8 Intergovernmental Coordination

(Issue) Annexation of unincorporated areas into a municipality can cause conflicts in land use.

Tim Thoms stated that it appears Staff has basically reorganized the information since the last review and is trying to get away from negative statements.

Mr. Frisina replied that an issue is a problem and the opportunity is the solution to the problem.

Al Gilbert expressed concern about safety due to the increase of bicyclers on County roads. He said years ago, Fayette County was a rural community but the safety feature is not there anymore and there is going to be a serious accident.

Mr. Frisina advised that a map is currently being prepared by Staff to indicate a multi-use path system in the County.

Chairman Graw asked if an opportunity could be added under Intergovernmental Coordination.

Mr. Frisina replied that the County and cities have consolidated some services such as 9-1-1, Fire Services, and EMS and he would add this as an opportunity. He added that rezoning petitions and land use changes to the cities for their input. He advised that the Service Delivery Strategy is also being updated by the B.O.C. and Mayors.

Mr. Gilbert suggested to add SPLOST also.

Mr. Frisina referenced the Assessment of Consistency with Quality Community Objectives section and asked the P.C. to review this section and e-mail their comments prior to the April 20th Public Hearing if possible. He added that Staff also has to outline the public participation by naming some stakeholder groups, creating a steering committee, and prepare a concept of how to involve the public. He advised that the public could be notified by display ads in the newspaper, the County cable channel, and the County website. He stressed that his goal was to have the plan completed by October, 2006.

Chairman Graw asked if there was any further business.

Mr. Frisina advised that a Public Hearing was scheduled for April 20, 2006 at 7:00 P.M. followed by a Workshop.

Hearing no further business, Al Gilbert made a motion to adjourn the workshop. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent. The workshop adjourned at 7:52 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

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ROBYN S. WILSON
P.C. SECRETARY