

THE FAYETTE COUNTY PLANNING COMMISSION met on April 20, 2006 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

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

MEMBERS ABSENT: Tim Thoms

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

Welcome and Call to Order:

Chairman Graw called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. He welcomed the Fayette County High School students.

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Chairman Graw explained to the audience that a Preliminary Plat was the subdivision of property which was already zoned and only the technical aspects of the Preliminary Plats could be addressed by the public.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON APRIL 20, 2006.

1. **Consideration of a Preliminary Plat, Trustin Lake, James Ivey, Owner, and Ronnie Johnson of R.J. Development, LLC and Courtney Nolan of Paragon Consulting Group, Agents. This property consists of 33.55 acres with eight (8) single-family dwelling lots. This property is located in Land Lot 44 of the 7th District, fronts on Sandy Creek Road, and is zoned R-70.**

Courtney Nolan of Paragon Consulting Group, requested approval of the preliminary plat stamped 03/14/06.

Doug Powell asked Ms. Nolan technical questions regarding the sign entrance location and setbacks.

Doug Powell made a motion to approve the preliminary plat stamped 03/14/06. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

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2. **Consideration of a Preliminary Plat, Bellfair Walk Preserve, Chimney Rock Properties, LLC, Owners, and Brad Humber, Agent. This property consists of 87.29 acres with 32 single-family dwelling lots. This property is located in Land Lots 229 and 252 of the 4th District, fronts on McBride Road, and is zoned R-70.**

Brad Humber requested approval of the preliminary plat stamped 03/29/06.

Doug Powell made a motion to approve the preliminary plat stamped 03/29/06. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

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3. **Consideration of a Preliminary Plat, Chantilly, John T. Horney, et.al., Owners, and Rod Wright of Peach State Land Development, Agent. This property consists of 200.40 acres with 31 single-family dwelling lots. This property is located in Land Lots 139, 140, 141, 148, 149, and 150 of the 4th District, fronts on S.R. 92 South, and is zoned EST.**

Donald Brandenburg requested approval of the preliminary plat stamped 04/04/06.

Doug Powell asked if there was a walking trail between lot 21 and lot 22.

Mr. Brandenburg replied that there was a walking trail planned between lot 21 and lot 22 which would provide access to the amenity area.

Al Gilbert made a motion to approve the 94 foot variance to the maximum 3,000 foot street length requirement as measured from the right-of-way of S.R. 92 South. Doug Powell seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

Bill Beckwith made a motion to approve the preliminary plat stamped 04/04/06. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

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4. **Consideration of a Revised Preliminary Plat, WaterLace, James Rhoden, III of Euram-MacAuley One, LLC, Owners, and Gerrin Coleman of Lowe Engineers, Agents. This property consists of 551.79 acres zoned R-40 and 50.00 acres zoned A-R with a total of 347 single-family dwelling lots. This property is located in Land Lots 5, 6, 26, 27, 28, 37, 38, and 39 of the 7th District and fronts on Huiet Road, Lester Road, Davis Road, and Huiet Drive.**

Don Brooks and Jay Rhoden requested approval of the revised preliminary plat stamped 04/07/06. He advised that the County had closed Huiet Road at the YMCA entrance.

Al Gilbert made a motion to approve the revised preliminary plat stamped 04/07/06. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

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5. **Consideration of a Preliminary Plat, Mountbrook, Nesmith Partnership, LP, Owners, and Randy Boyd, Agent. This property consists of 218 acres with 60 single-family dwelling lots. This property is located in Land Lots 6 and 18 of the 6th District and Land Lot 161 of the 4th District, fronts on Redwine Road, and is zoned C-S.**

Randy Boyd requested approval of the preliminary plat stamped 04/11/06.

Doug Powell thanked Mr. Boyd for the cover letter which enumerated the areas on the preliminary plat checklist.

Doug Powell made a motion to approve the preliminary plat stamped 04/11/06. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON APRIL 20, 2006 AND BY THE BOARD OF COMMISSIONERS ON MAY 11, 2006.

6. Consideration of the Community Assessment and Community Participation Program Elements for the 2006 full plan update of the Fayette County Comprehensive Plan prior to transmittal to the Atlanta Regional Commission and the Department of Community Affairs for review.

Tom Williams advised that the current Fayette County Comprehensive Plan was adopted two (2) years ago. He presented the following:

Purpose: 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. A full plan update of the comprehensive plan in compliance with the May 1, 2005 DCA rules is required by February 28, 2007.

Overview: The new rules divide the comprehensive plan process into three elements: (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 element defines 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 plan elements and adoption of a resolution transmitting the first two draft elements to ARC, is required prior to transmittal for regional and state review. **(We are at this point.)**

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 major components:

- 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.

Following a second public hearing and approval of a transmittal resolution by the Board of Commissioners, the Community Agenda element will be forwarded to ARC for review. This should occur no later than October 31, 2005 to provide sufficient time for regional and state review and the local adoption process.

Chairman Graw asked if there were any comments.

Doug Powell referenced. 2.4 Land Use: (Issue) Annexation of unincorporated areas into a municipality can cause conflicts in land use. He suggested to add “and future development plans”.

Bill Beckwith questioned the population forecasts.

Mr. Williams replied that the forecasts are produced by the Planning & Zoning Staff.

Doug Powell also questioned the increase and decrease in population forecasts over the upcoming years.

Pete Frisina replied that the ARC prepares an annual estimate in April by collecting building permit data, census count, vacancy variables, variables for different house sizes based on single-family or multi-family, births, and deaths which are all utilized in the population forecast.

Bill Beckwith volunteered as the P.C. representative to serve on the Community Participation Program.

Mr. Powell suggested to also include a representative from: the media, the Recreation Department, fraternal organizations, and legal representation to also serve on the Community Participation Program.

Mr. Powell asked if high concentration, medium concentration, and low concentration was proposed by Staff or the State.

Mr. Frisina replied that these terms are relative to Fayette County.

Mr. Powell suggested to add stats for crime rates, usage of County library, usage of parks, and fire protection since this is a planning document.

Mr. Powell asked if “stakeholder” was a state term or county term.

Mr. Williams replied that it was a common planning term.

Mr. Powell asked what was a “windshield survey”.

Mr. Williams replied that it was a survey prepared by driving down the road in an automobile.

Chairman Graw and Doug Powell stated that Staff had done a great job and had prepared an overall great product.

Al Gilbert made a motion to approve the Community Assessment section of the Comprehensive Plan. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

Bill Beckwith made a motion to approve the Community Participation Program section of the Comprehensive Plan. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent.

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Chairman Graw asked if there was any further business. He advised that a Workshop would be held immediately following the public hearing.

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Bill Beckwith asked if Preliminary Plats could be placed under the Consent Agenda section on the Agenda.

Attorney McNally advised the P.C. that a Preliminary Plat was not a public hearing item and public input is not necessary.

After a general discussion, the P.C. concluded to make no changes to the Agenda at this time.

There being no further business, Bill Beckwith made the motion to adjourn the meeting. Al Gilbert seconded the motion. The motion for adjournment unanimously passed 4-0. Tim Thoms was absent. The meeting adjourned at 8:14 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
SECRETARY