

BOARD MEMBERS

Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
John H. Culbreth, Sr.
Al Gilbert
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 19, 2017
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on January 5, 2017.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Bankstown Estates Subdivision. The property will consist of eight (8) residential lots. This property is located in Land Lot 94 of the 4th District, fronts on Bankstown Road, and is zoned A-R.

OLD BUSINESS

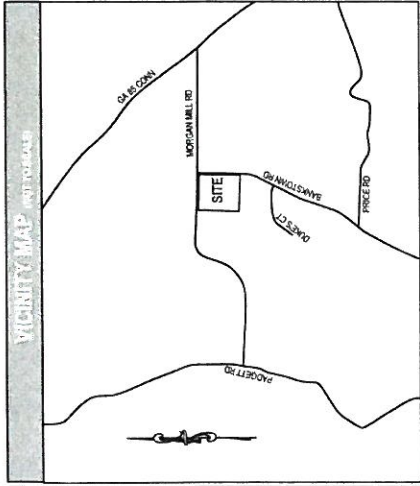
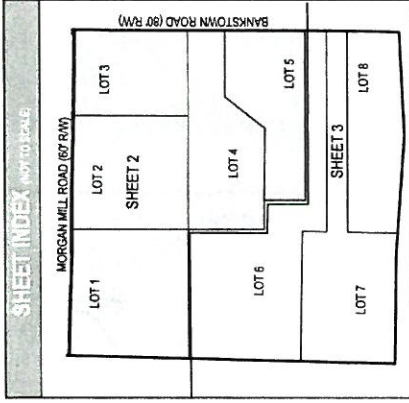
2. Discussion of PUD's.

DEVELOPMENT DATA

- SURVEYOR: BANKSTOWN ESTATES, LLC
ADDRESS: 7770 NEWMAN ROAD, SUITE D, BROOKS, GA 30205
- TELEPHONE NUMBER: 770-586-0000
- PROPERTY ADDRESS: 7770 NEWMAN ROAD, SUITE D, BROOKS, GA 30205
- TELEPHONE NUMBER: 770-586-0000
- SURVEYOR: MOORE BASS CONSULTING, INC.
ADDRESS: 1400 W. GREENWAY, SUITE 200, FAYETTEVILLE, GA 30215
TELEPHONE NUMBER: (770) 914-0300 FAX NUMBER: (770) 914-0946
- SUBDIVISION CONFIGURATION:
A. TYPE OF SUBDIVISION: PLAT SURVEY PERFORMED BY MOORE BASS CONSULTING, INC. AUGUST 17, 2016
B. LOCATION: FAYETTE COUNTY, GA
C. TAX ID # (PARCEL ID)
D. ZONING: AN UNINCORPORATED RESIDENTIAL
E. ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL
F. TOTAL PARCEL AREA: 3.27 ACRES (INT. 4 ACROSS)
G. PROPOSED NUMBER OF LOTS: 8 LOTS 59'31" ACROSS x 61 LOTS FACE
H. TOTAL PARCEL AREA: 3.27 ACRES (INT. 4 ACROSS)
I. CONTAINING SOURCE: FAYETTE COUNTY, GA
J. TYPE OF EASEMENTS: EXISTING PUBLIC
K. STREET WIDTH: 27.0 FT
L. STREET MAINTENANCE: FAYETTE COUNTY
M. MINIMUM LOT SIZE: 9 AC (MIN)
N. MINIMUM LOT AREA: 25,000 SQ FT AT BUILDING SETBACK
O. MINIMUM LOT HEIGHT: 3'
P. MINIMUM FLOOR AREA: 1,200 SQ FT
Q. BUILDING SETBACKS: REAR: 75' 100' (INTERVAL & COLLECTOR)
R. BUILDING SETBACKS: REAR: 75' 100' (INTERVAL & COLLECTOR)
S. UTILITIES:
A. WATER: INDIVIDUAL ON-LOT WELL
B. SANITARY SEWER: INDIVIDUAL ON-SITE SEPTIC SYSTEMS
C. ELECTRIC: COMPLEX FAYETTE EMC



**MINOR SUBDIVISION PLAT OF
BANKSTOWN ESTATES
LAND LOT 94, 4TH DISTRICT
FAYETTE COUNTY, GEORGIA**



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

REFERENCES

- PB 13, P. 13, FAYETTE COUNTY, GEORGIA RECORDS
- PB 26, P. 16, FAYETTE COUNTY, GEORGIA RECORDS
- PB 13, P. 17, FAYETTE COUNTY, GEORGIA RECORDS
- PB 22, P. 14, FAYETTE COUNTY, GEORGIA RECORDS
- PB 22, P. 14, FAYETTE COUNTY, GEORGIA RECORDS
- RIGHT OF WAY DEED IN PARCELS 866-898, FAYETTE COUNTY RECORDS
- RIGHT OF WAY DEED IN PARCELS 866-898, FAYETTE COUNTY RECORDS

SURVEY NOTES

NO U.S. MONUMENT FOUND WITHIN 200 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS T.P.3 INDICATES A TYPICAL PLAZER WHICH IS BY THE UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING/MOORE, ROBERT J. DISENDO DO NOT GUARANTEE THAT ALL EASEMENTS AND SUBSURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS SURVEY HAS BEEN GENERATED ELECTRONICALLY. THIS MEANS SHOULD NOT CONSIDERED CONFIRMED AND SHOULD BE USED AS A REFERENCE ONLY. SHOULD BE USED AND DATED BY ROBERT J. DISENDO IN CONTRACTING RECORDS OF THE FAYETTE COUNTY, GEORGIA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCLAVEMENTS NOT SHOWN. ALL DISTANCES TO TITLE ARE APPROXIMATE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OF ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BURNINGS AND DISTANCES REQUIRED ON THE DEED AND/OR PLAT OF RECORD DUE TO THE FACT THAT THE DISTANCES AND BURNINGS SHOWN ON THIS PLAT ARE BASED ON THE USE OF GPS MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (NAD 83) FOR THE VERTICAL DATUM. THE USE OF GPS SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DISTANCES AND BASED ON THE POSITIONAL VALUES FOR THE SURVEY STATION NETWORK DEVELOPED BY EPS SOLUTIONS. THE DISTANCE MEASUREMENTS WERE OBTAINED USING THE GEODALE.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR HORIZONTAL POSITIONS OF THE UTILITIES OR GROUND PROBE TO THE COMMENCEMENT OF ANY AND ALL EXISTING DISTURBING ACTIVITIES.

THIS PLAT IS NOT TO BE USED AS A BASIS FOR ANY AND ALL EXISTING DISTURBING ACTIVITIES AND NO WARRANTIES ARE MADE AS TO THE ACCURACY OF ANY AND ALL EXISTING DISTURBING ACTIVITIES.

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FAYETTE COUNTY APPROVAL

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA

DATE: _____

DESIGNED BY: ENVIRONMENTAL HEALTH SPECIALIST

FINAL PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY: _____

DATE: _____

DESIGNED BY: COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION: _____

DATE: _____

DESIGNED BY: _____

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR: _____

DATE: _____

DESIGNED BY: _____

APPROVED BY FAYETTE COUNTY PUBLIC HEALTH: _____

DATE: _____

DESIGNED BY: _____

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT: _____

DATE: _____

DESIGNED BY: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND INFRASTRUCTURE IS SHOWN HEREON ACTUALLY EXIST OR AS MARKED AS "FUTURE" AND THEIR LOCATION, SIZE AND NATURE ARE CORRECTLY SHOWN.

APPROVED BY: _____ DATE: 12/21/16

ROBERT J. DISENDO (REGISTERED SURVEYOR NO. 20384) DATE: 12/21/16

DEVELOPMENT DATA

1. SURVEYOR: BANKSTOWN ESTATES, LLC
ADDRESS: 7770 NEWMAN ROAD, SUITE D, BROOKS, GA 30205
TELEPHONE NUMBER: 770-586-0000

2. PROPERTY ADDRESS: 7770 NEWMAN ROAD, SUITE D, BROOKS, GA 30205
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C. ELECTRIC: COMPLEX FAYETTE EMC

REVISIONS

DATE	REVISIONS
10/25/16	1:11:14:18 Addressed county comments
11/15/16	1:11:14:18 Addressed county comments
11/15/16	1:11:14:18 Addressed county comments

FILE # L94.003plat.dwg

CONTRACT # 154-003

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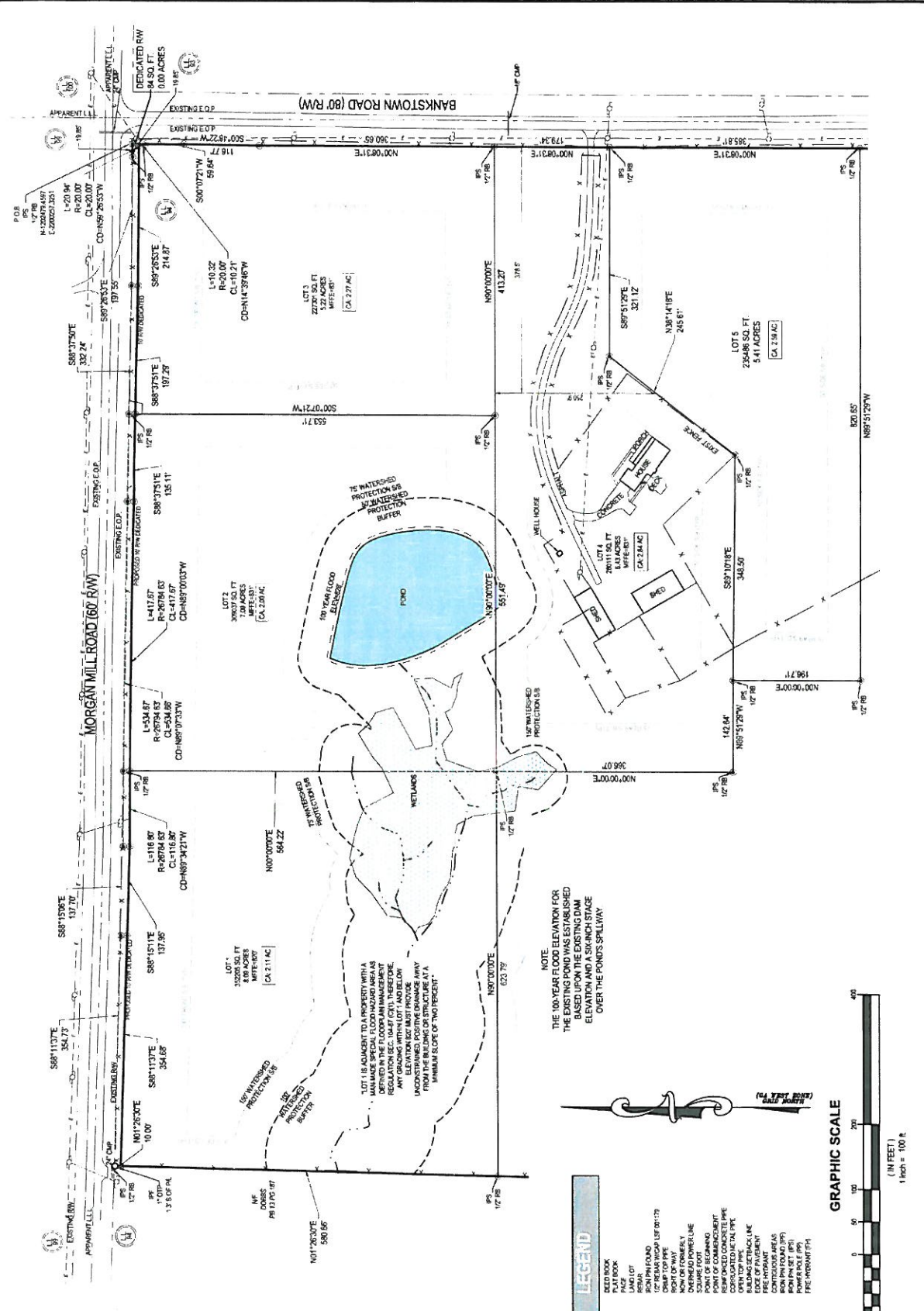
CHECKED BY RJB

Moore Bass Consulting

PROJECT
BANKSTOWN ESTATES
CLIENT NAME: BANKSTOWN HOLDINGS, LLC
7770 NEWMAN ROAD, STE. D
BROOKS, GA 30205

SHEET 1 OF 4

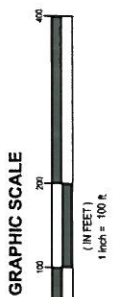
25 Moore Bass
CONSUULTING
TALLAHASSEE, FLORIDA
1300 Fern Court, Tallahassee, FL 32310
MOORE BASS CONSULTING, INC. AUGUST 17, 2016
TEL: 770-914-0300 FAX: 770-914-0946



NOTE
 THE 100-YEAR FLOOD ELEVATION FOR THE EXISTING POND WAS ESTABLISHED BASED UPON THE EXISTING DAM ELEVATION AND A SIX-INCH STAGE OVER THE POND'S SPILLWAY

LOT 1 IS ADJACENT TO A PROPERTY WITH A 100-YEAR FLOOD ELEVATION. THE FLOOD ELEVATION WAS ESTABLISHED BASED UPON THE EXISTING DAM ELEVATION AND A SIX-INCH STAGE OVER THE POND'S SPILLWAY. THEREFORE, ANY GRADING WITHIN LOT 1 AND BELOW ANY UNCONSTRAINED POSITIVE DRAINAGE AWAY FROM THE BUILDING OR STRUCTURE AT A MINIMUM GRADE OF TWO PERCENT.

- LEGEND**
- MB METEOROLOGICAL
 - PS PLAT BOOK
 - PC PLAT CORRECTION
 - RS ROAD RIGHT-OF-WAY
 - RF RIGHT-OF-WAY
 - CFP CURB FACE PROFILE
 - RFV ROAD FACE VERTICAL CURVE
 - SS SQUARE FOOT
 - MS MANHOLE
 - PC POINT OF COMMENCEMENT
 - PCP POINT OF CURVATURE
 - OPV OPEN SPREAD VERTICAL CURVE
 - BL BUILDING SETBACK LINE
 - CA CROWN
 - CA CONTIGUOUS AREAS
 - BD BUILDING (DAM) (RT)
 - PP POWER POLE (PS)
 - PE POWER POLE (TP)



25th Anniversary
 CONSUULTING
 TALLAHASSEE, FLORIDA
 1550 West Perry Court, MARIETTA, GA 30067
 PH: (770) 944-9944

PROJECT
 BANKSTOWN ESTATES
 CLIENT NAME
 BANKSTOWN HOLDINGS, LLC
 7770 NEYMAN ROAD, STE. D
 BROOKS, GA 30205

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 NO. 2784
 ROBERT J. JAMES

SHEET TITLE
 MINOR SUBDIVISION
 PLAT OF
 BANKSTOWN ESTATES
 LAND LOT 94-4TH DISTRICT
 FAYETTE COUNTY, GEORGIA

REVISIONS

DATE	FILE #	DESCRIPTION
10/25/16	16-251	1, 11, 14-16 Acknowledged, county comments
	16-803	

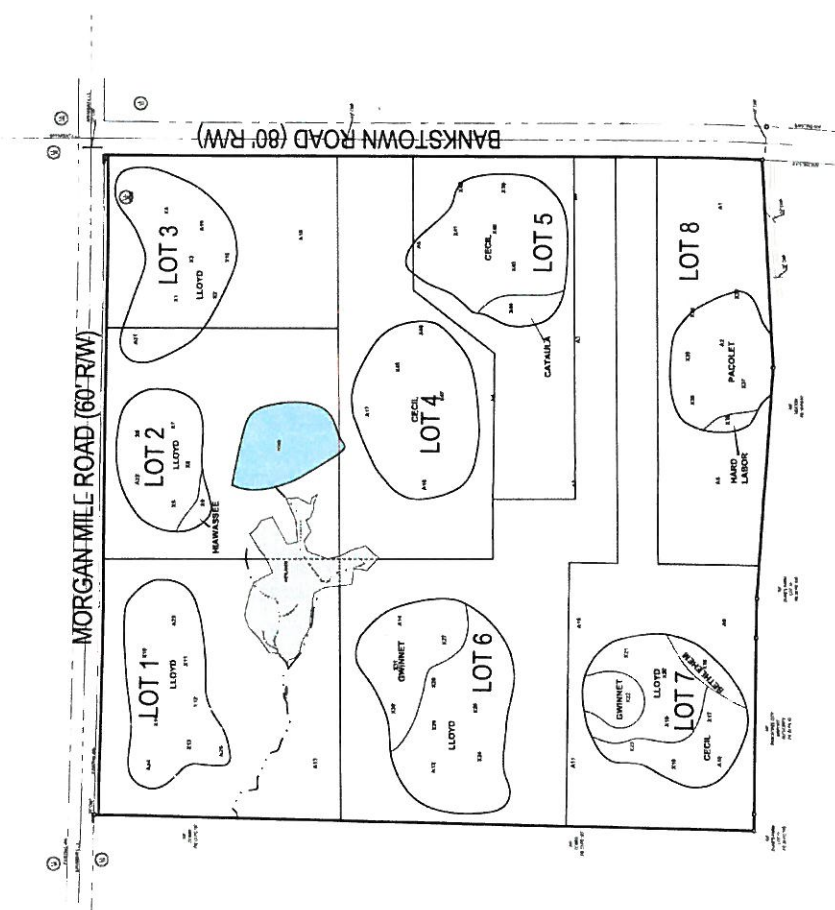
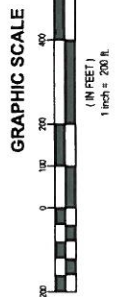
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 DATE: 10/25/16
 FILE #: 16-251
 CONTRACT #: 16-803
 DRAWN BY: PC
 CHECKED BY: RJD

Moore Bass Consulting

SHEET 2 OF 4

LEGEND

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SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- N2 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches below the seasonal high water table. Hand auger borings have been advanced to a depth of 72 inches without encountering refusal and parent material is generally suitable for conventional absorption field installation.
- P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches below the seasonal high water table. Hand auger borings have been advanced to a depth of 72 inches without encountering refusal and parent material is generally suitable for conventional absorption field installation.

MAP LEGEND

Soil Boundary	AI, XI
Soil Boring	
Gully	
Stream	
Wetlands	

SOIL INTERPRETIVE DATA

Soil Unit	Depth to Bedrock (ft)	Depth to Saturated Water Table (ft)	Slope Gradient (percent)	Recommended Trench Depth (ft)	Estimated Percolation Rate (min)	Recommended Soil Sub. Loading Rate (lb/ft ² /hr)	Soil Sub. Code
Berkeley	>72	>72	8-12	30-48	45	---	N3
Coluda	>72	24-30 (PMT)	3-10	8-12	---	0-10	C1
Cecil	>72	>72	3-12	30-48	60	---	A1
Carroll	>72	>72	2-12	30-48	60	---	A1
Hart Labor	>72	36-48	6-12	12-24	75	0-12	C2
Hemlock	>72	54-66	2-8	24-30	75	---	P1
Way	>72	>72	2-6	30-48	60	---	A1
Proctor	>72	>72	3-12	30-48	45	---	A1

PMT = Perched Water Table

DATE: 10/25/16		REVISIONS:	
FILE # 16-251		1. 10-14-16 Addressed county comment	
CONTRACT # 164.003		164.003plat.dwg	
DRAWN BY PC			
CHECKED BY RD			
Moore Bass Consulting			
MB		25 Moore Bass	
MINOR SUBDIVISION PLAT OF BANKSTOWN ESTATES		PROJECT BANKSTOWN ESTATES	
LAND LOT 84-TH DISTRICT FAYETTE COUNTY, GEORGIA		CLIENT NAME BANKSTOWN HOLDINGS, LLC 7770 NEWMAN ROAD, STE. D BROOKS, GA 30205	
SEAL G. O. R. G. A. REGISTERED NO. 1462 L. S. S. S. S. S. ROBERT J.		SHEET 4 OF 4	

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Sec. 110-149. - Planned unit development.

(d) Planned residential and business development (PRBD-PUD)

- (1) Purpose. The intent of a planned residential and business development is to allow mixed-use development with principal single-family residential and incidental business uses. The characteristics of a PRBD are: in conjunction with a principal residence the occupant conducts on-site business operations, clients/customers visit the site, shipments of goods and deliveries occur, and non-occupant employees will be on site.
- (2) Permitted residential uses and structures. Planned residential and business development shall contain single-family dwellings and residential accessory structures and uses shall also be allowed per article III of chapter 110. The summary of intent shall specify the minimum floor area proposed for the single-family dwellings. In addition, a home occupation is allowed per article V of chapter 110
- (3) Permitted business uses and structures. A list of proposed business uses shall be submitted with the summary of intent. Only those business uses approved through the rezoning process shall be allowed in the PRBD. Any approved business that is listed as a conditional use in Article V shall meet the conditional use requirements, as is applicable. The summary of intent shall specify the number, size and architectural character of the business structures proposed for the individual businesses in the PUD.
- (4) Business vehicles. The summary of intent shall specify the type, size and number of business vehicles and trailers proposed per business in the PUD and the anticipated frequency of business vehicular trips. Said vehicles cannot exceed two axles, 22 feet in length, ten feet in height, and/or 8,000 pounds (curb weight).
- (5) Minimum dimensional and other requirements in the PRBD shall be as follows:
 - a. Development size: 75 contiguous acres
 - b. The proposed development shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.
 - c. A minimum buffer of 100 feet shall be provided around the side and rear periphery of the development.
 - d. Minimum lot size: 15 acres.
 - e. Minimum lot width: 250 feet
 - f. Front yard setback: 75 feet
 - g. Side yard setback: 50 feet (except where the 100 foot buffer is applicable)
 - h. Rear yard setback: 75 feet (except where the 100 foot buffer is applicable)
 - i. Height limit: 35 feet
 - j. Lights shall be established in such a way that adjacent properties and residents are not adversely affected, and that no direct light is cast upon said properties and residents.
 - k. The business shall be owned and operated by the occupants of the property upon which the business operation is conducted.
 - l. Including the owner/occupants, no more than five (5) persons shall be employed on-site by a business.
 - m. All structures associated with the business are allowed in the rear yard only behind the principal residence and must be fully enclosed.
 - n. All vehicles associated with the business must be parked in the rear yard only.

- o. The hours of operation, in the context of clients/customers shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday.
- p. All materials, equipment, supplies, and inventory associated with the business shall be stored, operated and maintained within the business structure. Semi-trailers or shipping containers cannot be used for storage.

Notes from last meeting:

Limit vehicle size/length

Limit time large vehicles can be site

- **Sec. 110-84. - Parking of business vehicles.**

(a)

In any residential district, except A-R on lots of ten acres or larger, no business vehicle exceeding 8,000 pounds (curb weight) shall be allowed to park either on lots so zoned or on streets abutting such lots except during daylight hours and only for the purpose of making deliveries, making pickups, and providing services.

(b)

Business vehicles weighing less than 8,000 pounds shall not be parked on streets abutting such lots. This provision shall not be construed as restricting in any way the normal business vehicle activity associated with development and construction. School buses shall be exempt (see this article). This provision shall not be allowed in conjunction with a home occupation (see article V of this chapter).

(Code 1992, § 20-5-25; Ord. No. 2012-09, § 3, 5-24-2012)

Semi-trailers cannot be used for storage

Trailer size 30 feet if over no more than 48 hours parked outside

Limit number of trailers

Screening for vehicles

Home occupation

How detailed or broad can uses be?

Comments from Building Permits and Inspections

- Business Structure will be based on commercial building codes and practices
- Commercial licensed builder
- Separate electrical service
- Hazardous material storage per Building and Fire Codes
- Fire Marshal sprinkler requirements?
- Fire Marshal ADA requirements?
- Driveway access for Fire Trucks?
- Environmental Health requirements concerning commercial septic issues?
- Environmental Management requirements regarding Stormwater and Erosion Control for commercial structures?