

**BOARD MEMBERS**

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

**STAFF**

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

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**February 16, 2017**  
**7:00 pm**

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

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1. Consideration of the Minutes of the meeting held on February 2, 2017.

**NEW BUSINESS**

2. Discussion of PUD's

**OLD BUSINESS**

3. Discussion of uses in the O-I zoning district.

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, receipt and shipments of goods 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 list of proposed businesses, number of proposed on-site employees per business, and 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 and shall not be used for any residential

purposes. Business structures shall not be located within 100 feet of the principal residential structure.

- 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.
- q. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a business structure, a site plan compliant with stormwater requirements of the county development regulations shall be required for that lot. The lot will be exempt from site plan requirements, the nonresidential development landscape requirements and tree retention, protection, and replacement requirements of the county development regulations.
- r. In the event that the property is subdivided with an internal street, the development shall comply with stormwater requirements of the county development regulations, as applicable.

#### **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?

January 17, 2017

Zoning Board of Appeals  
Fayette County Administration  
140 Stonewall Avenue West  
Suite 100  
Fayetteville, GA 30214

Re: Appeal to the Zoning Board of Appeals

Greetings.

We respectfully request appearing before the Zoning Board of Appeals on Monday, February 27, 2017 to permit our business to own the property located at 1826 Hwy 54 West, Fayetteville, GA to be used for office purposes only.

We ask your Board to permit the addition of our internet brokerage service under Sec. 110-142. O-I, Office-Institutional District and contend our business in every aspect will comply with this Section of Fayette County Georgia's Code of Ordinances.

Reference: 110-142. O-I, (b) (1) Office

As a professional license holder, the State of Georgia requires we have an office and we wish to establish same.

Reference: 110-142. O-I, (b) (7) Insurance carrier, agent and/or broker

Similar to an insurance broker offering many products we as a dealer/broker offer many products as well in the transportation field -- personal modes of transportation such as golf carts, personal water craft, atv's and vehicles) with all advertising, marketing and sales done over the internet. We do not require and will not have any exterior advertising display. We do require signage on the monument sign at the street. We will not have on the property units for sale.

Reference 110-142. O-I, (b) (16) Professional services, including, but not limited to and (b) (17) Real estate agent and/or broker

Our business is most similar to a real estate agent and/or broker in that instead of selling homes we provide a valuable service to the public by offering various personal modes of transportation and world-class customer support.

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We have been incorporated with the State of Georgia for 15 years. We have sold the location we have had for those years and require a new location. We believe the size and location of Mr. Chandler's building located at 1826 Hwy 54 West in Fayette County is ideal for

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Letter to the Zoning Board of Appeals

Welch/A Better Ride, Inc.

January 17, 2017

operating our business as a service to the increasing number of consumers who use the internet to research, compare, and shop for various types of transportation for business, personal and recreational use.

Our professional Georgia license, dealer bonding and dealer insurance allows our company to access all national vehicle and power sport auctions and a nationwide and international network of inventory that is not available to the public.

Our service will be available to the private individual as well as companies seeking the best value for a particular personal or company vehicle as well as one for recreational use.

The sharing of Internet searches, market research, cost comparisons, and sales will be conveyed to our clients over the internet, by phone and in face to face meetings in our office. All State of Georgia sales documents will be prepared over the internet and conveyed in person, by the USPS or express mail. Inspection and delivery of all units sold will be made at another already designated business location in Coweta County or delivered directly to the client's address.

The searches we perform for various types of personal modes of transportation are far more extensive than available to the public and we can provide connections to quality financing, warranty, insurance and transportation services in one comprehensive package.

We also provide a service to locate a specific buyer for custom vehicles and specialty collector cars (i.e. 1953 Hudson Convertible) both nationally and internationally or vintage vehicles to the overseas market such as the 1960's muscle cars to Germany.

We are dedicated to provide world class customer service to our clients and are serious about finding the best value for their transportation needs. We would like to establish our offices and develop a solid long term relationship with officials, other businesses and residents in Fayette County.

Sincerely,



A Better Ride, Inc.

Chris and Marlene Welch

155 Fairway Court

Newnan, GA 30265

[welch47@aol.com](mailto:welch47@aol.com)

404 643 1511

404 916 4051