

**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, Zoning Administrator

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**AGENDA  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
March 2, 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 16, 2017.

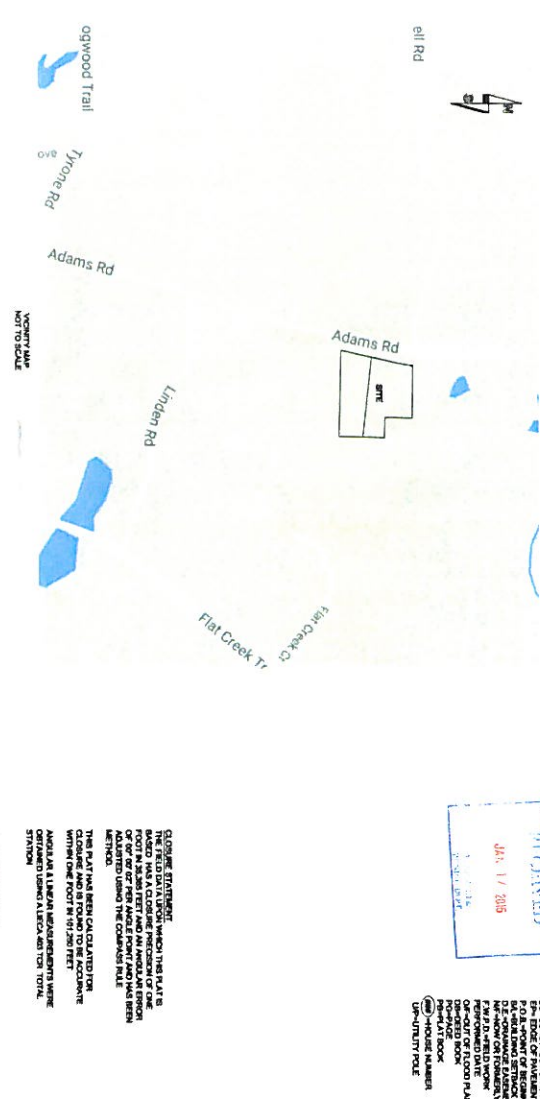
**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of the Samuel J. White Estate. The property will consist of two residential lots zoned R-70, is located in Land Lot 56 of the 7<sup>th</sup> District and fronts on Adams Road.

**PUBLIC HEARING**

3. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.
4. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-3. - Definitions., Sec. 110-125. - A-R, Agricultural-Residential District., Sec. 110-142. - O-I, Office-Institutional District., Sec. 110-144. - C-H, Highway- Commercial District., and Sec. 110-169. - Conditional Use Approval., concerning A-R Bed And Breakfast Inn use.

# MINOR SUBDIVISION PLAT OF THE SAMUEL J. WHITE ESTATE



DATE RECEIVED  
4/11/2015

- 1. RECORD
- 2. REVISIONS FOUND
- 3. REVISIONS NOT FOUND
- 4. LAND LOT
- 5. PROPERTY LINE
- 6. CONVEYANCE INSTRUMENT
- 7. PLAT
- 8. PLAT BOOK
- 9. PLAT BOOK
- 10. HOUSE NUMBER
- 11. UTILITY POLE

### GENERAL NOTES

1. OWNER: Donald W. HANCOCK  
FPO # 2014  
774-27270
2. SURVEYOR: S. A. GASKINS & ASSOCIATES, LLC  
224 KENNEDY BLVD  
774-27210
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**S.A. GASKINS & ASSOCIATES, LLC**  
 Surveyors prepare development contracts  
 P.O. BOX 211 BIRDSBORO, CA 92002  
 760-254-8888  
 sagaskins@aol.com

**Property Location**  
 Located at the intersection of  
 Adams Rd and Linden Rd  
 Tyone County, Georgia

**Job No. 2415-118**  
 Date of Issue: 04/11/15  
 Date of Revision: 04/11/15  
 P.O. Box 211, Birdsboro, CA 92002  
 P. 760.254.8888  
 PAGE 1 OF 2

Prepared For:  
**THE SAMUEL J. WHITE ESTATE**



**STATE OF GEORGIA**  
 PROFESSIONAL ENGINEER  
 S.A. GASKINS  
 License No. 11818  
 State of Georgia  
 Department of Transportation  
 2015-2016

**OWNER'S CERTIFICATE**  
 WE, THE UNDERSIGNED, OWNER(S) OF THE  
 SAMUEL J. WHITE ESTATE, HEREBY DECLARE  
 THAT THE INFORMATION AND DATA SHOWN ON  
 THIS PLAT ARE TRUE AND CORRECT.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME AND ADDRESS

**ENGINEER'S CERTIFICATE**  
 I, THE UNDERSIGNED, ENGINEER, HAVE  
 EXAMINED THE PLAT AND THE DATA  
 THEREON AND HAVE FOUND THEM TO BE  
 TRUE AND CORRECT.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME AND ADDRESS



**This section is to be added in its entirety.**

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. Motor vehicles cannot exceed two axles, 22 feet in length, ten feet in height, and/or 8,000 pounds (curb weight). Vehicles that exceed these parameters shall be allowed only during daylight hours and only for the purpose of making deliveries, making pickups, and providing services.
- (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 (see Sec. 110-94).
  - 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. Stormwater Requirements: In the event that 5,000 or more square feet of impervious surface (including driveways and parking for the business) 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.

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.

- r. Adequate off-street parking shall be required. A prepared surface is required for the parking areas. The parking area shall comply with Article VIII. - Off-Street Parking and Service Requirements of the Development Regulations and must be depicted on a sketch, drawn to scale on a survey of the lot. Gravel parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations. The following is required for gravel parking areas:
  - (i) Exterior and interior parking aisles shall be terminated at both ends by a landscape island.
  - (ii) Landscape islands shall be provided for each 150 feet of continuous parking length.
  - (iii) One (1) canopy tree, six (6) feet high at planting, is required per landscape island.

Paved parking areas shall meet the Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

## Chapter 100- Zoning

### Sec. 110-3. - Definitions.

Bed and breakfast inn, A-R, a bed and breakfast inn allowed as a conditional use in the A-R zoning district.

*Bed and breakfast inn*, (~~See Hotel~~) a bed and breakfast inn allowed as a conditional use in the C-H and O-I zoning districts.

*Guestroom* shall mean a room occupied or intended, arranged or designed for occupancy by one or more occupants and used for that purpose and where overnight occupancy is allowed.

*Hotel* means a building in which overnight accommodations are provided to the public and the innkeeper. The term "hotel" includes the terms "motel" ~~and "bed and breakfast."~~

### Sec. 110-125. - A-R, Agricultural-Residential District.

(c) *Conditional uses.*

(?) A-R bed and breakfast inn

### Sec. 110-144. - C-H, Highway Commercial District.(b)

*Permitted uses.* The following uses shall be permitted in the C-H zoning district:

(39) Hotel ~~and/or bed and breakfast;~~

(c) *Conditional uses.*

(?) Bed and breakfast inn;

### Sec. 110-142. - O-I, Office-Institutional District.

(b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:

(?) Hotel

(d) *Conditional uses.*

(?) Bed and breakfast inn;

~~(9) Hotel and/or bed and breakfast;~~

### Sec. 110-169. - Conditional use approval.

*A-R bed and breakfast inn.* Allowed in the A-R zoning district.

1. Minimum lot size: ten (10) acres.

2. The bed and breakfast inn shall be limited to no more than five guest rooms and no more than 10 occupants. Maximum permitted capacity shall be set by the Fayette County Health Department and/or Fayette County Fire Marshal, as applicable.
3. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.
4. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the County Engineer.
5. These facilities shall meet the requirements of the County Code, Article VI. Tourist Accommodations.
6. Adequate off-street parking shall be required. A prepared surface is not required for the parking areas. Parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

*Bed and breakfast inn.* Allowed in the C-H and O-I zoning districts.

1. The bed and breakfast inn shall be limited to no more than 10 guest rooms. Maximum permitted capacity shall be set by the Fayette County Health Department and/or Fayette County Fire Marshal, as applicable.
2. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.
3. These facilities shall meet the requirements of the County Code, Article VI. Tourist Accommodations.

~~cc. *Hotel and/or bed and breakfast.* Allowed in the O-I zoning district. A minimum 30-foot buffer plus the required setbacks shall separate all buildings and use areas from any residential or A-R zoning district. However, off-street parking areas may be located within the setback areas.~~

Different terms used in County Code:

*Bed and breakfast inn*

*Hotel*

Campground facilities

lodging house

rooming house

motel,

studio hotel

auto court

inn,

public club

vacation house

private club containing guest rooms and which is occupied or is intended or designed for occupancy by guests

tourist cabins

tourist courts

tourist cottages

tourist homes

trailer parks

trailer courts

motor hotels

vacation homes

for purposes of this article, a residence in which accommodations are furnished for rent is also considered a "hotel".