AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 20, 2016
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 October 6, 2016.

NEW BUSINESS

2. Consideration of Final Plat of Tracts 1 & 2 Rolling Brook. The property will consist of two (2) residential lots. This property is located in Land Lot 251 of the 4th District and fronts on Providence Drive. The property is zoned PUD Retreat.

3. Consideration of Final Plat of Benedetti Estates. The property will consist of two (2) residential lots. This property is located in Land Lot 16 of the 9th District and fronts on Lees Lake Road. The property is zoned R-70.

4. Consideration of Minor Subdivision Plat for Christ’s Church at Whitewater. The property will consist of one (1) lot. This property is located in Land Lot 253 of the 4th District and fronts on Christopher Drive and S.R. 85. The property is zoned A-R.

5. Discussion of Septic System / Drain Field Setback.

OLD BUSINESS

6. Discussion of Tourist Accommodations.

7. Discussion of PUD’s.
To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator
Date: October 14, 2016
Subject: Final Plat to be considered on October 20, 2016

FINAL PLAT
Rolling Brook Subdivision-PUD Retreat

OWNER/APPLICANT
Carl Avrit and David Kilgore

Recommend APPROVAL of the Final Plat received 10/3/2016.
To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator
Date: October 14, 2016
Subject: Final Plat to be considered on October 20, 2016

FINAL PLAT
Benedetti Estates

OWNER/APPLICANT
Silvia A. Benedetti

Recommend APPROVAL of the Final Plat received 10/3/2016.
To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator
Date: October 14, 2016
Subject: Final Plat to be considered on October 20, 2016

MINOR SUBDIVISION PLAT

Christ Church at Whitewater

OWNER/APPLICANT

Christ Church at Whitewater

Recommend APPROVAL of the Final Plat received 9/14/2016.
Sec. 110-93. – Septic tank systems and septic drain field line setbacks.

Septic tanks systems, including drain field lines, shall be set back a minimum of ten feet from the property line. Septic drain field lines shall be set back a minimum of five feet from the property line. In the case where a buffer is required, septic tanks and systems, including septic drain field lines shall be set back a minimum of 25 feet from the property line (see section 110-94).
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. 110-144. - 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.

(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.
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 20 guest rooms.
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.
Residential Cottage Industry PUD

Residential cottage industries can include one or more of the following aspects:

- In conjunction with a principal residence conducts on-site business operations
- Clients/customers visit the site
- Has shipment of goods and deliveries
- Employs non-occupant individuals

Development size____

Residential cottage industries shall not be operated on lots of less than 15 acres.

The cottage industry shall be owned and operated by the occupants of the property upon which the cottage industry operation is conducted.

Including the owner/occupants, no more than ______ persons shall be employed on-site by a cottage industry.

All structures associated with the cottage industry are allowed in the rear yard only behind the principal residence and must be fully enclosed.

All vehicles associated with the cottage industry must be parked in the rear yard only.

All cottage industry structures and operation areas, including business vehicle parking, shall be setback a minimum of 100 feet from all property lines.

All materials, equipment, supplies, and inventory associated with the cottage industry shall be stored, operated and maintained within the cottage industry structure.

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.
Narrative of needs from the Howells

Debbie Lowe
Coldwell Banker Bullard Realty
404-663-0514 cell
Realtor

Begin forwarded message:

From: M J Howell <constructart@mac.com>
Date: October 14, 2016 at 7:53:14 AM EDT
To: Debbie Lowe <debbielowe1@att.net>
Cc: Howell Scott <scott@cinemoves.com>, Lindsay Howell <lindsay@cinemoves.com>
Subject: 1357-1375 sandy Creek rd Tyrone Ga

Good morning,
The following is a concept proposal for PUD at 1357-1375 Sandy Creek Rd Tyrone, Ga 30290. We would like to divide the existing 80+/- acres into 4 parcels of 15 acre+ pieces and the the existing 1300+ sq foot house on its 6 acre parcel. All parcel would have driveway frontage on Sandy Creek Rd. The four 15+ acre parcels will need wells, septic and utilities. A maximum concept structure would be a 8000 sq ft building including an approximate 2000+ sq ft living space. This structure would be similar to an existing property for the same use in Venice, Fl. Each 15acre+ parcel may or may not want a gentle use business and living structure like our interests for Cinemoves. Although one or some parcels may remain only residential use. We plan to bring a tasteful, undisrupted frontage to Sandy Creek Road. In addition, a great example for the changing needs of this community.
Thank you,
Michael and Judy Howell

Sent from my iPhone