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AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
December 15, 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 November 17, 2016.

NEW BUSINESS

2. Consideration of the Final Plat of Elysian Fields Subdivision. The property will consist of 43 residential lots. The property is located in Land Lots 49, 79, and 80 of the 7th District.

OLD BUSINESS

3. Discussion of PUD's.

To: Fayette County Planning Commission
From: Pete Frisina, Director of Community Development
Date: December 9, 2016,
Subject: Final Plat to be considered on December 15, 2016

FINAL SUBDIVISION PLAT

Final Plat of Elysian Fields

OWNER/APPLICANT

Fland Land, LLC

Recommend **APPROVAL WITH THE FOLLOWING CONDITIONS**

Approval of the bonds (both maintenance and performance) from our Attorney and the submittal of the bonds.
The completion of the grading and stabilization of the right of ways and ponds.
The installation of the chain link fence around the detention ponds.
Replacement of any missing catch basin lids
All appropriate road signage.

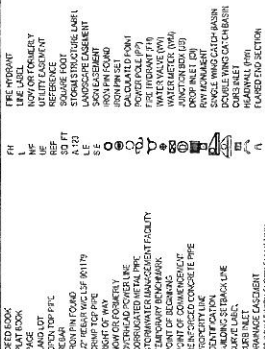
The plat cannot be recorded until all conditions are met.

GRAPHIC SCALE



MATCH SHEET 3

		SHEET 2 OF 7 ATLANTA	
PROJECT ELYSIAN FIELDS		CLIENT NAME FLAND LAND, LLC 270 N. JEFF DAVIS DR FAYETTEVILLE, GA 30214	
SEAL 		MATCH SHEET 6 FINAL SUBDIVISION PLAT	
DATE 11-13-16		REVISIONS 1. 10-12-16 Addressed county comments 2. 11-13-16 Addressed P&Z comments	
FILE # A41025		A41025 PLAT.dwg	
CONTRACT # PC		DRAWN BY RJD	
CHECKED BY RJD		DATE 11-13-16	
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C O N S U L T I N G
TALLAHASSEE ATLANTA

3 OF 7

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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 business owner-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. Planned residential and business development shall contain single-family dwellings and residential accessory buildings and uses shall also be allowed per article III of this chapter.
- (3) Permitted business uses. 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.
- (4) 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. Minimum house size: shall be submitted with the summary of intent
 - g. Front yard setback: 75 feet
 - h. Side yard setback: 50 feet (except where the 100 foot buffer is applicable).
 - i. Rear yard setback: 75 feet (except where the 100 foot buffer is applicable).
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.