AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 18, 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 August 4, 2016.

NEW BUSINESS

2. Consideration of Final Plat of Por Fe Subdivision. The property will consist of one (1) residential lot. This property is located in Land Lots 224 and 225 of the 13th District and fronts on Wagon Wheel Trail. The property is zoned R-70.

3. Consideration of Minor Subdivision Plat of Charlie Glenford Taylor Trust. The property will consist of two (2) residential lots. This property is located in Land Lot 105 of the 7th District and fronts on Farr Road. The property is zoned A-R.

4. Discussion of commercial development on SR 54

OLD BUSINESS

5. Discussion of Tourist Accommodations.
To:  Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator
Date: August 12, 2016
Subject: Final Plat to be considered on August 18, 2016

FINAL PLAT
Final Plat of Por Fe Subdivision

OWNER/APPLICANT
Morris Lewis, Jr, Owner

Recommend APPROVAL

On the Final Plat of Por Fe Subdivision that was received on 08/4/16.
W.D. Gray and Associates, Inc.

PREPARED FOR

MORRIS E. LEWIS, JR.

THIS SURVEY WAS AUTHORIZED BY MORRIS E. LEWIS, JR.

L.P. BOX 5847, FAYETTEVILLE, GA 30211
(770) 482-7055
FAX (770) 486-5686
14500524
To: Fayette County Planning Commission  
From: Dennis. Dutton, Zoning Administrator  
Date: August 12, 2016  
Subject: Minor Subdivision Plat to be considered on August 18, 2016

MINOR SUBDIVISION PLAT

Minor Subdivision Plat of Charlie Glenford Taylor Trust  

OWNER/APPLICANT

Charlie Glenford Taylor Trust

Recommend APPROVAL for the Minor Subdivision Plat was received August 2, 2016.
SOILS INTERPRETATION TABLE

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<thead>
<tr>
<th>SOIL TYPHOID AND CODE</th>
<th>SLOPE</th>
<th>DEPTH TO HIGH WATER TABLE</th>
<th>DEPTH TO CAPillary BANDS</th>
<th>RECOMMENDED INSTALLATION DEPTH</th>
<th>RECOMMENDED INSTALLATION DESIGN</th>
<th>COLLOMENES</th>
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<td>38-46</td>
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SOIL SUITABILITY CODES

A: THIS SOIL SERIES SHOULD NOT BE USED AS A SURFACE APPLICATION WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE.
B: THIS SOIL SERIES HAS SHALLOW HARD ROCK AT DEPTHS THAT WILL NOT ALLOW FOR THE INSTALLATION OF A CONVENTIONAL SEPTIC SYSTEM.
K: SUITABLE FOR SHALLOW CONVENTIONAL SYSTEM BUT REQUIRES A U.S. IF EXITS ARE INSTALLED LESS THAN 24' FROM HARD ROCK.

NOTES

AREAS WHICH FLOOD HAVE FLOODING POTENTIAL UP TO WHICH SERVE AS DRAINAGEWAYS SHOULD NOT BE USED.
SURFACE AND SUBSURFACE DRAINAGE SHOULD BE DUMPED AWAY FROM ABSORPTION AREA IF UNNEEDED AND NOT CONCEALED ON CONSECRATED SLIDES.
AREAS WITH SLOPES GREATER THAN 15% MAY BE USEFUL FOR SEPTIC SYSTEMS IF SLOPE LIMITATIONS ARE OVERCOME BY SYSTEM DESIGN, OR BY SITE MODIFICATION (i.e. BENCHING).
SAMPLE POINTS, SURFACE FEATURES, AND SURVEY CONTROL WERE LOCATED BY GPS (RIEMBAUD/MOORE 09/16).

J. SHANNON HUDGINS, SOILS CLASSIFIER
GA DNR SOIL CLASSIFIER #147
LEVEL 3
2-RECON, 2-PRECON, 2-HIGH-QUALITY, 4-SPECIAL STUDY
DATE MAPPED: FEBRUARY 9, 2016
COUNTY: FAYETTE COUNTY
CLIENT: SOUTHSIDE DEVELOPMENTS
PROJECT: FARR ROAD 20 AC

GENERAL NOTES

1. TOGETHER WITH ALL ACCURACY RECEIVED OR UNCORRECTED.
2. MEASUREMENTS TO OF 1'-0" OR LESS TO BE HORIZONTAL.
3. ALL LINES OR DISTANCES ON THE PLAN SHALL BE HORIZONTAL.
4. TOGETHER WITH ALL ACCURACY RECEIVED OR UNCORRECTED, THE INFORMATION IS BASED ON THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN. THE INFORMATION IS BASED ON THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN. THE INFORMATION IS BASED ON THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN.
5. ALL SURVEY POINTS AND DISTANCES WERE MEASURED AND CORRECTED.

RECEIVED
JUL 4, 2016
FAYETTE COUNTY
ENVIRONMENTAL OBSERVERS

RECEIVED
JUL 4, 2016
FAYETTE COUNTY
ENVIRONMENTAL OBSERVERS

SOFTSIDE DEVELOPMENTS
GEOLOGY & PLANNING
LSF900003
MONTGOMERY, AL
36117
LEED LEV. 100
2ND ŐDD

Scaled: 1"=100'
Date: 07/19/16
Sec. 110-3. - Definitions.

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

**Bed and breakfast, commercial.** (See Hotel.)

Sec. 110-169. - Conditional use approval.

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

1. Minimum lot size: five (5) acres.
2. 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.
3. These facilities shall meet the requirements of Article VI. Tourist Accommodations.
4. 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.

NOTES:

**Permits & Inspection Department**

R-3 Occupancy Type – Transient 10 or less occupants for 30 days or less.

* Smoke detectors in each sleeping room.
* Combo smoke/carbon monoxide detectors immediately outside of sleeping rooms.
* Bathroom, kitchen, garage & basement – GFCl protection – arc fault breakers.
* Egress windows in each sleeping room.