AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 19, 2017
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 January 5, 2017.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Bankstown Estates Subdivision. The property will consist of eight (8) residential lots. This property is located in Land Lot 94 of the 4th District, fronts on Bankstown Road, and is zoned A-R.

OLD BUSINESS

2. Discussion of PUD’s.
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, shipments of goods and deliveries 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 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.
   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.

**Notes from last meeting:**

Limit vehicle size/length

Limit time large vehicles can be site

- **Sec. 110-84. - Parking of business vehicles.**

(a)

In any residential district, except A-R on lots of ten acres or larger, no business vehicle exceeding 8,000 pounds (curb weight) shall be allowed to park either on lots so zoned or on streets abutting such lots except during daylight hours and only for the purpose of making deliveries, making pickups, and providing services.

(b)

Business vehicles weighing less than 8,000 pounds shall not be parked on streets abutting such lots. This provision shall not be construed as restricting in any way the normal business vehicle activity associated with development and construction. School buses shall be exempt (see this article). This provision shall not be allowed in conjunction with a home occupation (see article V of this chapter).


**Semi-trailers cannot be used for storage**

**Trailer size 30 feet if over no more than 48 hours parked outside**

**Limit number of trailers**

**Screening for vehicles**

**Home occupation**

**How detailed or broad can uses be?**

**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?