

BOARD MEMBERS

Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Al Gilbert
Jim Graw
Danny England

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
March 15, 2018
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 February 15, 2018.
2. Consideration of the Minutes of the meeting held on March 1, 2018.

NEW BUSINESS

3. Consideration of a Preliminary Plat of The Reserve at Kelley Lake. The property will consist of 20 residential lots zoned A-R, is located in Land Lot(s) 93 & 94 of the 4th District and fronts on Bankstown Road.
4. Discussion of auto brokers and internet sales in the O-I zoning district.
5. Discussion of site plan requirements for A-R uses.
6. Discussion of tourist accommodations.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: March 13, 2018
Subject: Preliminary Plat to be considered on March 15, 2018

PRELIMINARY PLAT

The Reserve at Kelly Lake

OWNER/APPLICANT



Duke Farms, Inc.

Recommend **APPROVAL**

On the Reserve at Kelly Lake Subdivision Preliminary Plat stamped 2/22/2018.

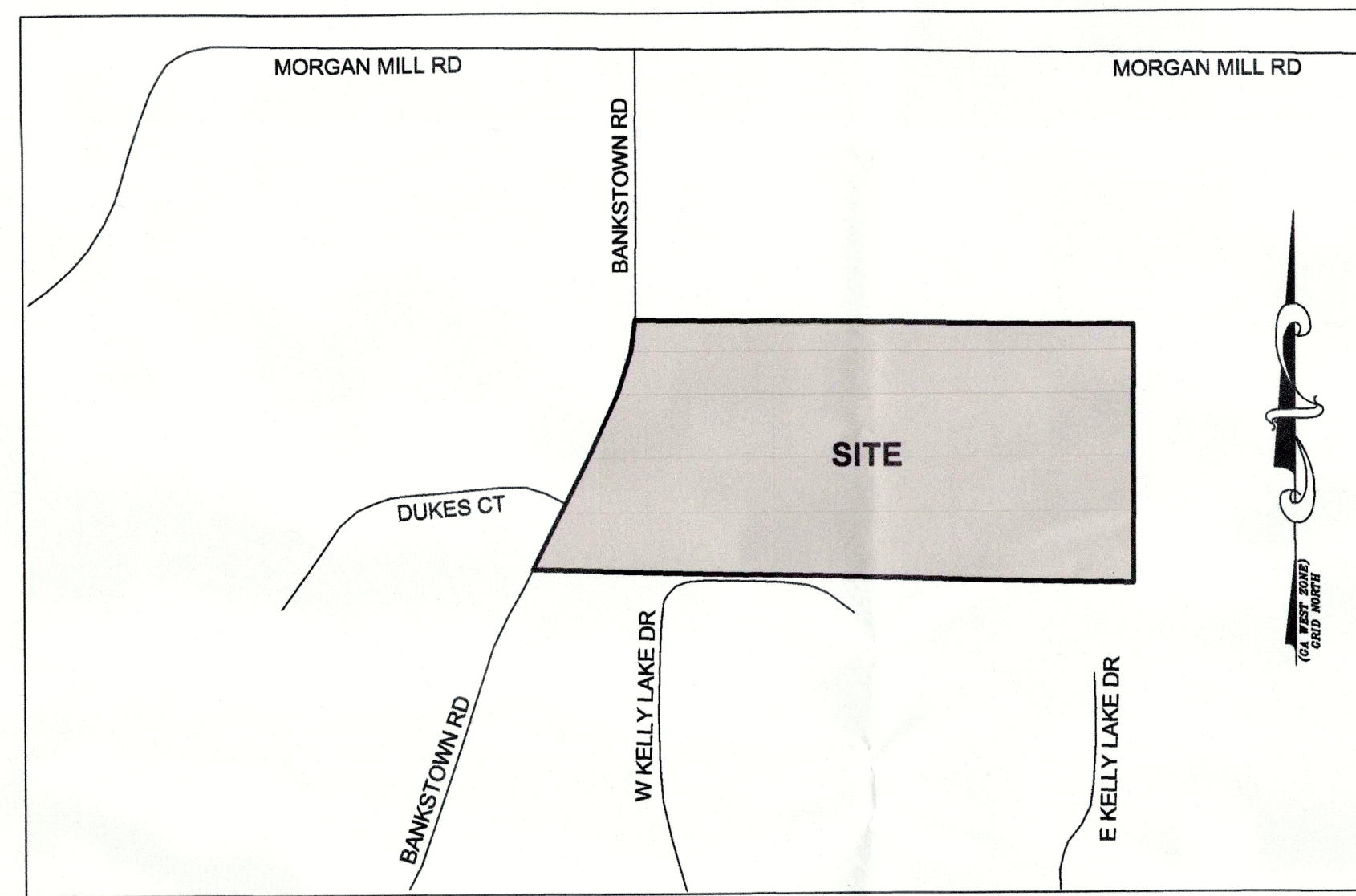
DEVELOPMENT DATA

1. SUBDIVIDER: GREEN FOREST CONSTRUCTION
 A. ADDRESS: 7770 NEWMAN ROAD, SUITE D, BROOKS, GEORGIA 30205
 B. TELEPHONE NUMBER: 770-460-9925
2. PROPERTY OWNER: DUKE FARMS INC.
 A. ADDRESS: 403 CASTLE ROCK MCDONOUGH, GEORGIA 30253
 B. TELEPHONE NUMBER: 770-486-7552
3. SURVEYOR: W.D. GRAY LAND SURVEYORS
 A. ADDRESS: 150 GREEN CASTLE ROAD, SUITE B TYRONE, GEORGIA 30290
 B. TELEPHONE NUMBER: 770-486-7552
4. SUBDIVISION CONFIGURATION:
 A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY W.D. GRAY LAND SURVEYORS DATED 5/26/2016
 B. LOCATION: FAYETTE COUNTY, GA
 C. ZONING: A-R
 D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
 E. TOTAL PARCEL AREA: 117.80 ACRES
 F. PROPOSED NUMBER OF LOTS: 20 LOTS
 GROSS DENSITY: 20 LOTS / 117.80 ACRES = 0.17 LOTS / ACRE
 G. NET DENSITY CALCULATION:
 TOTAL PARCEL AREA: 117.80 ACRES
 RIGHT-OF-WAY AREA: 3.87 ACRES
 100 YEAR FLOODPLAIN AREA: 6.53 ACRES
 NET DEVELOPABLE AREA: 107.40 ACRES
 NET DENSITY: 20 LOTS / 107.40 ACRES = 0.19 LOTS / ACRE
- H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
 I. CONTOUR INTERVAL: 2 FOOT
 J. TYPE OF STREETS: PUBLIC
 K. R/W WIDTH: 50'
 L. R/W AREA: 3.87 ACRES
 M. PAVEMENT WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
 N. STREET MAINTENANCE: FAYETTE COUNTY
 O. MINIMUM LOT SIZE: 5.0 AC (217,800 SF)
 P. MINIMUM CONTIGUOUS BUILDABLE AREA: 2.0 AC
 Q. MINIMUM LOT WIDTH: 250' (AT BUILDING SETBACK)
 R. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
 S. MINIMUM FLOOR AREA: 1,200 S.F.
 T. BUILDING SETBACKS: FRONT: 75' (INTERNAL STREETS)
 FRONT: 100' (BANKSTOWN ROAD)
 REAR: 75'
 SIDE: 50'
5. UTILITIES:
 A. WATER: INDIVIDUAL WELLS
 B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
 C. ELECTRIC: COWETA-FAYETTE EMC
6. CONCEPTUAL STORMWATER MANAGEMENT PLAN:
 A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH
 B. AREAS TO BE CLEARED: STREETS, SEDIMENTATION CONTROL AREAS, AND STORMWATER MANAGEMENT FACILITIES.
 C. INTERNAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL PIPING TO STORMWATER MANAGEMENT FACILITIES.
 D. OFFSITE WATER: OFFSITE DRAINAGE, IF ANY, WILL BE ROUTED THROUGH THE PROJECT TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES.
7. GENERAL NOTES:
 A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
 B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
8. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

FLOOD NOTE

ACCORDING TO FEMA FLOOD PANEL NUMBER 1311300165E OF FAYETTE COUNTY, GEORGIA DATED SEPTEMBER 26, 2008, THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE. FLOODPLAIN SHOWN ON THIS MAP IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY GIS WEBSITE.

PRELIMINARY PLAT FOR THE RESERVE AT KELLEY LAKE LAND LOTS 93 & 94 4th DISTRICT FAYETTE COUNTY, GEORGIA



SHEET INDEX

- | | |
|-----|--------------------------|
| 1.0 | COVER SHEET |
| 2.0 | PRELIMINARY PLAT |
| 3.0 | TREE PROTECTION PLAN |
| 4.0 | STORMWATER CONCEPT PLAN |
| 5.0 | LEVEL III SOILS ANALYSIS |

NOTES

1. STATE WATERS LOCATIONS PROVIDED BY ROYAL FOREST MANAGEMENT DATED: 11/13/2017
2. THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55.
3. WETLANDS EXIST ON THE SUBJECT PROPERTY AND ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN LIMITS.
4. ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
5. THERE ARE NO EASEMENTS ASSOCIATED WITH THIS PROPERTY.
6. WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
7. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
8. NO CEMETERIES WERE FOUND ON THE PROPERTY.

OWNER INFORMATION

DUKE FARMS INC.
403 CASTLE ROCK
MCDONOUGH, GA 30253

SURVEYOR INFORMATION

W.D. GRAY LAND SURVEYORS
150 GREEN CASTLE ROAD, SUITE D
TYRONE, GEORGIA 30290
770-486-7552

ENGINEER INFORMATION

SEAN D. SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394

PRELIMINARY PLAT APPROVAL CERTIFICATE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED; OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT.

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

SOIL CLASSIFICATION CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY _____ IN _____ ACCORDANCE WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER _____ GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO. _____

COMPANY ADDRESS & TELEPHONE _____

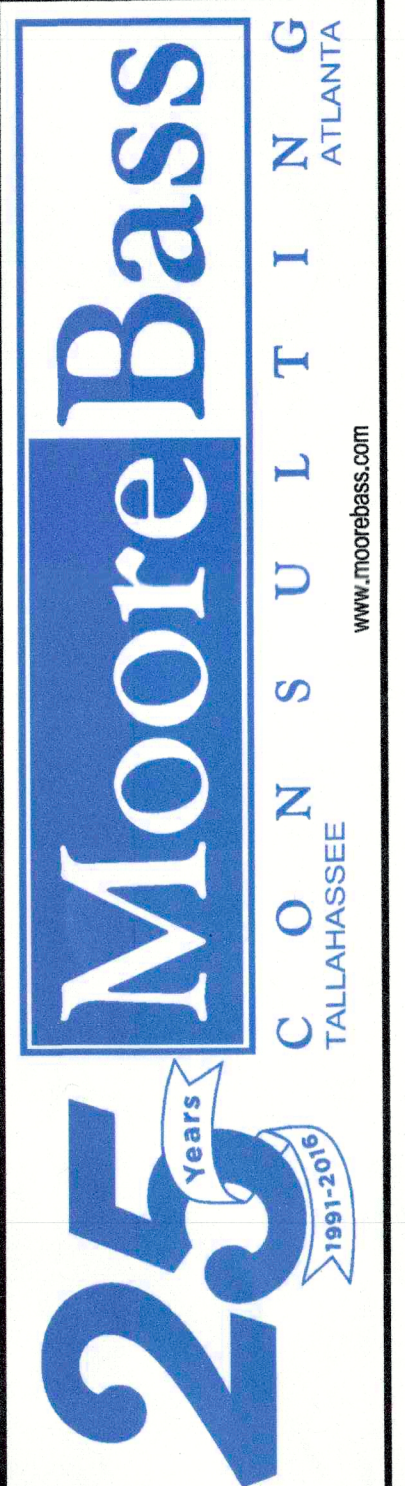
WETLAND DELINEATION CERTIFICATE:

I, Danny Pagan OF Royal Forest Management DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS GRANT ROAD TRACT ON AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY

CORP OF ENGINEERS

SIGNATURE OF WETLAND DELINEATOR

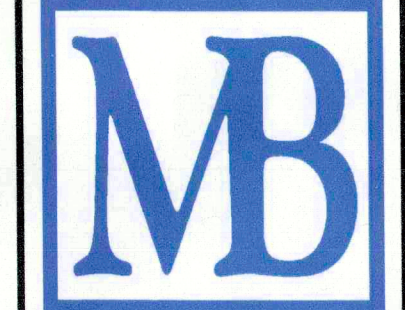
Danny Pagan 770-251-1103
MCDONOUGH, GA 30253
COMPANY ADDRESS & TELEPHONE



CLIENT NAME
GREEN FOREST CONSTRUCTION
7770 NEWMAN ROAD, SUITE D
BROOKS, GA 30205

PROJECT NAME
THE RESERVE
AT KELLEY LAKE
FAYETTE COUNTY, GEORGIA

REVISIONS	REVISIONS PER FAYETTE COUNTY REVIEW COMMENTS
1	
2	
3	
4	
5	



L94.006-PP-BASE

ARCHIVE
DATE: 1/15/18
FILE #
CONTRACT # L94.006
DRAWN BY LC

The drawings, specifications and other documents prepared by Moore Bass Consulting, Inc. for this project are instruments of service of MB for use solely with respect to this project and unless otherwise indicated, they shall remain the property of Moore Bass Consulting, Inc. and shall not be used for any other project without the written consent of Moore Bass Consulting, Inc. All rights reserved. ©2018 Moore Bass Consulting, Inc.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
SEP 21/17

SEAL

SEAN D. SHANKS, P.E.
GA. REG. NO. PE031558

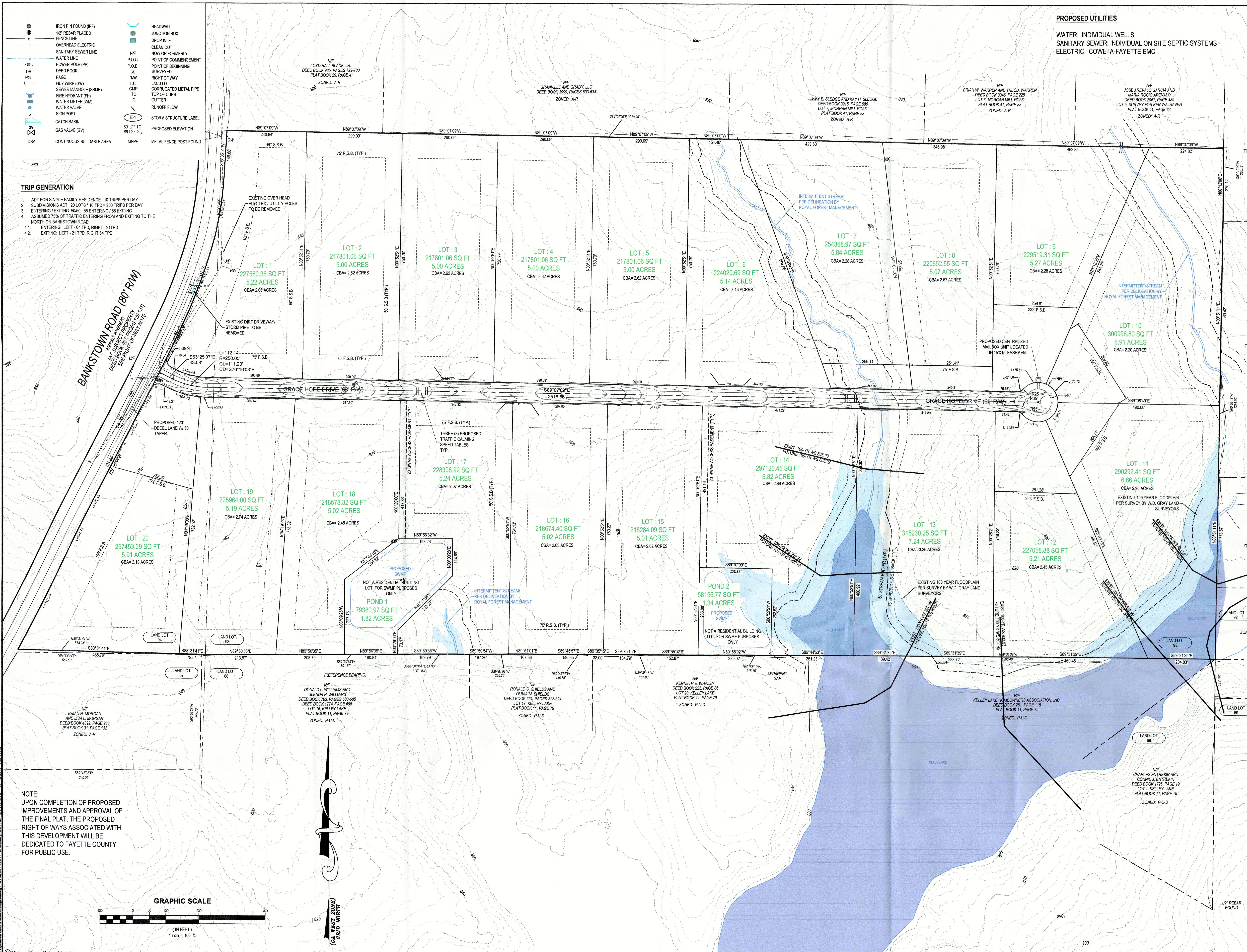
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET

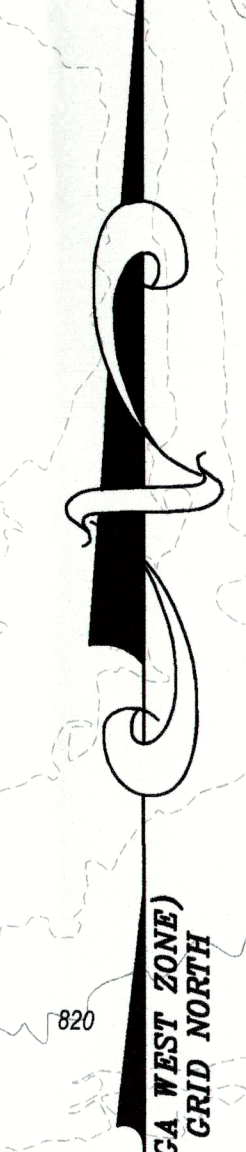
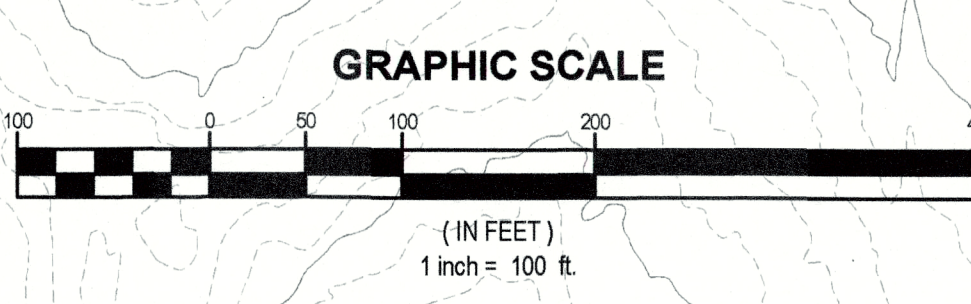
1.0

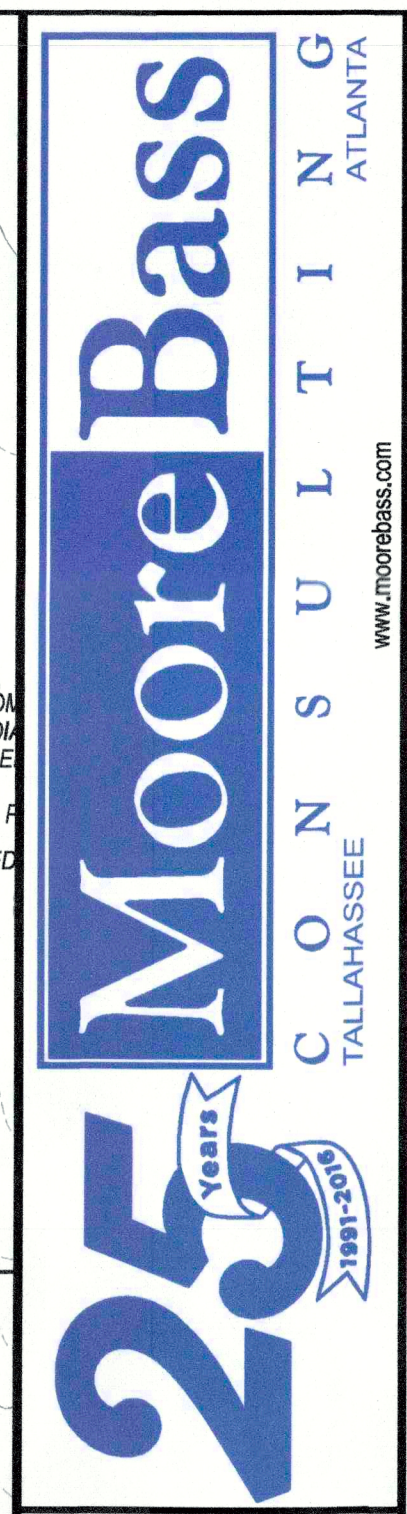


PROPOSED UTILITIES
 WATER: INDIVIDUAL WELLS
 SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
 ELECTRIC: COWETA-FAYETTE EMC

- TRIP GENERATION**
- ADT FOR SINGLE FAMILY RESIDENCE: 10 TRIPS PER DAY
 - SUBDIVISIONS ADT: 20 LOTS * 10 TPD = 200 TRIPS PER DAY
 - ENTERING / EXITING 50/50: 85 ENTERING / 85 EXITING
 - ASSUMED 75% OF TRAFFIC ENTERING FROM AND EXITING TO THE NORTH ON BANKSTOWN ROAD
 - ENTERING: LEFT - 64 TPD, RIGHT - 21 TPD
 - EXITING: LEFT - 21 TPD, RIGHT 64 TPD

NOTE:
 UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.






CLIENT NAME
GREEN FOREST CONSTRUCTION
770 NEWMAN ROAD, SUITE D
BROOKS, GA 30205

PROJECT NAME
THE RESERVE
AT KELLEY LAKE
FAYETTE COUNTY, GEORGIA

REVISIONS	DATE	DESCRIPTION
25438-REVISED PER FAYETTE COUNTY COMMENTS		



L94.006-PP-BASE

ARCHIVE

DATE 1/15/18

FILE #

CONTRACT # L94.006

DRAWN BY LC

SEAL

SEAN D. SHANKS, P.E.
GA. REG. NO. PE031558

PRELIMINARY, NOT FOR CONSTRUCTION

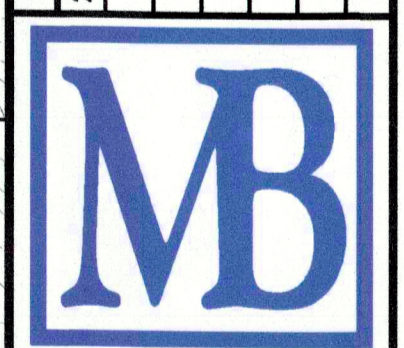
SHEET TITLE
PRELIMINARY PLAT

SHEET
2.0

C:\projects\18-0000\18-0000.dwg, 2.0 PRE PLAT, 1/15/18, 1:25:57 PM

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/18	ISSUED FOR PER FAYETTE COUNTY REVIEW COMMENTS

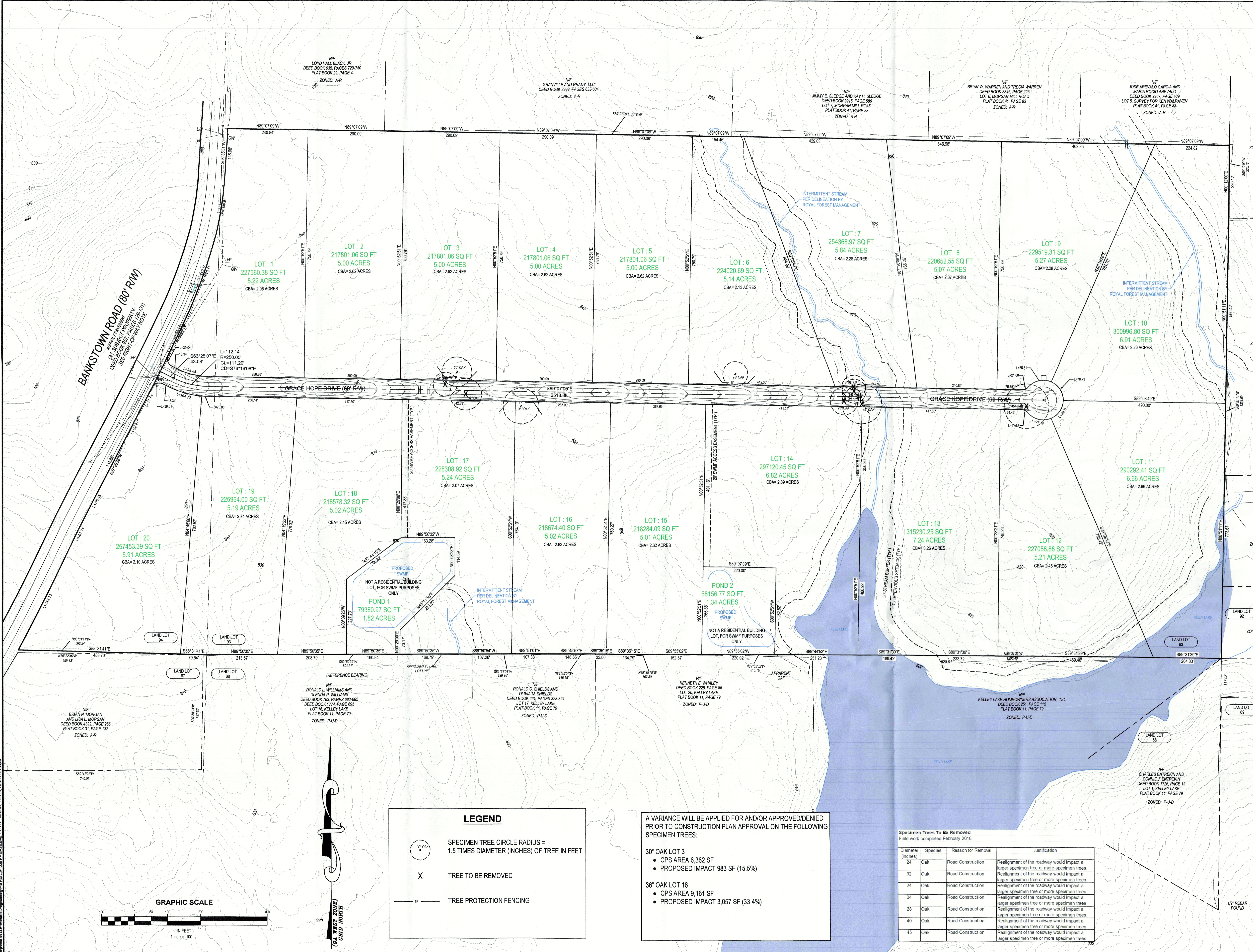


L94.006-PP-BASE
ARCHIVE
DATE 11/15/18
FILE #
CONTRACT # L94.006
DRAWN BY LC

SEAL
SEAN D. SHANKS, P.E.
GA. REG. NO. PE031558
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
TREE PROTECTION PLAN

SHEET
3.0



LEGEND

○ 30" OAK SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

X TREE TO BE REMOVED

— TP — TREE PROTECTION FENCING

A VARIANCE WILL BE APPLIED FOR AND/OR APPROVED/DENIED PRIOR TO CONSTRUCTION PLAN APPROVAL ON THE FOLLOWING SPECIMEN TREES:

30" OAK LOT 3

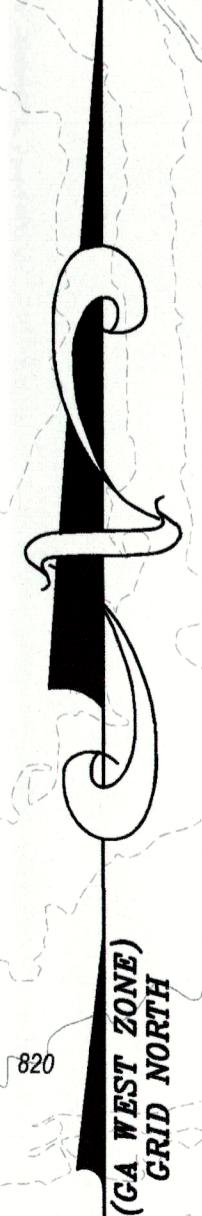
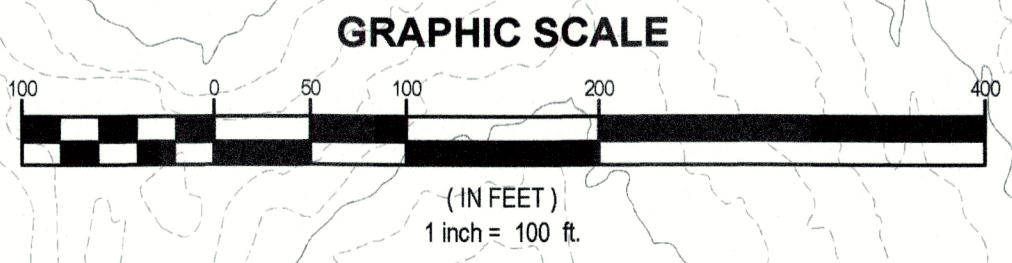
- CPS AREA 6,362 SF
- PROPOSED IMPACT 983 SF (15.5%)

36" OAK LOT 16

- CPS AREA 9,161 SF
- PROPOSED IMPACT 3,057 SF (33.4%)

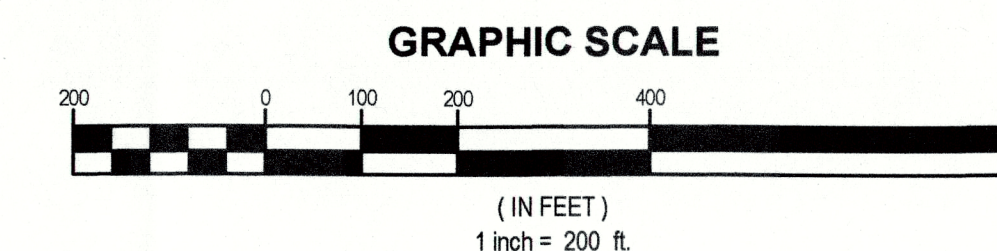
Specimen Trees To Be Removed
Field work completed February 2018

Diameter (inches)	Species	Reason for Removal	Justification
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
32	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
28	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
40	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
45	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.



LEGEND

-  EXISTING FLOODPLAIN
-  DRAINAGE BASIN LINE



STORMWATER NOTES:

1. RUNOFF CALCULATIONS WILL BE PROVIDED DURING PERMITTING.
2. RUNOFF REDUCTION WILL BE PROVIDED UTILIZING APPROVED BMP'S FROM THE GEORGIA STORMWATER MANAGEMENT MANUAL 2016 EDITION, i.e. DISCONNECTED DOWNSPOUTS AND DRY SWALES.



REVISIONS	DATE	REVISION DESCRIPTION
2	1/15/18	REVISED PER FAYETTE COUNTY REVIEW COMMENTS



L94.006-PP-BASE
ARCHIVE
DATE 1/15/18
FILE #
CONTRACT # L94.006

DRAWN BY
The drawing, specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this project are the property of MBC. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Moore Bass Consulting, Inc. All rights reserved.

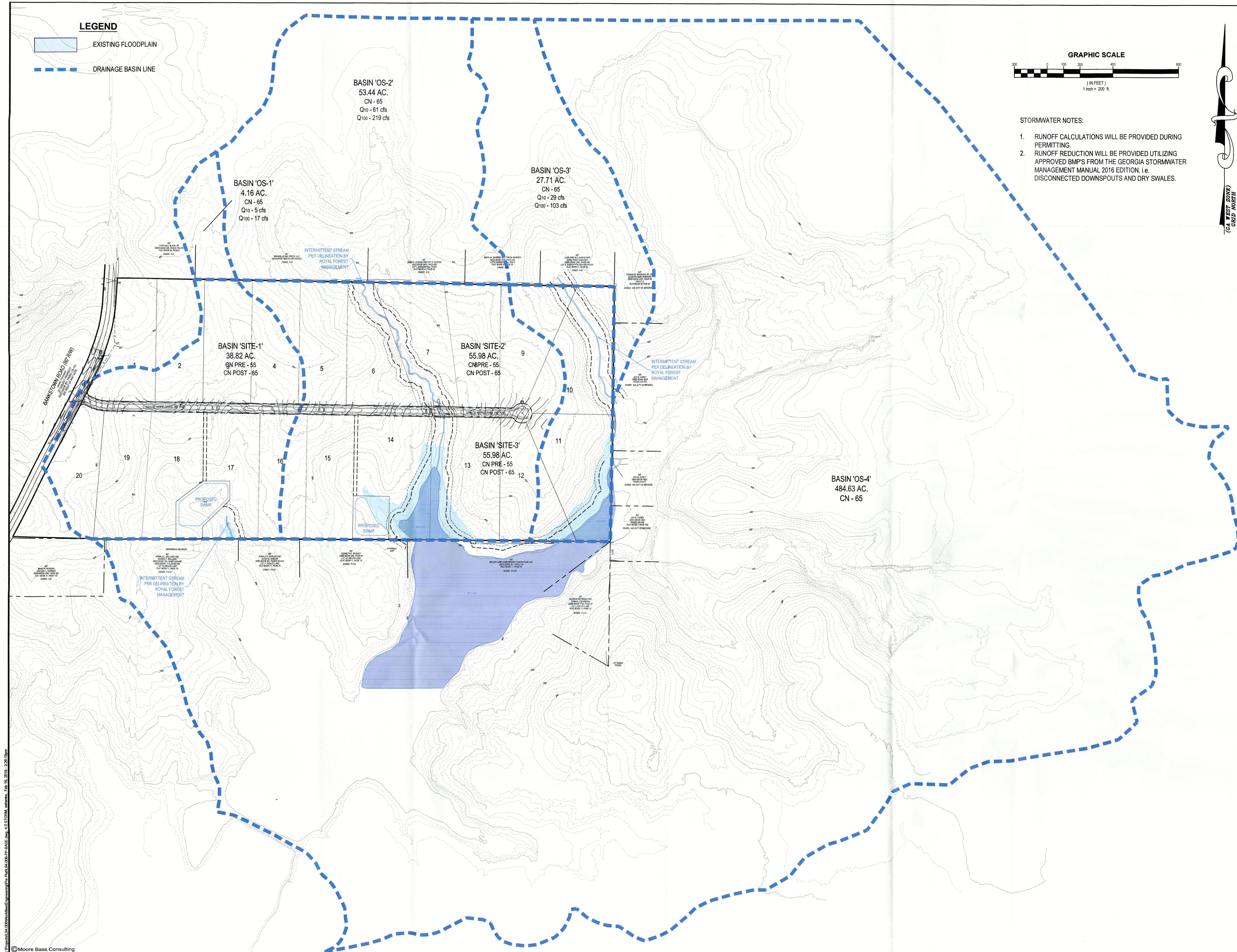
1000 KENNESAW COURT
MARIETTA, GA 30067

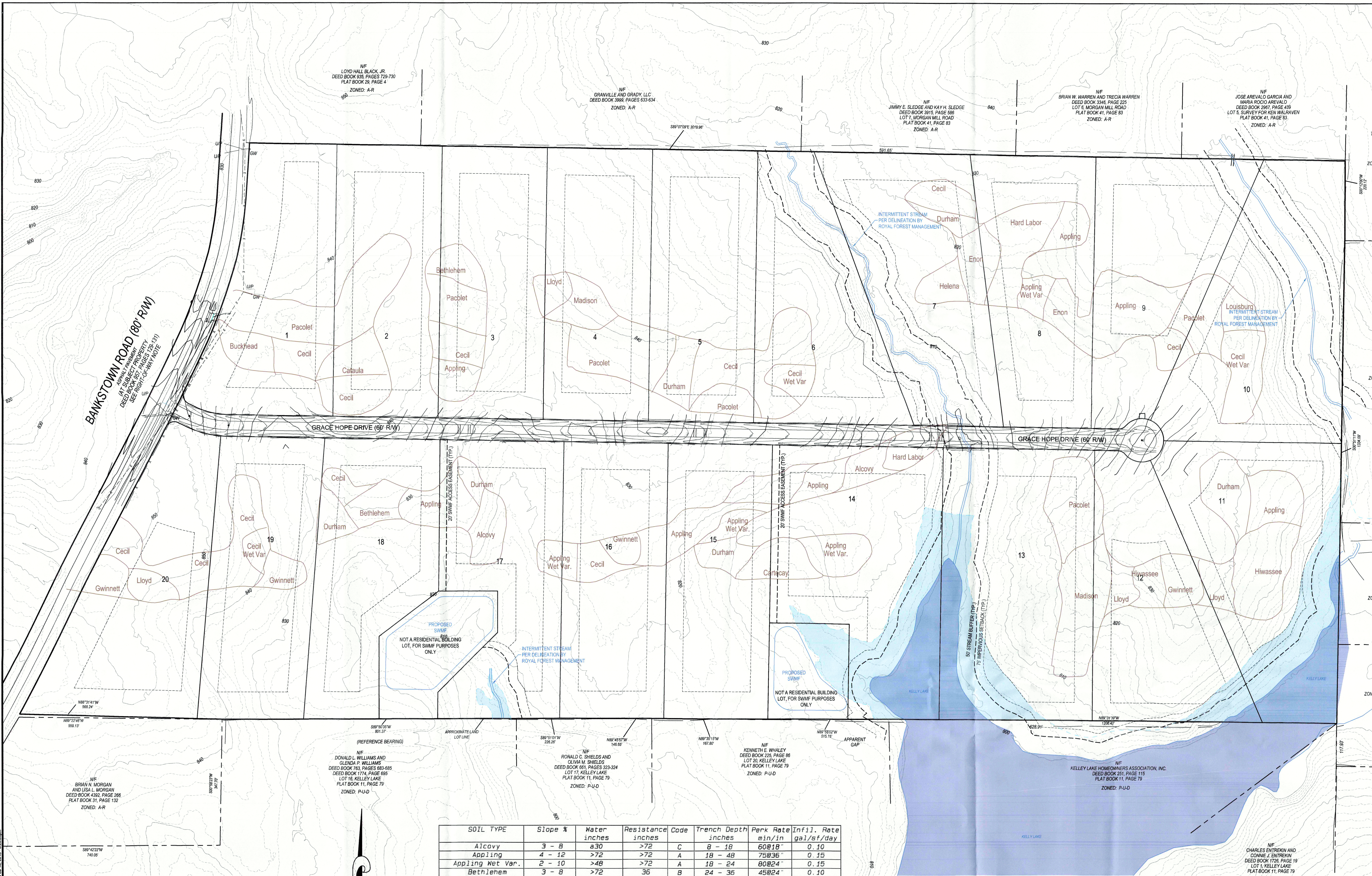
SEAL
SEAN D. SHANKS, P.E.
GA. REG. NO. FE031558

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
STORMWATER CONCEPT PLAN

SHEET
4.0

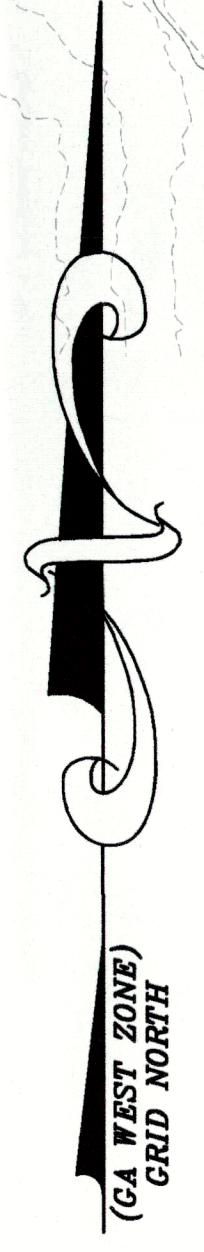
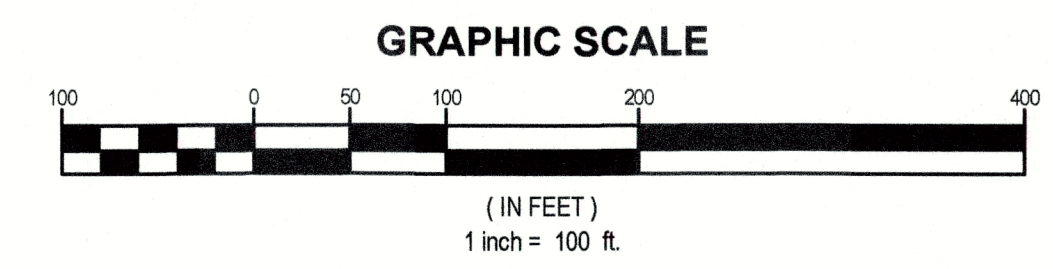




SOIL TYPE	Slope %	Water inches	Resistance inches	Code	Trench Depth inches	Perk Rate min/in	Infil. Rate gal/sf/day
Alcovy	3 - 8	a30	>72	C	8 - 18	60@18"	0.10
Appling	4 - 12	>72	>72	A	18 - 48	75@36"	0.15
Appling Wet Var.	2 - 10	>48	>72	A	18 - 24	80@24"	0.15
Bethlehem	3 - 8	>72	36	B	24 - 36	45@24"	0.10
Buckhead	2 - 10	>48	>48	A	18 - 24	70@24"	0.15
Carteay	2 - 6	6	nsd	F	See Code	See Code	See Code
Cataula	3 - 8	a36	>72	C	8 - 24	60@24"	0.10
Cecil	4 - 12	>72	>72	A	30 - 48	65@40"	0.15
Cecil Wet Var.	2 - 10	>48	>72	A	18 - 24	75@24"	0.15
Enon	3 - 8	p30	>72	C	8 - 18	70@18"	0.10
Durham	4 - 12	>72	>72	A	18 - 36	85@36"	0.15
Durham Wet Var.	2 - 10	>48	>72	A	18 - 24	90@24"	0.10
Gwinnett	3 - 8	>72	36	B	24 - 36	45@24"	0.10
Hard Labor	3 - 8	a30	>72	C	8 - 18	110@18"	0.10
Helena	2 - 6	6	nsd	F	See Code	See Code	See Code
Hiwassee	3 - 8	>72	36	B	24 - 36	85@24"	0.10
Lloyd	3 - 8	>72	48	A	18 - 24	85@24"	0.10
Louisburg	3 - 8	p30	>72	C	8 - 18	120@18"	0.08
Madison	2 - 8	>72	>72	A	18 - 48	45@36"	0.15
Pacolet	2 - 8	>72	>72	A	18 - 48	45@30"	0.15
Pacolet Wet Var.	2 - 8	>48	>72	A	18 - 24	60@24"	0.15

p = perched water table, a = apparent water table nsd = Not Sufficient Data

CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soil series should have ability to function as suitable absorption field with proper design, installation, and maintenance.
B	Some rock and/or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be no rock limiting. Holes have been bored at least 75' deep within this unit with a hand auger.
C	Due to water table, flooding, and/or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. (Your Health Department can discuss with you if an alternate system might be an option for your situation.)
F	Normally considered unsatisfactory for use for conventional absorption fields.



Site Plan requirements for A-R uses

A-R wedding/event facility.

5. Adequate off-street parking shall be required and a 50-foot setback shall separate parking areas from any abutting residential zoning district. A prepared surface is not required for the parking areas. However, any parking area with a prepared surface 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. Grassed and gravel parking areas shall be exempt from nonresidential development landscape requirements of the 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 canopy tree, six feet high at planting, is required per landscape island.

Paved parking areas shall meet the nonresidential development landscape requirements of the county development regulations

12. A site plan meeting the full requirements of the county development regulations is not required. A sketch, drawn to scale on a survey of the lot depicting all existing buildings and specific areas utilized for weddings and events shall be required. The survey shall also depict FEMA and MNGWPD floodplain and elevations, and watershed protection buffers and setbacks as applicable. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a wedding and event facility, a site plan compliant with stormwater requirements of the county development regulations shall be required. The site will be exempt from the nonresidential development landscape requirements and tree retention, protection, and replacement of the county development regulations. A site located on a state route shall comply with the applicable transportation corridor overlay zone (Sec. 110-173) with the exception of the architectural standards.

Deer processing facility

7. A vehicle drop-off area shall be provided with a circulation pattern permitting vehicles to re-enter the public street in a forward manner. The parking area shall comply with article VIII. Off-street parking and service requirements of the development regulations. Graveled parking areas shall be exempt from nonresidential development landscape requirements of the county development regulations, but shall provide the following:

- (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 county development regulations.

8. A site plan meeting the full requirements of the county development regulations is not required. A sketch, drawn to scale, on a survey of the lot depicting all buildings utilized for the processing facility, parking area, drop-off area/circulation pattern and any waste containment facilities/structures shall be required. The survey shall also depict FEMA and MNGWPD floodplain and elevations, and watershed protection buffers and setbacks, as applicable. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a deer processing facility, a site plan compliant with stormwater requirements of the county development regulations shall be required. The site will be exempt from the nonresidential development landscape requirements and tree retention, protection, and replacement of the county development regulations. A site located on a state route shall comply with the applicable transportation corridor overlay zone (sec. 110-173) with the exception of the architectural standards.

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

(a) Description of district. This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.

(b) Permitted uses. The following permitted uses shall be allowed in the A-R zoning district:

- (1) Single-family dwelling;
- (2) Accessory structures and uses (see article III of this chapter);
- (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
- (4) Plant nurseries and greenhouses (no sales of related garden supplies); and
- (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof.

(c) Conditional uses. The following conditional uses shall be allowed in the A-R zoning district provided that all conditions specified in article VII of this chapter. Conditional uses, nonconformances, transportation corridor overlay zone, and commercial development standards are met:

- (1) Aircraft landing area;
- (2) Animal hospital, kennel or veterinary clinic;
- (3) A-R bed and breakfast inn;
- (4) A-R wedding/event facility;
- (5) Cemetery;

- (6) Church and/or other place of worship;
- (7) Colleges and university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
- (8) Commercial driving range and related accessories;
- (9) Child care facility;
- (10) Deer processing facility.
- (11) Developed residential recreational/amenity areas;
- (12) Farm outbuildings, including horse stables, auxiliary structures, and greenhouses (permanent or temporary);
- (13) Golf course (minimum 18-hole regulation) and related accessories;
- (14) Home occupation;
- (15) Horse show, rodeo, carnival, and/or community fair;
- (16) Hospital;
- (17) Kennel (see animal hospital, kennel, and/or veterinary clinic);
- (18) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
- (19) Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
- (20) Recreation centers and similar institutions owned by nonprofit organizations as so registered with the state secretary of state office;
- (21) Religious tent meeting; and
- (22) Shooting range, outdoor.

(d) *Dimensional requirements.* The minimum dimensional requirements in the A-R zoning district shall be as follows:

- (1) Lot area: 217,800 square feet (five acres).
- (2) Lot width: 250 feet.
- (3) Floor area: 1,200 square feet.
- (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 100 feet.
 - 2. Collector: 100 feet.

b. Minor thoroughfare: 75 feet.

(5) Rear yard setback: 75 feet.

(6) Side yard setback: 50 feet.

(7)

a. 35 feet as defined in article III of this chapter.

b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one foot for every two feet or part thereof of building height over 35 feet.

(e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; accessory buildings and uses; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.

ARTICLE II. - NONRESIDENTIAL CONSTRUCTION PERMIT AND COMPLIANCE PROCEDURES

Sec. 104-27. - Use and structures.

Property shall not be used and structures shall not be constructed or modified unless it is shown that a proposed use or storage is in compliance with all county regulations as verified by a certificate of zoning compliance.

(1) *Building permit.* Before issuing any type of building permit for the site, the building official must receive a certificate of zoning compliance approved by the zoning administrator.

(2) *Site plan required.* Prior to the issuance of the certificate of zoning compliance by the zoning administrator, a site plan must be approved for any new nonresidential structure (including additions), use, and/or a change or expansion of a use, except as otherwise exempted in the Zoning Ordinance. Exemption of the requirement for a site plan approval for a new nonessential storage structure or a minor addition to an existing structure shall be granted by the zoning administrator upon determination that it does not affect septic, stormwater, parking, circulation and/or lot coverage requirements. Exemption of the requirement for a site plan approval for a change or expansion of a use shall be granted by the zoning administrator upon determination of compliance with all of the following criteria:

a. New structures, additions, and/or expansions are not proposed for the new use, except as otherwise provided herein.

- b. The proposed use is a permitted use in the zoning district (conditional uses not exempt, except as otherwise exempted in the Zoning Ordinance).
- c. The proposed use is a similar or less intensive use than the last authorized use of the property.
- d. Thresholds for water use, septic systems, etc., are similar or less intensive than the last authorized use of the property.
- e. The site complies with the minimum parking requirements for the proposed use and all other existing uses on site.
- f. The site is in compliance with all conditions of approval, and site standard in effect at the time the pervious use was authorized.

Exemption from the site plan approval process for a change of use does not also exempt the requirement for all other necessary permits and inspections.

(Code 1992, § 8-26; Ord. No. 99-08, 6-24-1999; Ord. No. 2001-06, § 1, 6-28-2001; Ord. No. 2012-01, § 1, 3-22-2012; Ord. No. 2016-13, § 1, 7-28-2016)

Sec. 104-28. - Site plans.

(a) Filing of site plan. The site plan shall be submitted in accordance with the schedule of established application deadlines and meeting dates, a copy of which is available in the planning and zoning department. The site plan shall be deemed filed when it has been submitted to the zoning administrator.

(b) Site plan distribution. Fifteen copies of a 24 inches by 36 inches site plan shall be submitted to the planning and zoning department for distribution and review by the applicable departments.

(c) Site plan contents. The site plan shall:

- (1) Be prepared by an engineer of architect registered in the state;
- (2) Include a recorded signed and sealed survey indicating metes and bounds; and
- (3) Contain all applicable information as required on the site plan review checklist, a copy of which is available at the planning and zoning department.

(d) Department approval. Upon completion of site plan review by the required departments, each department will return its comments to the planning and zoning department, who will make the appropriate entries on the site plan review checklist and notify applicant of approval, administrative conditions of approval, or additional requirements.

(e) Fee. A site plan review and compliance fee as specified in this Code will be collected and a receipt provided at the time of issuance of the certificate of zoning compliance by the zoning administrator and prior to the issuance of a building permit.

(f) Other plans required. The following plans if applicable shall be submitted at the time of site plan submittal and shall be approved prior to site plan approval:

(1) *Floodplain management plan*. Reference article IV of this chapter of the development regulations for applicability and plan requirements (two sets).

(2) *Landscape plan*. Reference article V of this chapter for applicability and plan requirements (two sets).

(3) *Tree protection plan*. Reference article VI of this chapter for applicability and plan requirements (two sets).

(4) *Soil erosion, sedimentation and pollution control plan*. Reference article IX of this chapter for applicability and plan requirements (three sets).

(5) *Grading plan*. Required only when a land disturbance permit is not applicable (two sets).

a. Clearing, grubbing or grading shall not be undertaken until a land disturbance permit has been approved by the environmental management department. If a land disturbance permit is not required, a grading plan shall be approved prior to any clearing, grubbing, or grading.

b. No clearing, grubbing or grading involving the use of explosive may be undertaken until a permit has been issued by the fire marshal.

c. No installation or removal of underground tanks for class I, II, or III flammable liquids shall be undertaken until appropriate permits and inspections have been conducted by the fire marshal.

(6) *Water plan*. If required by the water system (two sets).

(g) *Verification of lot*. In addition to an approved site plan, an applicant must provide verification that a plat of subdivision has been approved and recorded if required by article XV of this chapter.

(h) *Approval by zoning administrator*. Upon approval of the site plan by all the applicable departments, the zoning administrator may approve the certificate of zoning compliance.

(i) *Certification of building official and fire marshal*. The applicant will be notified by the zoning administrator's issuance of the certificate of zoning compliance that the site plan has been approved. A copy of the certificate of zoning compliance will be presented to the building official and fire marshal.

(j) *Building construction plans*. Two sets of building construction plans including one set in electronic media format known as a PDF (portable document file) format on a CD/RW shall be submitted to the fire marshal for review and approval by both the fire marshal and building official. Construction plans shall not be submitted to the fire marshal prior to the site plan approval process. Building construction plan documents should include:

(1) One PDF file on CD/RW with project manual PDF (complete set of construction drawings including site plans). Architect/engineer signed/scaled stamp required.

(2) Two complete sets of architectural construction drawings with appropriate architect/engineer signed/sealed stamp. Architectural drawings—floor plans; elevations; mechanical plans; plumbing plans; fire protection plans—fire extinguishers; alarm; smoke/heat detection; sprinkler plans. Construction type by International Building Code and building square footage should be noted. In addition to the fire marshal's requirements, the permits and inspection department requirements shall include, but not be limited to the following:

a. COM check; use and occupancy classification; occupant load; electrical panels and panel schedules; ARC fault current calculations and interrupt ratings for equipment; electrical load calculations; structural load packages; engineered trust/joist packages; framing details; statement of special inspections; footing/foundation specifications; gas line isometric details; ventilation, outside air, and makeup air schedules; specific hazardous area details; energy code details/specifications.

b. Check with the permits and inspections department for specific details/requirements for the project.

c. If applicable, two sets of project manuals with specifications.

(k) *Site plan changes.* Any deviations from an approved site plan must be shown on a revised site plan and approved by the applicable departments. Changes shall be authorized in writing on the revised site plan by the applicable departments. A copy of the revised site plan will then be given to the building official for inclusion in the project file.

(l) *Fire marshal approval.* The fire marshal shall approve all construction plans and submit to the building official a written report of compliance with chapter 12, fire prevention. Prior to any building construction, the applicant must obtain a construction permit through the bureau of fire prevention. This permit will not be in lieu of required permits through the building official.

(m) *Certificate of occupancy.* In no case shall a certificate of occupancy be issued by the building official unless an as-built condition is reflected on an approved site plan.

(n) *Expiration of certificate of zoning compliance.* If no application is made to obtain a building permit from the building official within 12 months of the date of zoning compliance, then said compliance shall be deemed null and void.

(Code 1992, § 8-27; Ord. No. 1986-13, § 2-1, 7-24-1986; Ord. of 3-24-1988; Ord. No. 1997-08, 4-24-1997; Ord. No. 1998-08; Ord. No. 2001-06, 6-28-2001; Ord. No. 2012-01, § 1, 3-22-2012; Ord. No. 2016-13, § 1, 7-28-2016)

Sec. 104-29. - Compliance.

(a) *Foundation survey.* A signed and sealed foundation survey by a registered land surveyor shall be required after the foundation is poured. The planning and zoning department and the environmental management department shall review each structure's foundation survey for compliance. The planning and zoning department and environmental management department shall certify to the permits and inspections department that the building location and other aspects of the site comply with the approved site plan. Approval of a foundation survey is required prior to the framing of the structure.

(b) *Final and 80 percent inspections.* The building official shall notify the planning and zoning department and the environmental management department, and the fire marshal whenever a final inspection is requested. The planning and zoning department, the environmental management department, and the fire marshal shall inspect the project and shall certify to the building official that the site is in compliance, or that proper surety, as provided for in various county ordinances, has been posted. The building official shall not allow a structure to be occupied nor issue a certificate of occupancy prior to

receiving certification of approval from the above named county employees. The fire marshal shall be notified directly by the owner or contractor whenever an 80 percent inspection is due.

(c) *Fire marshal inspections.* In addition to requesting an 80 percent inspection directly from the bureau of fire prevention, an applicant shall notify the bureau of fire prevention for other scheduled inspections. The fire marshal shall report in writing to the building official any deficiencies noted during the inspections. Certificates of fire safety compliance issued by the fire marshal shall not grant authority to occupy a building until the appropriate certificates have been issued by the building official.