

BOARD MEMBERS

John H. Culbreth, Sr.
Danny England
Brian Haren
Arnold L. Martin
Jim Oliver

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
April 15, 2021
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 April 1, 2021.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Namma's Nest. The property will consist of three (3) lots zoned R-40, is located in Land Lot 189 of the 4th District and fronts on Grooms Road.

OLD BUSINESS

3. Discussion of Recreational Vehicle Guesthouse
4. Discussion of Vehicle Sales in C-C, C-H, M-1 and M-2.
5. Discussion of Funeral Establishments in C-H

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: April 9, 2021
Subject: Minor Final Plat to be considered on April 15, 2021

MINOR FINAL PLAT

Minor Final Plat for Namma's Nest

OWNER/APPLICANT

Ruben and Marjorie Bowles



Recommend **APPROVAL** for the Minor Final Plat signed April 14, 2021.

FLOOD STATEMENT:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0155E, DATED SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	434.12'	202.47'	200.64'	N 22°42'18" E
C2	133.14'	8.24'	8.24'	N 37°52'01" E
C3	133.14'	94.50'	92.53'	N 59°58'26" E
C4	308.42'	15.49'	15.49'	N 77°36'15" E
C5	308.42'	11.16'	11.16'	N 75°07'44" E
C6	308.42'	100.57'	100.12'	N 64°45'04" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°34'21" E	56.61'
L2	N 78°00'52" E	74.78'
L3	S 28°05'38" E	40.28'
L4	S 28°05'38" E	92.61'
L5	N 88°51'28" W	45.91'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GENERAL NOTES:

- OWNER/DEVELOPER:
RUBEN AND MARJORIE BOWLES
230 EVANS WAY
Fayetteville, GA 30215
404-519-1074
- SURVEYOR:
GERALD H. BERNHARD
2880 FAYETTEVILLE ROAD
Griffin, GA 30223
770-731-3803
- TOTAL ACREAGE: **5.73 ACRES**
TOTAL NUMBER OF LOTS : 3
DIMENSIONAL REQUIREMENTS R-40 ZONING DISTRICT
(REZONED FROM A-R TO R-40 PETITION NUMBER 210-72. APPROVED 5/6/1972)
MINIMUM LOT WIDTH AT BUILDING LINE = 125'
MINIMUM LOT SIZE = 1.0 ACRES, 43,560 SF
MINIMUM FLOOR AREA = 1,500 SF
FRONT YARD SETBACK = 40' (MINOR)
60' (COLLECTOR)
60' (ARTERIAL)
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 30'
4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
5. WATER TO BE PROVIDED BY AN ON-SITE WELL.
6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
8. THERE ARE NO GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.
9. 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
10. BY GRAPHIC PLOTTING ONLY. THIS LOT IS LOCATED ON COMMUNITY PANEL NO. 13113C0155E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
NO PORTION OF THIS PROPERTY LIES WITHIN IN A 100 YEAR FLOOD HAZARD AREA.
11. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3 OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM AREA REQUIREMENTS PER ZONING DISTRICT.
12. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
13. THERE ARE NO STATE WATERS ON THIS SITE.
14. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
15. THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY AS PER ON THE FAYETTE COUNTY GIS MAPS AND ARE SHOWN HEREON.
16. THERE ARE NO KNOWN EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY.
17. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.

LEGEND	
P/L	= PROPERTY LINE
EOP	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
IPF	= IRON PIN FOUND
IPP	= IRON PIN PLACED
CTP	= CRIMPED TOP PIPE
RB	= REINFORCING BAR
OTP	= OPEN TOP PIPE
N/F	= NOW OR FORMERLY
B/L	= BUILDING LINE
PP	= POWER POLE
LLL	= LAND LOT LINE
DB	= DEED BOOK
PB	= PLAT BOOK
CMF	= CONCRETE MONUMENT FOUND
APF	= ALUMINUM PIPE FOUND
POB	= POINT OF BEGINNING
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
LP	= LIGHT POLE
FH	= FIRE HYDRANT
WM	= WATER METER
WV	= WATER VALVE
MFFE	= MINIMUM FINISHED FLOOR ELEVATION
LAG	= LOWEST ADJACENT GRADE
HAG	= HIGHEST ADJACENT GRADE
DI	= DROP INLET
JB	= JUNCTION BOX
CB	= CATCH BASIN
TBM	= TEMPORARY BENCHMARK

CLOSURE STATEMENT:

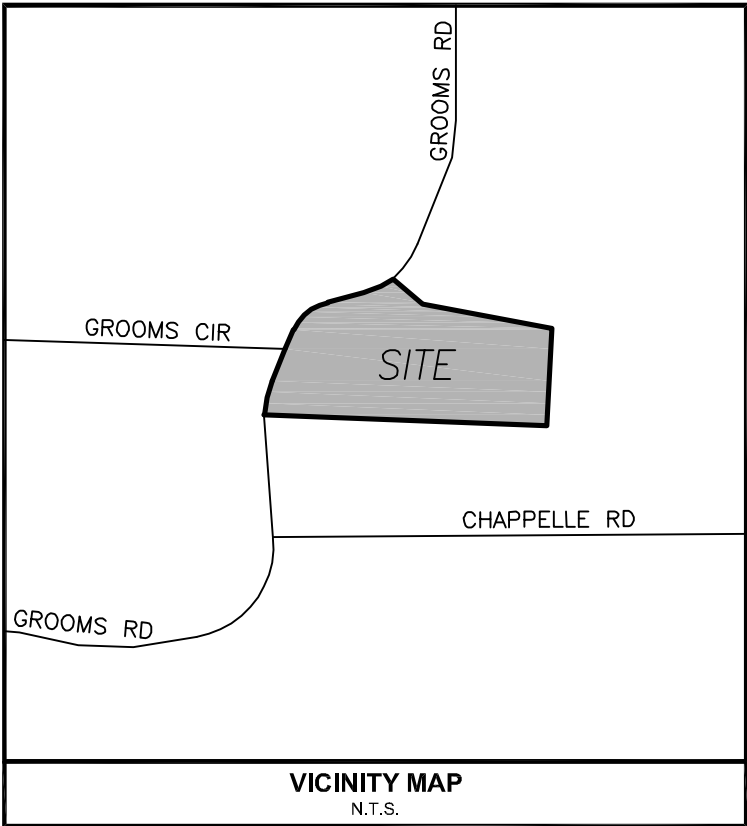
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 83,221 FEET. TYPE OF EQUIPMENT USED: TOPCON 303 TOTAL STATION

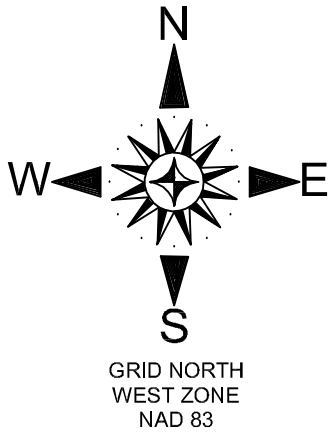


GRAPHIC SCALE:
1" = 100'

MINOR FINAL PLAT FOR NAMMA'S NEST



SOIL INTERPRETIVE DATA						
Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)
Cecil	>72	>72	3-8	36-48	60	---
Lloyd	>72	>72	2-10	36-48	65	---
Starr	>72	60-72+	3-8	---	---	---



MINOR FINAL PLAT APPROVALS:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST _____ DATE _____

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR _____ DATE _____

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR:

ZONING ADMINISTRATOR _____ DATE _____

APPROVED BY FAYETTE COUNTY ENGINEER:

FAYETTE COUNTY ENGINEER _____ DATE _____

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION:

SECRETARY _____ DATE _____

APPROVED BY FAYETTE COUNTY FIRE MARSHAL:

FIRE MARSHAL _____ DATE _____

SOIL CLASSIFICATION DELINEATION:

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

SIGNATURE OF SOIL CLASSIFIER _____

DATE _____

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

GERALD H. BERNHARD
GEORGIA REGISTERED LAND SURVEYOR No.2688

DATE _____

OWNERS ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED OWNERS OF LOTS 1, 2, & 3 OF NAMMA'S NEST, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

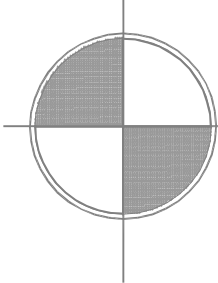
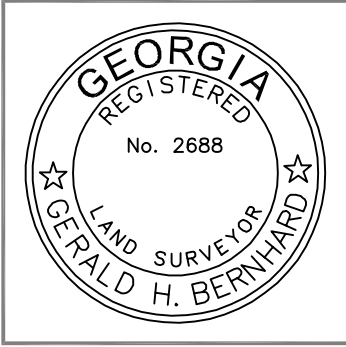
OWNER/AGENT _____ DATE _____

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION OF SAID MINOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

PREPARED FOR:

RUBEN BOWLES & MARJORIE BOWLES

Land Lot 189, 4th District
Faytte County - Georgia



GERALD H. BERNHARD

GEORGIA REGISTERED LAND SURVEYOR - No. 2688
2880 FAYETTEVILLE ROAD
GRIFFIN, GA 30223
770-731-3803
admin@ghblandsurveying.com

OLD to be deleted in its entirety

Sec. 110-91. - Recreational vehicles and boats.

Camping trailers, travel trailers, camper pick-up coaches, motorized homes, boat trailers and boats shall not be parked on any residential or A-R lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a principal building except in conjunction with the construction of a principal building for which a building permit has been issued. Application for a permit for the parking of such recreational vehicles shall be made to the zoning administrator. Such a permit shall be issued for a period not to exceed six months and shall not be renewable when associated with the construction of a dwelling. This provision shall not be interpreted as precluding the parking of such recreational vehicles for a period not to exceed 14 days.

One recreational vehicle, when utilized for temporary occupancy, shall be allowed to be parked in any zoning district on a lot which contains a single-family dwelling or in A-R or any residential zoning district. The duration shall not exceed 14 days and said duration shall be allowed two times per year. Recreational vehicles shall include camping trailers and travel trailers in addition to self-propelled vehicles which do not exceed 8½ feet in width, when in travel mode, and 45 feet in length, not including the towing vehicle.

NEW to be added in its entirety

Sec. 110-91. - Recreational vehicles and boats.

Recreational vehicles and boats shall not be parked or stored on any residentially zoned lot, A-R lot, or non-residential lot that has not been improved with a single-family dwelling (residential or non-residential) or principle building (non-residential). Only the owner/occupant's recreation vehicle or boat may be stored or parked on the lot except as otherwise allowed herein.

No owner/occupant's recreational vehicle or boat shall be used for occupancy purposes when parked or stored on a residential or non-residential lot, or in any location not approved for such use, except as otherwise allowed herein.

A recreational vehicle may be used for temporary occupancy in conjunction with the construction or major renovation of a single-family residence for which a building permit has been issued. Application for a permit for the use of a recreational vehicle for temporary occupancy shall be made to the planning and zoning department. Use of a recreational vehicle under this permit shall be allowed during the time that the building permit is active up to the issuance of the Certificate of Occupancy (CO). If electrical, septic or water connections are necessary for use of a recreational vehicle under this section; a permit shall be obtained from the Department of Building Safety and/or Environmental Health Department, as applicable.

Visitors of the owner/occupant are allowed to park their recreational vehicle and utilize it for temporary occupancy, in any zoning district on a lot which contains a single-family dwelling. The duration shall not exceed 14 days and said duration shall only be allowed two times per year.

Sec. 110-3. - Definitions

Vehicle, recreational, means a self-propelled or towed vehicle used as a temporary dwelling for travel and recreational purposes which does not exceed 8½ feet in width, when in travel mode, and 45 feet in length, not including the towing vehicle.

Park model home means a recreational vehicle which is wider than 8½ feet and is built on a single chassis mounted on wheels that bears a label, symbol, or other identifying mark indicating construction to nationally recognized standards ANSI 119.5

The following is proposed for Sec. 110-79. - Residential accessory structures and their uses.

(f) Guesthouses. Only one guesthouse is allowed per individual lot (see also subparagraph w. of section 110-169(2)). Any living area included in a residential accessory structure is a guesthouse. A guesthouse shall not be used as tenant space. A guesthouse shall not exceed 700 square feet of heated and finished floor area.

A park model home is allowed to be used as a guesthouse for temporary occupancy not to exceed 180 days per year. Park model homes would be subject to all applicable permitting requirements of the Department of Building Safety including the following:

- (1) The park model home shall be anchored. The park model home shall be set on piers if allowed by the manufacturer's installation instructions (the manufacturer's installation instructions shall be submitted at time of permit). If the manufacturer's installation instructions do not allow piers the wheels shall be required to remain.
- (2) The tongue may be removed if allowed by the manufacturer's installation instructions.
- (3) No permanent water connection – only a temporary connection to a frost free yard hydrant shall be allowed.
- (4) No permanent connection to a septic system – only a temporary connection to a septic tank/dump station shall be allowed and the park model home shall be equipped with a holding tank.
- (5) No permanent connection to electrical service – only a temporary connection to a stand-alone pedestal with a twist lock removable connection shall be allowed.
- (6) No attached decks/porches – only removable code compliant stairs shall be allowed.
- (7) The park model home shall not be enlarged.
- (8) The park model home shall be skirted with a solid non-lattice material.

Sec. 110-3. - Definitions.

Vehicle/boat sales means a business establishment primarily involved in the sale **and incidental repair** of automobiles, trucks, farm equipment, heavy construction equipment, motorcycles, **ATV's**, boats/**watercraft**, recreational vehicles or **utility** trailers, or other vehicles, excluding manufactured homes.

Sec. 110-143. - C-C, Community Commercial District.

(c) Conditional uses.

(20) *Vehicle/boat sales*

Sec. 110-144. - C-H, Highway Commercial District.

(c) Conditional uses.

~~(4) — Automobile, truck, farm equipment, or motorcycle sales and incidental repairs;~~

(Note: renumber as needed)

(30) *Vehicle/boat sales*

Sec. 110-146. - M-1, Light Industrial District.

(b) Permitted uses.

(6) ~~Automobile, truck, farm equipment, and heavy equipment~~ *Vehicle/boat* sales and repairs, paint and/or body shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop;

Sec. 110-147. - M-2, Manufacturing and Heavy Industrial District.

(b) Permitted uses.

(6) ~~Automobile, truck, farm equipment, and heavy equipment~~ *Vehicle/boat* sales and repairs, paint and/or body shop, parts store, including rebuilding of parts, parking lot or garage, tire recapping facility, upholstery shop;

Sec. 110-169. - Conditional use approval.

(2) *Conditional uses allowed.*

(??) *Vehicle/boat sales* ~~Automobile, truck, farm equipment, or motorcycle sales and incidental repairs.~~ Allowed in C-C and C-H zoning district.

1. All ~~automobile, truck, farm equipment, or motorcycle~~ *vehicle/boat* sales facilities shall comply with the following conditions:

(i) All activities except sales shall be conducted indoors.

- (ii) No outside storage of equipment or parts shall be permitted.
- (iii) No external loudspeakers allowed.
- 2. A full range of repairs shall be allowed incidental to a sales use and ~~those repairs that are not listed as a permitted use in the C-H zoning district,~~ shall comply with the following:
 - (i) All repair activities shall be conducted indoors.
 - (ii) No outside storage of equipment or parts shall be permitted.
 - (iii) All overhead doors shall face the side and/or rear yard or be screened from view from the street per article III of this chapter or utilizing vegetative materials,
 - (iv) All wrecked vehicles stored for repair shall be screened in accordance with article III of this chapter.
 - (v) Facilities located adjacent to a residentially zoned area shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
 - (vi) No external loudspeakers allowed.

Sec. 110-144. - C-H, Highway Commercial District.

(b) *Permitted uses.* The following uses shall be permitted in the C-H zoning district:

(33) ~~Funeral home;~~ Funeral establishment (where funeral services, excluding a crematorium, may be provided),