



PLANNING COMMISSION MEETING

August 10, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Brad Matheny, Commissioner
Jeff Duncan, Commissioner
Phillip Trocquet, Town Planner

Carl Schouw, Vice-Chairman
Scott Bousquet, Commissioner
Patrick Stough, Town Attorney

AGENDA

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of Minutes from May 25, 2023

IV. PUBLIC HEARING

V. NEW BUSINESS

- [2.](#) Consideration of a preliminary plat from applicant Richard Ferry on behalf of owner, Brent Holdings, to consolidate parcels 0727062, 0738035, 0738038, 0738146, and 0738037. **Phillip Trocquet, Town Planner**
3. Consideration of a preliminary plat from applicant Richard Ferry on behalf of owner, Brent Holdings, to consolidate parcels 0727041 & 0727073. **Phillip Trocquet, Town Planner**

VI. STAFF COMMENTS

- [4.](#) Highway 74 Overlay Council-Requested Update. **Phillip Trocquet, Town Planner**

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

**Town of Tyrone
Planning Commission Meeting Minutes
05/25/2023
7:00PM**

Present:

Chairman, David Nebergall
Commission Member, Scott Bousquet
Commission Member, Carl Schouw
Commission Member, Jeff Duncan

Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

Post 2 - Vacant

I. Call to Order:

Chairman Nebergall called the meeting to order at 7:00 pm.

II. Approval of Agenda:

Commissioner Duncan made a motion to approve the agenda.
Commissioner Schouw seconded the motion. Motion was approved 4-0.

III. Appointment of Vice Chairman

Commissioner Duncan made a motion to nominate Carl Schouw
Commissioner Bousquet seconded the nomination.

Nomination was approved 4-0.

IV. Approval of May 25th, 2023, Minutes

Commissioner Schouw made a motion to approve the minutes with changes as noted by the
Commission members. Commissioner Duncan seconded the motion. Motion carried 4-0.

V. Public Hearing:

1. Consideration of a variance petition from applicant & owner Brett Davenport for 100 Brookfield Court to locate a 6' fence in the front yard facing Tyrone Road. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item and pointed to the map in the packet.

He stated that Applicant and owner Brett Davenport has applied for a variance to construct a 6' fence in the front yard of 100 Brookfield Court towards Tyrone Road. The stated intent for this request is for privacy associated with the soon-to-be constructed multi-use path along Tyrone Road. Staff's determination is that this request does not conflict with the purposes or intent of the zoning ordinance or Comprehensive Plan.

Mr. Trocquet continued that This property lies within the estate residential character area which promotes 1-acre lot single-family development and auxiliary uses. Fences and walls are to be constructed of wood, polyvinyl, or coated aluminum in front yards which is the stated intent of the owner. He then read an impact assessment as outlined in the Town's ordinance:

1. There are extraordinary, exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district; It is staff's determination that the recently approved presence of a multi-use path along the Tyrone Rd. frontage of the property constitutes an exceptional and peculiar condition that is not applicable to most other R-18 properties and corner lots, particularly along Tyrone Road.

2. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship; It is staff's determination that the recent addition of a cart path which was not a preexisting condition of the property would create a practical difficulty in regards to privacy previously enjoyed by the owner.

3. Relief granted would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations; It is staff's determination that relief would not be injurious or detrimental to the public or intent of the regulations. Corner lots are burdened with two frontages which encumbers a higher aesthetic standard on more of the property than a typical lot. 100 Brookfield Ct. has frontage within the Brookfield subdivision off of Brookfield Court, but the Tyrone Road frontage is outside of the neighborhood along a more intense arterial roadway. This circumstance, along with the addition of the multi-use trail, lends itself to a greater need for buffering, landscaping, or fencing to mitigate negative effects associated with the right-of-way. Aesthetically, since the variance is requested along frontage associated with the more intense roadway outside of the neighborhood, the 6' fence would not impair the purposes and intent of the regulations.

4. A literal interpretation of this chapter would deprive the applicant of any rights that others in the same district are afforded; It is staff's determination that a literal interpretation could deprive the owner of privacy enjoyed by others in the same district.

5. The special conditions and circumstances are not a result of any actions of the applicant; The special conditions are a result of the intensity of the roadway and the recently-approved addition of a multi-use path. Neither of which are a result of actions by the owner/applicant.

6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.

It is staff's determination that this variance will not confer a special privilege as the circumstances are unique to the particular property and situation not as a result of the owners actions. This does not establish a precedent for all R-18 properties.

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition.

Ms. Joy Bellue of Brookfield Court approached the podium and asked why 4' was considered normal. Mr. Trocquet responded to her question citing uniformity and aesthetic concerns as the typical basis for those regulations. She cited other fences she thought did not look appropriate with Mr. Trocquet and Commissioner Duncan noted that there could be a separate discussion about the multi-use path.

Commissioner Bousquet asked about the path location, landscaping, and setback of the property about the fence proximity to the path. Mr. Trocquet responded pointing to the map and noting where landscaping areas would potentially be.

Commissioner Duncan made a motion to approve the variance. Commissioner Bousquet seconded the motion. Motion carried 3-2 with Commissioner Schouw in opposition.

2. Consideration from applicant Scott Moore for the rezoning of a 14.7-acre tract with parcel number 0736074 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**

Mr. Trocquet presented his staff report for all rezoning items on the agenda and stated that applicants Miguel Almanza and Scott Moore have petitioned to rezone the properties consisting of Phase 8 of Shamrock Industrial Park, approximately 20 acres total, from M-2 Conditional to M-2. On July 20, 2000 Town Council placed conditions on the property then owned by Mr. Howard Guthrie. These conditions are outlined in the zoning assessment with a major condition being the establishment of secondary ingress/egress for the industrial park. On May 6, 2021, Town council directed the owners of Phase 8 to petition the remaining owners of the industrial park as to their interest in contributing towards the cost of establishing an emergency ingress/egress entrance into the industrial park. Remaining owners unanimously responded that they were unwilling to assist. In 2022, access easements and land was granted to the Town on the south end of the industrial park and in April of this year, Council directed staff to include the construction costs of building a secondary emergency access road in the 2023-2024 budget with the goal of completing the access road within that fiscal year.

Mr. Trocquet continued that it was staff's determination that this petition is consistent with the Towns future development strategy in the comprehensive plan as well as the zoning ordinance. If Planning Commission and Council wish to rezone, staff recommends that the original conditions of prohibiting uses that predominately manufacture, process, store, or produce hazardous chemicals or substances stay in place. This would also include industrial washes, incinerators, emission towers, landfills/trash storage, fertilizer manufacturers and fat processing/rendering facilities. This is in keeping with limiting high-risk activities.

Mr. Trocquet then read the zoning compatibility analysis and impact assessment:

The Conditions placed upon these properties in 2000 were as follows:

1. Establishing a secondary entrance into the park, with the stipulation that access be limited to emergency vehicles only, and enforced by leaving the roadway unpaved, chained and locked, or otherwise secured;
2. Maintaining the 100' buffer along the adjoining agricultural – residential property;
3. Submission of a landscape plan for the required buffer;
4. All lighting impacting the properties to the north being directed downward and onto the property;
5. Prohibition of the installation of telecommunication towers;
6. Restricting the use of the property to exclude the following permitted uses:
 - a. Sewage or wastewater treatment plants;
 - b. Heavy manufacturing establishments;
 - c. Use as a landfill or the permanent or temporary storage of any trash, waste, or sanitation products;
 - d. Manufacture of fertilizer or fat processing [rendering];
 - e. Production or storage of any hazardous chemicals or substances;
 - f. Emission towers or incinerators; and
 - g. Industrial washes.

Conditions 2, 3, and 4 are already standard requirements of the Town's Code of ordinances and do not need to be re-established for the properties.

Given the history and unique conditions of this property, keeping conditions 5 and 6 would be most appropriate regarding the impact to adjoining property owners and the Industrial Park as a whole.

The impact assessment was as follows:

Will Zoning permit suitable uses with surrounding properties? Yes, this property has been planned, platted, and designed for M- 2 uses for many years with similar uses surrounding it.

Will Zoning adversely affect adjacent properties? The proposed zoning is intended to be buffered adjoining residential as was the case with the previous zoning. Limiting hazardous uses will further reduce the adverse affect of surrounding properties.

Does the property have reasonable economic use as currently zoned? No, the current zoning does not permit construction as conditioned.

Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure? It is staff's determination that with the construction of an emergency ingress/egress entrance on the south end of the industrial park as well as the continued limitation of uses not to include Hazardous Material handling/storage would not result in uses that would be excessively burdensome on existing infrastructure. The remainder of roads within Phase 8 would require minor repair and a top-coat upon the Town Engineer's discretion.

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Commissioner Duncan asked about the secondary emergency access easement location. Mr. Trocquet noted its location on a map.

Commissioner Duncan made a motion to approve with conditions as recommended by staff. Commissioner Schouw seconded the motion. Motion carried 4-0.

3. Consideration from applicant Hector Almanza for the rezoning of a 1.3-acre tract with parcel number 0736122 off Shamrock Industrial Boulevard and McCarthy Court from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development.**

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Commissioner Schouw made a motion to approve with conditions as recommended by staff. Commissioner Bousquet seconded the motion. Motion carried 4-0.

4. Consideration from applicant Hector Almanza for the rezoning of a 1.43-acre tract with parcel number 0736121 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development.**

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Commissioner Bousquet made a motion to approve with conditions as recommended by staff. Commissioner Duncan seconded the motion. Motion carried 4-0.

5. Consideration from applicant Hector Almanza for the rezoning of a 2.57-acre tract with parcel number 0736120 off Shamrock Industrial Boulevard from M-2 Conditional to M-2 Conditional (removal of certain conditions). **Phillip Trocquet, Community Development**

Mr. Nebergall opened the public hearing to those in favor of the petition. No one spoke.

Mr. Nebergall opened the public hearing to those in opposition to the petition. No one spoke.

Chairman Nebergall made a motion to approve with conditions as recommended by staff. Commissioner Schouw seconded the motion. Motion carried 4-0.

VI. New Business:

6. Consideration of a Site Plan application from owner East Group Properties for a roughly 61-acre tract with parcel number 0725-014. **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item stating that applicant East Group Properties, L.P. has submitted a site plan application for parcel 0725-014. This parcel recently underwent a development plan revision in July of last year and a stream-buffer variance earlier this year. Technical Review Committee review has been initiated with minor comments outstanding related to GA EPD required documentation, bond documentation, and final recording of amended easements. The applicant's expressed intent is to pursue site approval for two multi-flex light industrial buildings within their planned technology/business park development. The proposed development also shows the inclusion of a multi-use path along the rear property line for connectivity to northern subdivisions which will be completed before the final construction is complete of that last facility. A bond will be in place for a period of time until final phases enter into construction.

Staff determines this site plan to be consistent with the Town's Comp Plan, ordinance, and zoning. If Planning Commission chooses to recommend approval, staff recommends the following conditions be considered:

1. Land Disturbance permits not be issued until all TRC comments have been resolved.
2. Building construction permits not be issued until all legal easement, stormwater, and bonding documentation has been approved as well as architectural approval by Town Council.
3. Final TRC landscape plan approval not be issued until visual confirmation of screening requirements is established during construction.

Mr. Trocquet continued that this petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway character area which promotes the development of future medical, entertainment, and other emerging high tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the SR-74 corridor. The proposed development plan focuses on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Architectural renderings are consistent with the development plan. If material requirements are adhered to, staff considers such renderings to meet the standard of the ordinance. A cart path constructed to Town Standards has also been reflected in the site plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

Mr. Trocquet state that upon completion of all legal easement, bonding, and stormwater documentation as well as architectural approval by Town Council, this submittal will be compatible with the Town's code of ordinances. Included in this submittal is an accounting for GILID Green Infrastructure through the use of two bioretention areas in the center of the site and bio-swales on the west end of the site that will capture stormwater runoff for further treatment quality.

Chairman Nebergall and Commissioner Bousquet asked about clarity on access management along SR-74. Mr. Trocquet explained the location of each curb cut and the jurisdiction of GDOT. Commissioner Schouw asked about the type of traffic to go in and out of the development.

Mr. John Coleman from the applicant team presented the item and explained the nature of the development. He continued that East Group was a long-term owner with interests in maintaining the development to a high standard going forward. Chairman Nebergall asked about the access management concerns he had earlier to which Johanna Patrick from the applicant team spoke; she stated that acceleration lane removal was dictated by GDOT due to the accident frequency associated with them. Ms. Patrick also noted the bioretention facilities on the site. Chairman Nebergall noted his frustration with GDOT's policy regarding access management and the removal of acceleration lanes.

Commissioner Duncan asked about the multi-use path. Mr. Trocquet responded that the construction of the path would be the responsibility of East Group.

Commissioner Schouw made a motion to approve the site plan with staff conditions. Commissioner Bousquet seconded the motion. Motion carried 4-0.

VII. Staff Comments

Mr. Trocquet noted the next First Friday Event in Shamrock Park.

VIII. Commission Comments

Chairman Nebergall noted that he would like to place some pressure on GDOT regarding the keeping of the acceleration lane coming out of Jenkins Road. Mr. Trocquet stated that he would make some calls.

Commissioner Schouw asked about the status of the Post Office reopening and DDA updates. Mr. Trocquet stated that they have not received any communication from the USPS and that the DDA would be opening an RFQ process soon for the redevelopment of the Fire Station Downtown.

Commissioner Duncan asked about the status of Pickleball courts to which Mr. Trocquet responded with an update.

IX. Adjournment

Chairman Nebergall made a motion to adjourn. Commissioner Duncan seconded the motion.

The meeting adjourned at 8:07 pm.

Chairman David Nebergall

Phillip Trocquet, Asst. Town Manager



PLANNING DATE 08/10/2023
COUNCIL DATE N/A

P&Z STAFF REPORT

Section V, Item 2.

PREPARED BY:
Phillip Trocquet, Asst. Town Manager | Community Development
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 08102023	Brent Holdings, Richard Ferry	0727062, 0738035, 0738037, 0738038 0738146, 0727083, 0727073, 0727041

SUMMARY & HISTORY

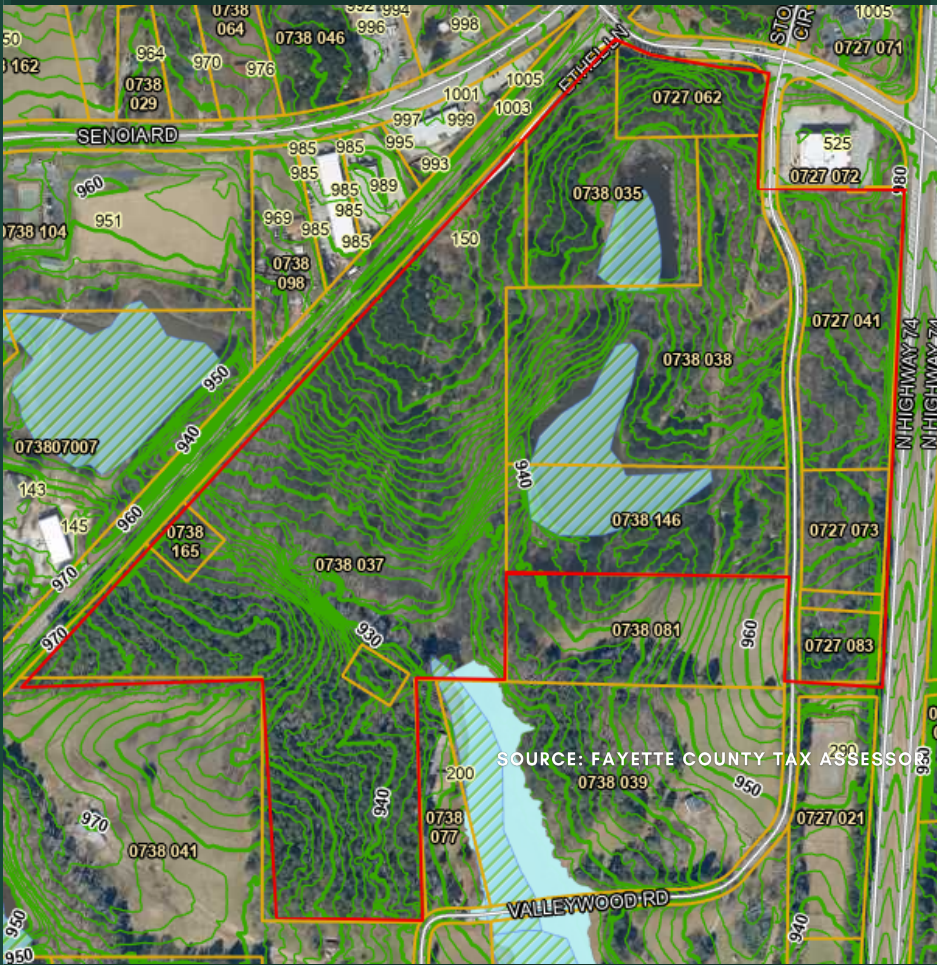
Applicant Richard Ferry has submitted an application to replat the subject parcels on behalf of owner, 74 South, LLC.

This re-plat has been initiated for the purposes of consolidating the parcels into a single tract, Parcel A, west of Valleywood Road and into a single tract, Parcel B, on the east side of Valleywood Road. A remaining tract, Parcel C is proposed to exist as-is. Since these properties have various zoning classifications between them, staff is recommending this be approved as a preliminary plat conditioned upon the properties assuming a shared zoning classification for 'Parcel A'. Since the 'Parcel B' properties currently share a zoning classification, they can be consolidated as proposed.

It is the applicant's stated intent to eventually seek TCMU zoning which requires a contiguous single-zoned parcel in order for a complete application due to the need for a conceptual development plan and plat associated with district requirements.

STAFF DETERMINATION

Staff determines that the plat proposal for Parcel A should be approved only with a condition that the properties be re-zoned to a shared zoning classification within 180 days of this meeting and upon final TRC comments being resolved. Parcel B and C are recommended for approval conditioned upon final TRC comments being resolved.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING	PROPERTY ACREAGE
0727062: C-1; 0738035: O-I; 0738037: DR 0738038: O-I; 0738146: O-I; 0727083: C-1 0727073: C-1; 0727041: C-1	Vacant	North: C-1 South: AR & R-18 East: OS, C-1, TCMU West: C-1 & SR-74	Parcel A - 51.299 Acres Parcel B - 5.38 Acres Parcel C - 0.777

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

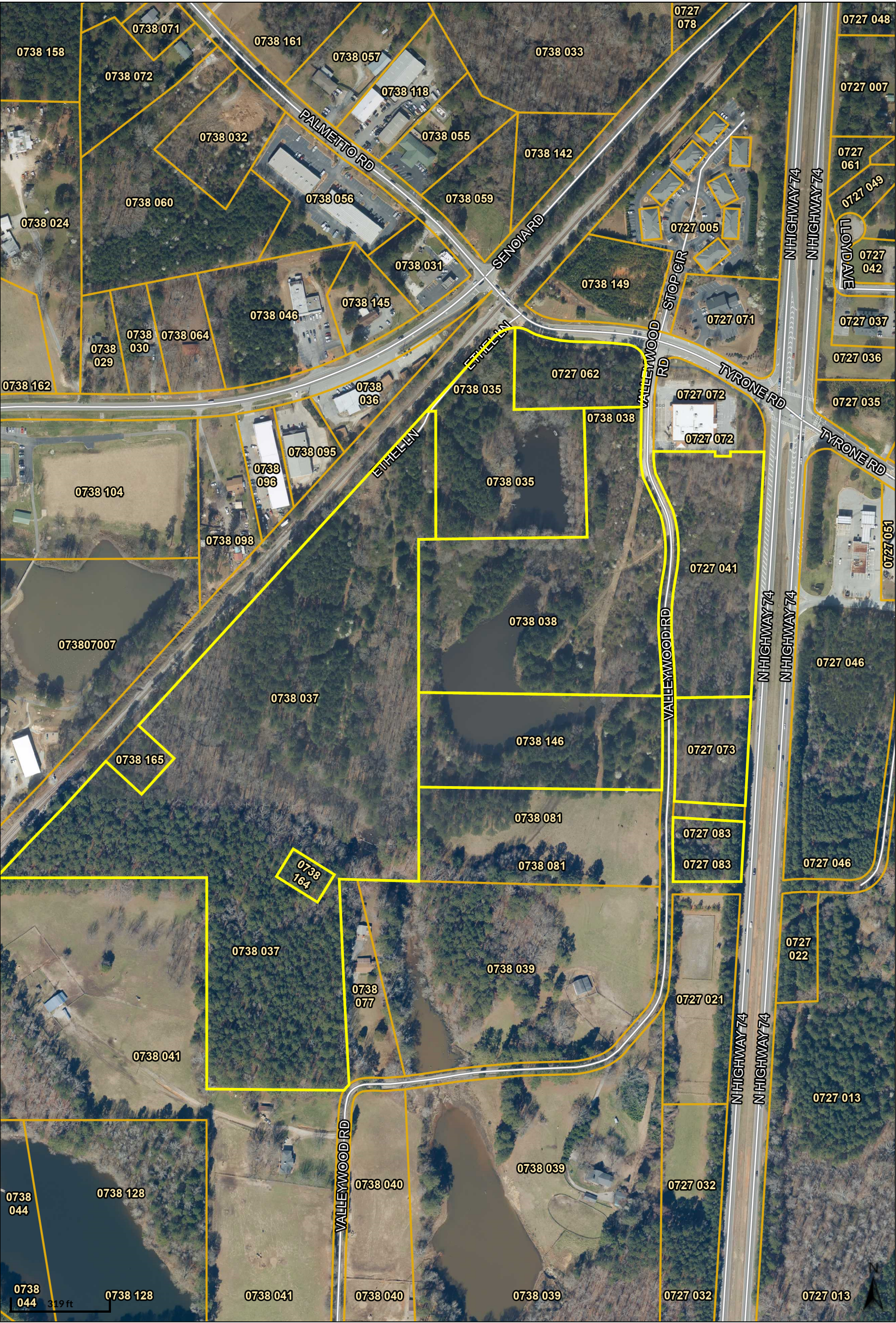
This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area and In-Town Residential Character Area which encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way and pedestrian connectivity should be accommodated throughout the site and in accord with path plans. This property lies within the SR-74 Quality Growth Overlay district which requires higher architectural and landscaping provisions for any portion of the site fronting or visible from SR-74.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

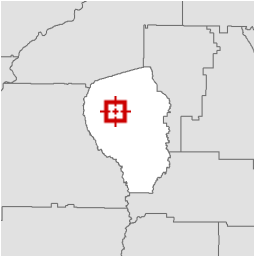
In order for this petition to be fully compatible with the Town's zoning ordinance, all of the land should match in zoning classification. The applicant has submitted a petition that could be consistent with O-I or C-1 development regulations if all properties were matched in zoning. It is for this reason, that staff recommends the preliminary plat to be accepted conditioned upon the owner seeking rezoning for each of the properties to a common zoning classification within 180 days of this planning commission meeting. Upon rezoning, this plat could move towards finalization and recording.

The properties constituting parcel B meet the standards of the zoning ordinance and Parcel C is proposed to remain unchanged from current conditions.

Valleywood Road Properties



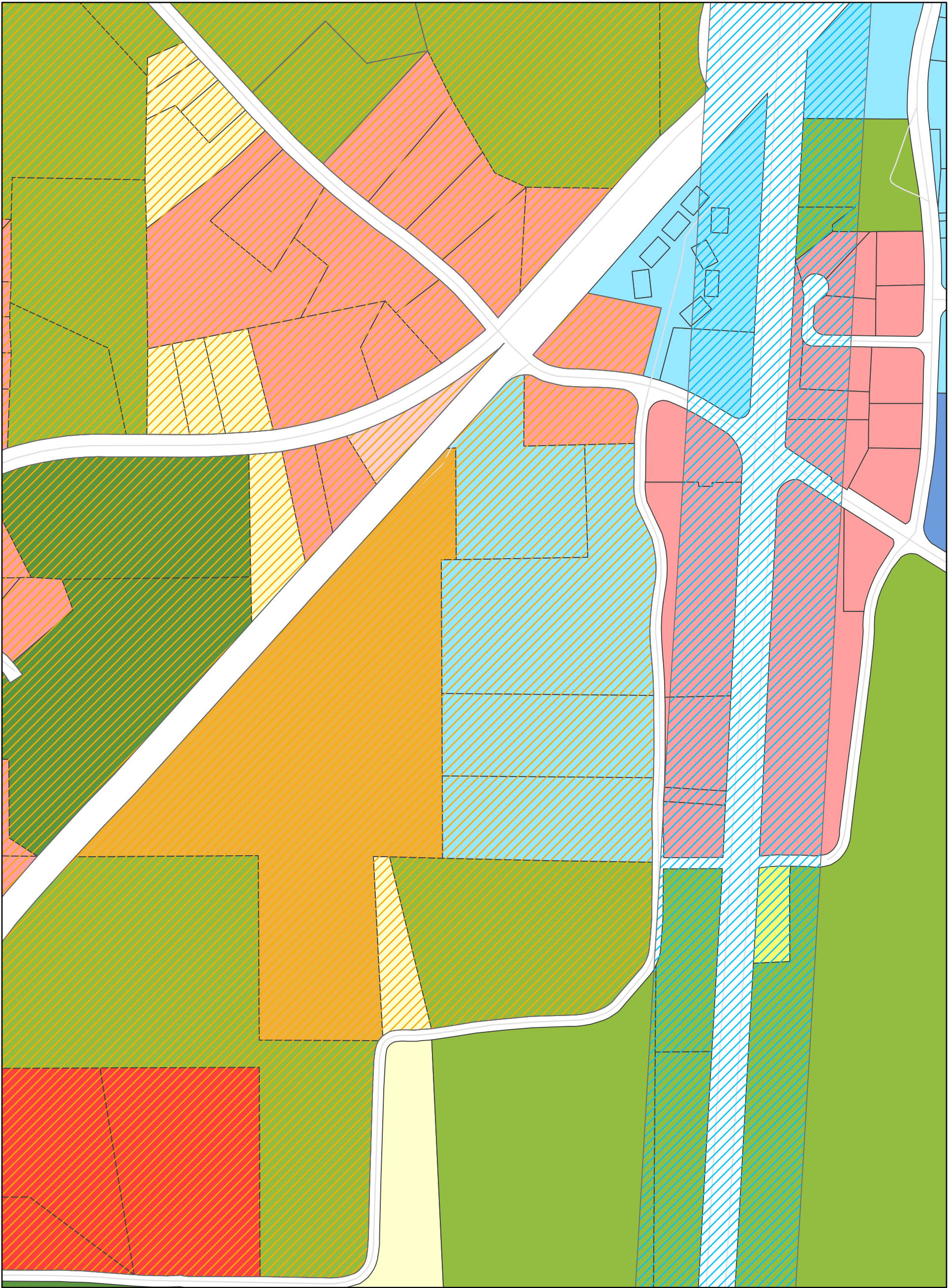
Overview




Legend

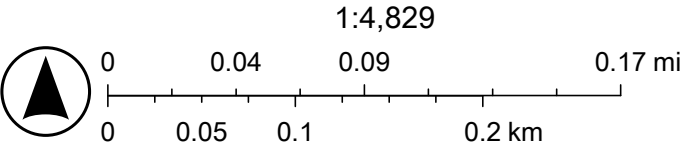
- Parcels
- Roads

Town of Tyrone Zoning Map



8/5/2023

- | | |
|---|--|
|  Tyrone Online Zoning Map_WFL1 - Highway 74 Overlay District |  DR |
|  Tyrone Online Zoning Map_WFL1 - Town Center Overlay District |  O-S |
|  Tyrone Online Zoning Map_WFL1 - Roads |  TCMU |
| Tyrone Online Zoning Map_WFL1 - Zoning Districts | |
|  A-R |  C-2 |
|  R-18 |  O-I |
|  R-12 |  E-I |





STAFF REPORT

Town Council Meeting

August 3, 2023 / 7:00 pm / Workshop Meeting

Subject: Quality Growth Overlay Alterations

- 1. Background/History:** One of the major text amendments called for in the Comprehensive Plan was to bolster the SR-74 Quality Growth District Overlay. This overlay calls for higher architectural and landscaping standards but was found to be missing elements called for by citizens and Council.
- 2. Findings/Current Activity:** Although higher architectural and landscaping requirements are part of the current overlay, it has been noted that a revision to material requirement percentages should be considered. The revised material percentages reflect a more practical application for larger buildings while also maintaining high quality standards.
- 3. Actions/Options/Recommendations:** Staff requests discussion and direction regarding this amendment before placing it on the public hearing schedule.
- 4. Planning Commission Recommendation:**

Sec. 113-191. Quality growth development district special requirements.

The purpose of this section is to maintain a physically and aesthetically pleasing gateway into the Town of Tyrone, while keeping it in line with the surrounding environment to ensure visual continuity. In reviewing any application within this area, the mayor and council shall consider, among other things, the general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of structures in question and the relationship of such elements to similar features of structures in the surrounding area. Any structure or site that is within 800 feet of the State Route 74 right-of-way line or that is part of a common development within 800 feet of the State 74 right-of-way line shall, in addition to the other requirements of this section, comply with the following:

(1) *Landscaping and screening requirements.*

- a. *Landscape plan submission.* A landscape plan shall be submitted and approved as part of the predevelopment site plan as required by the provisions of this ordinance with particular attention paid to the following:
 - i. *Preservation.* An effort should be made to preserve as much of existing plant material and land form as possible; clear-cutting and mass grading are not acceptable practices.
 - ii. *Context.* The design shall be planned in such a fashion that it is physically and aesthetically related and coordinated with other elements of the project and surrounding environment to ensure visual continuity and context (color, material, mass, function, topography).
 - iii. *Quality.* Landscape design shall be designed in a sound manner and constructed according to accepted good planting procedures.
- b. *Planted buffer.* A maintained planted buffer shall be in place for the first 50 feet of the building setback adjacent to State Route 74. The buffer area is defined as the unpaved segment of land located between the property line that abuts a right-of-way and any building or vehicular use area and designed for the preservation and placement of plant materials.
 - i. The landscaping design shall protect scenic views via berms and screening and utilize natural features of the site.
 - ii. Within the required street planting area, measuring the total length of the project street frontage exclusive of drives, trees from the large category shall be planted at intervals of 40 feet with either one medium category or three small category trees in between; however, creativity is encouraged. Trees in the large category shall be three inch caliper and not less than 12 feet in height at planting. Trees in the medium category shall be two and one-half inches caliper and not less than ten feet in height at planting. Trees in the small category shall be two inches caliper and not less than six feet in height at planting. The remaining area shall be landscaped with shrubs and ground cover. The shrubs and ground cover shall be defined in three categories: large shrubs (at a minimum size of seven gallon and three-foot in height at time of planting), medium shrubs (at a minimum size of three gallon and 18 inches in height at time of planting), and ground cover (at a minimum size of four inch pots and four inches in height at time of planting). Each category shall comprise of the following percentages of required shrubbery: a minimum 15 percent large shrubs, a minimum 15 percent medium shrubs, and maximum ten percent ground cover. All plants must meet ASFNS standards.

Category	Height Range at Full Growth	Description
Small/understory	10'—20'	This category shall be used primarily where there are overhead obstructions or in a planting area which cannot accommodate an overstory or shade tree. The town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions.
Medium	20'—40'	These trees shall be used primarily as street and shade trees. The town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions.
Large/overstory	40'+	These trees shall be used primarily as street and shade trees. The town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions.

- iii. *Berms.* When required as a condition of site plan or zoning approval, shall be a minimum of five feet in height above grade of the road pavement, and shall be placed to the inside of the applicable buffer along State Route 74.
- iv. *Exemption—Tree coverage.* Landscaping requirements may be adjusted to preserve and utilize existing tree coverage for screening where preexisting dense forestry provides continuous visual screening that satisfies the purpose and intent of this section.

(2) *Architectural and dimensional requirements.*

- a. Every application for the construction of a new building or structure and alterations and/or additions to existing structures shall be accompanied by drawings signed by the architect, engineer, or other appropriate professional which clearly show the following:
 - i. Exterior elevations drawn to scale with color rendering;
 - ii. Proposed colors, materials and textures for structures;
 - iii. Location of all exterior utility facilities including any roof top units;
 - iv. Proposed signs and location including size, color and material;
 - v. Line of sight study from State Route 74.
- b. The design shall protect adjacent properties from negative visual and functional impacts.
- c. All loading docks, trash receptacles and equipment areas shall be screened from all streets via the use of plantings, fences, walls, and berms.
- d. Loading and unloading shall be done only into or from the rear or side of buildings.
- e. All roof-top HVAC equipment shall be visually screened from adjacent roads and residential areas. The screen shall extend to the full height of the objects being screened.
- f. **Outside finish construction (Structures under 100,000 s.f. footprint):**
 - i. **No less than seventy percent (70%) category "A" materials—Brick (hard burned clay), brick veneer, stone (with weathered or polished fluted broken face), or glass.**

- ii. No more than thirty percent (30%) category "B" materials—Masonry backed stucco, E.I.F.S., metal or fiber cement boards.
 - g. Outside finish construction (Structures under 100,000 s.f. footprint):
 - i. No more than seventy percent (70%) category "B" materials— Masonry backed stucco, E.I.F.S., metal or fiber cement boards.
 - ii. No less than thirty percent (30%) category "A" materials— Brick (hard burned clay), brick veneer, stone (with weathered or polished fluted broken face), or glass
 - h. Exterior walls must be designed to provide visual relief at a minimum of every 20 feet (no long flat walls).
 - i. *Exemptions.*
 - i. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement. Only on structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural standards.
 - ii. Development approved prior to the adoption of this ordinance, provided the property is not rezoned from one category to another. If rezoning occurs, the requirements of this ordinance shall take full effect on the parcel or lot to the extent parcel dimensions will allow.
- (3) *Traffic management.*
- a. A traffic management plan, prepared by a qualified professional engineer or transportation planner, shall be submitted at the discretion of the town engineer, based on the size and intensity of the development and traffic conditions. The traffic management plan must identify any traffic impacts that will be created by the development as well as present any reasonable solutions to those impacts.
 - b. *Multi-use path connectivity.* In order to provide for alternative modes of transportation (including the accommodation of golf carts, bicyclists, and pedestrians), the integration of multi-use paths is required consistent with the town's multi-use path plan. Path construction standards will be held to the standards set forth in the Fayette County Master Transportation Plan.
 - c. *Northwest corridor special traffic management area.* For any properties within the town's municipal boundary north of Kirkley Road and West of SR-74, an internal collector road will be required from the existing median break at Thompson Road south to Kirkley Road. The design of the collector road will require left turn lanes at the intersections of SR 74 North and Kirkley Road as well as at all intersections internal to the developments. Final design approval of these intersections will be made by the town's engineer and the Georgia Department of Transportation.
- (4) *Fences and walls.*
- a. All required opaque fences or walls shall be constructed of one or a combination of the following: decorative wood, stone, stucco on block, decorative block, or brick. These fences or walls shall not exceed eight feet in height.
 - b. Decorative wrought iron fencing may be used for architectural and security purposes only.

- c. Chain link, unfinished concrete or cinder block, plastic or fiberglass, barbed or razor wire, and plywood fences, or like materials, are prohibited in the front yard of any property and shall be screened from view if visible from SR-74. Paint shall not be considered a finish material.
- (5) *Lighting and shielding.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or residential areas. Fixtures shall be a maximum of 35 feet in height within parking lots.
- (6) *Utilities and service equipment.* All utilities shall be located underground.
- (7) *Outdoor storage.* Outside storage of merchandise, commercial vehicles, equipment and parts shall not be visible from the right-of-way or adjoining properties. This shall not apply to overnight parking of regular business vehicles under GVWR of 26,000 ancillary to business activities.
- (8) *Location.* The location of the SR-74 Quality Growth overlay shall apply to buildings and sites within 800 linear feet of SR-74 right-of-way and to buildings and sites that are part of a common development where any part of said common development is within 800 linear feet of SR-74 right-of-way. This area extends from the northern limits of the town to the southern limits.

(Revised March 6, 2014; Ord. No. 2023-02 , § 1, 2-16-2023)