

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman  
Danny England, Vice-Chairman  
Brian Haren  
Arnold L. Martin, III

**STAFF**

Peter A. Frisina, Director  
Chanelle N. Blaine, Zoning Administrator  
Howard Johnson, P & Z Coordinator

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**AGENDA  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
December 17, 2020  
7:00 pm**

**\*Please turn off or turn to mute all electronic devices during the  
Planning Commission Meetings**

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1. Consideration of the Minutes of the Planning Commission meeting held on December 3, 2020.

**NEW BUSINESS**

2. Consideration of a Preliminary Plat of Liberty North. The property will consist of 28 lots zoned R-50, is located in Land Lot 230 of the 13<sup>th</sup> District and fronts on Georgia SR 279. \
3. Consideration of a Major Final Plat of Autumn Lake Estate Phase II. The property will consist of two (2) lots zoned A-R, is located in Land Lot 36 of the 4<sup>th</sup> District and fronts on Highway 85 Connector and Village Lake Court.
4. Discussion of Sec. 110-105. - Standards for telecommunications antennas and towers.

**OLD BUSINESS**

5. Discussion of SR 54 West Overlay Zone, Architectural Standards.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: December 10, 2020  
Subject: Preliminary Plat to be considered on December 17, 2020

**PRELIMINARY PLAT**

Preliminary Plat of Liberty North

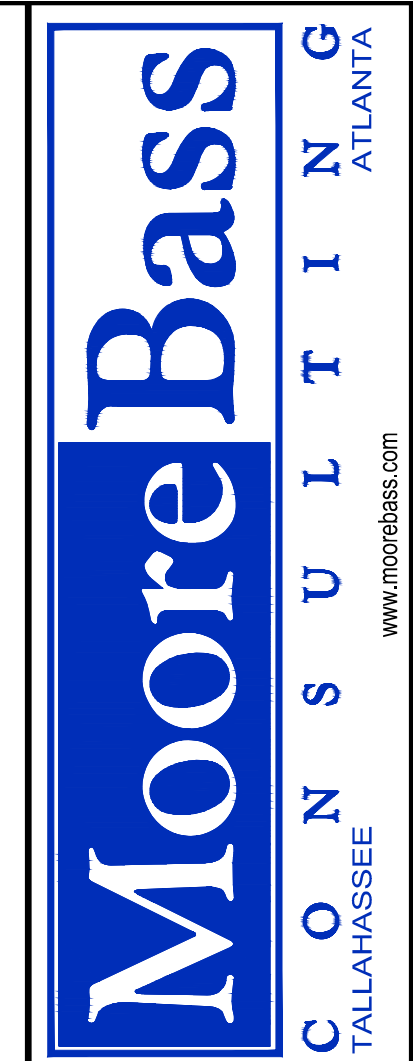
**OWNER/APPLICANT**

Fayette Liberty North, LLC

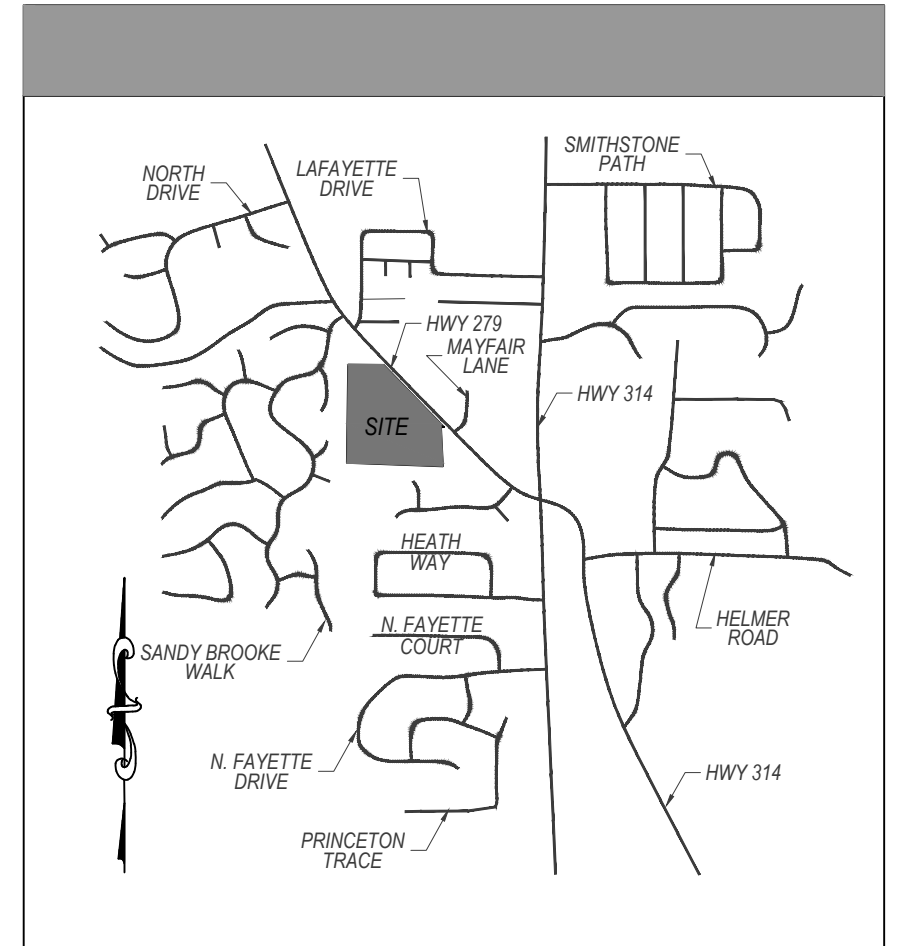


Recommend **APPROVAL** for the Preliminary Plat signed December 10, 2020.

PRELIMINARY, NOT FOR CONSTRUCTION



# PRELIMINARY PLAT FOR LIBERTY NORTH LAND LOT 230 13th DISTRICT FAYETTE COUNTY, GEORGIA



### DEVELOPMENT DATA

- SUBDIVIDER: FAYETTE LIBERTY NORTH, LLC
  - ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
  - TELEPHONE NUMBER: (770) 461-0478
- PROPERTY OWNERS: FAYETTE LIBERTY NORTH, LLC (PARCEL 1303 004) AND HOUSE CONTROL, LLC (PARCEL 1303 024)
  - ADDRESS FOR FAYETTE LIBERTY NORTH, LLC: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
  - ADDRESS FOR HOUSE CONTROL, LLC: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
- SUBDIVISION CONFIGURATION:
  - SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 05-21-2018
  - LOCATION: HIGHWAY 279, FAYETTE COUNTY, GA
  - ZONING: R-50
  - TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
  - TOTAL PARCEL AREA: 41.20 ACRES
  - PROPOSED NUMBER OF LOTS: 28 LOTS
  - GROSS DENSITY: 28 LOTS / 41.20 ACRES = 0.68 LOTS / ACRE
  - NET DENSITY CALCULATION:
    - TOTAL PARCEL AREA: 41.20 ACRES
    - RIGHT-OF-WAY AREA: 3.48 ACRES
    - 100 YEAR FLOODPLAIN AREA: 0.00 ACRES
    - NET DEVELOPABLE AREA: 37.72 ACRES
    - NET DENSITY: 28 LOTS / 37.72 ACRES = 0.74 LOTS / ACRE
  - TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
  - CONTOUR INTERVAL: 2 FOOT
  - TYPE OF STREETS: PUBLIC
  - R.W. WIDTH: 60'
  - R.W. AREA: 3.48 ACRES
  - PAVEMENT WIDTH: 24'
  - STREET MAINTENANCE: FAYETTE COUNTY
  - MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
  - MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC
  - MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
  - MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
  - MINIMUM FLOOR AREA: 2,100 S.F.
  - BUILDING SETBACKS:
    - FRONT: 100' (FROM HWY 279)
    - REAR: 30'
    - SIDE: 20'
- UTILITIES:
  - WATER: FAYETTE COUNTY
  - SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
  - ELECTRIC: COWETA-FAYETTE EMC
- CONCEPTUAL STORMWATER MANAGEMENT PLAN:
  - TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH
  - AREAS TO BE CLEARED: STREETS, SEDIMENTATION CONTROL AREAS
  - INTERNAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL PIPING.
- GENERAL NOTES:
  - ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
  - STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
  - SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.
- ZONING PETITION NUMBER: 1185-06 WITH THE FOLLOWING CONDITIONS, APPROVED 12/14/2006:
  - THAT THE PROPERTY OWNER WILL PROVIDE A TEN (10) FOOT NO ACCESS BUFFER ALONG S.R. 279
  - THAT THE PROPERTY OWNER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IF REQUIRED BY THE STATE.

### FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER:13113C00037E & 13113C00039E EFFECTIVE DATE 09/26/2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

### NOTES

- SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
- THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55.
- WETLANDS EXIST ON THE SUBJECT PROPERTY.
- ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
- THERE ARE NO KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
- PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
- NO CEMETERIES WERE FOUND ON THE PROPERTY.

### SHEET INDEX

|                                 |     |
|---------------------------------|-----|
| COVER SHEET                     | 1.0 |
| EXISTING CONDITIONS MAP         | 2.0 |
| PRELIMINARY PLAT                | 3.0 |
| TREE PROTECTION / IMPACT PLAN   | 4.0 |
| WATER SERVICE AND STRIPING PLAN | 5.0 |
| CONCEPTUAL STORMWATER PLAN      | 6.0 |
| LEVEL III SOILS OVERLAY MAP     | 7.0 |

### OWNER INFORMATION

FAYETTE LIBERTY NORTH, LLC  
270 N. JEFF DAVIS ROAD  
FAYETTEVILLE, GA 30214  
770-461-0478

AND

HOUSE CONTROL, LLC  
270 N. JEFF DAVIS ROAD  
FAYETTEVILLE, GA 30214  
770-461-0478

### ENGINEER INFORMATION

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

### SURVEYOR INFORMATION

ROB DEBIEN, R.L.S.  
MOORE BASS CONSULTING, INC.  
1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
EMAIL: rdebien@moorebass.com  
PHONE: (770) 914-9394

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.

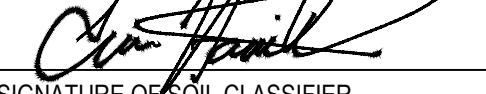
EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED

ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 10, 2018 ACCORDANCE

WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT

MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

  
SIGNATURE OF SOIL CLASSIFIER      #224  
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)  
COMPANY ADDRESS & TELEPHONE

I, ERIC HAMILTON OF APPLIED ENVIRONMENTAL SCIENCES, INC. DO HEREBY

CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS LIBERTY NORTH ON 5/10/18 AND

DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY

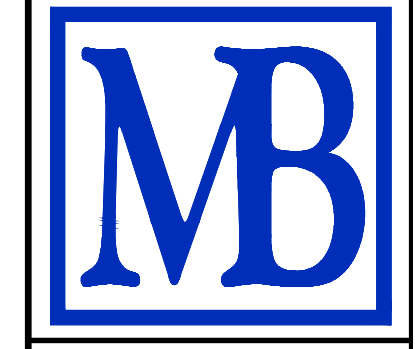
CORP OF ENGINEERS

  
SIGNATURE OF WETLAND DELINEATOR

173 FULTON CT. PEACHTREE CITY, GA 30269 (678) 262-4020  
COMPANY ADDRESS & TELEPHONE

PROJECT NAME  
LIBERTY NORTH  
FAYETTE COUNTY, GEORGIA  
CLIENT NAME  
FAYETTE LIBERTY NORTH, LLC  
270 N. JEFF DAVIS DRIVE  
FAYETTEVILLE, GA 30214

| REVISIONS | NO. | DATE     | DESCRIPTION                        |
|-----------|-----|----------|------------------------------------|
|           | 1   | 7/17/18  | REVISED PER COUNTY REVIEW COMMENTS |
|           | 2   | 8/22/18  | REVISED PER COUNTY REVIEW COMMENTS |
|           | 3   | 9/13/18  | REVISED PER COUNTY REVIEW COMMENTS |
|           | 4   | 10/23/20 | UPDATED ENGINEER INFORMATION       |



A41.115-PP BASE

DATE 06-08-2018

FILE #

CONTRACT #

DRAWN BY SDM

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805 N. GADSDEN STREET  
TALLAHASSEE, FL 32303  
CERTIFICATE OF AUTHORIZATION NO. 00000108



LEVEL 2 CERTIFICATION  
CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

COVER SHEET

SHEET

1.0



PRELIMINARY, NOT FOR CONSTRUCTION



| LEGEND |                                |                |                               |
|--------|--------------------------------|----------------|-------------------------------|
| DB     | DEED BOOK                      | EOP            | EDGE OF PAVEMENT              |
| PB     | PLAT BOOK                      | FH             | FIRE HYDRANT                  |
| PG     | PAGE                           | L              | LINE LABEL                    |
| LL     | LAND LOT                       | NF             | NOW OR FORMERLY               |
| OTF    | OPEN TOP PIPE                  | PKS            | PK NAIL SET                   |
| RB     | REBAR                          | SSE            | SANITARY SEWER EASEMENT       |
| IFP    | IRON PIN FOUND                 | UE             | UTILITY EASEMENT              |
| IPS    | 1/2" REBAR W/CLSF 001179       | REF            | REFERENCE                     |
| CTP    | CRIMP TOP PIPE                 | CIO            | SEWER CLEAN OUT               |
| CAG    | CURB & GUTTER                  | SQ. FT.        | SQ. FT.                       |
| RW     | RIGHT OF WAY                   | EX             | EXISTING                      |
| NF     | NOW OR FORMERLY                | N, S, E, & W   | NORTH, SOUTH, EAST & WEST     |
| -E-    | OVERHEAD POWER LINE            | TYP            | TYPICAL                       |
| CMP    | CORRUGATED METAL PIPE          | FSB            | FRONT SETBACK                 |
| SWMF   | STORMWATER MANAGEMENT FACILITY | RSS            | REAR SETBACK                  |
| TBM    | TEMPORARY BENCHMARK            | SSB            | SIDE SETBACK                  |
| POB    | POINT OF BEGINNING             | L+             | LENGTH                        |
| POC    | POINT OF COMMENCEMENT          | R+             | RADIUS                        |
| RCP    | REINFORCED CONCRETE PIPE       | IRON PIN FOUND | IRON PIN FOUND                |
| DIP    | DUCTILE IRON PIPE              | IRON PIN SET   | IRON PIN SET                  |
| PVC    | POLYVINYL CHLORIDE PIPE        | CP             | CALCULATED POINT              |
| HDPE   | HIGH DENSITY POLYETHYLENE PIPE | PP             | POWER POLE (PP)               |
| F      | PROPERTY LINE                  | FH             | FIRE HYDRANT (FH)             |
| C      | CENTERLINE                     | WV             | WATER VALVE (WV)              |
| ID     | IDENTIFICATION                 | WM             | WATER METER (WM)              |
| B.S.L  | BUILDING SETBACK LINE          | JCB            | JUNCTION BOX (JB)             |
| BOC    | BACK OF CURB                   | SSMH           | SANITARY SEWER MANHOLE (SSMH) |
| C      | CURVE LABEL                    | DI             | DROP INLET (DI)               |
| CI     | CURB INLET                     | RM             | RW MONUMENT                   |
| DE     | DRAINAGE EASEMENT              | SWCB           | SINGLE WING CATCH BASIN       |
| NF     | NOW AND FORMALLY               | DWCB           | DOUBLE WING CATCH BASIN       |
| WM     | WATER METER                    | CI             | CURB INLET                    |
| WV     | WATER VALVE                    | HWM            | HEADWALL (HWM)                |
| CBA    | CONTINUOUS BUILDABLE AREA      | FLS            | FLARED END SECTION            |
| Ac     | ACRES                          | LP             | LIGHT POST (LP)               |
| SF     | SQUARE FEET                    | YI             | YARD INLET                    |
|        |                                | SC             | SEWER CLEAN OUT               |

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

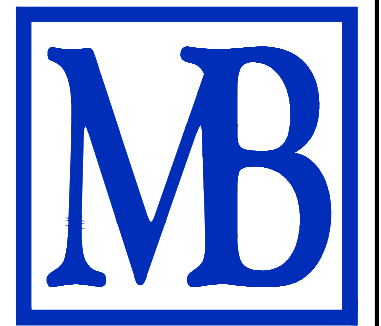
WETLANDS

STATE WATERS

PROJECT NAME  
 LIBERTY NORTH, GEORGIA  
 FAYETTE COUNTY, GEORGIA

CLIENT NAME  
 FAYETTE LIBERTY NORTH, LLC  
 270 N. JEFF DAVIS DRIVE  
 FAYETTEVILLE, GA 30214

| REVISIONS | DATE     | DESCRIPTION                        |
|-----------|----------|------------------------------------|
| 1         | 7/17/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 2         | 8/22/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 3         | 9/13/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 4         | 10/23/20 | UPDATED ENGINEER INFORMATION       |



A41.115-PP BASE

DATE 06-08-2018

FILE #

CONTRACT #

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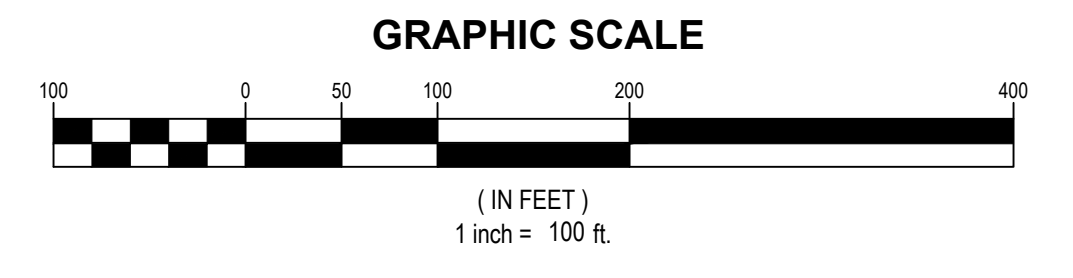
LEVEL 2 CERTIFICATION  
 CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

EXISTING CONDITIONS MAP

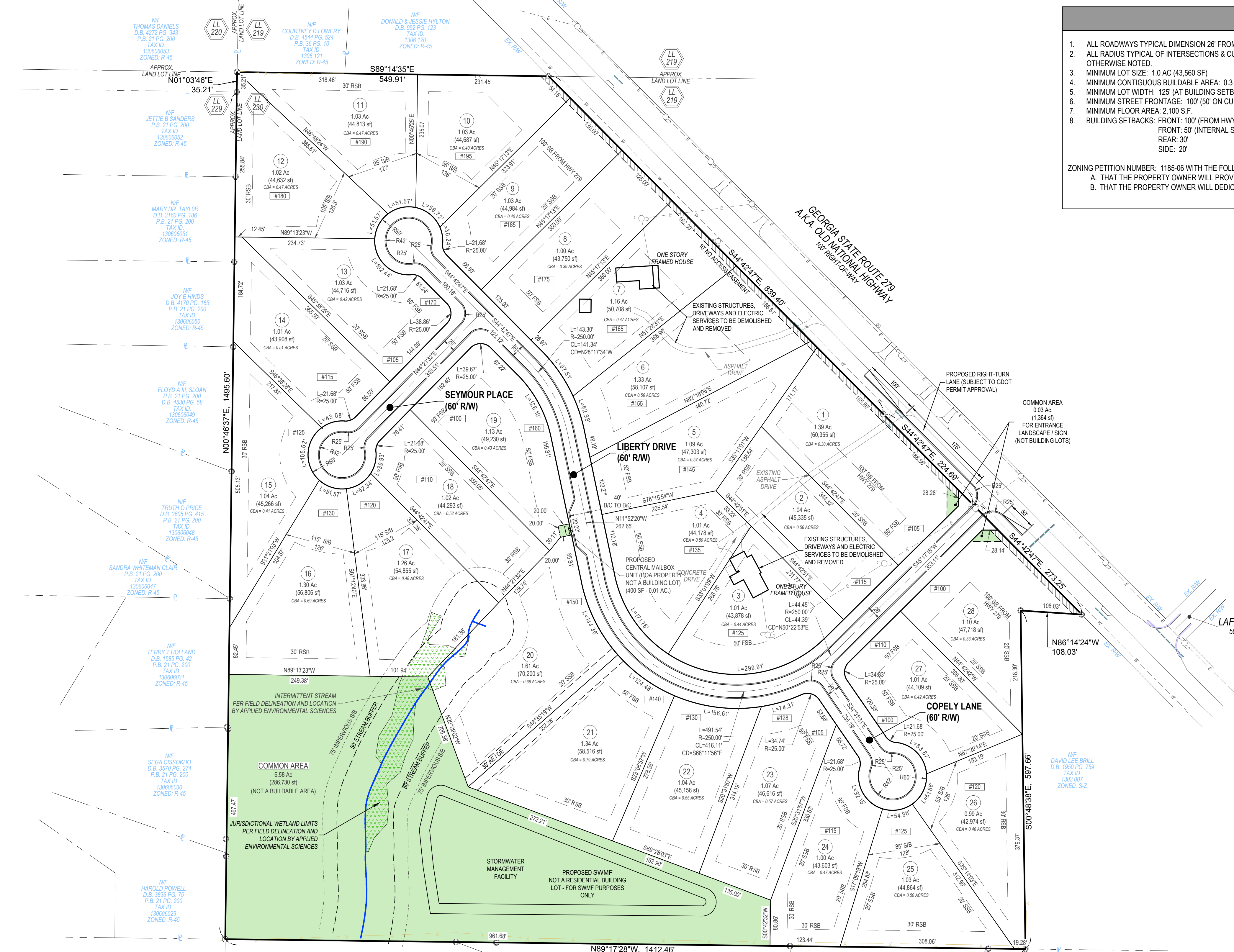
SHEET

2.0





PRELIMINARY, NOT FOR CONSTRUCTION



- ### NOTES
- ALL ROADWAYS TYPICAL DIMENSION 26' FROM BACK-OF-CURB TO BACK-OF-CURB, UNLESS OTHERWISE NOTED.
  - ALL RADIUS TYPICAL OF INTERSECTIONS & CUL-DE-SACS DIMENSION 23' FROM THE BACK-OF-CURB, UNLESS OTHERWISE NOTED.
  - MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
  - MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC
  - MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
  - MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
  - MINIMUM FLOOR AREA: 2,100 S.F.
  - BUILDING SETBACKS: FRONT: 100' (FROM HWY 279)  
FRONT: 50' (INTERNAL STREETS)  
REAR: 30'  
SIDE: 20'
- ZONING PETITION NUMBER: 1185-06 WITH THE FOLLOWING CONDITIONS:  
A. THAT THE PROPERTY OWNER WILL PROVIDE A TEN (10) FOOT NO ACCESS BUFFER ALONG S.R. 279.  
B. THAT THE PROPERTY OWNER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IF REQUIRED BY THE STATE.

### LEGEND

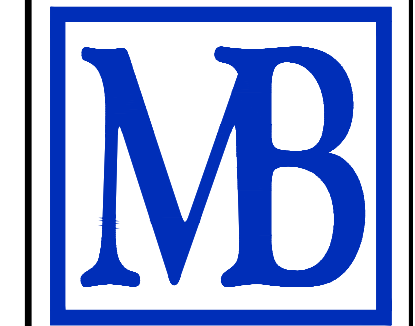
|        |                                |              |                               |
|--------|--------------------------------|--------------|-------------------------------|
| DB     | DEED BOOK                      | EOP          | EDGE OF PAVEMENT              |
| PB     | PLAT BOOK                      | FH           | FIRE HYDRANT                  |
| PG     | PAGE                           | L            | LINE LABEL                    |
| LL     | LAND LOT                       | NF           | NOW OR FORMERLY               |
| OT     | OPEN TOP PIPE                  | PKS          | PK NAL SET                    |
| RB     | REBAR                          | SSE          | SANITARY SEWER EASEMENT       |
| RF     | IRON PIN FOUND                 | UE           | UTILITY EASEMENT              |
| PS     | 12" REBAR W/CSF 001179         | REF          | REFERENCE                     |
| CTP    | CRIMP TOP PIPE                 | C/O          | SEWER CLEAN OUT               |
| C&G    | CURB & GUTTER                  | SQ. FT.      | SQUARE FOOT                   |
| RW     | RIGHT OF WAY                   | EX           | EXISTING                      |
| NF     | NOW OR FORMERLY                | EX           | EXISTING                      |
| E      | OVERHEAD POWER LINE            | N, S, E, & W | NORTH, SOUTH, EAST & WEST     |
| CMP    | CORRUGATED METAL PIPE          | TYP.         | TYPICAL                       |
| SWMF   | STORMWATER MANAGEMENT FACILITY | FSB          | FRONT SETBACK                 |
| TBM    | TEMPORARY BENCHMARK            | RSB          | REAR SETBACK                  |
| POB    | POINT OF BEGINNING             | SSB          | SIDE SETBACK                  |
| POC    | POINT OF COMMENCEMENT          | L            | LENGTH                        |
| R/C    | RADIUS                         | R            | RADIUS                        |
| RCP    | REINFORCED CONCRETE PIPE       | RF           | IRON PIN FOUND                |
| DIP    | DUCTILE IRON PIPE              | RF           | IRON PIN SET                  |
| PVC    | POLYVINYL CHLORIDE PIPE        | WV           | WATER VALVE (WV)              |
| HDPE   | HIGH DENSITY POLYETHYLENE PIPE | WM           | WATER METER (WM)              |
| E      | PROPERTY LINE                  | B.S.L.       | BUILDING SETBACK LINE         |
| SOC    | CENTERLINE                     | S.S.M.H.     | SANITARY SEWER MANHOLE (SSMH) |
| ID     | IDENTIFICATION                 | JTB          | JUNCTION BOX (JB)             |
| B.S.L. | BUILDING SETBACK LINE          | LI           | LENGTH                        |
| WV     | WATER VALVE                    | DI           | DROP INLET (DI)               |
| WM     | WATER METER                    | RM           | R/W MONUMENT                  |
| WV     | WATER VALVE                    | HW           | HEADWALL (HW)                 |
| CBA    | CONTIGUOUS BUILDABLE AREA      | FL           | FLARED END SECTION            |
| B/C    | BACK-OF-CURB                   | LP           | LIGHT POST (LP)               |
| Ac     | ACRES                          | YI           | YARD INLET                    |
| SF     | SQUARE FEET                    | SC           | SEWER CLEAN OUT               |

PROJECT NAME  
LIBERTY NORTH, GEORGIA  
FAYETTE COUNTY, GEORGIA

CLIENT NAME  
FAYETTE LIBERTY NORTH, LLC  
270 N. JEFF DAVIS DRIVE  
FAYETTEVILLE, GA 30214

### REVISIONS

|   |          |                                    |
|---|----------|------------------------------------|
| 1 | 7/17/18  | REVISED PER COUNTY REVIEW COMMENTS |
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| 4 | 10/23/20 | UPDATED ENGINEER INFORMATION       |



A41.115-PP BASE

DATE: 06-08-2018

FILE #

CONTRACT #

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805 N. GADSDEN STREET  
TALLAHASSEE, FL 32303  
CERTIFICATE OF AUTHORIZATION NO. 000006108

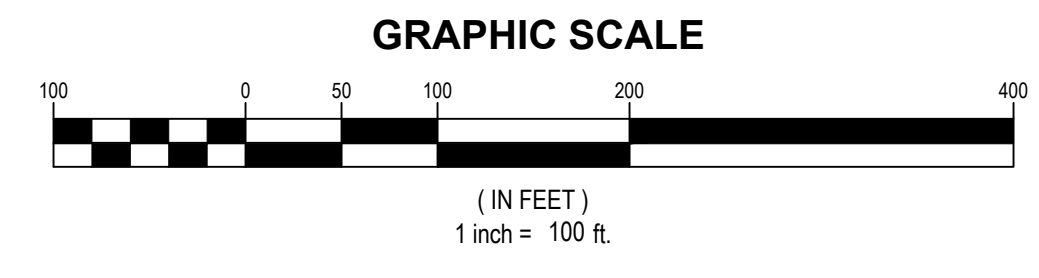


LEVEL 2 CERTIFICATION  
CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

PRELIMINARY PLAT

SHEET  
**3.0**





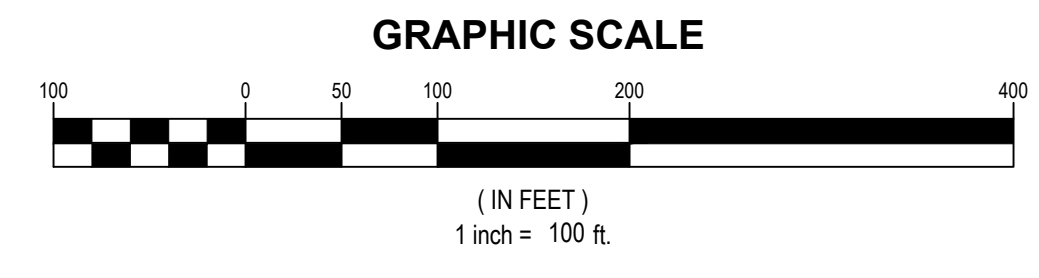
C:\Projects\A41115\Workfiles\A41115-PP BASE.dwg, 4.0 TTP, ahamms, Oct 23, 2020, 10:00:00am

©Moore Bass Consulting



| TREE IMPACT SUMMARY          |         |                    |  |
|------------------------------|---------|--------------------|--|
| Specimen Trees To Be Removed |         |                    |  |
| Diameter (inches)            | Species | Reason for Removal | Justification  |
| 32                           | Pine    | 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                           | Hickory | 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. |

| TREE LEGEND |   |
|-------------|---|
|             | SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET |
|             | TREE PROTECTION FENCING   |
|             | SPECIMEN TREE TO BE REMOVED   |

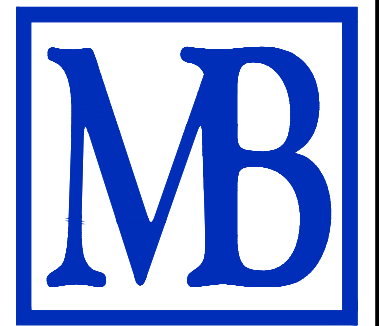


**Moore Bass**  
CONSULTING  
TALLAHASSEE, FLORIDA

PROJECT NAME  
LIBERTY NORTH, GEORGIA  
FAYETTE COUNTY, GEORGIA

CLIENT NAME  
FAYETTE LIBERTY NORTH, LLC  
270 N. JEFF DAVIS DRIVE  
FAYETTEVILLE, GA 30214

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805 N. GADSDEN STREET  
TALLAHASSEE, FL 32303

CERTIFICATE OF AUTHORIZATION NO. 000006108



LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

TREE PROTECTION PLAN

SHEET

4.0

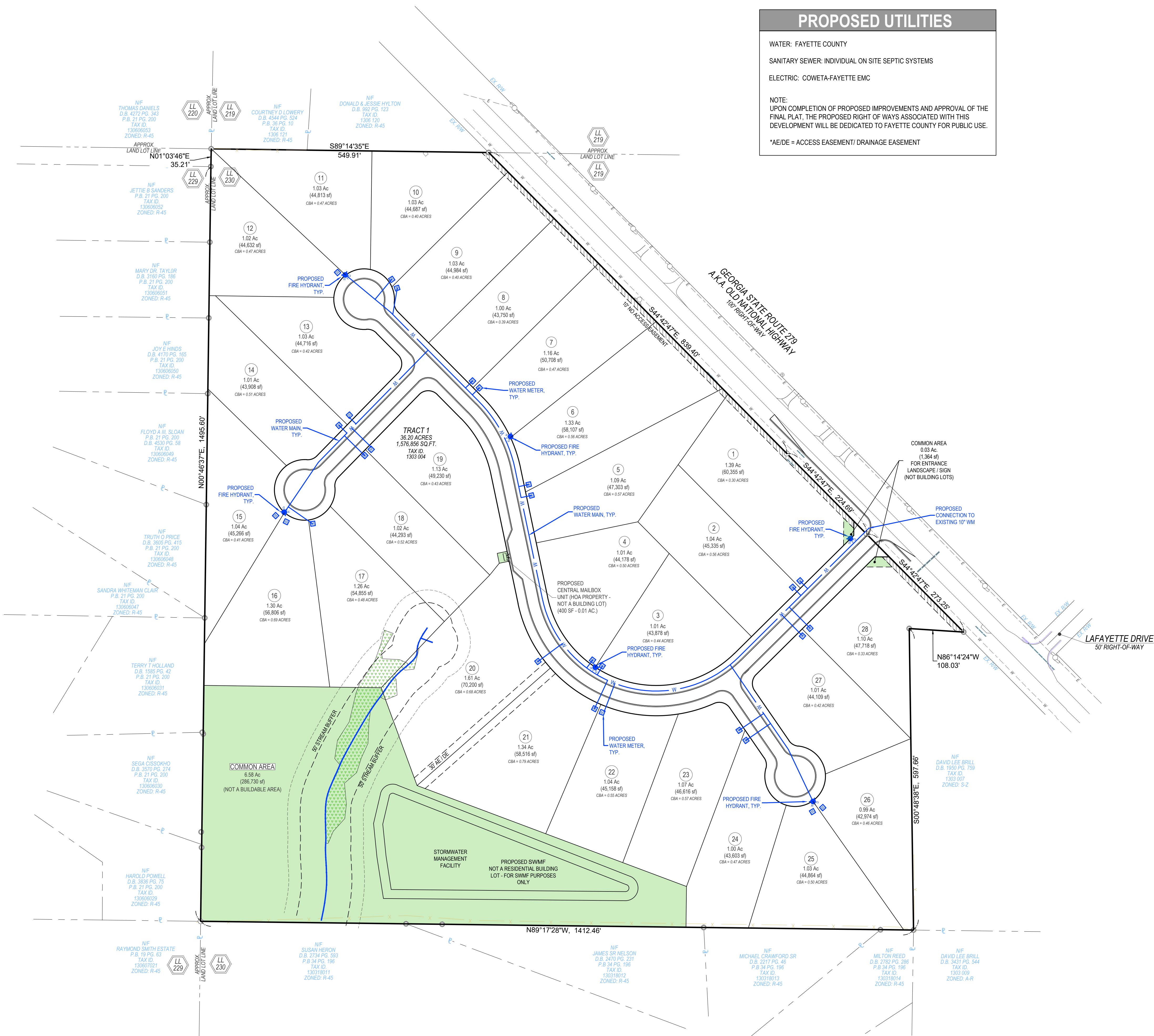


**PROPOSED UTILITIES**

WATER: FAYETTE COUNTY  
 SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS  
 ELECTRIC: COWETA-FAYETTE EMC

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.

\*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

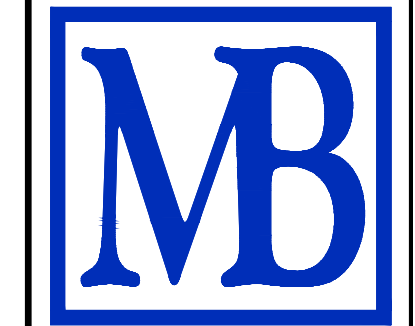


**PROJECT NAME**  
 LIBERTY NORTH  
 FAYETTE COUNTY, GEORGIA

**CLIENT NAME**  
 FAYETTE LIBERTY NORTH, LLC  
 270 N. JEFF DAVIS DRIVE  
 FAYETTEVILLE, GA 30214

**REVISIONS**

|   |          |                                    |
|---|----------|------------------------------------|
| 1 | 7/17/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 2 | 8/22/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 3 | 9/13/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 4 | 10/23/20 | UPDATED ENGINEER INFORMATION       |



A41.115-PP BASE

DATE: 06-08-2018

FILE #

CONTRACT #

DRAWN BY: SDM

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805 N. GADSDEN STREET  
 TALLAHASSEE, FL 32303



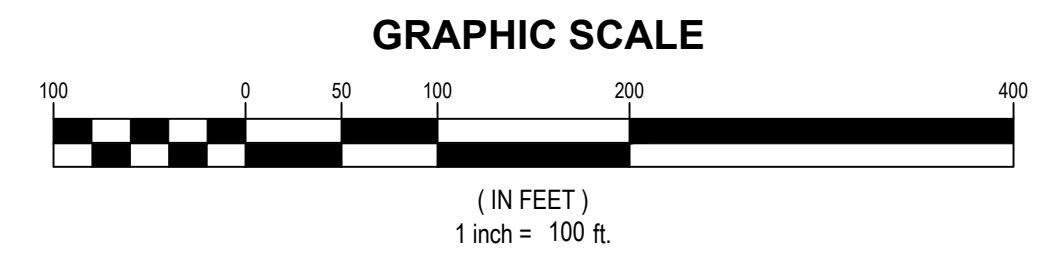
LEVEL 2 CERTIFICATION  
 CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

**WATER SERVICE PLAN**

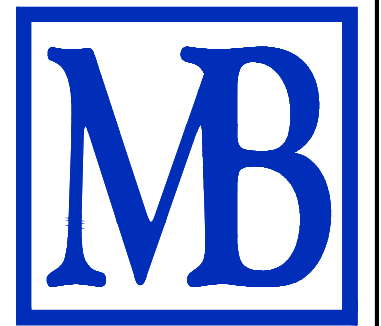
SHEET

**5.0**





| REVISIONS | DESCRIPTION                                |
|-----------|--|
| 1         | 7/17/18 REVISED PER COUNTY REVIEW COMMENTS |
| 2         | 8/22/18 REVISED PER COUNTY REVIEW COMMENTS |
| 3         | 9/13/18 REVISED PER COUNTY REVIEW COMMENTS |
| 4         | 10/23/20 UPDATED ENGINEER INFORMATION      |



A41.115-PP BASE

DATE 06-08-2018

FILE #

CONTRACT #

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805 N. GADSDEN STREET  
 TALLAHASSEE, FL 32303  
 CERTIFICATE OF AUTHORIZATION NO. 00000108



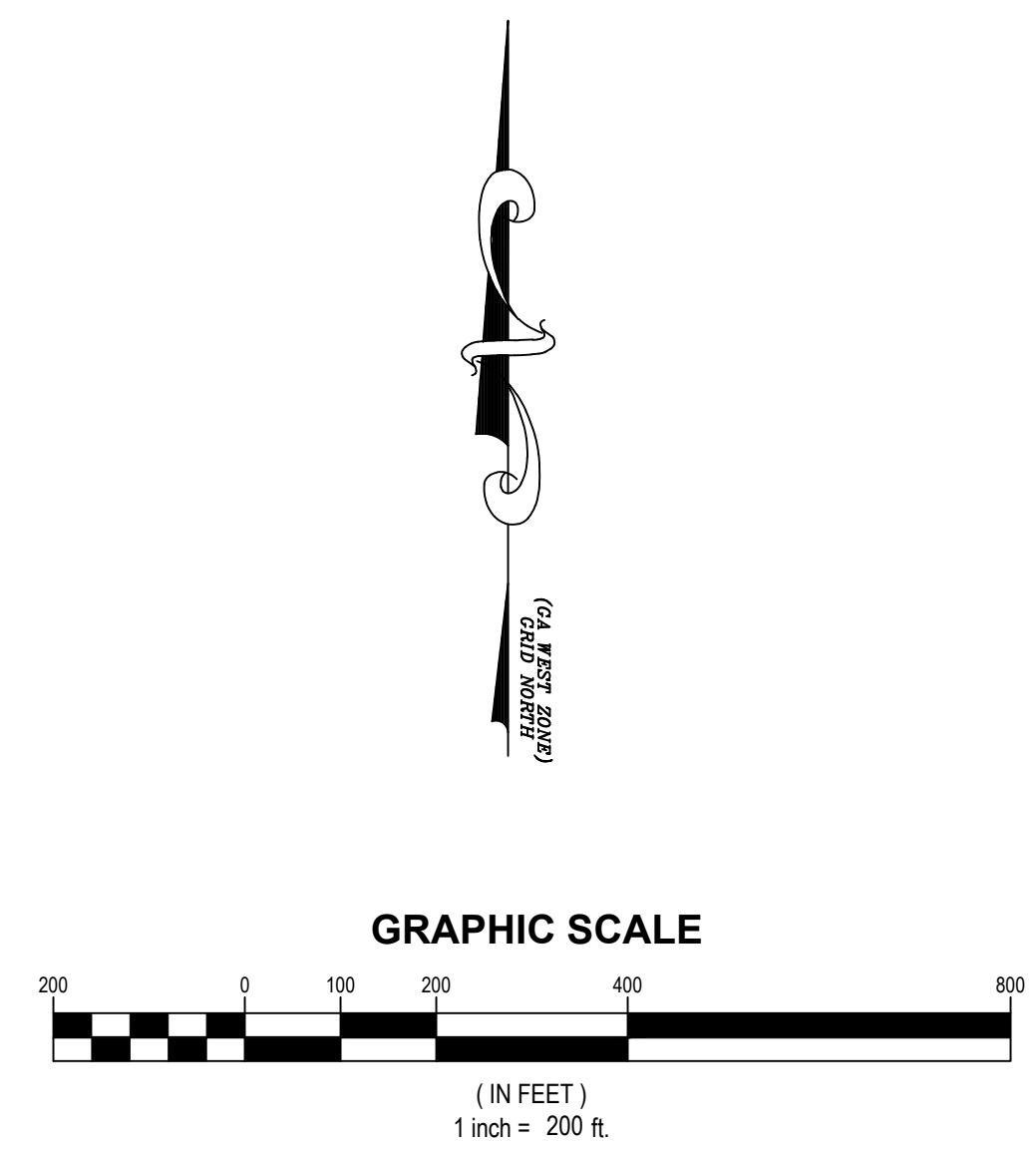
LEVEL 2 CERTIFICATION  
 CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

**CONCEPTUAL  
 STORMWATER  
 PLAN**

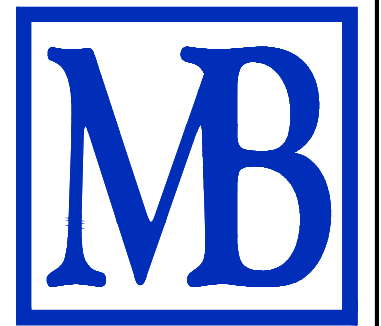
SHEET

**6.0**





| REVISIONS | DATE     | DESCRIPTION                        |
|-----------|----------|------------------------------------|
| 1         | 7/17/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 2         | 8/22/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 3         | 9/13/18  | REVISED PER COUNTY REVIEW COMMENTS |
| 4         | 10/23/20 | UPDATED ENGINEER INFORMATION       |



A41.115-PP BASE

DATE 06-08-2018

FILE #

CONTRACT #

DRAWN BY SOM

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805 N. GADSDEN STREET  
 TALLAHASSEE, FL 32303  
 CERTIFICATE OF AUTHORIZATION NO. 000006108



LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP. 12/14/22

SHEET TITLE

LEVEL 3 SOILS OVERLAY MAP

SHEET

7.0

SOIL INTERPRETIVE DATA

| Soil Units        | Depth to Bedrock (m) | Depth to Seasonal High Water Table (in) | Slope Gradient (percent) | Recommended Trench Depth (in) | Estimated Perc Rate (min/in) | Recommended Hydraulic Loading Rate (gal/day/sq ft) | Soil Suit. Code |
|-------------------|----------------------|---|--------------------------|-------------------------------|------------------------------|--|-----------------|
| Abell             | >72                  | 30                                      | 2-6                      | ----                          | ----                         | ----   | F2,F4           |
| Alcovy            | 54-72                | 24                                      | 2-6                      | 8-12                          | ----                         | 0.10   | C1              |
| Appling           | >72                  | >72                                     | 2-12                     | 30-48                         | 60                           | ----   | A1              |
| Cataula I         | >72                  | 18-24 (PWT)                             | 2-12                     | ----                          | ----                         | ----   | F3              |
| Cataula II        | >72                  | 24-30 (PWT)                             | 2-10                     | 8-12                          | ----                         | 0.10   | C1              |
| Cataula III       | >72                  | 24-42* (PWT)                            | 2-12                     | 50-66                         | 75                           | ----   | O1              |
| Cecil             | >72                  | >72                                     | 2-10                     | 36-48                         | 60                           | ----   | A1              |
| Cecil Variant     | >72                  | >72                                     | 2-10                     | 42-48                         | 65                           | ----   | A5              |
| Cecil Wet Variant | >72                  | 60                                      | 4-8                      | 24-36                         | 75                           | ----   | P1              |
| Gwinnett          | 60-72                | >60                                     | 2-12                     | 30-36                         | 60                           | ----   | N3              |
| Hard Labor I      | >72                  | 24-36                                   | 2-10                     | 8-12                          | ----                         | 0.10   | C2              |
| Hard Labor II     | >72                  | 36-42                                   | 2-10                     | 18-24                         | 85                           | 0.12   | C2              |
| Helena            | >72                  | 18-24                                   | 2-10                     | ----                          | ----                         | ----   | F2              |
| Pacolet           | >72                  | >72                                     | 2-12                     | 30-48                         | 45                           | ----   | A1              |
| Starr             | >72                  | >72                                     | 2-10                     | ----                          | ----                         | ----   | F4              |
| Wash Over Cecil   | >72                  | >72                                     | 2-10                     | 42-48                         | 65                           | ----   | A2              |

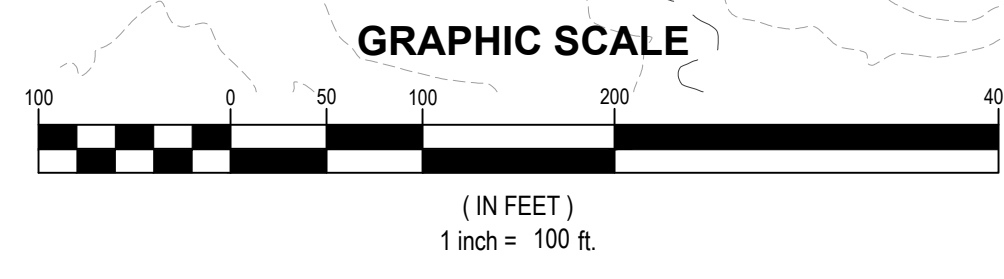
\* Indicates depth to top and base of restrictive horizon that is causing brief perching of water table. Soil appears to be well drained below restrictive layer.  
 PWT = Perched Water Table

NOTES:

- Soils information shown hereon is based on a Level 3 soils analysis performed by Applied Environmental Sciences, dated 05-17-2018
- System installation should not occur under saturated or wet soil conditions
- Absorption fields should not be installed on concave slopes.
- Surface drainage should be diverted away from absorption field lines.
- Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.
- Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

SOIL SUITABILITY CODE LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F3 Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/ or storm water drainage patterns.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- O1 Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.
- P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed at 60 inches. Installations deeper than 36 inches will require a treatment system producing Class 1 effluent.





To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: December 10, 2020  
Subject: Major Final Plat to be considered on December 17, 2020

**PRELIMINARY PLAT**

Major Final Plat of Autumn Lake Estates Phase II

**OWNER/APPLICANT**

George P. Cocolos



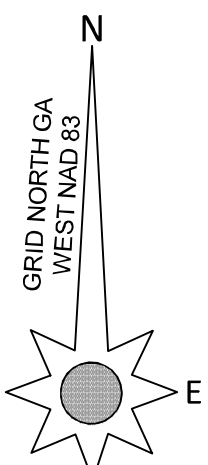
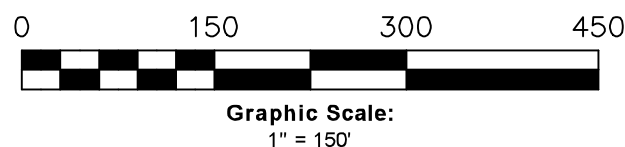
Recommend **APPROVAL** for the Major Final Plat signed December 10, 2020.



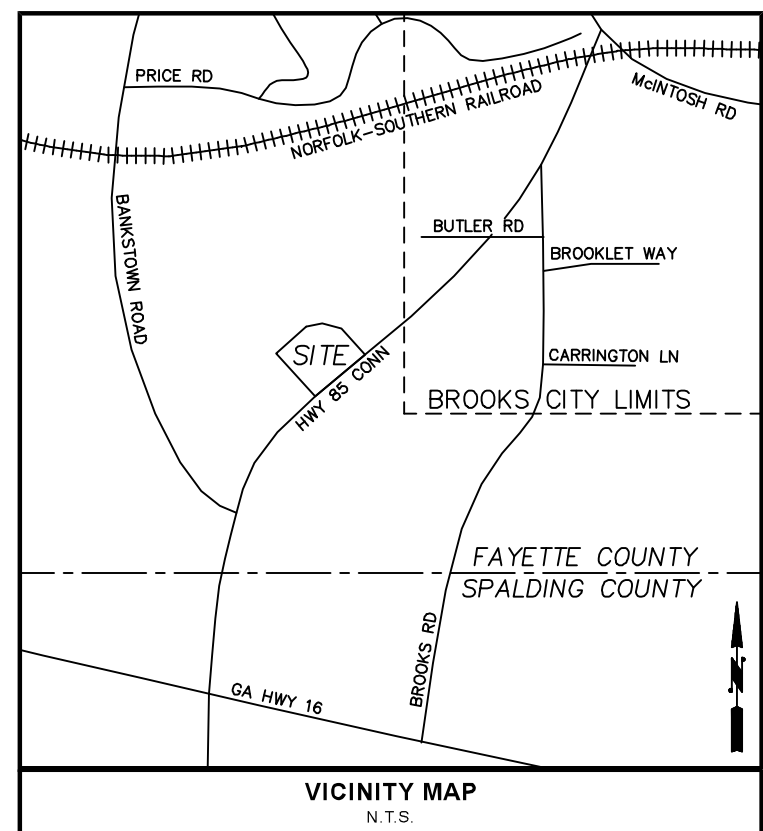
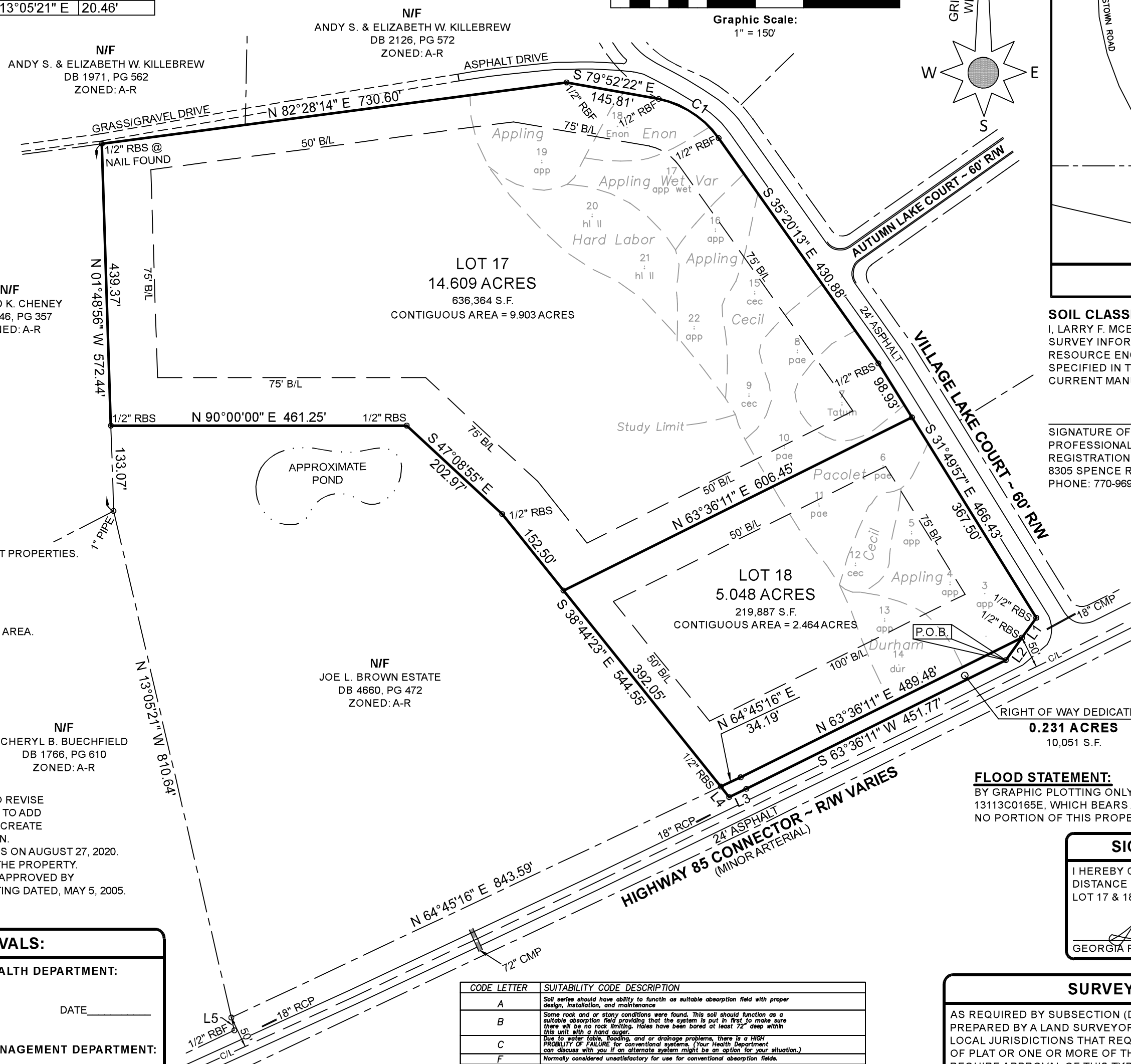
| CURVE | ARC LENGTH | RADIUS  | CHORD LENGTH | CHORD BEARING |
|-------|------------|---------|--------------|---------------|
| C1    | 114.26'    | 151.87' | 111.58'      | S 56°48'48" E |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 35°47'30" W | 38.20'   |
| L2   | S 35°47'30" W | 42.87'   |
| L3   | S 64°45'16" W | 29.59'   |
| L4   | N 38°44'23" W | 20.57'   |
| L5   | S 13°05'21" E | 20.46'   |

**NOTE:**  
LOT 17 & 18 TO BE ADDED TO THE  
AUTUMN LAKE ESTATES SUBDIVISION (PB 43, PG 92-95)



# MAJOR FINAL PLAT OF AUTUMN LAKE ESTATES - PHASE II



**SOIL CLASSIFICATION DELINEATION:**  
I, LARRY F. MCEVER DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY RESOURCE ENGINEERS, 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 \_\_\_\_\_  
PROFESSIONAL ENGINEER  
REGISTRATION NO. PE 012170  
8305 SPENCE ROAD, FAIRBURN, GA 30213  
PHONE: 770-969 8923

**CLOSURE STATEMENT:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,111 FEET AND AN ANGULAR ERROR OF 00° 00' 01" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

**FLOOD STATEMENT:**  
BY GRAPHIC PLOTTING ONLY, THIS LOT IS LOCATED ON COMMUNITY PANEL No. 13113C0165E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.

**SIGHT DISTANCE CERTIFICATION:**  
I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT DISTANCE OF 280' FOR 25 MILES PER HOUR IS PROVIDED FOR LOT 17 & 18 AS SHOWN ALONG VILLAGE LAKE COURT.

*Larry*  
GEORGIA REGISTERED LAND SURVEYOR No. 1620

**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).

*Larry*  
SWINSON A. GASKINS, Sr.  
GEORGIA REGISTERED LAND SURVEYOR No. 1620

12/1/20  
DATE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**GENERAL NOTES:**

- OWNER/DEVELOPER: GEORGE P. COCOLES, 135 VILLAGE LAKE CT. BROOKS, GA 30205, 404-754-7116, gcoco@cecoexpress.com
- SURVEYOR: GASKINS & ASSOCIATES, LLC, P.O. BOX 321, BROOKS, GA 30205, 770-460-9342, sagaskins@bellsouth.net
- TOTAL NUMBER OF LOTS: 2
- TOTAL ACREAGE: 19.657 ACRES
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS: ZONING DISTRICT = A-R, MINIMUM LOT WIDTH AT BUILDING LINE = 250', MINIMUM LOT SIZE = 5.0 ACRES, FRONT YARD SETBACK = 75' (MINOR), 100' (COLLECTOR), 100' (ARTERIAL)
- SIDE YARD SETBACK = 50'
- REAR YARD SETBACK = 75'
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY AN ON-SITE WELL.
- 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.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTIES.
- 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- BY GRAPHIC PLOTTING ONLY, THIS LOT IS LOCATED ON COMMUNITY PANEL NO. 13113C0165E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOODHAZARD AREA.
- EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE NO STATE WATERS ON THIS SITE.
- THERE ARE NO EXISTING STRUCTURES OR FEATURES ON THE PROPERTY.
- THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY AS PER ON THE FAYETTE COUNTY GIS MAPS.
- PER PETITION RP-077-20, THE PURPOSE OF THIS PLAT IS TO REVISE THE FINAL PLAT OF AUTUMN LAKE ESTATES SUBDIVISION AND TO ADD PROPERTY TO THE AUTUMN LAKE ESTATES SUBDIVISION AND CREATE TWO ADDITIONAL LOTS IN AUTUMN LAKE ESTATES SUBDIVISION. APPROVED BY THE FAYETTE COUNTY BOARD COMMISSIONERS ON AUGUST 27, 2020.
- THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY.
- THE PRELIMINARY PLAT FOR AUTUMN LAKE ESTATES WAS APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION DURING MEETING DATED, MAY 5, 2005.

**MAJOR FINAL PLAT APPROVALS:**

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:  
\_\_\_\_\_  
DATE \_\_\_\_\_  
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:  
\_\_\_\_\_  
DATE \_\_\_\_\_  
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR:  
\_\_\_\_\_  
DATE \_\_\_\_\_  
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY ENGINEER:  
\_\_\_\_\_  
DATE \_\_\_\_\_  
FAYETTE COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION:  
\_\_\_\_\_  
DATE \_\_\_\_\_  
SECRETARY

APPROVED BY FAYETTE COUNTY FIRE MARSHAL:  
\_\_\_\_\_  
DATE \_\_\_\_\_  
FIRE MARSHAL

**LEGEND:**  
RBF = REBAR FOUND  
RBS = REBAR SET  
L.L. = LAND LOT  
L.L.L. = LAND LOT LINE  
PL = PROPERTY LINE  
C/L = CENTERLINE  
P.O.B. = POINT OF BEGINNING  
B/L = BUILDING SETBACK LINE  
N/F = NOW OR FORMERLY  
F.W.P.D. = FIELD WORK PERFORMED DATE  
DB = DEED BOOK  
PB = PLAT BOOK  
PG=PAGE  
U/P = UTILITY POLE  
### = HOUSE NUMBER

| 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 12" 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.) Normally considered unsatisfactory for use for conventional absorption fields. |
| F           |                  |   |

| SOIL TYPE        | Slope % | Water inches | Resistance inches | Code | Trench Depth inches | Perk Rate min/in | Infil. Rate gal/s/day |
|------------------|---------|--------------|-------------------|------|---------------------|------------------|-----------------------|
| Appling          | 2 - 8   | >60          | >72               | A    | 18 - 36             | 75830"           | 0.10                  |
| Appling Wet Var. | 2 - 8   | >48          | >72               | A    | 18 - 24             | 60824"           | 0.09                  |
| Cecil            | 2 - 8   | >72          | >72               | A    | 30 - 48             | 45840"           | 0.10                  |
| Durham           | 2 - 8   | >48          | >72               | A    | 18 - 24             | 105824"          | 0.08                  |
| Enon             | 3 - 8   | p36          | >72               | C    | 8 - 24              | 110818"          | 0.07                  |
| Hard Labor       | 3 - 8   | a30          | >72               | C    | 8 - 18              | 110818"          | 0.07                  |
| Pacolet          | 2 - 8   | >72          | >72               | A    | 18 - 48             | 45830"           | 0.15                  |
| Tatum            | 2 - 8   | >72          | >72               | A    | 24 - 48             | 45836"           | 0.15                  |

p = perched water table, a = apparent water table nsd = Not Sufficient Data  
\* Perk rate is the maximum perk rate expected within 12 inches of the trench bottom for the installation depths shown

**OWNERS ACKNOWLEDGEMENT:**

WE, THE UNDERSIGNED OWNERS OF LOT 17 & 18 OF AUTUMN LAKE SUBDIVISION, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

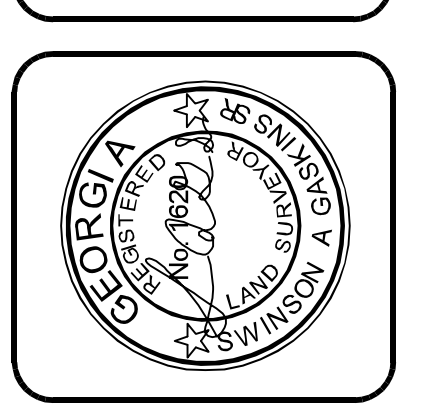
OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

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 MAJOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

**S.A. GASKINS & ASSOCIATES, LLC**  
Surveyors - Planners - Development Consultants  
P.O. BOX 321  
BROOKS, GA 30205  
770-460-9342  
PSALM 51  
sagaskins@bellsouth.net

**Property Location**  
Land Lot 36 Of The 4th Land District  
Fayette County, Georgia

Prepared For:  
**GEORGE P. COCOLES**



Job No. SA20-016A  
Drawn By: M.W.R. Reviewed By: S.A.G.  
Issue Date: 12/1/20  
F.W.P.D.: 03/05/20  
Revisions: \_\_\_\_\_ Date \_\_\_\_\_  
PAGE 1 OF 1



Sec. 110-105. - Standards for telecommunications antennas and towers.

- (a) *Purpose and intent.* The purpose of this chapter is to establish minimum development standards for the regulation of commercial telecommunications transmission towers, including, but not limited to: cellular and personal communications systems (PCS) towers, broadcasting towers, two-way radio towers, fixed-point microwave dishes, commercial satellites and receiving dishes, and related equipment cabinets and/or buildings. The intent of this chapter is:
  - (1) To implement the provisions of the Telecommunications Act of 1996, on a local level;
  - (2) To control placement of towers and antennas in a way that minimizes the adverse visual impact to nearby properties by locating towers and antennas in nonresidential areas or in areas where the adverse impact on the community is minimal; and
  - (3) To advocate the shared use of existing and planned tower sites through co-location, thereby discouraging the proliferation of towers throughout the county.
- (b) *Authority.* Only the board of commissioners has the authority to reduce or waive the requirements under this section through the public hearing procedure.
- (c) *Applicability.*
  - (1) *District height limitations.* Height limits specified for each zoning district shall not apply to towers and antennas. The requirements set forth herein shall govern the height of towers and antennas.
  - (2) *Governmentally owned property.* These requirements shall not apply to any governmentally owned property, including: properties owned by the board of commissioners, board of education, or a municipality, as well as, the state or federal government, that are used for the location of any tower facility.
  - (3) *Amateur radio antennas.* This chapter shall not govern any amateur radio tower, or the installation of any antenna, that is less than 70 feet in height and is owned and operated by a federally licensed amateur radio station operator.
  - (4) *Pre-existing towers and antennas.*
    - a. Any tower or antenna which existed prior to May 24, 2012, that does not comply with the requirements herein shall be deemed legally nonconforming. Any enlargement of a pre-existing tower or tower facility, shall meet the requirements herein. Co-location of an antenna which does not increase the height of the tower or placement of additional equipment cabinets or buildings within the existing tower facility shall be allowed under the provisions of site plan requirements.
    - b. Replacement of a pre-existing legally nonconforming tower structure is permitted provided that all of the following apply:
      - 1. The replacement tower is constructed within 25 feet of the existing tower and is not greater in height than the existing tower;
      - 2. The lower being replaced is removed from site within 90 calendar days from the issuance of the certificate of occupancy for the replacement tower;
      - 3. Additional co-location opportunities on the new tower are made available with the minimum users required based on tower height; and
      - 4. A site plan indicating the location of the replacement tower shall be required.
- (d) *General requirements.*
  - (1) Towers and tower facilities shall be on a lot which meets the minimum requirements for the zoning district in which it is located. Towers and tower facilities may be located on a lot containing another use. Towers and tower facilities may occupy a leased area being a portion of the lot.



- (2) Internal setbacks for towers, tower facilities, and anchors shall be measured to the boundaries of the lot, not the boundaries of the leased area. Setbacks for towers shall be measured from the base of the tower.
  - a. All towers shall be set back from all adjoining properties zoned residential or A-R a distance equal to the height of the tower plus ten feet.
  - b. All towers shall be set back from all adjoining properties zoned nonresidential a distance of 100 feet.
  - c. All towers shall be set back from the street right-of-way (existing or required, whichever is greater) a distance equal to the height of the tower. Street right-of-way is based on the classification of the street (see chapter 104, development regulations).
  - ~~d. All towers, excluding alternative tower structures, shall be set back from any off site residence a distance equal to three times the tower height or a minimum of 500 feet, whichever is greater.~~
  - e. Any tower facility and anchors for guyed towers shall comply with the minimum required setbacks and/or buffers of the applicable zoning district.
- (3) Towers located on the same lot as a private school or day care center shall be set back a distance equal to the height of the tower from all facilities, excluding parking areas. This provision shall not apply to an alternative tower structure which is allowed in conjunction with a private school conditional use.
- (4) All towers, excluding alternative tower structures, shall be structurally designed to accommodate the following minimum numbers of carriers based on height of the tower:
  - a. Up to 70 feet: one carrier;
  - b. Greater than 70 up to 120 feet: two carriers;
  - c. Greater than 120 feet up to 150 feet; three carriers;
  - d. Greater than 150 feet up to 180 feet: four carriers;
  - e. Greater than 180 feet up to 250 feet: five carriers; and
  - f. Greater than 250 feet: six carriers.
- (5) All tower facilities, excluding tower facilities associated with alternative tower structures, shall be enclosed by a steel chain-link fence not less than eight feet in height, with slat inserts for screening. Access to the telecommunication tower shall be through a locking gate. In addition, a minimum of three strands of barbed wire shall be used along the top of the fence to prevent unauthorized access to the tower.
- (6) A landscaped strip ten feet in width surrounding the perimeter of the tower facility shall be required. Landscaping shall be staggered double rows of evergreen trees a minimum of six feet in height when planted and spaced every ten feet on center. Landscaping shall be installed on the outside of the required security fence. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large wooded lots, the zoning administrator may determine that natural growth around the property perimeter may be sufficient in lieu of the required landscaping. If existing vegetation is to remain and requested to count toward the landscaping requirements, all such information, including location, size, and type of vegetation shall be indicated on the site/landscape plan. These requirements shall not apply to a tower facility associated with an alternative tower structure.
- (7) Maximum height for all towers and antennas is 500 feet. Tower height shall be measured from the natural grade of the ground at the location of the tower to the highest point of the tower, including any antenna. If minimal grading (elevation of one to two feet above natural grade) is required to level the ground for the tower base, tower height shall be measured from the finished grade approved by the county engineer.

- (8) No signage, other than required safety signage, shall be placed on a tower structure or antenna.
  - (9) Aesthetics and lighting requirements. The following compatibility standards shall govern the aesthetics and lighting of any tower facility, including the installation of antennas on towers:
    - a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.
    - b. If an antenna is installed on a structure other than a tower, the antenna and equipment cabinets shall be architecturally compatible with, the color and texture of the supporting structure. Roof-mounted equipment cabinets shall be screened so as to make the equipment visually unobtrusive.
    - c. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.
  - (10) Removal of abandoned antennas and towers. Prior to the abandonment of any tower or antenna, a copy of the notice of intent to abandon required by the FCC shall also be submitted to the county planning and zoning department. Any antenna or tower, including pre-existing towers and antennas, that is not in use for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove same within 90 days of receipt of notice from the governing authority notifying the owner of such abandonment. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.
  - (11) Performance bond required. Prior to the issuance of a certificate of occupancy for a new tower structure, every applicant shall be required to deposit a performance bond with the county. The amount of the bond shall be equal to ten percent of the total construction cost or a minimum of \$5,000.00, whichever is greater. Such bond shall be required upon compliance with all aspects of this section and shall be applicable to any assignee and owner of any permit granted hereunder, or any employee, contractor, subcontractor, or other party performing services in connection with any certificate of zoning compliance issued by the planning and zoning department. The required performance bond shall be released only upon demolition of the tower and restoration of the site to the pre-development conditions. The approved format of the bond is available in the planning and zoning department.
- (e) *Supplemental requirements.* In addition to the general requirements above, the following supplemental requirements shall apply as specified below:
- (1) *Highway corridor.* Locating towers along the following highway corridors is permitted as an overlay zone provided all the following requirements are met:
    - a. The state and county highways included within the highway corridor are SR 54, SR 85, SR 92, SR 74, SR 314, SR 279, SR 138, and 85 Connector.
    - b. The highway corridor tower overlay zone permits towers in any zoning district when located within 1,000 feet of the right-of-way on either side of the aforementioned roads in unincorporated areas of the county.
    - c. Towers in excess of 250 feet in height in the highway corridor shall require public hearings before the planning commission and board of commissioners.
    - d. All new towers, excluding alternative tower structures, located within the highway corridor that are 70 feet or greater in height shall not be located within one statute mile from any existing or planned towers (within any local government jurisdiction) that are 70 feet or greater in height. This minimum distance requirement shall not apply from existing governmentally owned towers where co-location is not permitted or from alternative tower structures.
  - (2) *Outside of the highway corridor.*



- a. Outside of the highway corridor, a tower may be located only in the following zoning districts:
  - 1. Manufacturing and heavy industrial district (M-2);
  - 2. Light Industrial District (M-1);
  - 3. Highway Commercial District (C-H);
  - 4. Community Commercial District (C-C);
  - 5. Planned Unit Development (PUD) excluding PUD-PRD;
  - 6. Agricultural-Residential (A-R); and
  - 7. R-70 Single-Family Residential District.
- b. Towers in excess of 180 feet in height outside of the highway corridor shall require public hearings before the planning commission and board of commissioners.
- c. All new towers, excluding alternative tower structures, located outside of the highway corridor that are 70 feet or greater in height shall not be located within 1½ statute miles from any existing or planned towers (within any local government jurisdiction) that are 70 feet or greater in height. This minimum distance requirement shall not apply from existing government-owned towers where co-location is not permitted or from alternative tower structures.

(3) *Alternative tower structures.*

- a. The purpose of an alternative tower structure is to diminish, camouflage, or conceal the appearance of towers and antennas to reduce the visual impact on surrounding properties and streets. Depending on the nature of the site, the proposed alternative tower structure shall be appropriate and in character with its surroundings. For example, the use of a monopine is more fitting on a site with stands of mature trees; whereas, the use of a flag pole or light pole alternative tower structure is more suitable for the developed portion of a site.
- b. Alternative tower structures shall comply with the general requirements herein with the exception of ~~the setback requirements from off site residences~~, security fencing requirements, landscape requirements, and tower separation requirements of both the highway corridor and outside of the highway corridor. Alternative tower structures shall be allowed in the highway corridor, outside of the highway corridor in the zoning districts listed herein, and in conjunction with the following existing conditional uses:
  - 1. Church or other place of worship;
  - 2. Developed residential recreational/amenity areas;
  - 3. Private school; and
  - 4. Telephone, electric, or gas sub-station or other public utility facilities.
- c. Alternative tower structures, in conjunction with the above listed conditional uses, shall meet the setbacks established in the general requirements or the conditional use setbacks, whichever is greater.
- d. An alternative tower in excess of 120 feet in height shall require public hearings before the planning commission and board of commissioners.
- e. A maximum of one alternative tower structure shall be allowed per lot.
- f. The alternative tower structure shall match the visual simulation depiction and engineering detail and specification drawings from the manufacturer/supplier of the alternative tower structure specifically proposed for the site.



- g. Design review and approval process: alternative tower structures shall go through a design review and approval process before the planning commission. The purpose of this design review and approval process is to determine that the alternative tower structure type is appropriate for the site and surrounding area and set requirements for the alternative tower structure type, placement on the site, equipment structures, fencing and landscaping. The design review and approval process application shall include the following:
    - 1. An analysis of the nature and character of the site and how the alternative tower structure is appropriate in context to the site and the view from surrounding properties and streets;
    - 2. A visual simulation consisting of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets; and
    - 3. Engineering detail and specification drawings from the manufacturer/supplier of the alternative tower structure specifically proposed for the site which shall indicate all applicable requirements herein.
  - h. Monopine towers.
    - 1. Monopine towers shall maintain the natural conical appearance of a loblolly pine tree. Antennas shall be placed a minimum of five feet below the top of the tower, as measured from the highest point of the antenna to maintain said appearance.
    - 2. Foliage shall be green in color and the tower shall be brown in color. The antennas shall be green to blend with the foliage and the foliage shall extend a minimum of one foot beyond the antennas. The foliage shall be UV resistant to reduce degradation and fading and constructed to withstand winds of 110 mph, certification of such shall be supplied with the application. Foliage shall be placed on the tower down to the height of the foliage of surrounding trees. The structure shall have sufficient limbs at the time of initial installation so that there is no gap between the existing canopy and the lower most limbs of the monopine.
    - 3. The installation of the foliage on the monopine shall be installed prior to final inspections. Foliage on the monopine shall be maintained and/or replaced to the specifications established by the engineering detail and specification drawings from the manufacturer/supplier of the alternative tower structure specifically proposed for the site to retain the screening of the antennas. Upon notice from the county that the foliage is in need of maintenance and/or replacement, the tower owner shall have 90 days to make such repairs.
  - i. Flag pole and light pole alternative tower structures shall utilize internal antennas and slick stick design. Flag poles utilized as an alternative tower structure shall be exempt from article V, General provisions, structures permitted above the height limit.
- (f) *Public hearings required to reduce or waive requirements.*
- (1) Public hearings before the planning commission and board of commissioners are necessary to reduce or waive requirements for a proposed tower, antenna, or equipment cabinet or building that cannot comply with the general requirements, and/or supplemental requirements. The procedure for said public hearings shall follow the procedure for rezoning (see article VII of this chapter). Applicants shall apply for public hearings through the planning and zoning department. The application with deadline submittal and public hearing dates is available in the planning and zoning department. The application shall include the following:
    - a. A scaled concept plan, drawn on the signed/sealed survey, graphically indicating the lot and leased area, total tower height including antennas, type and design of the tower structure, the boundary of the tower facility, all applicable setbacks (~~both on-site and off-site~~ site)



, ingress/egress, landscaping areas, and zoning of the subject property and adjacent property;

- b. Inventory of existing or planned tower sites. When a proposed tower cannot meet the separation requirements between towers, an inventory of existing or planned tower sites shall be required to sufficiently demonstrate that no existing or planned tower can accommodate the proposed antenna. Each applicant for a new tower shall contact the owners of all existing and planned tower sites, including those located within all adjacent municipalities and counties that are within the search area of the applicant's proposed tower location. The inventory shall be prepared by a radio frequency engineer. The inventory shall include the following information:
  1. All tower owners and the number of carriers for each tower site;
  2. The site location, total height, and design type of each tower;
  3. Details of all existing and planned towers or structures located within the search area and the ability of such to meet the applicant's engineering requirements, including, but not limited to: sufficient height, structural support strength, and electromagnetic interference with antennas on the existing towers or structures;
  4. Other limiting factors that render existing towers and structures unsuitable; and
  5. Letters of rejection for requests to co-locate on all existing and planned towers within the search area of the proposed tower.

The county will engage an independent expert review of the inventory of existing and planned tower sites. If the actual cost to the county for independent expert review of the document is greater than the application fee, the applicant shall be billed for the difference and payment shall be made prior to the hearing before the board of commissioners. An inventory of existing and planned tower sites which is lacking of the information above, as determined by the independent expert, shall require a resubmittal of the lacking information and postpone the tower application to the next scheduled cycle of public hearings. The inventories of existing or planned tower sites are available as an information source to assist other applicants applying for approval under this chapter, provided; however, that the planning and zoning department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

- c. A balloon test shall be conducted prior to the public hearings. The balloon shall be flown for a minimum of four daylight hours from the location of the proposed tower, at the requested height. The application shall include the date and time of the balloon test and an alternative date, in case of inclement weather. The initial balloon test shall be held on a Saturday and the alternative date may be held on any day of the week. A sign announcing the dates of the balloon test shall be posted on the property by the county a minimum of five calendar days prior to the initial balloon test; and
  - d. The applicant shall submit a visual simulation, based on the balloon test, a minimum of seven calendar days prior to the planning commission public hearing. Failure to meet this deadline will postpone the tower application to the next scheduled cycle of public hearings. The visual simulation shall consist of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets. An affidavit certifying that the correct location and height of the tower were utilized in the balloon test shall be submitted with the visual simulation photographs.
- (2) Factors considered in public hearing applications. The following factors shall be considered when evaluating a tower application:
- a. Height of the proposed tower;
  - b. Distance of the tower to residential structures and residential zoning district boundaries;



- c. Nature of uses on adjacent and nearby properties;
- d. Topography of the site and its effect on the efficiency of the tower in terms of coverage;
- e. Surrounding tree coverage and foliage and its effect on the efficiency of the tower in terms of coverage, as well as, its effect on the visual impact of the tower on surrounding properties and streets;
- f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- g. Proposed ingress and egress; and
- h. The degree of the tower's compliance with the one statute mile separation (inside the highway corridor) or 1½ statute mile separation (outside the highway corridor).

In granting its approval to waive or reduce requirements, the county, through the board of commissioners or its designee, may impose conditions that are necessary to minimize the adverse effect of a proposed tower or antenna on adjoining property. A site application shall be submitted within 60 days of the date of approval by the board of commissioners or the proposed tower will no longer be deemed a planned tower.

(g) *Site application requirements.* All applicants for new tower construction shall include the following:

- (1) Completed application forms signed and notarized;
- (2) Proof of ownership of the parent tract (latest recorded warranty deed);
- (3) Site plan prepared by an engineer, architect, or landscape architect registered by the state;
- (4) Landscape plans (see general requirements);
- (5) Provide number of carriers based on maximum height of tower;
- (6) A lease agreement with a minimum of one carrier.
- (7) Site plan requirements. All tower applicants for new towers shall be required to submit a scaled site plan which complies with all applicable requirements of chapter 104, development regulations. Additional information indicated on the site plan shall include:
  - a. A signed/sealed survey by a land surveyor registered in the state of the parent tract, leased area, and ingress/egress easement, indicating the metes and bounds for each;
  - b. Total tower height including antennas;
  - c. Type and design of any tower facility, including location of equipment buildings or cabinets;
  - ~~d. Distance from nearest off-site residences;~~
  - e. Fencing and gate details;
  - f. All applicable setbacks for the tower, tower facility, and anchors for guyed tower, as applicable;
  - g. Distance from existing and planned towers;
  - h. Zoning and acreage of parent tract;
  - i. Zoning of adjacent property; and
  - j. Other information necessary to assess compliance with this chapter.

Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer. Site plan submittal shall include completion of a tower application, signed and notarized by both the property owner and the tower company representative/agent.



- (h) *Revision to a site plan for the relocation of an existing tower.* The relocation of an existing tower shall require the following:
- (1) The relocation site shall be within the same lot as the existing tower.
  - (2) Submittal of a site plan that meets the specifications of subsection (g) of this section.
  - (3) Letters from all carriers on the existing tower agreeing to the relocation of the tower.
  - (4) The existing tower being replaced shall be removed from the site within 120 calendar days from the date of the issuance of the certificate of occupancy for the relocated tower.
- (i) *Installing an antenna on an existing structure or co-locating or replacing an antenna on an existing tower.* The following scenarios shall not require submittal of a site application or site plan:
- (1) Installing an antenna on an existing structure, so long as said installation adds no more than 20 feet to the height of said existing structure (including buildings, light/utility poles, water towers, or other freestanding nonresidential structures excluding signs and towers).
  - (2) Co-locating or replacing an antenna on any existing tower, so long as, said installation does not increase the height of the tower and/or exceed the maximum height of administrative tower approval for that location and complies with all applicable conditions of approval associated with the tower site.
  - (3) Enlargement of an existing equipment building, or placement of additional equipment cabinets or buildings at a tower site which does not require an enlargement of the existing tower facility. Prior to the co-location or replacement of any antenna on an existing tower, enlargement of an existing equipment building, or placement of additional equipment cabinets or buildings at a tower site, the applicant shall provide written notice to the zoning administrator. The notice shall include a depiction of the location, size, and configuration of such antenna on the existing tower and equipment location within the existing tower facility in reference to an existing site plan and a copy of the FCC license. A certificate of zoning compliance shall be issued by the zoning administrator upon satisfaction of all applicable requirements, and any applicable building permits/inspections shall be required subsequent to the issuance of the certificate of zoning compliance.
- (j) *Site application timeframes.* An application shall not be accepted for review unless, at minimum, it includes completed application forms (signed and notarized), proof of ownership of the parent tract (latest recorded warranty deed) and site plan prepared (sealed and signed) by an engineer, architect or landscape architect registered by the state. The zoning administrator has 30 days to determine if an application is complete. Upon notice that an application is incomplete, the applicant has 30 days to submit all necessary information to complete the application. Failure to complete the application in this timeframe shall result in an automatic withdrawal of the application and the proposed tower will no longer be deemed a planned tower and a site application shall not be submitted for the same property for 60 days. The county shall act on applications for co-locations within 90 days and all other applications within 150 days. If the zoning administrator requests additional information within the 30-day review period as mentioned above, the time it takes the applicant to respond will not count towards the 90- or 150-day timeframe limits.
- (k) *FAA determination.* Prior to the approval and issuance of the certificate of zoning compliance, a copy of a FAA determination including "Does Not Exceed," "Exceeds But Okay," or "Determination of No Hazard" shall be submitted within the 90- or 150-day timeframe limits, as applicable. Failure to submit the determination in these timeframes shall result in an automatic withdrawal of the application, and the proposed tower will no longer be deemed a planned tower, and a site application shall not be submitted for the same property for 60 days. Any tower that receives a "Determination of Hazard" shall be denied.
- (l) *FCC license.* Prior to the approval and issuance of the certificate of zoning compliance, a copy of the FCC license shall be submitted within the 90- or 150-day timeframe limits, as applicable. Failure to submit the copy of FCC license in these timeframes shall result in an automatic withdrawal of the



application, and the proposed tower will no longer be deemed a planned tower, and a site application shall not be submitted for the same property for 60 days.

- (m) *Private airport or heliport zone.* A one statute mile zone is established around any private airport or heliport that is registered with the FAA to prevent a hazard to aviation operations. Since the FAA does not make a determination for a private airport or heliport, a supplemental Federal Aviation Regulations Part 77/FAA Form 7460 study and a "No Hazard" letter prepared by a firm on the GDOT prequalified 1.08 Airport Master Planning list shall be submitted within the 90- or 150-day timeframe limits for an antenna or a tower that is proposed within this zone, as applicable. Any tower that creates a hazard for a private airport or heliport shall be denied.
- (n) *Tower approval expiration.* Approval of a site application by the applicable departments for a tower shall expire 12 months from the date of approval and will no longer be deemed a planned tower, unless a certificate of occupancy has been issued for the tower or the building permit remains active.

(Code 1992, § 20-5-45; Ord. No. 2012-09, § 3, 5-24-2012; Ord. No. 2012-13, § 3, 12-13-2012; Ord. No. 2013-20, § 2, 11-14-2013)



*Architectural standards.* ~~Structures shall maintain a residential character.~~ Elevation drawings denoting compliance with the following shall be submitted as part of the site plan.

1. All buildings shall be constructed in fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or metal siding which establishes a horizontal pattern.

~~A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.~~

2. No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.

~~Gasoline canopy. Gasoline canopies shall also comply with the following requirements:~~

~~(i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.~~

~~(ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.~~

~~(iii) The support columns for the gasoline canopies shall match the facade of the convenience store.~~

~~(iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.~~

3. No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, fenestration, or changes in planes.

~~All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood-textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or finished baked enamel metal siding which establishes a horizontal pattern.~~

4. If the proposed structure is to have a pitched peaked (gable or hip) roof, said pitched peaked (gable or hip) roof shall have a minimum pitch of 4.5 inches in one foot. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta. Structures with a pitched peaked (gable or hip) roof or a pitched mansard roof facade are exempt from 2. above.

~~Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or place of worship. Large display or storefront windows shall have a minimum two-foot high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood-textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco).~~

5. Gasoline canopy. Gasoline canopies shall also comply with the following requirements and are exempt from 2. above:



- (i) The gasoline canopy shall match the architectural character, materials, and color of the convenience store or principal structure.
  - (ii) Gasoline canopies, in conjunction with a convenience store or principal structure which has a pitched peaked (gable or hip) roof, may reduce the pitch of the gasoline canopy roof to a minimum of three inches in one foot to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
  - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
- 5 6. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the principal structure on the property.
- 6 7. When an existing structure, that is nonconforming to the aforementioned architectural standards, is enlarged, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure.