

BOARD MEMBERS

Danny England, Chairman
Arnold L. Martin, Vice-Chairman
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John H. Culbreth, Sr.
Jim Oliver

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 18, 2021
7:00 pm

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

1. Consideration of the Minutes of the meeting held on February 4, 2021.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Jeffery & Sherry Kendrick. The property will consist of two (2) lots Zoned A-R, is located in Land Lot 223 of the 4th District and fronts on Bernhard Rd.
3. Discussion of PUD Requirements

OLD BUSINESS

4. Discussion of Cemeteries
5. Discussion of internal/external access self-storage facility, SR 138 and North SR 314 overlay zone and General Business District zoning district

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 9, 2021
Subject: Minor Final Plat to be considered on February 18, 2021

PRELIMINARY PLAT

Minor Final Plat for Jeffery & Sherry Kendrick

OWNER/APPLICANT

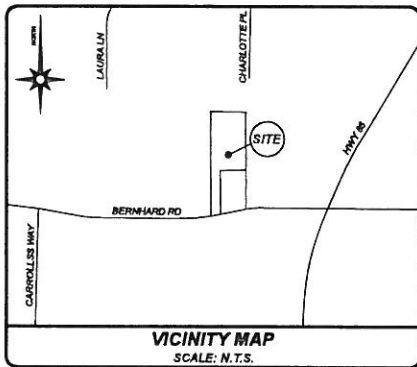
Jeffery Kendrick



Recommend **APPROVAL** for the Minor Final Plat signed February 10, 2021.

MINOR FINAL PLAT FOR:
JEFFERY & SHERRY KENDRICK

LAND LOT 223 - 4th DISTRICT
FAYETTE COUNTY - GEORGIA



THIS BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

OWNER/DEVELOPER:
JEFFERY KENDRICK
381 BERNHARD ROAD
FAYETTEVILLE, GA 30215
404-401-8532
dfjkendrick@comcast.net

SOIL INTERPRETIVE DATA

Soil Unit	Depth to Bedrock (ft)	Depth to Seasonal High Water Table Indicators (ft)	Slope Gradient (percent)	Recommended Trench Depth (ft)	Estimated Percolation Rate (min/hr)	Recommended Hydraulic Loading Rate (gal/sq ft/day)	Soil S.U. Code
Cataula II	>72	30-40	2-8	12-18	—	0.10	C1
Cataula III	>72	24-42*	2-8	48-60	80	—	O3
Cecil Variant	>72	>72	2-8	42-48	80	—	A3
Star	>72	>72	2-8	—	—	—	F4

*Indicates depths to log and base of restrictive horizon that is causing perched water table condition. Permeability improves with depth and soils below the restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Certain drains are recommended.

SOIL SUITABILITY CODE LEGEND

- Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, subsoil is well drained. Trenches installed at the recommended depth should function effectively. Permeability appears to improve with depth. Further inspection with test pits may allow for deeper installation.
- 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 I effluent.
- O3 Soils show evidence of a 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. Soils appear to be well drained below somewhat restrictive layer and permeability improves with depth. Installation of a certain drain up-gradient and parallel to absorption field at a depth of two feet below field lines should control perched water table and make soils suitable for conventional absorption field installation at the recommended trench depth.
- 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.

- NOTES:**
- Survey or plot of the lot was not available. Plot represented in the drawing is not a survey. It is only an approximation of the lot dimensions. Position of soil sampling points geo-referenced using points shown in the aerial photograph not actual property corners. This drawing is for the purpose of showing the approximate location of soil sampling points within the project site and soil boundaries in relation to the sampling points.
 - Topographic information should be considered approximate.
 - Soil boundary lines should be considered transitional zones between different soil conditions or surface rather than an exact boundary.
 - System installation should not occur under saturated or wet soil conditions.
 - Absorption fields should not be installed on adverse slopes.
 - Surface drainage should be directed away from absorption field lines.
 - Outlet downspouts should be discharged away from the vicinity of the on-site wastewater system.
 - Estimated percolation rates are based on field-based system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

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

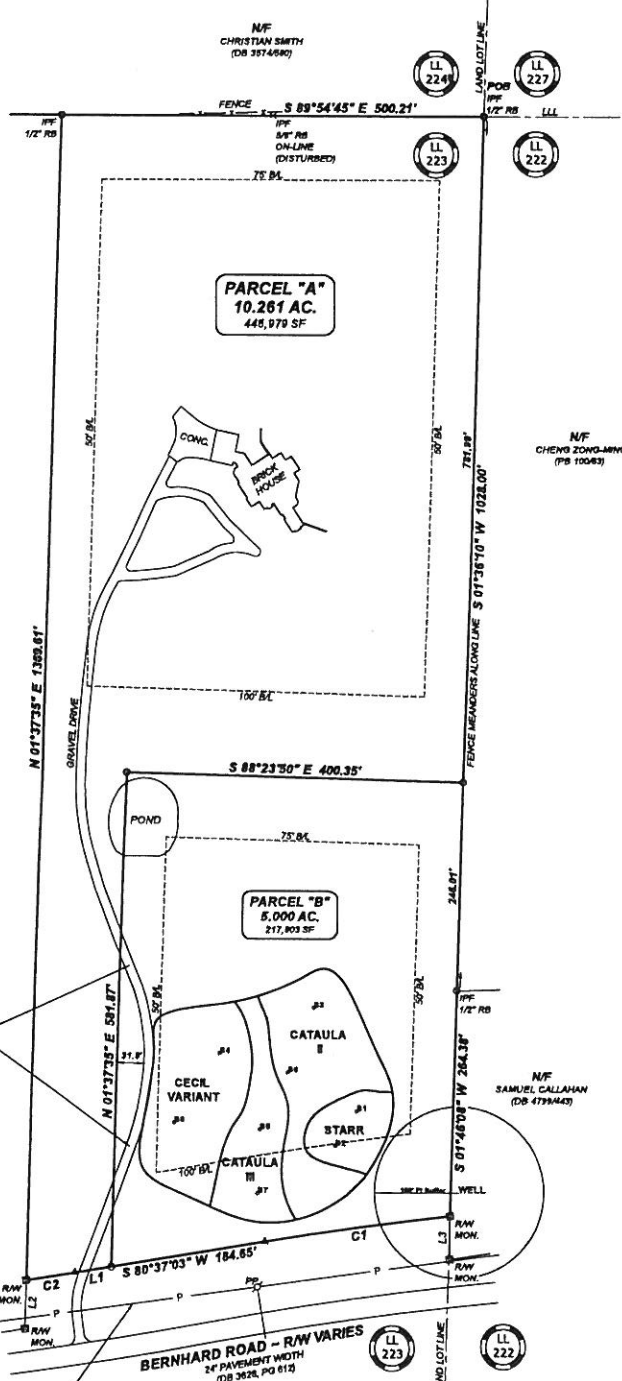
SIGNATURE OF SOIL CLASSIFIER
DPH CSC, R24
561 SHELBA TRACE, B27
NEWNAN, GEORGIA 30565
PHONE: (770) 263-4020

DATE

N/F
WHITEWATER CHURCH, INC.
(DB 39062)

THIS PORTION OF DRIVE TO BE
RELOCATED TO PARCEL "A"

NO RECORD OF POWER EASEMENT
RECOVERED BY THE SURVEYOR



NOTES:

- THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GRID NORTH. REFERENCE DEED BOOK: 10001 OF FAYETTE COUNTY RECORDS. REFERENCE PLAT BOOK: 4113 OF FAYETTE COUNTY RECORDS.
- THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.L.R.M. MAP No. 131500186, DATED 03/06/06.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE LAST DAY OF FIELD WORK WAS 11/19/2020.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- TOTAL NUMBER OF LOTS: 2
TOTAL ACRES: 15.26 ACRES
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
ZONING DISTRICT: A-1
MINIMUM LOT WIDTH AT BUILDING LINE: 30'
MINIMUM LOT SIZE: 5.0 ACRES
FRONT YARD SETBACK: 10' (BROAD)
10' (SIDE/REAR)
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
- THERE ARE NO WETLANDS ON THE SUBJECT PARCEL, AS PER FAYETTE COUNTY GIS.
- EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 5.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE ARE NO GROUNDWATER RECHARGE AREAS ON SUBJECT PROPERTY.
- 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.
- THERE ARE NO KNOWN EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY RESTRICTIONS, SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE EXISTING STRUCTURES OR FEATURES ON THE SUBJECT PROPERTY.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN PARCEL "A" - 861,872 FEET
PARCEL "B" - 217,803 FEET
APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON 873 315 INSTRUMENT.
APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE GEOMAX ZENTH 30 DUAL-FREQUENCY GPS SYSTEM IN STANDARD RTK MODE USING A 5-35 EPOCH OBSERVATION MODE.
CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING GEOMAX ZENTH 30 DUAL-FREQUENCY GPS SYSTEM IN STATIC AND STANDARD RTK MODES. DATA WAS PROCESSED BY AND CORRECTIONS DERIVED FROM NGS OPUS POST-PROCESSING SOFTWARE USING THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4093.00'	11.15'	22.15'	S 81°10'13" W
C2	3903.00'	11.15'	22.15'	S 81°10'13" W

LINE	BEARING	DISTANCE
L1	S 80°37'03" W	23.85'
L2	S 01°10'13" W	88.97'
L3	S 00°38'49" W	80.47'

LEGEND	
PL	PROPERTY LINE
EDP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
IFF	IRON PIN FOUND
RB	REINFORCING BAR
OTF	OPEN TOP PIPE
N/F	NOW OR FORMERLY
LLL	LAND LOT LINE
DB	DEED BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
PP	POWER POLE
—P—	OVERHEAD POWER LINE

MINOR FINAL PLAT APPROVALS:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST
APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR
APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR:

ZONING ADMINISTRATOR
APPROVED BY FAYETTE COUNTY ENGINEER:

FAYETTE COUNTY ENGINEER
APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION:

SECRETARY
APPROVED BY FAYETTE COUNTY FIRE MARSHAL:

FIRE MARSHAL

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 16-4-47, 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 ON 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 16-4-47.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

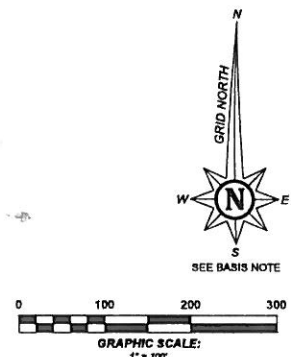
REGISTERED LAND SURVEYOR No. DATE

OWNERS ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED OWNER(S) OF THE SUBJECT PROPERTY HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER/AGENT DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF BERNHARD ROAD, SAID ROAD HAVING A VARIABLE RIGHT-OF-WAY AS INDICATED HEREON, ARE HEREBY DEED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID FINAL PLAT OR MINOR SUBDIVISION PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.



DATE: 12/12/2020		ISSUE	
SCALE: 1" = 100'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN			
CITY:			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 1 of 1			
PROJECT: 381 BERNHARD - MFP			

MINOR FINAL PLAT FOR:

JEFFERY & SHERRY KENDRICK

LAND LOT 223 - 4th DISTRICT
FAYETTE COUNTY - GEORGIA

PREPARED BY:

W. LUKE SUTTLES, RLS

780 RAYMOND SHEDDAN AVE.
NEWNAN, GA 30265
(678) 378-5881

Planned Unit Development (PUD)

Some of the categories under the PUD zoning requires that the property be in a certain zoning district prior to rezoning to PUD. For example a Planned Industrial Park (PIP) must be zoned M-1 or M-2 and a Planned Retreat and/or Lodge (PRL) and a Planned Entertainment Farming (PEF) must be zoned A-R. The other PUD categories: Planned Residential Developments (PRD), Planned Outdoor Recreation (POR), Planned Small Business Center (PSBC), and Planned Residential and Business Development (PRBD) do not have this type of pre-zoning requirement.

The zoning ordinance states the following:

Relation to zoning districts. An approved planned unit development shall be considered to be a separate zoning district in which the development plan, as approved, establishes the uses, restrictions and regulations according to which development shall occur. Upon approval, the zoning map shall be changed to indicate the area as a planned unit development.

While this mentions a relationship to zoning districts, once the property is zoned PUD the previous zoning has no bearing on the property

Question

What is the purpose of the pre-zoning requirement and is it necessary.

Cemeteries

A cemetery is being proposed and the developer has provided a list of building and associated uses that they want for the cemetery (below). The conditional use below only lists a crematorium or mausoleum.

List of potential buildings/structures on the funeral establishment and cemetery parcel:

1. Funeral establishment building/office.
 - a. For the time being, the existing house will be used; however, the goal is to eventually replace the house with a new funeral establishment building/office.
2. Ground Maintenance Storage Building with workshop for maintenance, storage of equipment and supplies.
3. Pavilion for outside gatherings.

In order to sell funeral merchandise (e.g., coffins, urns, funeral services, and packages of such merchandise), the cemetery must have a funeral establishment (as defined and regulated by O.C.G.A. 48-18-1, et seq.) on its premises. Therefore, the cemetery would be operated in conjunction with the funeral establishment.

Proposed Zoning Ordinance Amendments

1. *Cemetery, human or pet.* Allowed in A-R and C-H zoning districts. A human cemetery is also allowed in conjunction with a church or other place of worship.

1. *Human cemetery.*

- (i) The facility shall comply with all requirements of the state.
- (ii) Minimum lot area shall be ten acres.
- (iii) A crematorium or mausoleum/**columbaria** shall be allowed only in conjunction with a cemetery.
- (iv) A crematorium shall be set back 300 feet from all property lines.
- (v) **Allowed uses and/or structures incidental to a cemetery shall include a funeral establishment building/office, maintenance/storage building, pavilion, chapel, restroom facility and statues/monuments.**
- (vi) Grave sites shall meet the setbacks and buffers applicable to the underlying zoning district. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in [sec. 110-169](#): cemetery, human or pet; child care facility; church and/or other place of worship; college and/or university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.
- (vii) Landscape areas shall be required and planted in accordance with [chapter 104](#).
- (viii) Graves for pets shall meet the requirements of subsection (2)j.2(ii), (iii) and (iv) of this section.

PROPOSED

rr. *Self-storage facility (external and/or internal access)*. Allowed in G-B, M-1 and C-H zoning districts.

1. Single story self-storage buildings may have exterior access to the individual storage units. This exterior access shall not directly face a street.

Multistory self-storage buildings shall not have direct exterior access to individual storage units; all individual storage unit access shall be internal. A vehicle loading/unloading area utilizing a bay door and/or a loading dock shall only be located on the side or rear of the multistory self-storage building not facing a street. A vehicle loading/unloading area utilizing a bay door and/or a loading dock located on the side of the multistory self-storage building shall require a canopy covering the loading/unloading area.

2. All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco), or metal siding which establishes a horizontal pattern. The transportation corridor overlay zone architectural requirements shall control when applicable.
3. The maximum size of an individual storage unit shall be 600 square feet.
4. The facility may contain one on-site single-family dwelling unit.
5. Aisle ways adjacent to storage unit bays doors shall be used both for circulation and temporary customer parking while using storage units. The minimum width of these aisle ways shall be 25 feet as measured from the closest part of the structure including any overhang.
6. No open outside storage of items, other than vehicles, boats, recreational vehicles and trailers, shall be allowed. Open storage of vehicles, boats, recreational vehicles and trailers, shall be located to the rear of the self-storage buildings. Covered vehicle storage structures shall be allowed provided they do not exceed 25 percent of the overall gross square footage of all storage buildings and shall maintain a similar architectural character of the principal self-storage buildings.
7. All outdoor lighting shall be shielded away from adjacent residential areas.
8. No exterior loudspeakers or paging equipment shall be permitted on the site.

Sec. 110-173. - Transportation corridor overlay zone.

For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

- (5) *SR 138 and North SR 314 overlay zone.* All property and/or development which have frontage on and/or access to SR 138 and S.R 314 north of Highland Drive with nonresidential use or zoning shall be subject to the requirements of the SR 138 and North SR 314 overlay zone. The intent of the overlay is to set standards specific to SR 138 and North SR 314 as described above.
- a. *Purpose.* The purpose of the SR 138 and North SR 314 overlay zone is to achieve the following:
 1. To maintain the efficient traffic flow on these highways as thoroughfares for Fayette and Clayton Counties;
 2. To enhance and maintain the aesthetic qualities of the corridor; and
 3. To protect existing and future residential areas.
 - b. *Access standards.* Access to each nonresidential property and/or development shall be from a state route or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points and interparcel access shall be required to comply with chapter 104, development regulations. A concept plan, submitted with a rezoning application, and/or a site plan shall illustrate compliance with these requirements.
 - c. *Dimensional requirements.*
 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 2. Front yard setback on SR 138: 100 feet.
 3. Berms for nonresidential zoning districts: Berms, when required as a condition of zoning, shall be a minimum of four feet in height.
 - d. *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, or stucco (including synthetic stucco) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.~~

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.

~~Structures of 35,000 square feet or greater with a minimum dimension of 150 feet may utilize the following architectural standards, in lieu of subsections (5)d.1, 3 and 4 of this section.~~

- ~~(i) At least 50 percent of all exterior wall finishes shall be comprised of at least two of the following facade types: brick/brick veneer, wood, fiber-cement siding (i.e., Hardiplank), rock, stone, cast-stone, split-face concrete masonry unit (rough textured face concrete block), architectural precast concrete wall panels, stucco (including synthetic stucco) or any architecturally engineered facades which simulate these materials. Any metal facades used on the remaining portions of the exterior walls shall establish a horizontal seam pattern.~~
- ~~(ii) 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.~~
- ~~(iii) 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, or changes in planes.~~

6. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.
 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.
- e. *Landscape requirements.* In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
1. *Street frontage SR 138 and SR 314 (major arterial) landscape area.* Fifty feet along the right-of-way of SR 138 and SR 314. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures, if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual: vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the environmental health department and the county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
 2. *Side yard landscape area.* Ten feet in depth along side property lines, unless adjacent to a residential district where buffer requirements will apply.
- f. *Lighting.*
1. *Shielding standards.* Lighting shall be placed in such a fashion as to be directed away from any adjacent roadways for nearby residential areas.
 2. *Fixture height standards.* Lighting fixtures shall be a maximum of 35 feet in height within the parking lot and shall be a maximum of ten feet in height within non-vehicular pedestrian areas.
- g. *Additional requirements.*
1. All refuse areas and equipment shall be allowed in the side or rear yards only and shall be screened.
 2. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
 3. Bay doors shall not be allowed to directly face SR 138 or SR 314.
 4. All utilities shall be underground.
- h. *Use of existing structure.* When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(Code 1992, § 20-7-5; Ord. No. 2012-09, § 5, 5-24-2012; Ord. No. 2012-14, § 7, 12-13-2012; Ord. No. 2014-10, § 1, 6-26-2014; [Ord. No. 2019-04](#), § 2, 6-27-2019)