



STAFF REPORT

Planning Commission Meeting

December 8, 2022 / 7:00 pm / Regularly Scheduled Meeting

Subject: Quality Growth Overlay Alterations

1. **Background/History:** One of the major text amendments called for in the Comprehensive Plan was to bolster the SR-74 Quality Growth District Overlay. This overlay calls for higher architectural and landscaping standards but was found to be missing elements called for by citizens and Council.
2. **Findings/Current Activity:** Although higher architectural and landscaping requirements are part of the current overlay, there is not much specific direction on each. This amendment specifies landscaping requirements much more specifically and expands the buffer from 20' to 50'; planting requirements are specified by quantity and size as well as other specific requirements.

Architectural standards have been slightly modified to accommodate more class A building materials as well as specified percentage ratios achievable by the type of developments the Town is seeking to attract. This also includes screening and exterior storage requirements.

Traffic management has been one of the top requirements associated with the SR-74 corridor. In an effort to reduce the impact of any new economic development projects along SR-74, the overlay district is being modified with a special traffic management area requirement for all properties on the east side of SR-74. This required road connection will act as a service road for all business traffic as the area develops.

3. **Actions/Options/Recommendations:** Staff recommends approval of this item.
4. **Planning Commission Recommendation:**

Sec. 113-191. - (SR-74 Quality Growth Overlay District)

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

(1) Landscaping and Screening Requirements

- a. Landscape plan submission. A landscape plan shall be submitted and approved as part of the predevelopment site plan as required by the provisions of this ordinance with particular attention paid to the following:
 - i. Preservation: an effort should be made to preserve as much of existing plant material and land form as possible; clear-cutting and mass grading are not acceptable practices.
 - ii. Context: The design shall be planned in such a fashion that it is physically and aesthetically related and coordinated with other elements of the project and surrounding environment to insure visual continuity and context (color, material, mass, function, topography).
 - iii. Quality: landscape design shall be designed in a sound manner and constructed according to accepted good planting procedures.
- b. Planted Buffer. A maintained planted buffer shall be in place for the first 50 feet of the building setback adjacent to State Route 74. The buffer area is defined as the unpaved segment of land located between the property line that abuts a right-of-way and any building or vehicular use area and designed for the preservation and placement of plant materials. If a parcel or lot has more than one street planting area (i.e. more than one street frontage), each shall be considered separately. If a building site contains more than one parcel or lot, the entire site shall be treated by the landscape ordinance as a single entity
 - i. The landscaping design shall protect scenic views via berms and screening and utilize natural features of the site;
 - ii. Within the required street planting area, measuring the total length of the project street frontage exclusive of drives, trees from the large category shall be planted at intervals of 40 feet with either one medium category or three small category trees in between; however, creativity is encouraged. Trees in the large category shall be three inches caliper and not less than 12 feet in height at planting. Trees in the medium category shall be two and one-half inches caliper and not less than ten feet in height at planting. Trees in the small category shall be two inches caliper and not less than six feet in height at planting. The remaining area shall be landscaped with shrubs and ground cover. The shrubs and ground cover shall be defined in three categories: large shrubs (at a minimum size of 7 gallon and 3-foot in height at time of planting), medium shrubs (at a minimum size of 3 gallon and 18 inches in height at time of planting), and ground cover (at a minimum size of 4 inch pots and 4 inches in height at time of planting). Each category shall comprise of the following percentages of required shrubbery: a minimum 15% large shrubs, a minimum 15% medium shrubs, and maximum 10% ground cover. All plants must meet ASFNS standards.

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

- iii. All side and rear yards shall be used for planted buffers and/or landscaping;
- iv. Berms. When required as a condition of site plan or zoning approval shall be a minimum of five feet in height, and shall be placed to the inside of the applicable buffer along State Route 74.
- c. Right-of-way beautification. Developments within the quality growth development corridor shall be encouraged to obtain a landscape easement from the Georgia Department of Transportation to landscape the right-of-way fronting the project. The right-of-way shall be landscaped, at a minimum, with sod. If the state highway department refuses to issue a landscape easement, required by this ordinance, denial shall be in writing stating the reason(s) for denial.

(2) Architectural & Dimensional Requirements

- a. Every application for the construction of a new building or structure and alterations and/or additions to existing structures shall be accompanied by drawings signed by the architect, engineer, or other appropriate professional which clearly show the following:
 - i. Exterior elevations drawn to scale with color rendering;
 - ii. Proposed colors, materials and textures for structures;
 - iii. Location of all exterior utility facilities including any roof top units;
 - iv. Proposed signs and location including size, color and material;

- v. Line of sight study from State Route 74;
- b. The design shall protect adjacent properties from negative visual and functional impacts;
- c. All loading docks, trash receptacles and equipment areas shall be screened from all streets via the use of plantings, fences, walls, and berms where feasible;
- d. Loading and unloading shall be done only into or from the rear or side of buildings;
- e. All roof-top HVAC equipment shall be visually screened from adjacent roads and residential areas. The screen shall extend to the full height of the objects being screened.
- f. Outside finish construction
 - i. 70 percent category "A" materials - brick (hard burned clay), brick veneer, stone (with weathered or polished fluted broken face), or glass.
 - ii. 30 percent category "B" materials – masonry backed stucco, E.I.F.S, metal, or fiber cement boards.
- g. Exterior walls must be designed to provide visual relief at a minimum of every 20 feet (no long flat walls);
- h. Exemptions
 - i. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement. Only one structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural standards.
 - ii. Development approved prior to the adoption of this ordinance, provided the property is not rezoned from one category to another. If rezoning occurs, the requirements of this ordinance shall take full effect on the parcel or lot to the extent parcel dimensions will allow.

(3) *Traffic management*

- a. A traffic management plan, prepared by a qualified professional engineer or transportation planner shall be submitted at the discretion of the Town engineer, based on the size and intensity of the development, and traffic conditions. The traffic management plan must identify any traffic impacts that will be created by the development as well as present and reasonable solutions to those impacts.
- b. *Multi-use path connectivity.* In order to provide for alternative modes of transportation (including the accommodation of golf carts, bicyclists, and pedestrians), the integration of multi-use paths is required consistent with the Town's multi-use path plan. Path construction standards will be held to the standards set forth in the Fayette County Master Transportation Plan.
- c. *Northwest Corridor Special Traffic Management Area* - An internal collector road connecting all three of the large tracts identified in exhibit A, in the quality growth development district will be required, from the existing median break at Thompson Road south to Kirkley Road if these properties are annexed into the Town's municipal limits. The remaining large tract in the unincorporated county will be encouraged to connect one right in/right out curb cut on SR 74 North for the construction of a street to provide internal access in the tract. The design of the collector road will require left turn lanes at the intersections of SR 74 North and Kirkley Road as well as all intersections internal to

developments. Final design approval of these intersections will be made by the Town's engineer and the Georgia Department of Transportation.

(4) *Fences & Walls*

- a. All required opaque fences or walls shall be constructed of one or a combination of the following: decorative wood, stone, stucco on block, decorative block, or brick. These fences or walls shall not exceed eight feet in height.
- b. Decorative wrought iron fencing may be used for architectural and security purposes only.
- c. Chain link, unfinished concrete or cinder block, plastic or fiberglass, barbed or razor wire, and plywood fences, or like materials are prohibited in the front yard of any property and shall be screened from view if visible from SR-74. Paint shall not be considered a finish material.

(5) *Lighting and shielding.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or residential areas. Fixtures shall be a maximum of 35 feet in height within parking lots.

(6) *Utilities and service equipment.* All utilities shall be located underground. All entry fixtures and other service equipment shall be located in side and rear yards and away from high use or high visibility areas, unless Planning Commission or Town Council determines that placement elsewhere is warranted due to the topography of the land or other site conditions. These fixtures shall be adequately screened with a masonry wall, wood privacy fencing, or plantings.

(7) *Outdoor Storage.* Outside storage of merchandise, commercial vehicles, equipment and parts shall not be visible from the right-of-way or adjoining properties. This shall not apply to overnight parking of regular business vehicles under GVWR of 26,000 ancillary to business activities.

(8) *Location.* The location of the SR-74 Quality Growth overlay shall apply to properties fronting SR-74 and buildings visible from SR-74 via a line-of-sight study. This area extends from the northern limits of the Town to the southern limits.