

CONSENT AGENDA ITEM SUMMARY
January 17, 2022 City Council Meeting
Item Number: 6A



Presented by: Brandon Williams Department: Stormwater

ITEM SUMMARY:

Approval of proposal for 2023 MS4 Phase II Permit Technical Support Services.

SPECIAL CONSIDERATIONS OR CONCERNS:

The proposal submitted by FOX Environmental, LLC covers the following areas, Program Planning/Training, Dry-Weather Outfall Screening, Stormwater Facility Inspections and Maintenance Program, Geodatabase/Mapping, MS4 Annual Report and SWMP.

STAFF RECOMMENDATION:

Staff recommends moving forward with FOX Environmental, LLC.

FINANCIAL IMPACT:

Total Cost: \$28,975

This item is funded by the Stormwater Department-Enterprise Fund

FUNDING SOURCE:

Line Item: 506-5.4970.52.3855

ATTACHMENTS:

MS4 Phase II Technical Support Services Proposal, Scope of Work from FOX Environmental, LLC

OTHER DEPARMENTAL REVIEW NEEDED:

 Yes

 X No

December 29, 2022

Mr. Brandon Williams
136 Keys Ferry Street
McDonough, GA 30253

RE: MS4 PHASE II PERMIT TECHNICAL SUPPORT SERVICES, CITY OF MCDONOUGH, GA

Dear Brandon:

Thank you for the opportunity to assist the City achieve compliance with the Metropolitan North Georgia Water Planning District (MNGWPD) Water Resource Management Plan and associated projects including the Water Master Plan and Wastewater Master Plan.

The purpose of this proposal is to describe how FOX Environmental, LLC will continue to work with you and other management/staff at the City of McDonough to plan and implement the various requirements of the City's current NPDES MS4 Permit (many of which are also required under the MNGWPD). Below is a list of proposed tasks for the upcoming year that focus on activities related to compliance with the current Stormwater Management Plan.

I. SCOPE OF WORK

TASK	HOURS
1. <u>Program Planning/Training</u> - Work with the Stormwater Supervisor to evaluate current projects, schedules, prepare documentation and coordinate with EPD representatives and others, as needed, to ensure compliance with the City's MS4 Phase II Permit. Activities may include, but not limited to, training City staff on how to meet MS4 requirements and working with EPD to secure approval of the previously submitted reports.	40

Continued on next page

TASK	HOURS
3. <u>Dry-weather Outfall Screening Program</u> - Conduct dry-weather screening of a minimum of 20% of current inventory of stormwater outfalls and document all results. This task includes the cost of laboratory testing of up to three suspicious discharges for fecal, fluoride and surfactants). There are no additional fees for field conductivity, pH, temperature and turbidity testing.	25
4. <u>Stormwater Facility Inspections and Maintenance Program</u> – Conduct field inspections of a minimum of 20% of all stormwater facilities (e.g., ponds) and 20% stormwater infrastructure, and provide a list of all City-owned structures requiring maintenance/repair as well as prepare correspondence to owners of private stormwater management facilities requesting maintenance. Note that additional funding may be needed to inspect new MS4 structures (e.g., catch basins, inlets, ditches and pipes) if not already complete.	80
5. <u>Geodatabase and Mapping</u> – Work with City staff to update the MS4 geodatabase and produce storm sewer system maps and shapefiles for use by City staff and in reports to EPD. Note that additional funding may be needed to map new MS4 structures (e.g., ditches and pipes) if not already completed.	80
6. <u>MS4 Annual Report</u> - Coordinate, compile data from 2022 and prepare the City of McDonough MS4 Annual Report for submittal to EPD in February 2023. Revise and resubmit report, as needed, to ensure approval by EPD.	40
7. <u>SWMP</u> – Work with City staff and management to prepare and submit the City of McDonough MS4 Stormwater Management Plan to EPD on or before 6/4/23.	40
TOTAL	305 Hours

** Note the proposed hourly estimates may be adjusted across tasks depending upon expressed need by the Public Works Supervisor and/or new EPD requirements.*

II. CONTRACT RATES FOR PROPOSED SERVICES

POSITION	FEE
Principal/Senior Environmental Scientist	\$115/hr.
Senior GIS Analyst/Biologist/Inspector	\$85/hr.

III. COST ESTIMATE

TASK	COST
TOTAL COST ESTIMATE	Not to Exceed \$28,975*

* Assumptions: If the effort required completing the above tasks is greater than 305 hours, additional work will be billed at the specified contract rates. No additional work will be completed without prior approval from the Public Works Director of the City of McDonough, GA.

Thank you for the opportunity to provide these services to you. If you have any questions or require any additional information regarding this cost estimate, please call me at your convenience. You may indicate your acceptance of this proposal by signing below and returning this letter to me. FOX Environmental is prepared to initiate these services immediately upon receipt of the following notice to proceed.

Sincerely,



Catherine A. Fox, Principal
FOX Environmental, LLC

IV. AUTHORIZATION

PROPOSAL ACCEPTED TO PROVIDE MS4 PHASE II PERMIT TECHNICAL SUPPORT SERVICES

Signature: _____

Title: _____

Date: _____

TERMS & CONDITIONS

Billings/Payment: FOX Environmental, LLC shall perform the services outlined in this agreement for the stated fee arrangement. Invoices for FOX Environmental's services shall be submitted, at FOX Environmental's option, either upon completion of such services or on a monthly basis (unless noted otherwise and are due when rendered. Invoices shall be considered "Past Due" if not paid within 30 days after the invoice date. If the invoice is not paid within 30 days, FOX Environmental may, without waiving any claim or right against the Owner, and without liability whatsoever to the Owner, terminate the performance of the service. Unpaid accounts shall be subject to a monthly service charge of 1.5% on the unpaid balance at the sole election of FOX Environmental. In the event any portion or all of an account remains unpaid 90 days after billing, the Owner shall pay all costs of collection, including attorney's fees.

Additional Services: Additional services include increase or change in scope of project, major revisions when such revisions are inconsistent with written approvals or instructions previously given, services after award of contract in evaluation of substitutions proposed by the construction contractor, and other services that are not included under professional services; provided, however, that additional services shall not be classified as reimbursable expenses and will be billed at FOX Environmental's cost incurred or normal prevailing rate. FOX Environmental will only perform additional services when authorized in writing by the Owner.

Reimbursable Expenses: Any expenses that are required beyond those identified under professional services will be billed at a multiple of 1.15 times the cost incurred.

Indemnification: The Owner shall indemnify and hold harmless FOX Environmental and all of its personnel from and against any claims, damages, losses and expenses (including attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused by the negligent act, omission, and/or strict liability of the Owner, anyone directly employed by the Owner (except FOX Environmental), or anyone for whose acts any of them may be liable. FOX Environmental shall indemnify and hold harmless Owner and all of Owner's personnel from and against any claims, damages, losses and expenses (including attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused by the negligent act, omission, and/or strict liability of FOX Environmental, anyone directly employed by FOX Environmental, or anyone for whose acts any of them may be liable.

Termination of Services: This agreement may be terminated by written notice by either the Client or FOX Environmental, LLC should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay FOX Environmental for all services rendered to the date of termination and all reimbursable expenses.

Ownership of Documents: All documents produced by FOX Environmental, LLC under this agreement shall remain the property of FOX Environmental and may not be used by the Client for any other endeavor without the written consent of FOX Environmental. Any unauthorized use or distribution shall be at Client's and Recipient's sole risk and without liability to FOX Environmental. Client further agrees that documents produced by FOX Environmental pursuant to this agreement will not be used at any location or for any project not expressly provided for in this agreement without FOX Environmental's written approval.

Client Initial _____

FOX Environmental, LLC Initial CAF

CONSENT AGENDA ITEM SUMMARY
January 17, 2023 City Council Meeting
Item Number: 6B



Presented by: Jeremy Newton

Department: Waste Water

ITEM SUMMARY:

Request approval for emergency replacement mixer motor for Digester

SPECIAL CONSIDERATIONS OR CONCERNS:

Emergency repair to get tank back in operation.

STAFF RECOMMENDATION:

Staff Recommends approval

FINANCIAL IMPACT:

Total Cost \$10,251.00

FUNDING SOURCE:

Line Item: 505-5.4335.52.2200

ATTACHMENTS:

GoForth Williamson, Inc Quote P221640

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No



Goforth Williamson, Inc.
 Mail To: 373 O'Dell Road
 Ship To: 377 O'Dell Road
 Griffin, GA 30224
 United States of America

Ph: 770-467-0303

Fax: 770-467-0301

Quote	
ID: P221640	Date: 04-Jan-23

To

McDonough, City of 136 Keys Ferry St. McDonough, GA 30253 United States of America

Quote To

SAME

Ph: 770-957-3915

Terms		Ship Via		Salesperson
Net 30 Days		Pre-Pay& ADD		JGBOS
Quantity	Description	Unit Price	Amount	
	Reference: Aqua Aerobics Motor PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING:			
1	Line: 001 Part: P24H3010-L 30HP Aqua-Jet Aerator Motor 30HP 1200RPM 230/460/3/60 Teco Premium Efficiency ea	Expiration Date: 03-Feb-23 Rev:	\$10,151.00	\$10,151.00
1	Line: 002 Part: SHIPPING & HANDLING CHARGES Shipping & Handling Charges In Bound Standard Ground Shipping Charges ea	Expiration Date: 03-Feb-23 Rev:	\$100.00	\$100.00
	Quote prepared by Jesse Larios PLEASE NOTE: 1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location. 2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork. 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card. 4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTE. PLEASE CALL 770-467-0303, OR YOUR SALES REP, IF YOU HAVE ANY QUESTIONS.	Total:	\$10,251.00	

AGENDA ITEM SUMMARY
January 17, 2023 City Council Meeting
Item Number: 9 *12*



Presented by: Diane Johnson

Department: Community Development Department

ITEM SUMMARY:

The City Council is **to vote** on the decision, Issuance of Approval (1/3/23), by the Community Development Director concerning the Administrative Variance applications submitted by Antonio Graves for The Moorings @ Wesley Lakes, Lot 12 (104 Winslow Ct.), in accord with Chapter 17.96 - Administrative Variances.

Said application is for a variance pertaining to a 10% reduction in the front setback from 80 feet to 72 feet.

SPECIAL CONSIDERATIONS OR CONCERNS:

Code Chapter 17.96.010 (General Provisions) & Code Chapter 17.96.020 (Decisions Rendered)

STAFF RECOMMENDATION:

Approval

FINANCIAL IMPACT: N/A

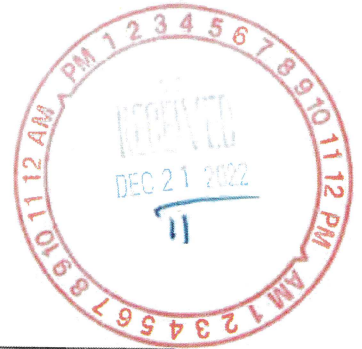
FUNDING SOURCE: N/A

ATTACHMENTS:

Administrative Variance applications
Lot layout

OTHER DEPARTMENTAL REVIEW: N/A

City of McDonough
Department of Community Development
136 Keys Ferry Street
McDonough, GA 30253
(678) 782-6221



Petition for Administrative Variance

Applicant's Name (First/Last): Antonio Graves
Applicant's Complete Mailing Address: 318 Breezewood Ct.
Stockbridge, Ga. 30281
Applicant's 24 Hour Contact Number (Area Code/Number): 404-392-3624
Name of Development: The Moorings at Wesley Lakes, Unit One, Lot 12
Address of Development: 104 Winslow Ct., McDonough, Ga.

Describe the nature of request and justification, cite the ordinance Chapter and Section wherein the time being varied is required or provide a complete copy of the zoning conditions wherein the variance relief is sought – attach additional sheets(s) if necessary.
Note: Administrative Variances cannot exceed more than ten (10%) percent of the allowable standard as per Chapter 17.96. Note: Due to the uniqueness of each petition, staff reserves the right to request additional items where deemed necessary in order to process the petition.

See attached Cover Letter

- Completed Application
- Attach three (3) copies of a site exhibit which illustrates the nature of your request.
- A fee in the amount of \$65.00 dollar's payable to the City of McDonough per variance item is required to process the request. **Fees are Non-Refundable.**

My signature below affirms that I am the owner or authorized agent for the property described herein and agree to any stipulations placed by the Community Development Director as a condition precedent to said approval of my administrative variance request.

Signature: [Signature] Date: 12/22/2022

For Staff Use Only – DO NOT WRITE BELOW THIS LINE

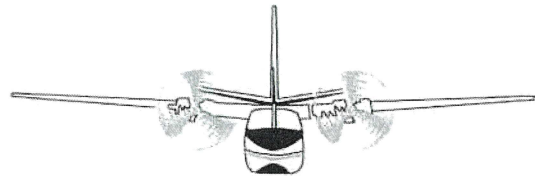
Project Number: 221207 FEE: \$ 65.00

Payment Method: Cash/Credit Card/Check/Money Order # 7701

Approved/Denied: _____

Comments: _____

Director Signature: [Signature] Date: 1.3.23



**METRO ENGINEERING &
SURVEYING CO., INC.**

SURVEYORS- ENGINEERS-PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1469 HIGHWAY 20 WEST - MCDONOUGH, GA 30253
Phone: 770-707-0777 - Fax: 770-707-0755

December 21, 2022

City of McDonough Community Development

ATTN: Mr. Charles Reese, Director

136 Keys Ferry Street

McDonough, Georgia 30253

RE: Administrative Waiver Request

104 Winslow Court - Lot 12 of the Moorings at Wesley Lakes, Unit I

Land Lot 244 of the 1st District; Henry County, GA

Dear Mr. Reese:

On behalf of our client; AG Builders; this letter shall serve as a formal request to receive a administrative waiver from your department for the front setback line on the above referenced lot in the City of McDonough. Below is a brief explanation as to why said waiver is needed. When the property was originally platted in recorded and approved in 1992; there was no 100 year flood plain present on the lot. As a result of the revisions made to the floodplain mapping in the City of McDonough and Henry County. More specifically the 2010 (Henry County Stormwater Flood Maps by URS) and the 2016 FEMA FIRM Panel Maps; there is now 100 year floodplain located on the property as shown on the attached site plan.

As such; in order for the lot to be developed; the proposed house must be shifted forward toward the cul-de-sac in order to not encroach into the floodplain. We are simply requesting a 10% reduction from 80' to 72' as allowed to us via the City of McDonough Zoning Ordinance. Enclosed you will find the administrative variance application, a site plan showing proposed location of the house and the previously platted and newly planned front setback line for the lot in question; as well as a check in the amount of \$65 for the processing fee.

Thanks in advance for your assistance in this matter. Please do not hesitate to contact me if you should have any further questions or comments.

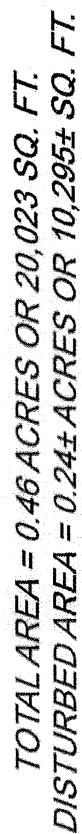
Kindest Regards,

Michael H. Elliott, Jr., PE - President
Metro Engineering and Surveying Co., Inc.

APPROVED

JAN 3 2023

COMMUNITY DEVELOPMENT DEPT.



WINSLOW COURT
(PUBLIC 50' R/W)

1 STATE OF GEORGIA
2 CITY OF MCDONOUGH

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CITY OF MCDONOUGH,**
7 **GEORGIA, CODE OF ORDINANCES; ENCOURAGING POSITIVE DEVELOPMENT;**
8 **CREATING A HIGHWAY CORRIDOR OVERLAY DISTRICT AND FOR OTHER**
9 **LAWFUL PURPOSES**

10
11 **WHEREAS,** the City of McDonough (“City”) is a municipal corporation duly organized
12 and existing under the laws of the State of Georgia;

13
14 **WHEREAS,** the duly elected governing authority of the City are the Mayor and Council
15 (“City Council”) thereof;

16 **WHEREAS,** the City is authorized pursuant to Section 1.12(15) of the City Charter to
17 adopt zoning related ordinances, rules and regulations as the City Council deems necessary and
18 reasonable to insure a safe, healthy, and aesthetically pleasing community;

19 **WHEREAS,** promoting the general health, safety, and welfare of the community through
20 sustainable development where residents and visitors can live, work, eat, and play is of high
21 priority of the City;

22
23 **WHEREAS,** the City desires through this Ordinance to promote economic growth,
24 improve public safety and encourage healthy, balanced and diversified development through the
25 creation of a Highway Corridor Overlay District; and

26 **WHEREAS,** this Ordinance is in the best interest and general welfare of City residents,
27 the general public and City.

28 **IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY**
29 **OF MCDONOUGH** as follows:

30
31 **Section 1.** Title 17, Zoning, of the City of McDonough Code of Ordinances is hereby
32 amended by adding a new Chapter 17.80, Highway Corridor Overlay District, which shall read as
33 follows:

34
35 **TITLE 17 - ZONING**

36 **CHAPTER 17.80 - HIGHWAY CORRIDOR OVERLAY DISTRICT**

37
38 **17.80.01 - Purpose of article.**

39 A. Purpose. The purpose of the highway corridor overlay district is to:

1. Promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.
2. Promote economic development by diversifying the employment base for a stronger City.
3. Improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.
4. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
5. Improve the efficient operation of traffic around the City.
6. Provide accessible, sufficient parking in an unobtrusive manner.
7. Create an attractive gateway that is aesthetically appealing and environmentally responsible.
8. Encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities.
9. Establish consistent and harmonious design standards for public improvements and private property development within the overlay district so as to unify the distinctive visual quality of City.

17.80.02 - Definitions.

As used in this chapter, unless specifically stated otherwise, the following terms shall be defined as indicated in this subsection. Where any definition for a term used in this subsection conflicts with a definition for such term elsewhere appearing in the City Zoning Code, the definition contained in this subsection below shall prevail:

1. "AASHTO" means American Association of State Highway and Transportation Officials.
2. "Administrator" means the director of the City Community Development Department or designee.
3. "Architectural review committee (ARC)" means a panel of City staff which consists of the community development director, the City planner, and the building official.
4. "City Zoning Code" means Title 17, Zoning, of the City Code of Ordinances.
5. "Civic use" means "social, institutional, or infrastructure-related activities; social, cultural, or religious assembly" as established in the City Zoning Code, and hospitals.
6. "Commercial use" is a term collectively defining retail, office, and lodging uses.
7. "Existing street" means a public street that is open, under construction, or completely funded, or approved at the date of application for review under this chapter .
8. "Front" means to place an element, such as a building, along the front setback.
9. "Front yard" means, in addition to the definition established in Appendix A, all yards abutting a street shall meet the setback requirement for front yards.
10. "GDOT" means the Georgia Department of Transportation.

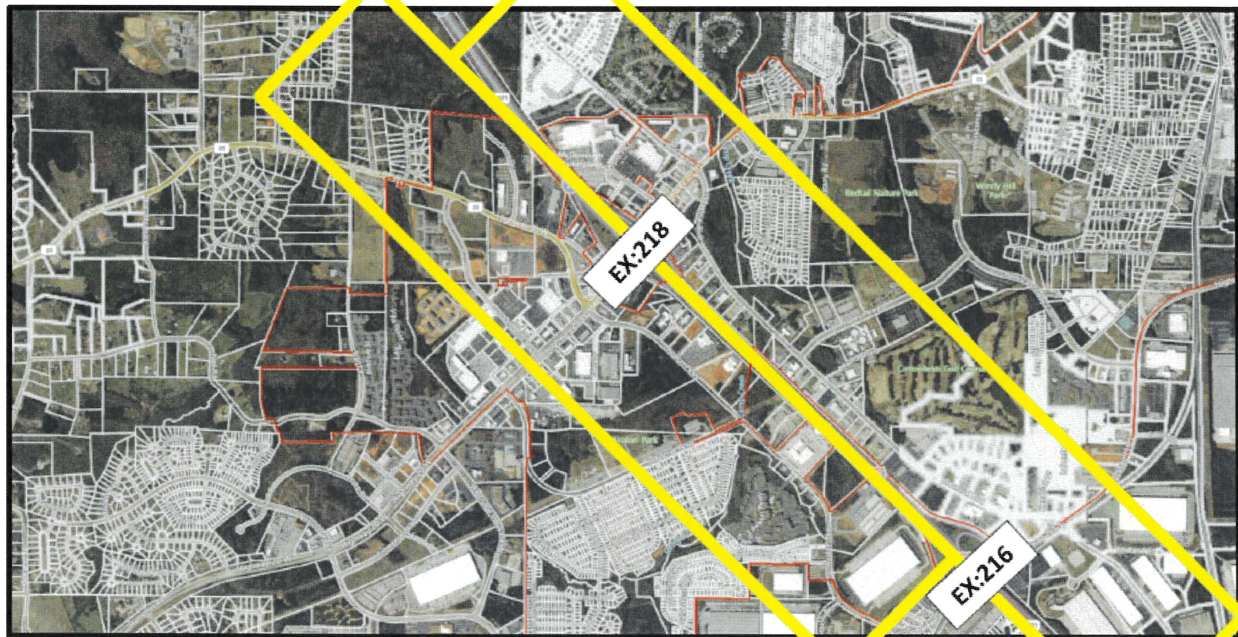
- 78 11. "Industrial use" means "Industrial use, manufacturing, and waste-related activities" as
79 established in the City Zoning Code.
- 80 12. "Mixed-use building" means building containing at least two (2) different uses.
- 81 13. "Occupiable space" means a covered and conditioned building area utilized for any use
82 except parking, storage, or mechanical features.
- 83 14. "Office use" means "office activities" as established in the City Zoning Code and medical
84 and dental offices and related services.
- 85 15. "Overlay district" means the highway corridor overlay district, as such boundaries are
86 established in this chapter.
- 87 16. "Retail use" means "shopping, business, or trade activities" and "restaurants-type
88 activity" as established in the City Zoning Code and fitness clubs, spaces, and gyms.
- 89 17. "Residential use" means "residential activities" as established in Title 17, City Zoning
90 Code.
- 91 18. "Sidewalk area" means an area improved for walking along an existing street, primary
92 grid, or secondary grid that begins at the street curb, or edge of pavement if no curb
93 exists, and consists of a contiguous and continuous landscape zone and pedestrian zone.
- 94 a. "Sidewalk landscape zone" means the paved or unpaved portion of the sidewalk area
95 adjacent to the street and reserved for trees, groundcover, and street furniture
96 including, waste receptacles, traffic signs, newspaper boxes, bicycle racks and similar
97 elements in a manner that does not obstruct pedestrian access or motorist visibility.
- 98 b. "Sidewalk pedestrian zone" means the paved portion of the sidewalk area reserved for
99 pedestrian passage and unobstructed by any permanent objects to a height of eight (8)
100 feet above the paved surface. The pedestrian zone shall be adjacent to the landscape
101 zone and shall have a consistent cross-slope not exceeding two (2) percent.
- 102 19. "ULDC" means the City's Unified Land Development Code.
- 103 20. "Use" means a land use or function of classification category.

104

105 **17.80.03 – Boundaries.**

106 The provisions of this chapter shall apply to all land parcels within the highway corridor overlay
107 district. The highway corridor overlay district shall consist of all parcels within the City abutting
108 and/or within the two rectangular boundaries (highlighted in yellow) depicted on the map below:

109



I-75 Corridor at Exit 218 and Exit 216
1 Mile Total Width
½ Mile Radius from I-75 Centerline

The highway corridor overlay district boundaries includes all parcels of land within the City abutting Highway 81 W, Industrial Blvd., Highway 20, Hampton Road, Highway 155 S, Willow Lane, Avalon Parkway, South Point Blvd. All state routes and associated rights-of-way are within the jurisdiction of the GDOT and any improvements within these respective rights-of-way are subject to GDOT. All property contained within any parcel within the highway corridor overlay district shall continue to be within the highway corridor overlay district and subject to this chapter, even if the parcel is subdivided in the future.

17.80.04 – Variations, procedural requirements and site planning.

A. *Variations.* There shall be two (2) types of variations from the requirements of this district: administrative waivers and variances. Whether a variation requires an administrative waiver or a variance shall be determined by the administrator.

1. Administrative waivers permit a practice that is not consistent with a specific provision of this chapter, but is justified by its intent or purpose, or by hardship. The administrator or their designee shall have the authority to approve or disapprove administratively a request for an administrative waiver in accordance with City Zoning Code, administrative waiver, in addition to granting relief from the following:

- a. Site planning.
- b. Development standards.

- c. Sidewalks and streets.
- d. Frontages.
- e. Architecture.
- 2. Variances permit a practice that is not consistent with a provision nor the purpose of this chapter. Variances shall be granted only in accordance with City Zoning Code, variances.
- B. *Procedural Requirements.* Procedural requirements shall adhere to the City Zoning Code.
- C. *Site Planning:* All Sites.
 - 1. Notwithstanding, the requirements of City Zoning Code, buffer requirements, there are no minimum buffers within this district other than the stream buffer protection requirements, according to the City Zoning Code. Where this district abuts an area not within it, the requirements of the City Zoning Code shall apply.
 - 2. The requirements of the City Zoning Code shall apply to all sites regarding joint access driveways and cross access easements.
 - 3. Floodplain management and flood damage prevention requirements of the City Zoning Code shall apply to all sites regarding watershed protection areas.
 - 4. Open space areas should be delineated on each conceptual plan, which shall receive approval from the building and plan review department.
- 17.80.05 - Effect of highway corridor overlay district provisions.**
 - 1. *Application.* This overlay district is supplemental to the underlying zoning district classifications established in the City's Unified Land Development Code governing all properties and approvals within this overlay district. The provisions of this chapter shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other City ordinances. The Community Development director and/or their designee is authorized to promulgate and enforce such rules, regulations, guidelines, and standards as may be reasonably necessary or desirable to give effect to the provisions of this chapter.
 - 2. *Relationship to Underlying Zoning District Standards and Other Provisions of Unified Land Development Code.* In any case where the standards and requirements of the highway corridor overlay district conflict with those of the base-zoning district or with other provisions of the Unified Land Development Code, the standards and requirements of the highway corridor overlay district shall govern.
 - 3. *Exceptions.* The provisions of this chapter shall not apply to the following:
 - a. Completion of work subject to preliminary plats, site development plans, construction plans, building permits, and interior finish permits, approved by the City prior to the adoption of this chapter.
 - b. Improvements and additions that are made to a single-family residence previously permitted and built on a lot of record prior to the adoption of this chapter .

- 168 c. Construction of a single-family dwelling on an existing lot of record within a
169 single-family residential subdivision with final plat approved prior to the adoption
170 of this chapter, provided that the new construction shall be of a similar floor area,
171 materials and design as the single-family dwellings on adjacent lots in the same
172 subdivision.
- 173 d. Construction, rehabilitation, restoration, repair of a nonresidential structure,
174 interior renovations or interior finishes within an existing structure, or addition to
175 an existing nonresidential structure that was authorized by issuance of a City
176 permit prior to the adoption of this chapter shall not be subject to the provisions of
177 the highway corridor overlay district, provided that such construction is on a lot of
178 record and does not affect a change to more than twenty (20) percent of the
179 existing permitted structure or five thousand (5,000) square feet, whichever is
180 less.

181 D. *Nonconforming uses.*

- 182 1. Within the overlay, there may exist lots, structures, or uses of both land and structures
183 which were lawful prior to the adoption of this chapter, but which would be prohibited,
184 regulated, or restricted under the terms of this chapter as adopted or subsequently
185 amended. Nonconforming lots, uses, and structures may continue in their
186 nonconforming status with the limitations and/or requirements for nonconforming lots,
187 structures, and use under the ULDC.
- 188 2. Vested/grandfathered nonconforming uses. To avoid undue hardship, the lawful but
189 nonconforming use of any structure or land at the time of the enactment of this overlay
190 district or any subsequent amendment may be continued even though the use does not
191 conform to the provisions of this overlay, except that the nonconforming use:
- 192 a. Shall not be changed to another nonconforming use.
- 193 b. Shall not be re-established after abandonment or removal from the property for more
194 than fifteen (15) days in the case of a nonconforming manufactured home, or its
195 abandonment for six (6) months or more for all other uses, unless the premises are
196 under a continuing lease but are unoccupied by the nonconforming use, regardless of
197 the intent of the owner or occupier to resume the nonconforming use.
- 198 c. Shall not be extended to occupy any area of land not contained within the current lot of
199 record.
- 200 d. Shall not be extended into any new building or structure unless such new building or
201 structure is connected to existing buildings or structures and is contained wholly within
202 the land currently utilized for the nonconforming use; however, where a new building
203 or structure is not to be attached to an existing building or structure, the nonconforming
204 use may be extended into such a new building [or] structure provided that any such
205 new building or structure has a coverage area which does not exceed three (3) percent
206 of the total square footage of the lot and is contained wholly within the land currently
207 utilized for the nonconforming use.
- 208 e. If an existing use was lawfully established in a zoning district that is subsequently
209 amended to require conditional use approval for such use, the existing use shall not
210 require a conditional use permit.

f. Any intended but not yet existing nonconforming use for which a vested right was acquired prior to the adoption of this overlay district or the adoption of an amendment to it shall be prohibited unless such intended nonconforming use for which a vested right was acquired is actually commenced within one (1) year of the adoption of this overlay district or the adoption of an amendment to it, regardless of the intent or expectation to commence or abandon such nonconforming use.

3. Notwithstanding anything to the contrary herein, the vested/grandfathered status created herein may be transferred and assigned to a new owner of the real property to which such rights apply, provided, however, that the new owner, in order to avail himself of such rights, must put the property to the vested/grandfathered use within six (6) months of the date of the sale of the real property.

E. *Building plan application.*

1. All building plans submitted pursuant to an application for a building permit should clearly indicate all of the proposed building materials and colors for each façade.
2. The plans should clearly show the location and calculate the amount/percentages of all building materials per façade.
3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

17.80.06 - Network standards.

A. *Access management standards.*

1. *Connectivity.* Within all nonresidential or multifamily developments or any single-family residential development of five (5) or more acres, the following standards shall apply unless a variance is sought and obtained from the board of zoning appeals due to unusual topography or environmental constraints such as major streams and rivers that create a severe and unique hardship:
 - a. No local street may be longer than six hundred (600) feet without an intersection with another local through street. Cul-de-sac streets shall not count as through streets.
 - b. Continuous pedestrian walkways shall be provided to connect building entrances to required ten-foot wide sidewalks along street frontage.
 - c. A cul-de-sac street that ends within two hundred (200) feet of the right-of-way of an adjacent collector or arterial street shall provide a five-foot wide sidewalk in a ten-foot wide easement connecting the sidewalk on the cul-de-sac to the sidewalk on the adjacent collector or arterial street.
 - d. Dead-end streets, including cul-de-sac streets, shall not exceed three hundred (300) feet in length and shall not serve more than thirty (30) dwelling units.
2. *Vehicular access points.* Minimum number of driveways or streets required per table 17.80.06.A2 below:

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Table 17.80.06.A2: Minimum Vehicular Access Points

Type of Development	Minimum Number of Vehicular Access Points to Public Streets provided that the minimum separation standards are met per ULDC requirements.
Nonresidential, less than 50 required parking spaces	1
Nonresidential, 50—299 required parking spaces	2
Nonresidential, 300—999 required parking spaces	3
Nonresidential, 1,000 or more required parking spaces	4 or more

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3. *Utilization and provision of connections to and from adjacent developments and developable parcels.*

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a. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.

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b. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred (600) feet along each development plan boundary that abuts potentially developable or re-developable land.

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4. *Interparcel access.* For developments along an arterial or collector street, except where a variance is sought and obtained from the zoning advisory board pursuant to chapter 11 because of topographic or other site-specific constraints that create a unique and severe hardship, compatible developments, as determined by the planning director, shall provide a network of nonresidential access streets that meet the following:

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a. Access streets shall be constructed for a commercial or multifamily residential development that abuts another commercial or multifamily residential development, whether existing or planned. The development of the site shall incorporate the following:

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i. Continuous nonresidential access street, where necessary to connect adjacent parcels along the thoroughfare.

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ii. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access.

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b. New commercial or multifamily property that abuts a planned, new or existing multifamily residential property shall provide for a five-foot wide sidewalk connecting the two (2) uses.

- c. New multifamily residential development that abuts a planned, new or existing commercial property shall provide for a five-foot wide sidewalk connecting the two (2) uses.
5. *Driveways*. Driveway connections to public streets shall be consistent with the following standards:
- a. Driveway connections shall not be permitted within the controlled access zone of an intersection.
- b. Outparcels with less than two hundred (200) feet of road frontage are restricted to internal access only.
- c. Driveways that enter a major thoroughfare at traffic signals must have at least two (2) outbound lanes (one (1) for each turning direction) of at least eleven (11) feet in width, and one (1) inbound lane with a maximum width of eleven (11) feet. All lanes shall align with respective lanes on the opposite side of the intersection.
- d. No residentially developed property may have a curb cut in excess of thirty (30) feet in width, and no nonresidential property may have a curb cut in excess of forty (40) feet without approval of the community development director.
- e. Except for single-family and two-family residences, driveway grades shall conform to the requirements of the Georgia Department of Transportation Regulations for Driveway and Encroachment Control.
- f. Except where driveways are on opposite sides of a raised median, commercial or industrial driveways, or public roads, on opposite sides of a street shall either directly align or have offsets per ULDC requirements, as measured between the extended centerlines of such driveways. Along county roads, where property frontage width is such that the minimum offsets cannot be met, or intersection sight distance cannot be met with a driveway location that meets or exceeds the minimum spacing requirement, the community development director may allow placement of a driveway with a lesser offset distance. Where lack of frontage does not provide for the minimum spacing, the driveway may be required to be a joint use driveway with the adjoining owner.
- g. Whenever possible, driveways on undivided arterials, collector streets, or local streets should align with driveways (if any) on the opposite side of such street.
- h. On a divided arterial street that includes a median, driveways should align with median breaks whenever possible. Driveways not meeting this standard shall be limited to right turn access and right turn egress.
- i. Driveway throat length. The length of a driveway or "throat length" for a commercial or office development shall be designed in accordance with the vehicle storage required for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe

conflicts with on-site vehicle circulation. The throat lengths specified in table 17.80.06.A5 are generally acceptable guidelines intended for the major entrance driveway of a commercial development.

Table 17.80.06.A5: Driveway Length for Commercial Centers

Commercial Center Total Gross Floor Area	Length of Principal Driveway*
Under 25,000 square feet	50 feet—60 feet
25,000—50,000 square feet	60 feet—85 feet
51,000—100,000 square feet	85 feet—135 feet
101,000—150,000 square feet	135 feet—180 feet
151,000—200,000 square feet	180 feet—200 feet
Over 200,000 square feet	200 feet or more
Note: * For driveways that allow right turns only the throat length may be reduced by one-third ($\frac{1}{3}$).	

6. *Deceleration lanes.*

- a. A major driveway entering a street classified as a collector or above with a regulated arterial speed thirty-five (35) miles per hour or greater shall be required to provide a deceleration lane consistent with the standards set in chapter 8.
- b. An acceleration or deceleration lane that would begin or end within seventy-five (75) feet of another driveway or intersecting street shall be lengthened so that it connects with the adjacent street or driveway.

7. *Crosswalks.*

- a. All intersections on streets posted at twenty-five (25) mph or less shall contain crosswalks that connect to sidewalks in all quadrants. For streets posted at over twenty-five (25) mph, crosswalks shall be placed when determined as warranted by engineering study by a professional traffic operations engineer and such studies are subject to community development department's review and approval.
- b. Crosswalks shall be either demarcated with high-reflectivity thermoplastic paint or brick pavers, as determined by the community development director.

B. *Parking requirements.* Off-street parking shall be required as provided in the City's zoning ordinance, except as provided in this subsection:

1. *Maximum number of parking spaces.* The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than one hundred twenty-five (125) percent of the minimum number of required parking spaces. Parking spaces in excess of one hundred five (105) percent shall be constructed on pervious surfaces recommended in paragraph 3.b. of this subsection.
2. *Pedestrian circulation.* Parking areas shall be designed to facilitate safe and convenient use by pedestrians. Commercial and multifamily developments shall

provide designated pedestrian pathways or sidewalks connecting the front entrance of the principal building to the sidewalk along the abutting street, including marked crosswalks across interior driveways.

3. *Paving materials for parking lots.*

- a. All parking areas shall be paved with asphalt, concrete, or pervious materials approved by the community development director.
- b. Pervious paving. Recommended pervious paving materials include those described in the current edition of the Georgia Stormwater Management Manual as the porous concrete or modular porous paver systems under the limited application stormwater structural controls.
- c. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

4. *Landscaped strip to screen parking lots and loading areas.*

- a. Where a parking lot or loading area for a commercial, industrial, or institutional use is located adjacent to the public right-of-way, it shall be screened from the public right-of-way consistent with the City Zoning Code.
- b. Setbacks for screening areas facing the highway corridor overlay district shall be based on future right-of-way consistent with City guidelines.

17.80.07 - Public improvement standards.

Public rights-of-way (new and existing streets/roads) within the highway corridor overlay district shall be improved in accordance with the following standards:

- A. *Street standards.* Public rights-of-way located within the highway corridor overlay district shall be classified by type (i.e. arterial, collector, local, or nonresidential access) by the Community Development Department and shall be consistent with design guidelines as follows:

1. *Arterial:*

- a. Forty-five (45) mph design speed.
- b. Minimum one hundred twenty-foot right-of-way.
- c. Ten-foot (minimum) wide landscaped strip.
- d. Ten-foot (minimum) wide sidewalk.
- e. Pedestrian lights are required in landscaped strip.
- f. Street trees are required in landscaped strip.
- g. The location of required public improvements in the GDOT right-of-way is subject to GDOT permit approval. Any required public improvement not meeting GDOT permit approval is required to be located outside of planned right-of-way.

2. *Collector:*

- a. Thirty-five (35) mph design speed.

- b. Minimum eighty-foot right-of-way.
 - c. Depending on adjacent land use, lanes shall conform to one (1) of the following two (2) options:
 - i. Two (2) travel lanes at twelve (12) feet with center turn lane at fourteen (14) feet in commercial areas.
 - ii. Two (2) travel lanes at twelve (12) feet with turn lane at intersection provided between intersections for planned developments or residential areas.
 - d. Twenty-four-inch wide curb and gutter.
 - e. Eight-foot (minimum) wide landscaped strip along outside curb.
 - f. Eight-foot (minimum) wide sidewalk outside landscaped strip.
 - g. Pedestrian lights are required in landscaped strip. On roads posted at thirty (30) mph or greater, pedestrian lights shall be placed per chapter 5 of the GDOT Design Policy Manual.
 - h. Street trees are required in landscaped strip. On roads posted at thirty (30) mph or greater, street trees shall be placed per chapter 5 of the GDOT Design Policy Manual and the GDOT Policy for Landscaping.
3. *Local streets:*
- a. Twenty-five (25) mph design speed.
 - b. Minimum fifty-foot right-of-way.
 - c. Two (2) travel lanes at eleven (11) feet each.
 - d. Twenty-four-inch wide curb and gutter.
 - e. Seven-foot (minimum) wide landscaped strip along outside curb.
 - f. Five-foot (minimum) wide sidewalk outside landscaped strip.
 - g. Pedestrian lights are required in landscaped strip.
 - h. Street trees are required in landscaped strip.
4. *Nonresidential access street:*
- a. Twenty-five (25) mph design speed.
 - b. Minimum fifty-foot right-of-way.
 - c. Two (2) travel lanes at eleven (11) feet each.
 - d. Eighteen-inch wide curb and gutter, twenty-four (24) inches if public right-of-way.
 - e. Five-foot (minimum) wide landscaped strip along outside curb, eight-foot if public right-of-way.
 - f. Eight-foot (minimum) wide sidewalk outside landscaped strip.
 - g. Street trees are required in landscaped strip.

427 5. *Underground utilities are required for all street frontages:* Upon written
428 application, an exception may be granted by the board of zoning appeals in cases
429 where, due to unique topography or the presence of rock, the installation of
430 underground utilities would present a severe and unique hardship.

431 B. *Street trees.* Subject to the Community Development Department's review and
432 approval, canopy trees shall be provided in street rights-of-way including medians and
433 required landscaped strips adjacent to all streets. For roadways/streets either classified
434 as collector or above, or posted at thirty (30) mph or greater, the tree types, sizes, and
435 lateral offset to trees are to be governed by chapter 5 of the GDOT Design Policy
436 Manual and the GDOT Policy for Landscaping. Trees and vegetation shall be located
437 such that such vegetation shall not be located within the required sight lines necessary
438 for intersection sight distance based on the road's posted speed limit.

439 1. Appropriate street tree species include the following:

440 a. Large trees—Average spacing forty (40) feet on center:

- 441 • Sawtooth Oak
- 442 • Gingko (Variety: President, Autumn Gold, male gender)
- 443 • Princeton Elm
- 444 • Chinese Elm (varieties Allee, Athena, Drake, Bosque)
- 445 • Bald Cypress (variety: Shawnee Brave)
- 446 • Zelkova (variety Green Vase or Village Green)
- 447 • Northern Red Oak
- 448 • Trident Maple

449 b. Small trees—Average spacing twenty (20) feet on center:

- 450 • Crepe Myrtle
- 451 • Saucer Magnolia (variety: Butterflies)
- 452 • Chinese Fringe Tree
- 453 • Golden Rain Tree
- 454 • Texas Redbud (*Cercis reniformis*)
- 455 • Kousa Dogwood
- 456 • Washington Hawthorn "Princeton Sentry"
- 457 • Zelkova (variety: Wires)

458 2. No more than twenty-five (25) (or twenty-five (25) percent of the total number,
459 whichever is greater) of the trees installed may be of any one (1) genus.

460 3. No more than twenty-five (25) percent of the street trees used in a single
461 development shall be of the small tree species, unless limited by roadway
462 classification or posted speed limit that affect tree type placement.

- 463 4. Pedestrian lights meeting the requirements of this chapter may be considered
464 when spacing street trees to allow forty (40) feet of separation between pedestrian
465 lights and large trees, and twenty (20) feet of separation between pedestrian lights
466 and small trees.

467 C. *Improvement guarantees.* At the option of the City, the developer may be required to
468 provide to the City financial security to guarantee the installation of project
469 improvements under this chapter. The developer's financial guarantee may be any of
470 the following:

- 471 1. An escrow of funds with the county;
472 2. An escrow of funds with a bank upon which the county can draw;
473 3. An irrevocable letter of credit or commitment upon which the county can draw;
474 4. A performance bond for the benefit of the county upon which the county can
475 collect; and
476 5. Any other form of guarantee approved by the board of commissioners that will
477 satisfy the objectives of this subsection.

478 The guarantee shall be in an amount sufficient to secure the full costs, as determined
479 by the Community Development Department director, of the construction cost of the
480 improvements, based on the most recent edition of Georgia Department of
481 Transportation "Item Means Summary" or other comparable standardized cost
482 estimation procedure.

483 **17.80.08 - Property development standards.**

484 A. *Additional uses.* Parcels zoned for commercial uses shall be allowed to be developed
485 with a mixture of commercial and residential uses according to City development
486 standards, provided the future land use map provides a maximum density for the
487 subject parcel.

488 B. *Prohibited uses.*

- 489 1. Self-service storage (except indoor storage designed to mirror class "A"
490 commercial office space), mini-warehouses, or warehousing and distribution not
491 currently zoned for these uses (M-1 or M-2), as of adoption of this chapter.
492 2. Salvage, junk, wrecking, recycling, waste, and scrap yards.
493 3. Adult bookstore.
494 4. Sexually oriented businesses or establishments.
495 5. Pawnshop or loan brokers, other than mortgage loan brokers.
496 6. Rooming and boarding houses.
497 7. Automotive repair and maintenance, except car washes.

498 C. *Ground floor area limitation.* New commercial buildings may not exceed one hundred
499 fifty thousand (150,000) gross square feet in ground floor area. New commercial
500 buildings greater than one hundred fifty thousand (150,000) gross square feet must
501 obtain conditional use approval. In determining whether to grant an increase in ground

502 floor size beyond one hundred fifty thousand (150,000) square feet, the zoning
503 advisory board shall consider the following factors, in addition to those listed in
504 chapter 11:

- 505 1. The building site will provide convenient inter-connections with adjacent uses and
506 properties that serve both pedestrians and automobiles.
- 507 2. The floor area of the proposed building is the smallest feasible to serve the
508 function of the proposed use.
- 509 3. The architectural design of the building reduces the perceived size of the building
510 by appropriate articulations and variations in the massing, façade, roofline,
511 materials, colors, and textures of the building exterior.
- 512 4. The building and site meets or exceeds all other standards set forth in this chapter
513 and by the City Zoning Code.

514 D. *Lot standards.*

- 515 1. Minimum lot size shall be as follows:
 - 516 a. For outparcels or stand-alone commercial projects: One (1) acre.
 - 517 b. For commercial lots within a common development with shared parking and
518 interconnectivity: One-half (½) acre.
- 519 2. Minimum commercial lot frontage: One hundred seventy-five (175) feet along an
520 arterial.
- 521 3. Nonresidential lots shall be generally rectangular with a ratio of depth to frontage
522 not greater than 4:1.
- 523 4. Residential subdivisions shall comply with one (1) of the following two (2)
524 requirements:
 - 525 a. Reverse-fronting lots are required for residential subdivisions along streets
526 classified as arterials or collectors, subject to subparagraph b. below.
527 Reverse-fronting residential lots shall be platted with a landscaped access
528 easement restricting vehicular access placed adjacent to the public right-of-
529 way. Such easement shall be a minimum of twenty (20) feet in depth and
530 include one (1) of the following:
 - 531 i. A continuous four-foot high solid wall constructed entirely of brick
532 or stone masonry.
 - 533 ii. A four-foot high fence constructed of a combination of brick or
534 stone masonry pillars with iron pickets.
 - 535 iii. A vegetated strip of canopy trees, shrubs, and groundcover that
536 provide a full landscape buffer.
 - 537 b. If a residential lot is separated from the arterial or collector street by a
538 minimum twenty-foot wide landscaped strip and a residential street, a
539 residential lot may face an arterial or a collector street.

540 E. *Environmental controls.*

1. Stormwater management design shall comply in all respects with the current edition of the Georgia Stormwater Management Manual and ULDC.
2. Parking lot landscaping. Parking areas shall incorporate landscaped areas as required in chapter 5. Such landscaped areas shall cover at least twelve (12) percent of the parking area.

F. *Dumpsters.*

1. *Location.*

- a. Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.
- b. Dumpsters shall be enclosed either within a building or out of sight from public streets or located outside to the rear of the principal building.
- c. Dumpsters shall be set back a minimum of five (5) feet from all property lines. If a buffer is required on the subject property line, the dumpster shall not be located within the buffer.

2. *Pad.*

- a. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles.
- b. Restaurants and other food service establishments shall place dumpsters on concrete pads that are designed to slope into a drain that is equipped with a grease trap.

G. *Lighting.*

1. *Parking lot, sidewalk, and building illumination.*

- a. Lighting shall be designed to prevent light spillover on to adjacent properties. All lighting shall be fully shielded, have recessed luminaries, downcast, or be cut-off luminary fixtures mounted in such a manner that the cone of light is directed downward and does not cross any property line of the site.
- b. Only incandescent, florescent, metal halide, low-pressure sodium, LED, or color corrected, high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one (1) site.
- c. Pedestrian lights shall be consistent with the City's Zoning Code.
- d. Pedestrian light average spacing shall not exceed one hundred twenty (120) feet.
- e. Parking light fixtures shall be the box head type, shall have a maximum height of thirty-five (35) feet, and shall employ a fluted pole. All parking light fixtures and poles shall be black.

- f. Individual pedestrian lights shall be maintained in good order and shall be illuminated between dusk and dawn each night.
- g. Lighting shall be consistent with specifications set forth in Table 17.80.08.G.

Table 17.80.08.G: Lighting Specifications

	Pedestrian Light	Parking Light
Height	15 feet	35 feet
Color	Black	Black
Pole Type	Fluted	Fluted
Fixture Type	Unspecified	Box Head
Shielding	Semi-cutoff, cutoff, or full-cutoff	Full-cutoff
Spacing	120 feet	Unspecified

2. *Security lighting restrictions.*
- a. Full cutoff luminaires shall be used for all security lighting.
- b. The number of luminaires remaining on for security lighting shall not exceed one-fourth ($\frac{1}{4}$) the total number of each type of luminaire number by four (4), any remainder is counted as a whole number.
3. *Drive-under canopies and pump islands at fueling stations.* The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.
- H. *Architectural standards.* The following design guidelines and standards apply to all newly constructed buildings used for commercial, industrial, or residential purposes.
1. *General architectural requirements.*
- a. The use of a common palette of building materials should be maintained for building façades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors. For large commercial/retail buildings and multifamily buildings, variations in façade, roofline and depth should be provided to lend the appearance of multitenant occupancy. All design and construction shall be subject to architectural review by the county or its designated architect to ensure adherence with this subsection K and the structures of traditional architecture.
- b. All ground or roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by an opaque wall or fence made of brick, stucco, split face block, or landscaping.
- c. For all commercial buildings, roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by a raised parapet or pitched roof along the edge of the roofline.

- d. Contrasting accent colors on any single façade shall be limited to no more than ten (10) percent of the total wall area for any single façade.
- e. Materials otherwise not permitted, may be used for an accent provided that a contrasting materials accent on any single façade shall be limited to no more than ten (10) percent of the total wall area for any single façade.
- f. Permanent mounted exterior neon lights shall not be allowed.
- g. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.
- h. Back-lit awnings, roof-mounted lights, and/or roof mounted flag poles are not permitted. Satellite dishes shall be located and painted to blend with the background as much as practical.

2. *Building materials.* Table 17.80.08.H and this subsection outlines allowed building materials that are may be used and combined to create a consistent, attractive, interesting and long-lasting building design:

Table 17.80.08.H: Allowed Building Materials

Brick	Stone	Glass	Tilt/Pre-Cast	Stucco		Concrete Blocks	CMU/Split-Face Block	Cementitious Fiber-Board	Metal	Tile
Yes	Yes	Yes	No*	Max. 40% per façade		No	Max. 10% per façade	No**	No	No
		* Allowed for industrial buildings.								
		** Allowed for residential buildings. Buildings must have a minimum 4:12 roof pitch.								

- a. Allowed building materials.
 - i. Brick, except that brick veneers that are intended to simulate brick exteriors are not acceptable;
 - ii. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
 - iii. Split-face block/concrete masonry unit (CMU) is restricted to ten (10) percent of the surface area of the façade;
 - iv. Tilt/architectural pre-cast concrete permitted for industrial developments only;
 - v. Stucco is restricted to forty (40) percent of the surface area of a façade;
 - vi. Natural wood and/or cementitious fiberboard siding are allowed only for residential buildings;

- vii. Glass;
- viii. Exposed concrete block, metal, and tile are not allowed as building materials on a façade.
- b. Ratios and amounts of allowed building materials.
- i. Accent/trim exterior building material. Small amounts of building materials such as wood, tile, etc., may be used to enhance the façade of the building or for decorative elements, but should not exceed ten (10) percent of total wall area per façade.
- ii. Façade calculations. With the exception of accent/trim materials, there shall be no more than two (2) primary building materials used. When stucco is used as a building material for a façade, it is restricted to forty (40) percent of the total. The allowed façade materials shall not apply to entry doors and/or roll-up doors.
- c. The amount of permitted material shall be calculated using the gross square footage of wall area per façade. For example, a building has a front façade with a gross façade area of one thousand two hundred (1,200) square feet with four hundred (400) square feet consisting of windows and doors. Begin with one thousand two hundred (1,200) square feet for required building material calculations. A wall area of one thousand two hundred (1,200) square feet shall have no more than four hundred eighty (480) square feet of stucco on the front façade [e.g. one thousand two hundred (1,200) square feet × forty (40) percent = four hundred eighty (480) square feet]. The balance shall be brick or other allowed material. Trim or accent material may account for up to ten (10) percent or one hundred twenty (120) square feet.
3. *Roof requirements.* Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.
- a. Gabled/hipped roofs. All one-story buildings less than ten thousand (10,000) gross square feet must have a gabled/hipped roof (between 4:12 and 12:12).
- b. If a gabled/hipped roof is not possible, a combination of flat roof and gabled/hipped roof is required. Provide a gabled/hipped roof on front and side of the building to screen view of any flat roof. Create arcades, porches, and other features with pitched roof.
- c. Flat roofs. Building materials for flat roofs shall meet local codes.
- Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front façade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front façade is

- 686 less than one hundred twenty-five (125) linear feet of length, then a
687 minimum of one (1) roof articulation must occur.
- 688 d. Other. Drive under canopies may have flat roof with vertical or factory
689 formed facing of finished sheet metal or other material meeting the
690 requirements of this chapter.
- 691 4. *Arcade/structural canopy for retail use.* For any multitenant commercial
692 development, a covered arcade/structural canopy shall be provided along the front
693 façade of the building. Arcades are covered walkways connected to the principal
694 building. They should be a minimum of five (5) feet in width and designed to
695 provide covered areas for relief from the weather. Different arcade/structural
696 canopy designs may be used for each individual tenant/business within a
697 multitenant commercial development provided that they blend aesthetically with
698 the front façade of the building and has the approval of the building owner and the
699 planning director.
- 700 5. *Street orientation.* Principal building entrances shall be oriented to public streets.
- 701 6. *Building height.* Unlimited for new development.
- 702 7. *Building massing and modulation.* The massing of building façades longer than
703 one hundred fifty (150) feet that are approximately parallel to the right-of-way
704 and oriented to a public street shall be modulated to increase visual interest, as
705 follows:
- 706 a. Building façades that are less than five hundred (500) feet long shall be
707 modulated at intervals no greater than one hundred (100) feet in length.
- 708 b. Building façades that are more than five hundred (500) feet long shall be
709 modulated with intervals no greater than twenty (20) percent of the length of
710 the façade.
- 711 8. *Minimum area.* No nonresidential building shall have less than two thousand
712 (2,000) square feet of heated floor space.
- 713 9. *Minimum cornice height.* Building design shall include minimum one-foot high
714 contrasting cornices along the entire front façade of buildings and extending for a
715 distance of at least ten (10) feet along the sides of buildings.
- 716 10. *Minimum high-contrasting base.* Building designs shall include a minimum two-
717 foot high contrasting base, along the entire front façade of buildings and
718 extending for a distance of at least ten (10) feet along the sides of buildings.
- 719 11. *Satellite dish antennae.* No satellite dishes shall be permitted within view from
720 public streets.
- 721 12. *Off-street loading areas.* Off-street loading areas shall be located in the rear of
722 buildings and screened from view from adjacent property or streets.
- 723 I. *Signage.* Except as provided in this subsection, signage shall comply with the
724 requirement of applicable City ordinances.

1. Ground signs and entrance signs shall be limited to a monument based signs with the monument base extending to the height and full width of the bottom of the signable area. The sign structure shall be constructed of materials consistent with the architecture and exterior treatment of the building.
2. The maximum sign area of any ground sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:
 - a. Ground signs on lots zoned commercial or industrial, including shared signs, on lots with more than one (1) tenant shall be no greater than fifty (50) square feet in sign area.
 - b. Ground signs on lots zoned commercial or industrial with one (1) tenant shall be no greater than thirty-two (32) square feet in sign area.
 - c. Ground signs on lots zoned O-I shall be no greater than thirty-two (32) square feet of sign area.
 - d. Ground signs for single business premises shall be no greater than thirty-two (32) square feet in sign area.
3. Sign illumination.
 - a. Automatic changeable copy signs and neon signs are prohibited.
 - b. Signs may be illuminated internally, subject to ULDC requirements. LED is acceptable. External lighting fixtures are acceptable provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall be fully shielded, have recessed luminaries, or be full cut-off luminary fixtures.

Section 2. Supplementary maps providing additional clarity on the boundaries of the highway corridor overlay district are attached hereto.

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid,

766 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
767 sentences, paragraphs or sections of the Ordinance.
768

769 **Section 4.** The City Attorney and City Clerk are authorized to make non-substantive editing
770 and renumbering revisions to this Ordinance for proofing and renumbering purposes.
771

772 **Section 5.** The effective date of this Ordinance shall be the date of adoption, unless provided
773 otherwise by the City Charter, state and/or federal law.
774

775 **BE IT SO RESOLVED**, this ____ day of _____, 2022.
776

777
778 ATTEST:

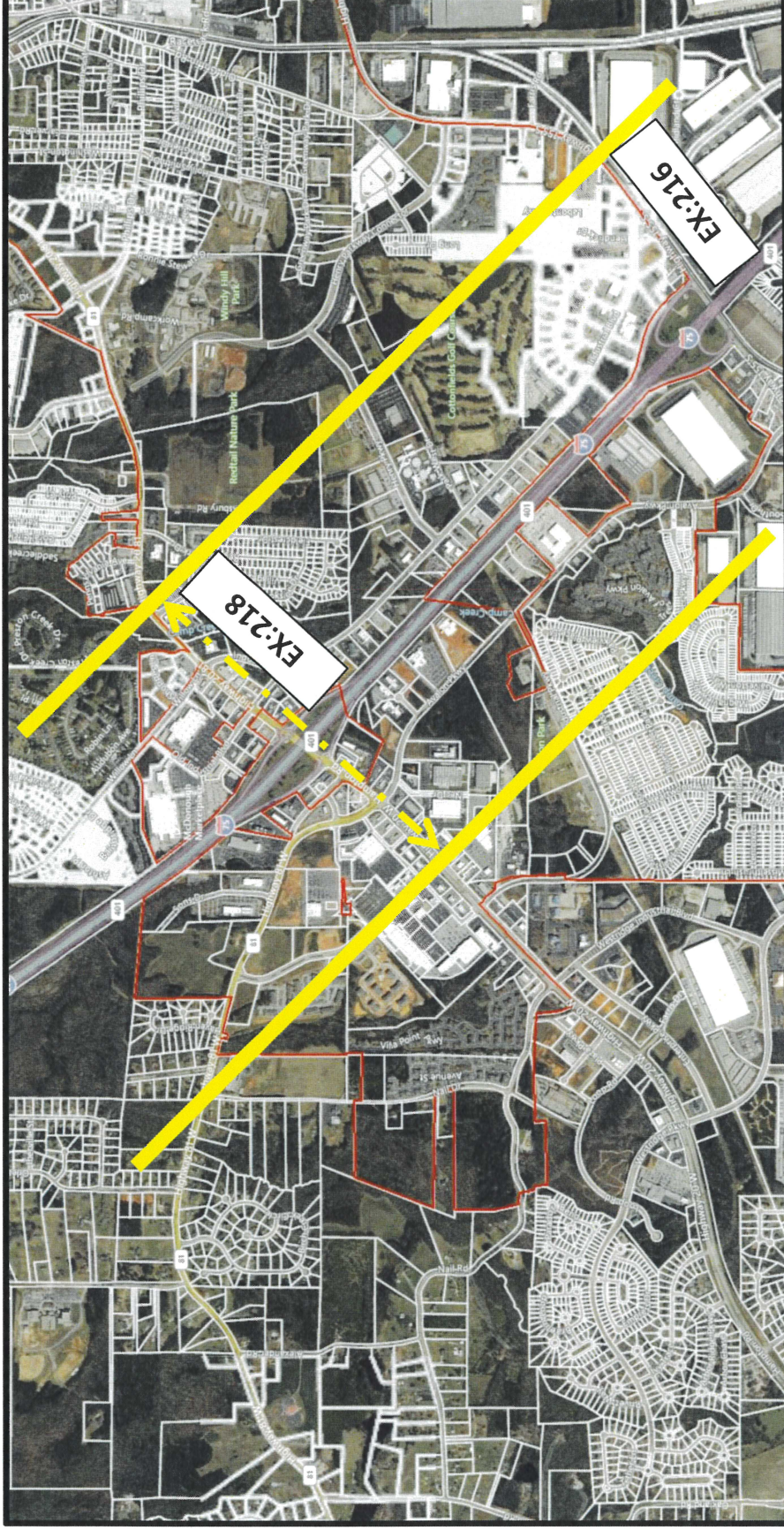
CITY OF MCDONOUGH, GEORGIA:

779
780
781 _____
782 Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

783
784 APPROVAL AS TO FORM:
785

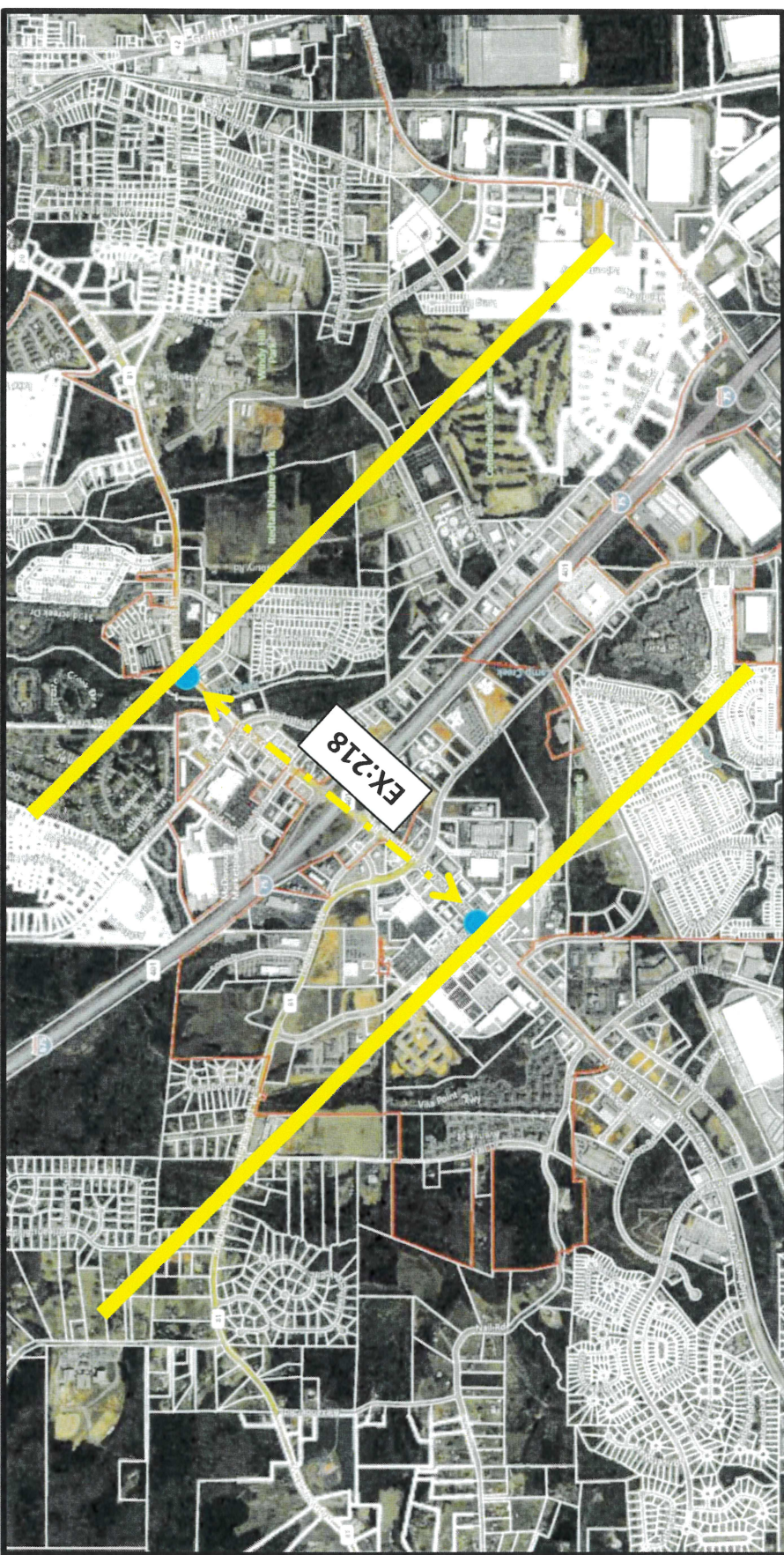
786 _____
787 Emilia C. Walker, City Attorney



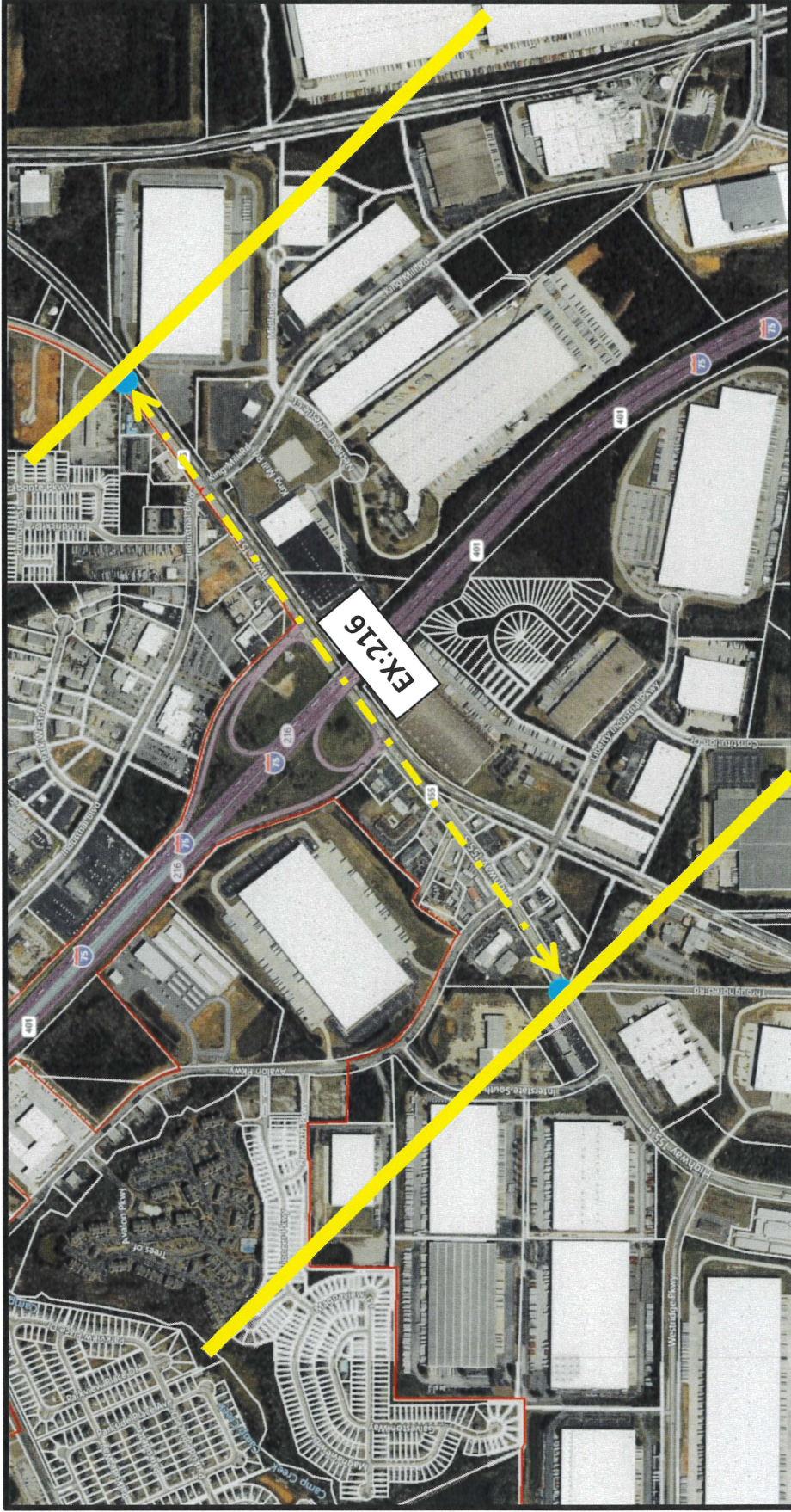
I-75 Corridor at Exit 218 and Exit 216

1 Mile Width

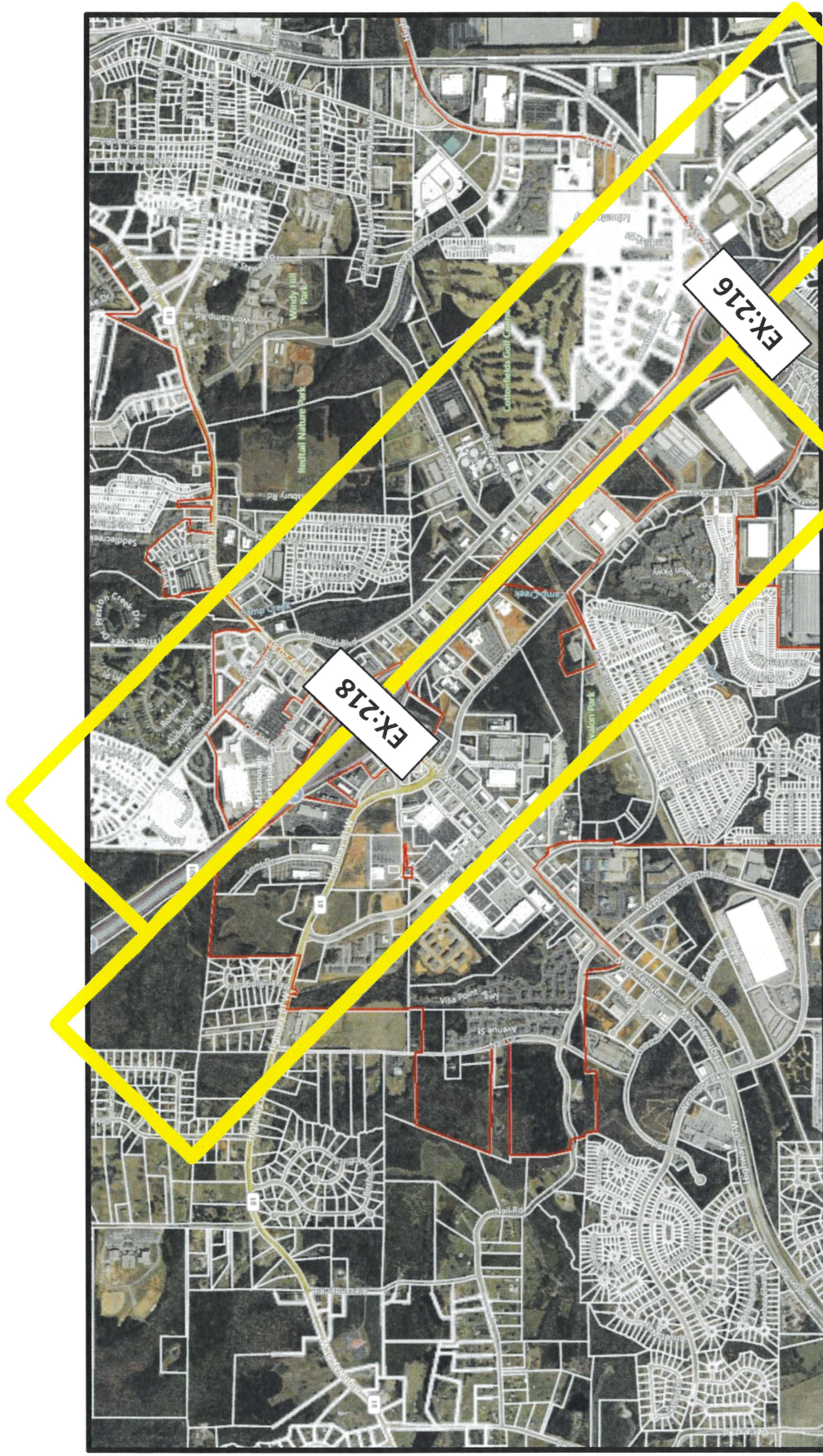
$\frac{1}{2}$ Mile Radius from I-75 Centerline



I-75 Corridor
Exit 218
½ Mile Radius from I-75 Centerline



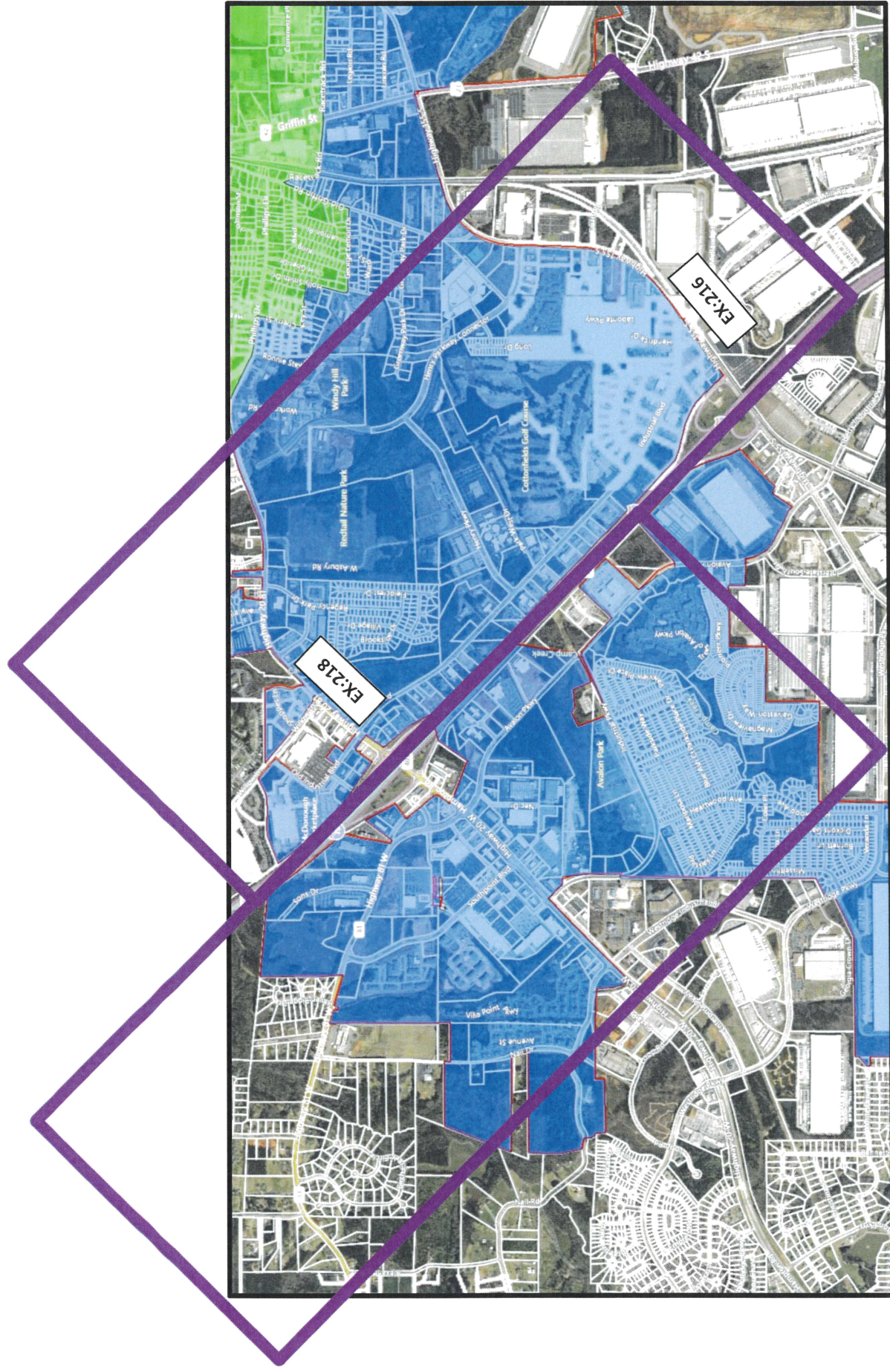
I-75 Corridor
Exit 216
½ Mile Radius from I-75 Centerline



I-75 Corridor at Exit 218 and Exit 216

1 Mile Total Width

1/2 Mile Radius from I-75 Centerline



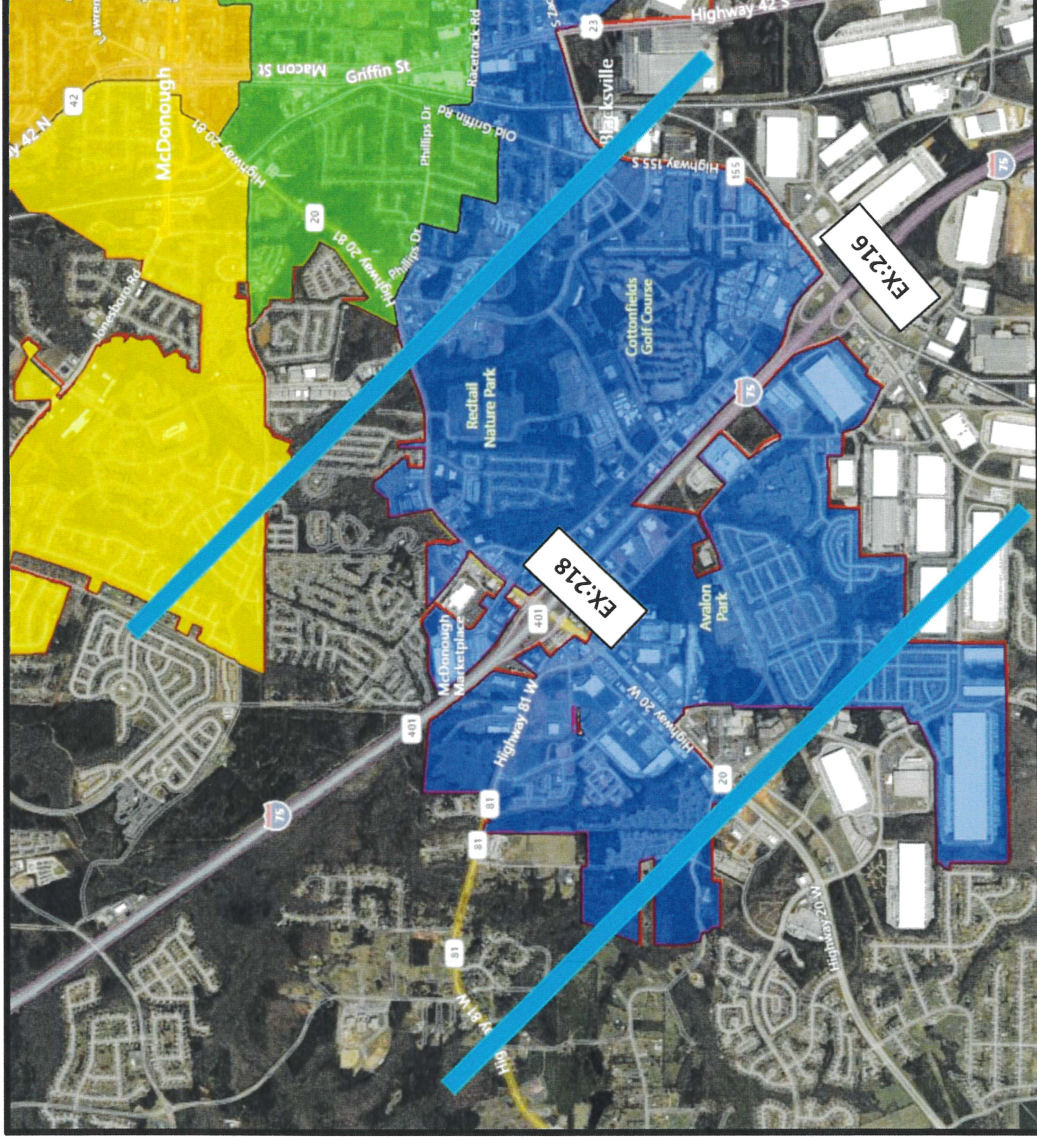
I-75 Corridor at Exit 218 and Exit 216

Blue color : District 4 (Kam Varner) / Green color: District 1 (Rufus Stewart)

1 Mile Radius from I-75 Centerline

**I-75 Corridor
Exit 218 and Exit 216
1 Mile Radius
from I-75 Centerline**

District 1 – Green/Rufus Stewart
District 2- Yellow/Jamal Burt
District 3-Green/Scott Reeves
District 4: Blue/ Kam Varner



AGENDA ITEM SUMMARY
January 17, 2023 City Council Meeting
Item Number: 14



Presented by: Christy Taylor

Department: City Clerk

ITEM SUMMARY:

Adoption of a Resolution for the upcoming November 7, 2023 election to establish the following:

- Qualifying dates to be set for Monday, August 14– Friday, August 18, 2023, from 8:30 am to 4:30 pm each day, closing for lunch from 1:00 PM to 2:00 PM.
- Qualifying fee methods of payments which will be cash, money order, personal checks and cashier checks.
- The qualifying fee is 3% of the annual compensation for the Mayor and Councilmember's seat.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Resolution 23-01-17

STATE OF GEORGIA
CITY OF MCDONOUGH

**A RESOLUTION FIXING QUALIFYING FEES AND DATES FOR THE 2023
GENERAL ELECTION IN THE CITY OF MCDONOUGH AND FOR OTHER
LAWFUL PURPOSES**

RESOLUTION NO. 23-01-17

WHEREAS, the City of McDonough (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City of McDonough, Georgia, are the Mayor and Council (“City Council”) thereof;

WHEREAS, pursuant to O.C.G.A. 21-2-131 (a)(1)(A) the City Council must set and publish the qualifying fees no later than February 1, 2023, for the November 7, 2023 election; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of McDonough as follows:

Section 1:

- a. 2023 General Election.** The City of McDonough, Georgia, General Election for the Office of Councilmember District III, Councilmember District IV and Councilmember-At-Large will be held on Tuesday, November 7, 2023, pursuant to O.C.G.A. 21-2-9(b).
- b. Local Qualification Superintendent.** The City Council hereby appoints the City Clerk as a local election superintendent for City election qualification purposes, for the November 7, 2023 general election.
- c. Qualification Fee.** The qualifying fee for the 2023 election to be paid by each candidate for City office shall be three percent (3%) of the annual compensation of the prospective City Council seat and hereby is set at \$360.00; acceptable methods of payment for the qualifying fee will be cash, money order, check and cashier’s check.
- d. Qualification Dates.** Pursuant to O.C.G.A. § 21-2-132 (d)(3), qualifying dates are Monday, August 14, 2023, through Friday, August 18, 2023, from 8:30 AM to 4:30 PM; closing each day from 1:00 PM to 2:00 PM for lunch. The location for qualifying shall be the City Clerk’s office, located in City Hall at 136 Keys Ferry Street, McDonough, GA 30253.

Section 2. Nothing in this Resolution shall limit, alter and/or obstruct, the duties of Henry County, Georgia, to conduct, facilitate and/or administer City elections as set forth under existing agreements, and/or local, state and/or federal law.

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 4. The City Attorney and the City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this ____ day of _____, 2023.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

APPROVAL AS TO FORM:

Emilia C. Walker, City Attorney