



Tyrone Planning Commission Agenda September 12th, 2019 7:00 PM

Planning Commission

David Nebergall
Chairman

Dia Hunter
Vice-Chairman

Jeff Duncan
Commissioner

Carl Schouw
Commissioner

Scott Bousquet
Commissioner

Staff

Phillip Trocquet
Planning &
Development
Coordinator

Patrick Stough Town
Attorney

Meeting Information

2nd & 4th Thursday
of each month @
7:00pm

881 Senoia Road
Tyrone, Ga 30290

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from August 22nd, 2019

IV. Public Hearing

1. To consider a rezoning petition for a 3.7 acre tract at property address 926 Senoia Road with parcel number 0727 018 from R-12 (1,200 s.f. min) to AR (Agricultural Residential) from applicant Brent Brownlee. Phillip Trocquet, Planning & Development Coordinator
2. To consider a text amendment to add a new zoning district entitled TCMU (Town Center Mixed Use) to Section 113 of Article V of the Town of Tyrone Zoning Ordinance . **Phillip Trocquet, Planning & Development Coordinator**

V. New Business

1. To consider a landscape plan for a 3.6 acre tract at property address 354 Senoia Road from applicant Brett Vincent. **Phillip Trocquet, Planning & Development Coordinator**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

Staff Report

Date: Sept 12, 2019

Town of Tyrone, Department of Planning & Zoning
881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

RZ-2019-004

APPLICANT/PROPERTY OWNER

Brent Brownlee / Bethel Church

PLANNING COMMISSION MEETING DATE

Sept 12, 2019

TOWN COUNCIL MEETING DATE

Sept 19, 2019

ADDRESS/LOCATION

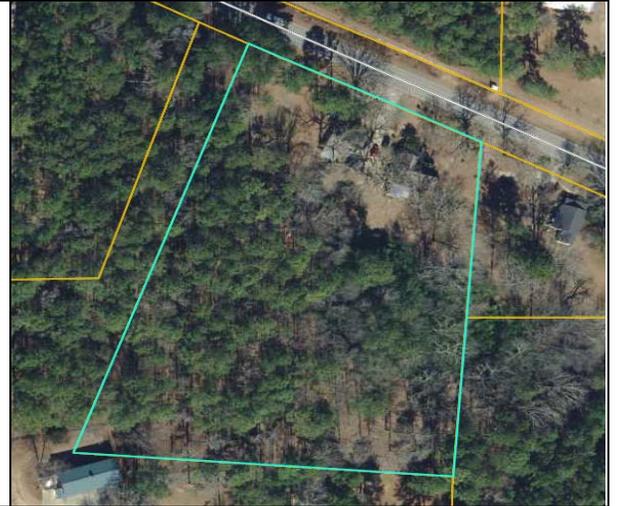
926 Tyrone Road

Summary

Applicant Brent Brownlee has submitted a rezoning petition for 926 Tyrone Road. This petition is to rezone a 3.76 acre parcel from R-12 (1200 s.f. min) to AR (Agricultural Residential).

The applicant's intent is to rezone the property to match the surrounding AR zoning to eventually be combined with property directly to the south owned by Bethel Church.

This petition was initially asked for on July 12th of last year and subsequently denied. A waiting period of one year between denied petitions is required per the Town's ordinance.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-12 (Residential 1200 s.f. min)	Vacant Residential	North: O-I South: AR East: AR & R-12 West: AR	Water	3.76 Acres

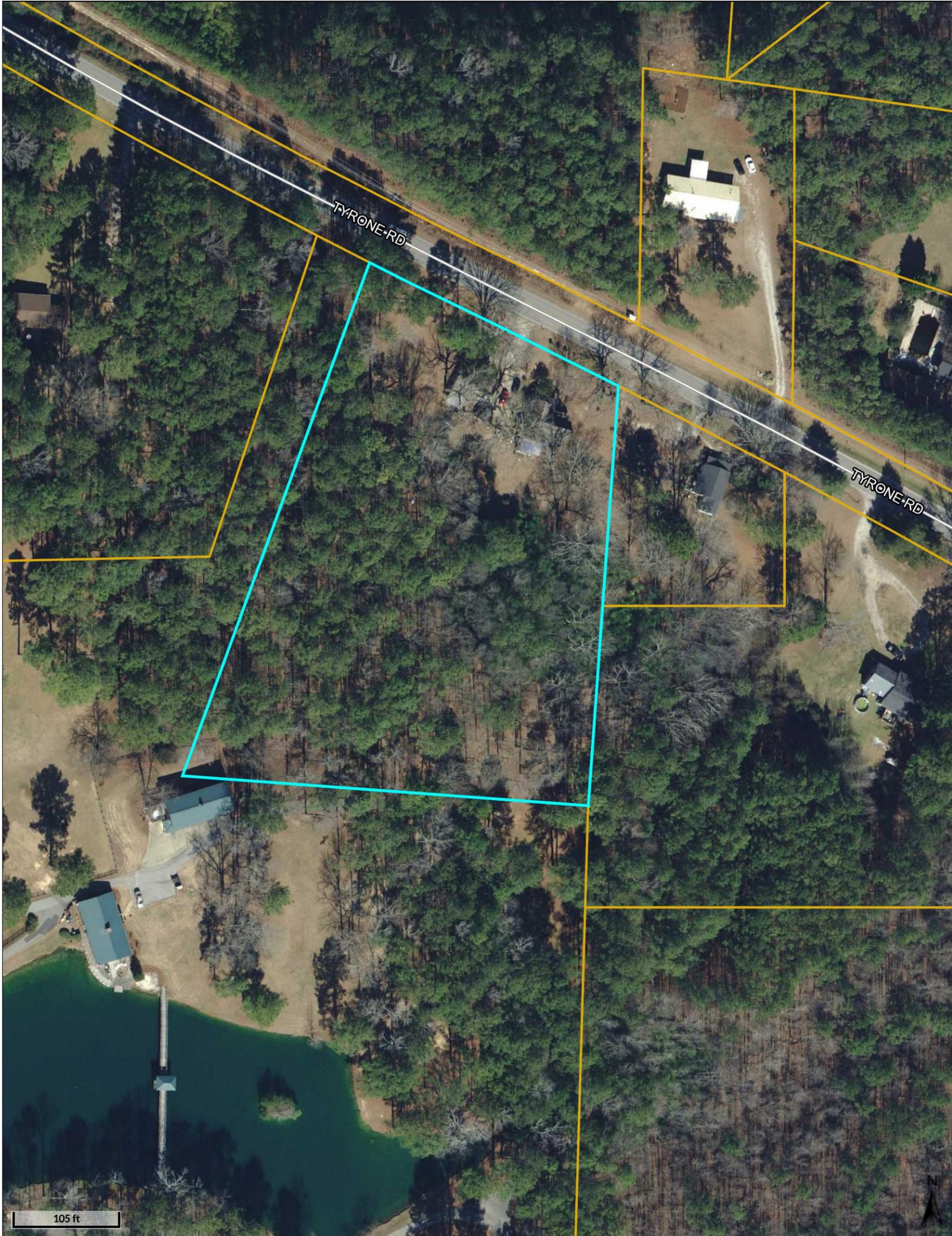
COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
Property is consistent with the future development map and comprehensive plan. AR zoning has a 3 acre minimum requirement making it a less dense zoning district. The Comp Plan character area is Estate Residential which is consistent with the proposed rezoning.	A historic (blighted) structure from the 1900's exists on the property along with multiple specimen oak trees.

COMPATABILITY WITH ZONING ORDINANCE
This rezoning petition is consistent with the Zoning Ordinance. AR zoning surrounds most of the property and is considered a less intense zoning district in many respects. The use of the property by a religious institution is permitted under AR zoning with conditions.

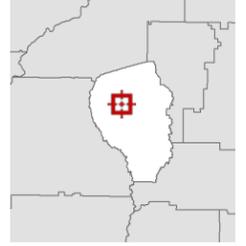
APPROVE

STAFF RECOMMENDATION
APPROVE WITH CONDITIONS

DENY



Overview



Legend

- Parcels
- Roads

Parcel ID 0727 018
Sec/Twp/Rng --
Property Address 926 TYRONE RD
District 03
Brief Tax Description TYRONE RD

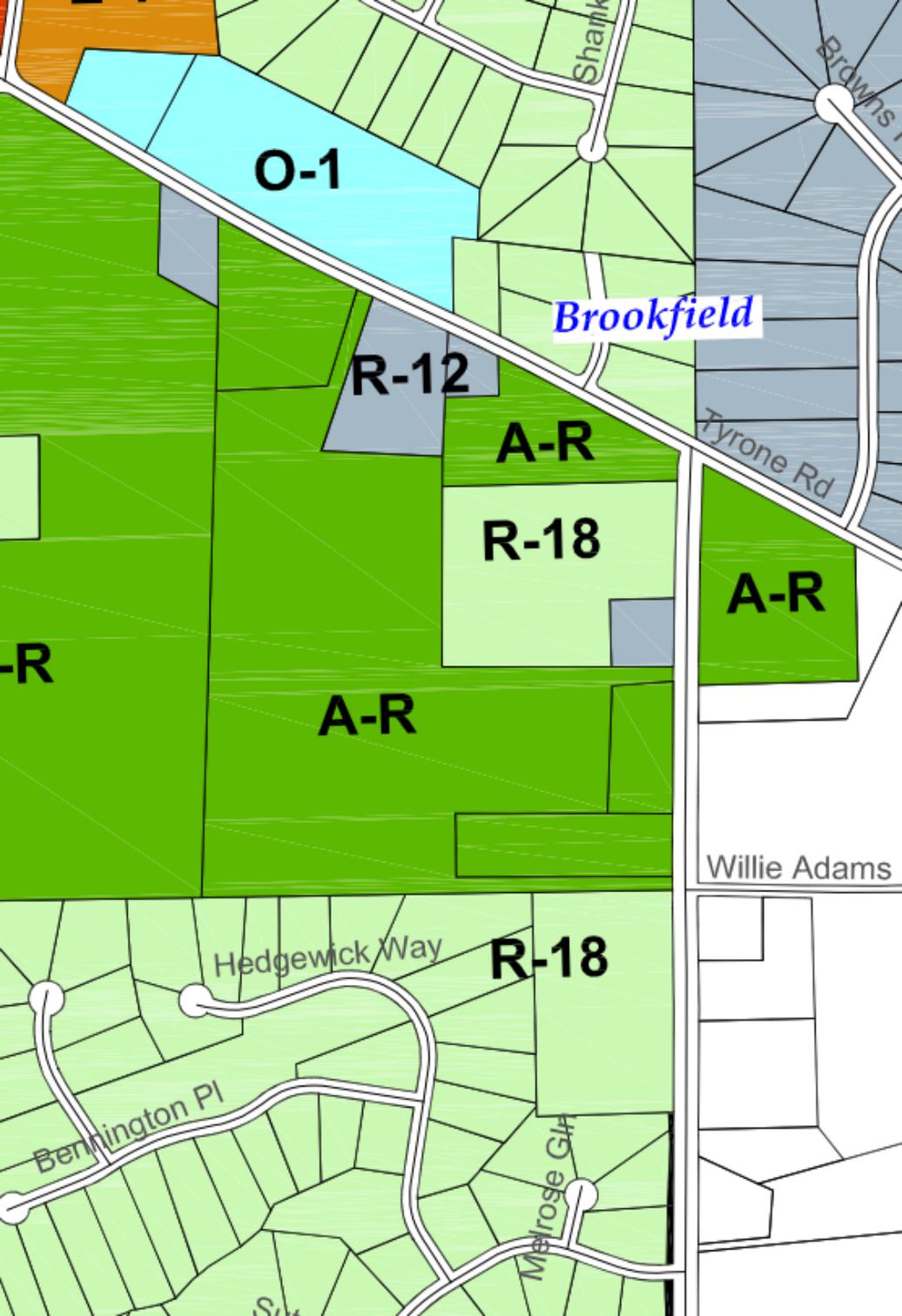
Alternate ID n/a
Class R3
Acreage 4.3

Owner Address TURNER JOE F
60 LEGACY CT
OXFORD GA 30054

(Note: Not to be used on legal documents)

Date created: 7/6/2018
Last Data Uploaded: 7/6/2018 6:00:12 AM

Developed by Schneider GEOSPATIAL



O-1

Brookfield

R-12

A-R

R-18

A-R

-R

A-R

Willie Adams

R-18

Hedgewick Way

Bennington Pl

Melrose Gln



Town of Tyrone
Staff Report - 09/12/2019

Contact: ptrocquet@tyrone.org

Subject: TCMU Text Amendment

- A. Background/History:** The Town Center District (TCD) as outlined in our Comprehensive Plan has been a major focus of Town planning efforts and citizen engagement especially over the past two years since the re-adoption and update of our Comp Plan in 2017.

As a result of this engagement, the Town has pursued assistance from a variety of organizations such as the UGA Carl Vinson Institute as well as the Atlanta Regional Commission (ARC). Both of these organizations have assisted staff and citizens in visualizing the potential of the TCD and helped develop steps to achieve the Town's Vision. The ARC Community Development Assistance Program (CDAP) was awarded to the Town to help further engage the community and provide a framework for updating our ordinance.

- B. Findings:** Through the coordination of ARC and a citizen-led downtown steering committee, specific goals and standards were identified that best achieved the development pattern outlined in the Comprehensive Plan for the Town Center District. Major standards included:

- a. The allowance of mixed-use structures/developments
- b. A limited increase in residential density to sustain business growth.
- c. The reduction of the Town's 1-acre minimum lot size for commercial and residential properties.

- C. Recommendation:** Staff recommends approval of the text amendment to add the new Town Center Mixed Use (TCMU) zoning district to Section 113 of Article V of the Zoning Ordinance.

Attachment 1

TCMU District

Sec. 113-000. – Town Center Mixed Use (TCMU).

- (a) *Purpose.* The intent of the TCMU District is to provide a walkable, pedestrian friendly mixed-use environment only within the Town Center Character area as outlined in the Town's Comprehensive Plan. Upon Council approval, supplemental residential uses may be permitted when complementary to and compatible with the orderly development of the nearby projects. The TCMU District will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility between internal and external uses.
- (b) *Requirements for a Town Center Mixed-Use district.*
 - (1) No property over 3 acres may be rezoned to the TCMU district without the concurrent approval of a development plan by the Town Council following public review and recommendation by town staff and the planning commission. All property rezoned and developed pursuant to a single development plan shall be referred to herein as a "TCMU Development".
 - (2) The boundaries of each TCMU Development shall be as shown on the zoning map and shall correspond with the adopted development plan and be located within the Town's Town Center District Character area.
- (c) *Application.* Each application to rezone a property or grouping of properties 3 acres or over to the TCMU District shall establish a development plan for the same shall follow the procedures set out below:
 - (1) *Pre-application conference.* Prior to filing a petition to rezone property to the TCMU district, the applicant shall meet with the zoning administrator to review the general character of the proposed development, including but not limited to, its scope, nature and location. At this time, the applicant shall be fully advised of the approval procedures contained herein as well as the various information and studies which the applicant may need in order to continue with said procedures.
 - (2) *Rezoning petition.* A petition to rezone property to the TCMU District shall only be submitted subsequent to the pre-application conference with the zoning administrator. The petition shall contain a development plan, if applicable, and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both proposed and existing. A petition to rezone property to the TCMU district shall follow the procedures set out in article III of this chapter.
 - (4) *Development plan.* The following information shall be submitted as the development plan for properties exceeding 3 acres:
 - a. General location map;
 - b. Current topographical map clearly showing existing conditions, including contour intervals of no more than five feet based on field survey or photogrammetric methods;
 - c. Map showing the existing floodplains as indicated by FEMA;
 - d. Existing and proposed land uses in the development site and all adjacent properties, including the approximate location of all streets;
 - e. Legal description of the subject property;
 - f. Location and use of existing and proposed public, semi-public, or community facilities such as schools, parks and other open space, including areas proposed to be deducted or reserved for community or public use;
 - g. Conceptual drawings of representative building types for all non-residential structures which indicate the proposed general architectural style and appearance; and
 - h. If a proposed development creates special problems or involves specific circumstances, additional information as required by the zoning administrator in order to properly evaluate the proposal as follows:

- i. Off-street parking and loading plan;
 - ii. Economic feasibility report or market analysis;
 - iii. Area traffic study and circulation plan within the development and to and from existing thoroughfares;
 - iv. Hydraulic, hydrologic, and drainage engineering studies;
 - v. Environmentally sensitive areas, including, but not limited to: watershed protection, wetlands, or groundwater recharge impact study; and
 - vi. Based on the pre-application meeting with the zoning administrator, other information as is deemed necessary may be requested; in addition, any of the aforementioned required information (items (a) thru (h)) may be excluded if deemed not applicable.
- (5) *Summary of intent.* The written statement submitted with the development plan shall include the following information:
- a. Statement of the present ownership of all land within the proposed development;
 - b. Explanation of the character of the proposed development, including, but not limited to: a summary of uses, number and type of dwelling units, a net residential density calculation, and minimum standards for floor area, lot size, yard and spacing requirements;
 - c. General statement of the proposed development schedule and progression of unit development or staging; and
 - d. Agreements, provisions, and covenants which govern the use, maintenance, and protection of the development and any common or open space, including the provisions which will organize, regulate and sustain the property owners' association, where applicable.
- (6) *Approval.* After review and public hearing, the Planning Commission shall provide a recommendation to the Mayor and Council. After a public hearing the Mayor and Council may approve, disapprove or approve the rezoning and the applicable development plan with modifications. If the proposed rezoning and applicable development plan are approved as submitted, the zoning administrator shall cause the official zoning map to be changed to indicate the change in zoning and the boundaries of the property affected by the approved development plan. If the rezoning and applicable development plan are approved with modifications, the applicant shall file written notice of consent to the modification and a properly revised development plan with the zoning administrator prior to changing the official zoning map. The development plan and all other accompanying information shall be properly identified and permanently filed with the zoning administrator.
- (7) *Subdivision approval.*
- a. At the option of the applicant, a preliminary subdivision plat may be filed along with the development plan in order that tentative approval of the subdivision by the planning commission may be granted, pending the approval by the Mayor and Council of the development plan. In no case shall final subdivision approval precede the approval of the development plan.
 - b. Site development regulations, specifications, and procedures governing the platting of a TCMU development and plat approval shall be in accordance with the Town of Tyrone subdivision regulations and development regulations.
 - c. No combination of lots in excess of 3 acres shall be approved without a development plan.
- (8) *Ownership control.* At the time a final plat is approved and recorded for a TCMU development, as applicable, the land comprising the area for the development shall be under one ownership, i.e., an individual, a corporation, or some other single legal entity. Individual lots may be sold

only after the final plat has been approved and recorded and the deed contains sufficient covenants assuring the continuance of the TCMU development as originally approved and developed.

- (9) *Building and occupancy permits.* The zoning administrator shall approve the issuance of building permits for buildings and structures in the TCMU development if they are in substantial conformity with the approved development plan, the development schedule, and with all other applicable regulations. A certificate of occupancy shall be issued for any completed building or structure if it conforms to the requirements of the approved development plan and all other applicable regulations.
- (10) *Revision of development plan.* Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the Mayor and Council upon the recommendation of the zoning administrator and planning commission. A request for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

(d) *Development standards.*

(1) *Permitted uses.*

a. *Residential uses.*

- 1. Single-family detached dwellings;
- 2. Townhouse dwellings;
- 3. Multi-family loft dwellings as part of a mixed-use commercial structure; and
- 4. Accessory uses and structures.

b. *Commercial and institutional uses.*

- 1. Accounting, auditing and bookkeeping services;
- 2. Adult day care centers;
- 3. Advertising agencies excluding sign contractors;
- 4. Amphitheaters;
- 5. Antique stores;
- 6. Apparel and accessory stores (including dressmaker and tailor);
- 7. Appraisers;
- 8. Aquaponics/urban farming facilities;
- 9. Arcades
- 10. Art galleries;
- 11. Art studios;
- 12. Assembly halls;
- 13. Attorneys;
- 14. Auditoriums;
- 15. Automobile claims adjuster;
- 16. Bakeries, retail;
- 17. Banquet halls;
- 18. Barbershops and beauty shops;

19. Bicycle repair shops;
20. Blood donor stations;
21. Blueprinting and photocopying services;
22. Book and stationery stores;
23. Bowling alley;
24. Brew Pubs & microbreweries;
25. Business agents and brokers;
26. Business incubators;
27. Business service support establishments;
28. Camera and photographic supply stores;
29. Carryout/delivery establishments;
30. Catalog mail order stores;
31. Caterers;
32. Churches and other places of worship and accessory facilities;
33. Cigar stores and stands;
34. Clerical;
35. Collection services;
36. College and university industry associated research and training facilities;
37. Commercial photography, art and graphics offices;
38. Commercial vocational schools;
39. Computer or data processing offices;
40. Counseling and guidance services;
41. Credit reporting services;
42. Cultural facilities;
43. Dance schools;
44. Day nurseries and day care centers;
45. Delicatessen and gourmet food stores (with incidental catering);
46. Dental care services;
47. Detective agency and protective services (excluding armored cars and animal rental);
48. Dinner theatres;
49. Doctors/physicians' offices;
50. Drafting services;
51. Drugstores;
52. Eating establishments, when accessory to a permitted use;
53. Electric transformer stations, gas regulator stations and telephone exchanges;
54. Employment agencies;

55. Engineering, planning and architectural offices;
56. Escape rooms;
57. Fabric shops;
58. Farm and garden supply stores (Interior storage only);
59. Farmers Markets
60. Finance, insurance and real estate institutions;
61. Florists;
62. Food specialty shops (ice cream, coffee, soda fountain);
63. Furniture, home furnishing and appliance stores;
64. Gift, novelty and souvenir stores (excluding adult novelty);
65. Glass sales;
66. Grocery stores limited to a floor area not exceeding 5,000 square feet;
67. Gyms;
68. Hardware sales;
69. Health services clinics;
70. Historical society/welcome, information centers;
71. Hobby, toy and game shops;
72. Home health care;
73. Hotels;
74. Household and apparel stores;
75. Indoor sports facilities;
76. Interior decorator services;
77. Jewelry sales and repair;
78. Key duplicating shops;
79. Kitchen-ware stores;
80. Laundry and dry cleaning pick-up stations;
81. Lawn and garden supply;
82. Libraries;
83. Locksmiths;
84. Management, consulting and public relations services;
85. Manicure services (nail care);
86. Meat, seafood and poultry markets (excluding live poultry);
87. Medical and dental laboratories;
88. Medical photography;
89. Message answering services;
90. Museums;
91. Musical instrument sales and repair;

92. News dealers and newsstands;
93. Notary public;
94. Occupational physical therapy;
95. Office uses as part of a planned office center;
96. Optician and optometry stores;
97. Parcel and express services;
98. Parks;
99. Pet shops;
100. Pharmacies;
101. Photographic studios;
102. Picture framing stores;
103. Playhouses;
104. Political organizations;
105. Produce markets;
106. Radio and television broadcasting stations;
107. Radio, television and stereo sales and service;
108. Recording and developing studios;
109. Restaurants, general and convenience;
110. Seasonal outdoor retail (activity for the sale of flowers, garden supplies, produce);
111. Shoe repair and sales;
112. Skating rinks;
113. Solar generation facilities;
114. Specialized merchandise stores;
115. Specialized non-degree schools;
116. Sporting goods;
117. Swimming pools (prefabricated), hot tubs and spa sales;
118. Talent and theatrical booking agents;
119. Telecommuting centers;
120. Telephone business offices;
121. Ticket brokers;
122. Travel agencies;
123. Utility business offices; and
124. Veterinarians
125. Visiting nurse associations.

(e) Dimensional and other requirements

Site				Building		
Residential Density, units per acre		4 u/a max				
Lot Type	Min Lot Area	Min Width	Coverage	Height	Ground Floor façade height (min)/(max)	Floor Area min/max
Detached SFD	7,200 SF	60'	60% max/lot	2 stories/ 35' max	10'-12' min/ 16'max	1,500 SF min
Townhouse	1,500 SF	20'	** 70% max/lot	3 stories/ 35' max	10'-12' min/ 16'max	1,500 SF min
Commercial	5,000 SF	50'	80% max/lot	3 stories/ 45' max	12' min/ 16'max	30,000 SF max footprint
Mixed-Use	7,000 SF	50'	70% max/lot	3 stories/ 45' max	12' min/ 16'max	Loft Unit: 800 SF min Commercial: 30,000 SF max footprint

*** Master-planned developments with an accompanying development plan are exempt from this requirement so long as shared community space provides an equivalent amount of usable recreational/park space within the development.*

New Commercial, Mixed-Use, & Townhome Building Setbacks	
Primary street build-to zone	0' min/15' max
Side street setback	0' min/20' max
Side interior	0' or 5' min
Rear	0' or 3' min
Rear: abutting residential district	30' min
New Commercial/ Mixed-use Build-To	
Building facade in primary street build-to zone (% of lot width)	70% min
Building facade in side street build-to zone (% of lot width)	40% min
New Detached SFD Building Setbacks	
Front (Street)	15' – 20'
Side (Street)	15' – 20'
Side (Yard)	5'
Rear	20' – 25'

- a. No single structure may exceed a footprint of 30,000 square feet.
 - b. A 75-foot buffer shall be in effect along all bordering residential zoning districts coterminous with setbacks.
- (3) *Open space.*
- a. Open spaces shall be provided in conformance with the approved development plan.
 - b. Open space may utilize any of the following elements towards the open space calculation:
 - i. Required yards, planted areas, fountains, community gardens, rooftop gardens, parks, plazas, hardscape elements related to sidewalks and plazas, amenity space, and similar features.
 - ii. Required buffer areas may be counted toward open space requirements even if such buffer area is dedicated to the Town or other governmental entity for recreation use, conveyed to a conservation group, or is subject to permanent easements for public use.

- (4) *Fencing materials.* No barbed wire, razor wire, chain-link fence, or similar elements shall be visible from any public plaza, ground level, or sidewalk level outdoor dining area or public right-of-way.
 - (5) *Drive through uses.* Drive-through service windows and drive-in facilities shall be allowed by special exception only.
 - (6) *Storefront requirements.*
 - a. The length of facade without intervening transparency shall not exceed 20 feet.
 - b. The ground story shall have a minimum 50 percent transparency.
 - c. Entrances may be counted where they are transparent.
 - (7) *Dumpsters and loading areas.* Dumpsters and loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, sidewalk-level outdoor dining area, public sidewalk or public right-of-way. In addition, dumpsters and loading areas serving residential uses shall be enclosed with opaque walls on three sides not less than eight feet in height, along with a gate or door.
 - (8) *Loading dock entrances for nonresidential uses.* Loading dock entrances for nonresidential uses shall be screened so that loading docks and related activity are not visible from any public right-of-way.
 - (9) *Building mechanical and accessory features.*
 - a. Shall be located to the side, rear, or roof of the principal structure and shall be in the location of least visibility from the public right-of-way. Screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.
 - b. When located on rooftops, shall be incorporated in the design of the building and screened with building materials similar to the building.
 - c. Shall not be permitted between the building and any public street.
- (e) *Parking and site design standards.*
- (1) *Street requirements.* New streets shall be provided in conformance with an applicable development plan and should avoid cul-de-sacs to the highest degree possible so as to contribute to a connected Town Center grid-network.
 - (2) *Inter-parcel & pedestrian connectivity.* Opportunities for inter-parcel pedestrian and vehicle access points between all contiguous commercial, office, or multifamily residential parcels shall be provided. Multi-use paths shall be provided with connectivity to the existing Town multi-use path network in keeping with the Town's path system design guidelines.
 - (3) *On-site parking.* Shall primarily be provided on the side and rear of commercial developments.
 - (4) *Off-site parking.* Required parking spaces shall be permitted to be provided on adjacent or nearby property within a TCMU district, provided said relocated spaces lie within 300 feet of the main entrance to the principal use for which such parking is provided.
 - (5) *Driveways and curb cuts.*
 - a. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone. A corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as needed.
 - b. Except as required by Georgia Department of Transportation along state routes, no more than one curb cut shall be permitted for each development site, provided that properties with more than one street frontage may have one curb cut located on each street frontage. However, developments on properties with a single street frontage greater than 400 feet

Staff Report

Date: Sept 12, 2019

Town of Tyrone, Department of Planning & Zoning
881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

PC09122019

APPLICANT/PROPERTY OWNER

Brett Vincent

PLANNING COMMISSION MEETING DATE

Sept 26, 2019

TOWN COUNCIL MEETING DATE

ADDRESS/LOCATION

354 Senoia Road

Summary

Applicant Brett Vincent has submitted an application for a rezoning of the property from M-1 to C-2. The property is currently zoned M-1 and is located at 354 Senoia Road, Tyrone, GA. The applicant is requesting a rezoning to C-2 in order to accommodate a new business on the site.

The applicant has provided a site plan and a contribution of \$6,000 in order to compensate for tree plantings on site. The applicant is requesting that the rezoning be approved.

The staff recommends approval.

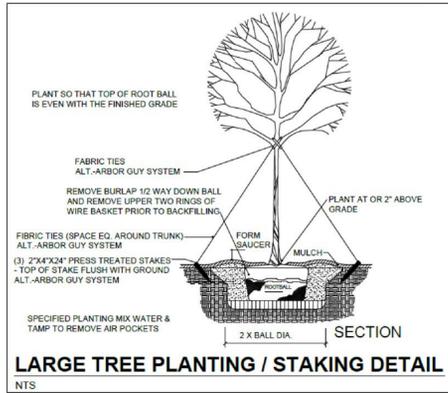


MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
M-1 Light Industrial	Vacant	North: M-1 South: C-1 East: C-2 West: M-2	Water	3.68 Acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN	PROPERTY HISTORY
Property is consistent with the future development map and comprehensive plan. The future land use character area is Production and Employment which encourages the development of light to heavy industrial projects.	Southern portion of the property was recently rezoned to M-1 in order to accommodate a lot combination. An office on that same portion of the property was demolished.

COMPATIBILITY WITH ZONING ORDINANCE
This petition is consistent with the zoning ordinance.



LANDSCAPE CALCULATIONS: SITE AREA = 3.5 ACRES
 SITE DENSITY = 3.5 X100= 350 UNITS
 THE TREES SAVED FROM CONSTRUCTION THAT ARE GREATER THAN 3". See Chart. 350-371= -21 units

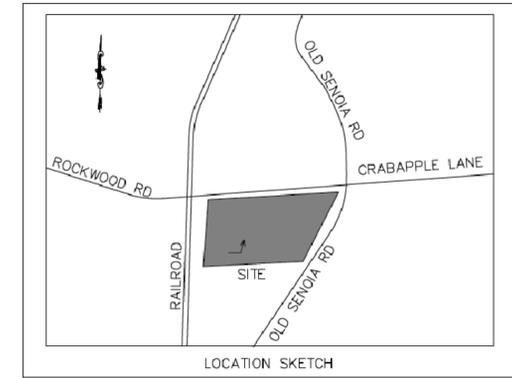
# of Trees	Cal. Size	Inches Total	Density Units	Site Density Units
1	3	3	4	4
0	3.5	0	4	0
0	4	0	7	0
1	6	6	12	12
0	7	0	15	0
1	10	10	30	30
1	11	11	33	33
4	12	48	35	140
1	24	24	65	65
1	42	42	87	87
10		144		371

PARCEL ID: 073603001
OWNER: MULTIFLEX, INC.
ZONING M-1

Landscape Plan

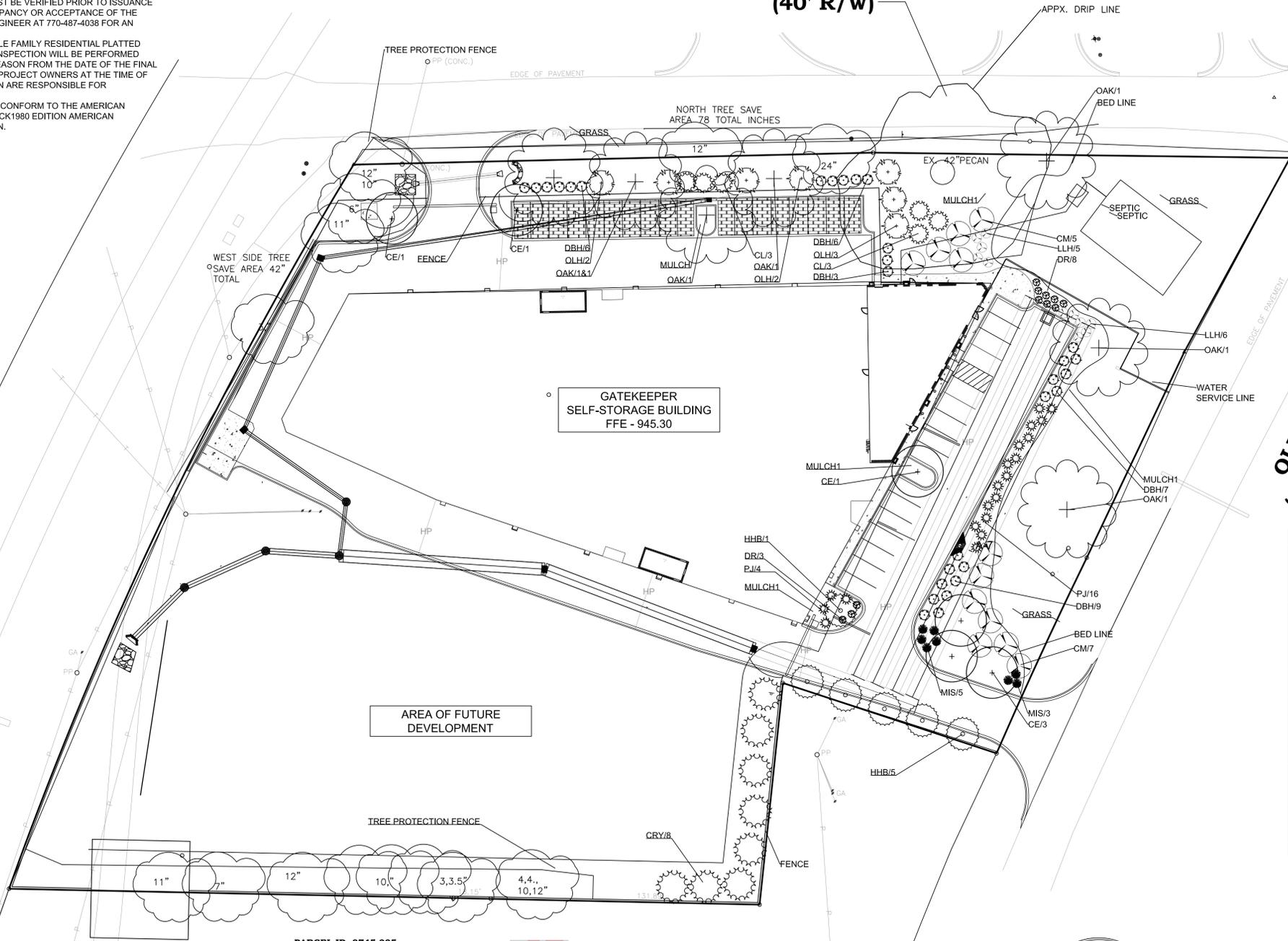
GATEKEEPER OFFICE/ STORAGE

OLD SENOIA RD, TYRONE GA



- NOTES:**
- COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE TREE REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE TOWN ENGINEER AT 770-487-4038 FOR AN INSPECTION.
 - WITH THE EXCEPTION OF SINGLE FAMILY RESIDENTIAL PLATTED LOTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
 - ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.

ROCKWOOD ROAD (40' R/W)



LANDSCAPE CALCULATIONS: PHASE 1 SITE AREA = 1.54 Acres
 PHASE 1 LANDSCAPE IMPERVIOUS AREA = 67,226 S.F.
 1-2.5" CAL. CANOPY TREE / 1000 S.F. = 67 TREES@ (2.5 CAL= 167.5")
 CREDIT FOR 1-42" PECAN TREE (167.5"-42"=125.5")
 1-1" CAL. UNDERSTORY TREE / 1000S.F. = 67 TREES@ (1" CAL= 67")
 TOTAL INCHES REQUIRED = 192.5"
 TOTAL INCHES PROVIDED ON SITE 117.5" SEE PLANT LIST

TREE BANK:
 BECAUSE THE TOTAL NUMBER OF TREES REQUIRED CANNOT BE PLANTED ON SITE DUE TO OVERCROWDING, THE DEVELOPER SHALL CONTRIBUTE TO THE TREE BANK TO COMPENSATE FOR THE SHORTFALL. THE CONTRIBUTION AMOUNT IS BASED ON THE FOLLOWING: 192.5" - 117.5" = 75" DEFICIENT
 THE TREE BANK MAXIMUM CONTRIBUTION IS 50%
 75/192.5 = .39 OR 40%
 THE SITE IS PROPOSING TO CONTRIBUTE 40%

THE CONTRIBUTION AMOUNT IS CALCULATED BY DIVIDING THE DEFICIENT INCHES BY THE NUMBER CREDITED FOR A 2.5" TREE, MULTIPLIED BY \$200.00
 75"/2.5 = 30 TREES
 30 X \$200.00 = \$6000.00
 THEREFORE, \$6000.00 WILL BE CONTRIBUTED TO THE TREE BANK.

OLD HIGHWAY 74 (A.K.A. SENOIA ROAD) (80' R/W)

Sym	Canopy trees		SIZE	QTY	total inches
CE	Chinese Elm	Ulmus Parvifolia	2.5" cal. 10-12' ht	6	15
CRY	Cryptomeria Radicans	Cryptomeria Radicans	2.5" cal. 10-12' ht	8	20
HHB	European hornbeam	Carpinus betulus	2.5" cal. 10-12' ht	6	15
OAK	Red Oak	Quercus ruba	2.5" cal. 10-12' ht	7	17.5
				27	67.5
Under Story Tress					
OLH	Oak Leaf Holly	Ilex x 'Conaf' full plants	2" cal. 6-8' Ht	7	14
CL	Carolina Cherry- Laurel	Prunus Caroliniana	2" cal. 6-8' Ht	6	12
CM	Crape Myrtle Sioux	Lagerstroemia indica Sioux	2" cal. 6-8' Ht	12	24
				25	50
Shrubs					
DR	Drift Rose	Drift Rose, all same color	3 Gal/ 18" Ht	11	
DBH	Dwarf Burford Holly	Ilex Cornuta Dwarf Burford	3 Gal/24" Ht	31	
LLH	Lime Light Hydranga	Hydrangea paniculata Lime Light	3 Gal/ 24" Ht	11	
MIS	Dwarf Miscanthus Grass	Miscanthus sinensis "Adagio"	3 Gal/ 24" Ht	8	
PJ	Parsons Juniper	Juniperus Parsonii	3 Gal/ 14" ht	16	
Other Activity					
	Mulch, Pine straw or hardwood	check with Owner			
	Bermuda grass or sod all	disturbed areas			
	Irrigation	field design & install with rain sensor			
	Topsoil	back fill and improve all planting areas			

SEABOARD COASTLINE RAILROAD (100' R/W)

PARCEL ID: 0745 005
OWNER: LEE MARTHA E
ZONING M-1



BOWMAN
LANDSCAPE DESIGN LLC

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AUG. 19TH, 2019 : (TREE QUANTITIES MATCH PLANT LIST)

AUG. 15TH, 2019

PLAN PREPARED BY ANNETTE BOWMAN
 REVIEWED BY BECKY MORRIS

OWNER/ DEVELOPER
MR. BRETT VINCENT
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 PEACHTREE CITY GA, 30276
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