



STAFF REPORT

DATE: 10/16/2023
 RE: Variances– Lot 1 at Village West
 Current Zoning – GC, Hwy 85/Hwy 16 Commercial overlay district

Checklist items required to approve a commercial corridor overlay elements relating to Site Plan, Landscape Plan and Building Elevations and Materials.

Items highlighted in **YELLOW** need a variance from Mayor and Council.

Items highlighted in **DARK GREY** do not apply to this site.

Items in light **GREEN** are ordinance section dividers

Total number of variances requested: 6

HERITAGE AND SPECIMEN TREES:		
In fair or better condition equaling or exceeding the following diameter sizes.		
Hardwoods: 25–inch d.b.h. (<i>Oak, hickory, yellow poplar, sweetgum, beech, etc.</i>)		
Softwoods: 26-inch d.b.h. (<i>Pine, Deodar Cedar</i>)		
Native Flowering: 8-inch d.b.h. (<i>Dogwood, Redbud, Sourwood</i>)		
The Tree Inventory noted zero specimen trees	none	none
Total acres 2.4 acres	Required Tree Density Units	Proposed Tree Density Units.
Required Tree Density provided on this site plan: 80 D.B.H inches per acre (not including stream buffers)	192 d.b.h	193 d.b.h.
TREE REPLACEMENT FUND:		
<ul style="list-style-type: none"> • Tree replacement cost obtained from three plant nurseries must be provided for approval and the tree replacement cost will be based on the average of these estimates. • The required replacement fee will be 100 percent of the total cost to replant the balance of trees that were unable to be planted to satisfy the tree density and overlay landscaping requirements. 	Mitigation for 48 (2 to 3-inch) trees under current Ord.	



Hwy 85/Hwy 16 Overlay District Elements	Met or Variance Req'd	Notes
Check for prohibited uses section 74-184	n/a	n/a
Streetscape and Utilities		
25 foot landscape buffer along all road rights of way 40 foot landscape buffer along Hwy 85 – can be reduced to 30 foot with a 4 foot high berm Streetscape may only be encroached by fences, berms, sidewalks, and Trees (see landscaping requirements below)	MET	No frontage on Hwy 85 25 foot buffer along all public right of way Sanitary Sewer Easement limits planting along Hwy 16
Sidewalks shall be a minimum of six (6) feet wide along all frontages that abut a public street.	Variance Req'd	Sidewalk shown along Hwy 16 and down to entrance. Discuss sidewalk connectivity FUND and possible fee in lieu of sidewalk.
Continuous on site sidewalks having a minimum width of five (5) feet shall be provided from the public sidewalk to the principal customer entrance of all buildings on the site. Such sidewalks shall provide weather protection features such as awnings or arcades along the building facade within 30 feet of all customer entrances.	MET	
Sidewalks shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entrances. All buildings shall provide direct pedestrian access from on-site parking areas as well as the public sidewalk.	MET	
Sidewalks having a minimum width of six (6) feet shall be provided along the full length of the building facade featuring a customer entrance, and along any facade abutting public parking areas.	MET	Plan provides 7 foot wide sidewalk along front of bldg.
All on site sidewalks shall be distinguished from vehicular surfaces through the use of durable, low maintenance materials such as pavers, bricks, or scored concrete to enhance pedestrian safety.	MET	Regular concrete sidewalk
All on site utilities must be underground All mechanical, HVAC and similar systems shall be screened on all sides by an opaque wall. Such screening shall match the exterior finish materials of the	MET	PARAPET BLOCKS VIEW OF ROOF TOP EQUIP



principal building See landscaping for detention pond location requirements		
Minimum Front and Side yard Building Setbacks shall correspond to the size of the landscape buffer requirements.	MET	.
Grading		
Mass Grading is prohibited- applicants must seek a variance from Mayor and Council in order to mass grade. Tree protection requirements must be met (replacement or credits) if mass grading is allowed.	n/a	Previously mass graded no trees today
Access and Secondary Street		
Limited Access established for Hwy 85 and Hwy 16 <ul style="list-style-type: none"> Traffic study required Secondary Street Access Req'd Interparcel connectivity Req'd 	n/a	No direct access to Hwy 16.
No new access to Hwy 85 except existing lots of record. Hwy 16 shall be controlled access with curb cuts being 2 cuts for the first 200 feet of frontage and 1 additional cut for each 150 feet of frontage – final approval on curb cuts per GA DOT, however no building shall have direct access from Hwy 85 or Hwy 16 unless specifically approved by Mayor and Council.	n/a	No access to main corridor
Parking, Loading, Outdoor Storage & Dumpsters		
A minimum of 1 space per 300 square feet of commercial floor area required on all retail developments.	MET	30 spaces required 53 parking spaces + 8 pump spaces = 61 spaces provided
Courtyard Design required where possible and Parking shall be uniformly distributed across the building site. Free standing Buildings and shopping centers that do not have a street along the front and rear of the property, the area between the front of the building and the right-of-way shall be limited to a max of 25% of the required parking and limited to a max of one double row of parking. A max of 50% of off street parking shall be located to the sides of the building, with remaining parking located to the rear of the building.	VARIANCE REQ'D	All parking located in front and sides. Applicant made changes to site plan including drive thru and driveway locations to satisfy Mayor and Council at time of conditional use approval.



Development tracts having no public right-of-way to rear and accommodating truck loading areas to the rear of the building shall be exempt from these requirements; however parking located between the front of the building and the right-of-way shall be limited to a maximum of 50% of the required parking	N/A	
No parking or service areas shall be permitted within 50 feet of the property line of an adjoining residential zoning lot.	MET	Not within 50 feet or residential
Loading docks and loading areas shall be located or screened from neighboring streets and properties.	n/a	No loading dock
No loading dock shall be located between the primary or secondary façade of any building and a public street	n/a	No loading dock
All loading docks shall be screened from view of any street or residentially zoned lot by a continuous planting of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of six feet at time of planting, and reach a height of eight feet within two years of planting.	n/a	No loading dock
Commercial properties that adjoin a residential zoning lot to the rear shall enclose loading areas using a masonry wall constructed of materials and exterior finishes identical to the side elevations and having a minimum height of six feet and a maximum height of ten feet.	MET	No residential adjacent
No unenclosed, outside storage shall be permitted. Such enclosure as will permit unroofed, outside storage shall be comprised of walls having a minimum height of six feet, but in no case less than the height of equipment, materials, merchandise or other goods to be stored or exceeding ten feet in height. These walls shall be identical in exterior finish materials to the walls of the primary or secondary facade of the principal structure. Fencing, with or without typical fence screening materials, shall not be considered as a screening wall. Chain link fencing is prohibited.	MET	No outside storage
Dumpsters shall be screened from view on all four sides. Screening shall consist of three solid walls of brick, stone or stucco construction, a minimum of six (6) feet in height, and the fourth wall shall be comprised of opaque metal or wooden gates. The gate opening shall have a minimum width of 12 feet. All dumpsters shall be equipped with lids. The pad of the gated dumpster enclosure shall be concrete pad and all dumpster approaches shall also be concrete and have a minimum length of ten (10) feet.	MET	Dumpster enclosure will match primary building materials
Dumpster shall be located a minimum of 50 feet from any residential zoning district or use, and the Highway 85 or Highway 16 right-of-way, but may otherwise be located within any required building setback.	MET	
Landscaping & Greenspace including detention ponds		



<p>All developments shall to the extent practical provide entryway berming for the purpose of shielding parking areas, loading docks, dumpsters, and similar areas from view by employing the following methods, in order of preference:</p> <ul style="list-style-type: none"> • Preservation of natural land forms, trees and other landscape elements. • Landscaped berms with asymmetrical groupings of plant materials, including trees and shrubs which are long lived, and indigenous to Senoia and this part of Georgia and 50 percent of which shall be evergreen species. • Landscaped berms with linear, open form fences. 	<p>MET</p>	
<p>Buildings shall incorporate live plant materials as foundation plantings.</p>	<p>VARIANCE REQ'D</p>	<p>MET-on two sides only</p>
<p>Site furnishings such as railings, benches, trash receptacles and bicycle racks shall complement the building design and style.</p>	<p>MET</p>	<p>Bench and Bike Rack shown on landscape plan</p>
<p>A landscape buffer having a minimum horizontal dimension of 20 feet and an average horizontal dimension of 25 feet shall be provided along all property lines abutting roadways. A landscape buffer having a minimum horizontal dimension of 15 feet shall be provided along all other property lines, except that a 50-foot landscaped buffer shall be established along all abutting residential properties. No encroachments other than driveways unless required. – Existing sanitary sewer is required to be in these locations and should not count against applicant for landscaping.</p>	<p>MET</p>	<p>Sanitary sewer mains are existing within the rear landscape strip and along the frontage of Hwy 16.</p>
<p>A minimum of eight (8%) percent of the parking lot shall be landscaped. Landscaped areas shall be protected by raised curbs or fixed wheel stops and shall have a minimum area of 120 square feet and minimum dimension of six (6) feet.</p>	<p>MET</p>	
<p>No parking space shall be located more than 100 feet from a canopy tree.</p>	<p>MET</p>	
<p>One canopy tree shall be planted for every 250 square feet of landscaped area. Shrubs shall be planted at a ratio of three for every one tree (3:1).</p>	<p>VARIANCE REQ'D under current ordinance</p>	<p>107 required 59 proposed 48 trees to mitigate</p>
<p>A minimum of 20 percent of all existing trees having a diameter of 12 inches or greater shall be retained. This requirement shall be in addition to the standards of any required landscape area; however, such retention may be achieved through tree preservation within such areas.</p>	<p>N/A</p>	<p>No existing trees.</p>
<p>All developments shall reserve a minimum of 20 percent of the gross lot area as greenspace. Greenspace shall be strategically located for the beneficial use of customers and employees. No more than 50 percent of required greenspace shall be located within a 100-year floodplain, wetlands or utility easement.</p>	<p>MET</p>	



<p>Detention ponds or retention areas shall be designed to blend with adjacent landscaped areas to the greatest possible extent. Such stormwater facilities may be located within a buffer; however, when located adjacent to the perimeter of the building site, fenced ponds shall not be located in a front yard or within 50 feet of a property boundary.</p>	<p>MET</p>	<p>Offsite downstream regional pond. No pond req'd on this lot.</p>
<p>Building Design</p>		
<p>Buildings shall be designed to depict the appearance of 19th and 20th century architectural styles found in downtown Senolia. These styles consist primarily of brick facades having parapets and flat roofs.</p>	<p>MET</p>	
<p>Building facades shall consist of architectural treatments of brick, stone, concrete stucco in combination with glass and metal as support and trim components, only. Metal sided or portable buildings, vinyl siding and aluminum siding shall be prohibited. Synthetic stucco, cementitious siding or natural wood shall also be prohibited as a primary exterior finish material, provided that accent features not exceeding 10% of the building facade may consist of synthetic stucco, cementitious materials or natural wood.</p>	<p>MET</p>	
<p>Buildings shall have flat roofs with a parapet wall; mansard roof styles shall be prohibited.</p>	<p>MET</p>	
<p>Facades of multiple tenant buildings shall be varied in depth, parapet height or building materials to produce an appearance of multiple tenant occupancy. Two and three story is encouraged, and a minimum facade height of 24 feet shall be achieved.</p>	<p>MET</p>	
<p>A distinctive architectural entry feature shall be provided for individual tenant entrances for commercial spaces exceeding 10,000 square feet of leasable area.</p>	<p>N/A</p>	<p>Not exceeding 10,000 SF so this does not apply</p>
<p>All exterior walls visible from roadways or parking areas shall incorporate changes in building material and color or varying facade such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, or storefront along every 150 linear feet of such wall.</p>	<p>MET</p>	
<p>Roof parapets shall be articulated to provide visual relief. Parapets shall include articulations or architectural features at a minimum rate of every 100 linear feet. The minimum height of articulations or such features shall be one foot, and may be provided as height offset or facade projections such as porticoes or towers.</p>	<p>MET</p>	
<p>Building design shall include minimum one-foot deep cornices, extending along the entire front of buildings and the sides of buildings a minimum of ten feet.</p>	<p>MET</p>	



<p>Building design shall include a minimum one-foot high contrasting base, extending along the entire front of buildings and the sides of buildings a minimum of ten feet. Building facade materials shall be combined only horizontally, with the heavier, more substantial materials placed below the lighter.</p>	<p>MET</p>	
<p>Windows. Blank, windowless walls are prohibited along primary and secondary facades. Street level storefronts shall consist of display windows comprising a minimum of 60 and a maximum of 80 percent of the primary and secondary facades. All other building stories shall have windows that equal a minimum of 30 percent and maximum of 60 percent of the total facade, with each story being calculated independently. Mirrored glass with a reflection index of greater than 20 percent is prohibited.</p>	<p><u>2 VARIANCES NEEDED:</u> WINDOWLESS WALL ALONG REAR FAÇADE. % OF WINDOWS ON PRIMARY FRONTAGE AT STORE FRONTS</p>	<p>BLANK WALL ALONG REAR 60% WINDOWS REQ'D 56% PROVIDED</p>
<p>Roof-mounted equipment. Roof-mounted equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential zoning district within 150 feet as viewed from five feet above ground level. Roof screens and parapet walls shall be coordinated with the building to present a unified appearance.</p>	<p>MET</p>	
<p>Accessory structures shall be constructed with the same materials as the principal structure and shall match the predominant facade colors and rooflines. Banding and roofing materials of accessory structures, which shall include, but not be limited to gasoline sales canopies, shall also match the materials and colors of the predominant facade</p>	<p>MET</p>	<p>CANOPY IS TWO COLORS OF BRICK, BRONZE METAL AND EFIS WHICH MATCHES BLDG</p>
<p>Bike racks placed near entrances and high use areas</p>	<p>MET</p>	<p>SHOWN ON LANDSCAPE PLAN</p>
<p>Lighting</p>		
<p>Streetlights shall be provided along all public rights of way utilizing decorative poles and fixtures. Streetlights shall be staggered spaced no more than 150 feet on center along both sides of roadways. (Hwy 85 and Hwy 16 are not required to have street lights but it is preferred)</p>	<p>MET</p>	<p>SITE LIGHTS ARESHOWN ON SITE PLAN WITH NOTES ABOUT OVERLAY COMPLIANCE DETAILS TO BE PROVIDED WITH FINAL CONSTRUCTION PLANS</p>
<p>Lighting in parking lots shall provide a minimum illumination of 2.4 foot candles as measured at grade level.</p>	<p>MET</p>	<p>DETAILS TO BE PROVIDED ON FINAL CONSTRUCTION PLANS</p>
<p>All building entrances, walks, and vehicular access shall be illuminated.</p>	<p>MET</p>	<p>DETAIL TO BE PROVIDED ON FINAL CONSTRUCTION PLANS</p>



Lighting design standards shall be consistent with Downtown Corridor (Hwy 16) overlay. Lighting shall be non-intrusive to neighbors. Motion detectors and timers are encouraged for loading areas. Where adjacent to residential uses, illumination shall not exceed 0.3 foot candle at ten feet beyond property line.	MET	DETAILS TO BE PROVIDED ON FINAL CONSTRUCTION PLANS
Fixtures shall be primarily down-firing. If up-firing fixtures are used they must be aimed at a white horizontal reflector and prevent dark sky intrusion.	MET	DETAIL TO BE PROVIDED ON FINAL CONSTRUCTION PLANS
The light source should not be visible to drivers, pedestrians, or bicyclist unless they are directly under the fixture.	MET	DETAIL TO BE PROVIDED ON FINAL CONSTRUCTION PLANS
Comprehensive Plan Elements		
Multiuse Trail Connectivity to downtown	no	
Walkability and livable spaces included	YES	OUTDOOR SEATING ADDED
EV parking spaces included	no	
Golf Cart parking spaces included	no	
ZONING CONDITIONS:		
MUST COMPLY WITH HWY 85/HWY 16 COMMERCIAL CORRIDOR ARCHITECTURAL AND LANDSCAPING FEATURES		