



STAFF REPORT

DATE: 10/16/2023
 RE: Variances– Rockhouse Beverage
 Current Zoning – GC, Downtown Hwy16 Overlay

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: **7**

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>)		
Trees (DBH) saved on this site must be 12-inches or larger to be counted in overlay district: Calculate total DBH saved not within stream buffers	Specimen Trees Saved DBH (0)	Non-Specimen Trees Saved DBH (219)
Total acres 1.6 acres	Required Tree Density Units	Proposed Tree Density Units.
Calculate the total of saved and added trees to show that the minimum of 80 DBH/AC is met.	128 d.b.h. Required	219 d.b.h saved
TREE REPLACEMENT FUND: The following criteria apply when tree density cannot be met with replacement plantings		
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 site density requirements. No tree contribution needed		



Overlay Elements	MET OR VAR REQ'D	NOTES
Site Plan Elements and Access		
Setbacks <ul style="list-style-type: none"> • Front -0', • Side -0'/10' • Rear-10' 	VARIANCE REQ'D	VARIANCE DISCUSSED AT REZONING-OVERHEAD AND UNDERGROUND UTILITIES ARE A HARDSHIP
Building placement shall reinforce intersections Primary building facing frontage with secondary buildings facing side or secondary streets or internally facing	VARIANCE REQ'D	Room left for future roundabout
Mass grading prohibited	VARIANCE REQ'D	No specimen trees found on tree survey. Mass grading is to protect specimen trees.
Interparcel access required, if not available today then it must be set aside for future	MET	
No access to Hwy 16 without Council approval and must meet GADOT requirements – one goal is to encourage secondary street network and discourage direct access to Hwy 16	MET	
Secondary Street Network preferred but can be waived if where uncondusive to future development	MET	VIA PARKING IN REAR
8 foot wide sidewalk along all public right of way even new secondary street	VARIANCE REQ'D	REQUESTED 5-FOOT SIDEWALK ON ROCKHOUSE AND 8-FOOT SIDEWALK ON PUBLIC USE EASEMENT ALONG HWY 16 VERSUS ON THE RIGHT OF WAY
8 foot wide sidewalk along full length of bldg. and connecting customer entrance and public parking	MET	
Parking ratios: Retail/office – 2/1000 Restaurant – 3/1000	MET	
Required parking shall be off street and not in front of building. Parking to be located uniformly across rear Corner lots shall screen view of parking with building, wall, fence, or landscaping	VARIANCE REQ'D	BUILDING PLACED AWAY FROM CORNER TO ALLOW FOR FUTURE ROAD IMPROVEMENTS AT INTERSECTION.
If more than 20 spaces parking lot must have internal islands with shade trees every 8 spaces – can be waived if tree save areas are proposed that exceed this shade tree requirement.	MET	



EV parking spaces located in rear	MET	
Golf Cart parking spaces minimum size (6' x 10') For commercial each golf cart space counts as 1 required parking space up to 15% of required parking	MET	
Bike racks placed near entrances and high use areas	MET	
Screening of dumpster shall consist of three solid walls of masonry, brick, stone or stucco, min six foot tall, and fourth wall shall consist of opaque metal or wooden gates, dumpster shall have concrete pad and be located no closer than 18 feet to any residential district or Hwy 16, but may otherwise be within any setback	MET	
No unenclosed outdoor storage – must have six foot walls matching primary structure – chain link fence prohibited	N/A	
Landscape and Hardscape Requirements		
Hardscape shall create outdoor rooms, reinforce neighborhood and/or property entries and take inspiration from historic town center to create durable and inviting spaces.	MET	
Preserve natural trees and drainage areas	MET	LARGER BUFFER PRESERVED BETWEEN RESIDENTIAL AND THIS SITE
10% of trees 12-inches or larger shall be retained – preserved	MET	
Canopy trees shall have a minimum of 3-inch caliper at time of planting typically spaced every 30 to 50 feet	MET	
Understory trees shall have a minimum of 2-inch caliper at time of planting typically spaced within 15 to 30 feet of each other.	MET	
Street trees can be either canopy or understory with minimum planting strip of 6 to 8 feet wide between curb and sidewalk. (10 feet wide preferred)	MET	
Where paving does not abut buildings – foundation plantings or lawn shall be incorporated along all building walls. Street frontages are required to have paving or hardscape abutting buildings.	MET	



5% of the gross lot area shall be reserved as outdoor amenity space. Can be hardscape or greenspace and include areas such as seating areas, plazas, café dining, art space, or lawns. No more than 50% of outdoor amenity area can be located within 100-year floodplain, wetlands, or utility easements.	MET	
Landscape buffers min. dimension of 15 feet along all residential uses or 10 feet minimum with fence or wall that meets the opaque landscape buffer requirements	MET	LARGER BUFFER (30-FEET) IS PROPOSED
Buffers shall be comprised of trees and shrubs and must be 50% evergreen and arranged in asymmetrical groupings or linear rows to create an opaque buffer.	MET	
Hardscape include sidewalk, curb and paving designs and patterns and materials compatible with historic town center area. Acceptable materials are brick, concrete and stone. Prohibited materials stamped concrete and rough cut field stone with irregular joints.	MET	
Hardscape site furnishings such as railings, benches, trash receptacles and bicycle racks shall complement the style and finish of historic town center.	MET	
Utilities and Stormwater Design		
Impervious surfaces should be minimized to the greatest extent possible to reduce storm water runoff. Pervious paving are encouraged for all or portion of parking lots	MET	
Rain gardens, bioswales, cisterns, rain barrels and underground storage tanks are encouraged and reuse for irrigation is allowed	MET	BIORETENTION PROPOSED FOR STORMWATER MANAGEMENT – LOW IMPACT SOLUTION
Detention and retention ponds should only be considered after other measures for storm water management have been exhausted	MET	
Detention and retention ponds may be located in a buffer however not within 50 feet of property boundary.	VARIANCE REQ'D	BIORETENTION ARE IS WITHIN 50 FEET OF BOUNDARY
All utilities must be underground and utility boxes, meters, connections and equipment set on ground must be screened on all sides by landscape, wall or fence.	MET	
Lighting		



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.	MET	SIGHT LIGHTING WILL BE DETAILED ON THE FINAL CONSTRUCTION PLANS AND WILL MEET THE CITY STANDARD
Lighting in parking lots shall provide a minimum illumination of two foot candles and a maximum of five foot candles of light as measured at grade level. Max light pole height for parking areas is 20 feet.	MET	SIGHT LIGHTING WILL BE DETAILED ON THE FINAL CONSTRUCTION PLANS AND WILL MEET THE CITY STANDARD
All building entrances, walks, and vehicular access shall be illuminated up to a max of five foot candles of light as measured at grade level.	MET	SIGHT LIGHTING WILL BE DETAILED ON THE FINAL CONSTRUCTION PLANS AND WILL MEET THE CITY STANDARD
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	SIGHT LIGHTING WILL BE DETAILED ON THE FINAL CONSTRUCTION PLANS AND WILL MEET THE CITY STANDARD
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	SIGHT LIGHTING WILL BE DETAILED ON THE FINAL CONSTRUCTION PLANS AND WILL MEET THE CITY STANDARD
The light source should not be visible to drivers, pedestrians, or bicyclist unless they are directly under the fixture.	MET	SIGHT LIGHTING WILL BE DETAILED ON THE FINAL CONSTRUCTION PLANS AND WILL MEET THE CITY STANDARD
Building Design		
Must match historic downtown architecture and should include elements such as glass windows and doors, store fronts, porches, galleries, balconies, awnings, parapets, stepped building facades, and architectural accents with thoughtful brick detailing, outdoor seating, hardscapes, and pedestrian routes to parking. (see figure 10 and 11 for examples)	MET	
Building height – not taller than 40 feet as measured from natural grade at the front corners to ridgeline or parapet whichever is greater.	MET	
Ground floor located at grade with 12 feet to 16 feet. Upper floors ceiling height of nine to ten feet.	MET	
Accessory buildings may be no taller than the principal building	N/A	
Pitched Roofs	N/A	



<ul style="list-style-type: none"> • One story buildings max cornice height is 18 feet • Two story buildings max cornice height is 26 feet 		
<p>Flat Roofs</p> <ul style="list-style-type: none"> • Parapets must extend a minimum of three (3) feet above the top of roof structure. Minimum height is intended to ensure all rooftop equipment is hidden from public view • Parapets must occur within the max building height, except that portion of the parapet not more than one third the width of the corresponding façade may extend up to and additional five feet. • Buildings with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet • All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view of adjacent public streets. 	<p>MET</p>	
<p>Façade Bay Rhythm</p> <ul style="list-style-type: none"> • Differentiated bays should be expressed on each façade of a building fronting a public space or street • Bays shall be a minimum of eight feet and a max of 24 feet wide on primary frontages • On any façade that is visible from a public right of way and adjacent to an area of primary frontage, at least one bay shall be articulated on the corner adjacent to the primary façade. 	<p>MET</p>	
<p>Fenestration Ratio</p> <ul style="list-style-type: none"> • Openings to wall surface area (doors and windows) • Doors and windows must be transparent to count • Max of 5% non-transparent windows and doors per floor level. • Primary façade ground floor ratio of 40 to 55 percent req'd 	<p>MET</p>	



<ul style="list-style-type: none"> Primary façade upper floor ratio should be 35 to 40 percent. 		
Entrances <ul style="list-style-type: none"> Most buildings should have two equally inviting and accessible entrances. One on the primary façade facing primary frontage and one on the secondary façade with convenient access to parking lot. Exhaust vents on roof or walls shall be placed on non-street facing planes to the extent possible. 	MET	
Comprehensive Plan Elements		
Multiuse Trail Connectivity to downtown		
Walkability and livable spaces	MET	