

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF SENOIA, GEORGIA FOR THE PURPOSE OF ADDING DEFINITIONS, CLARIFYING REQUIRED SITE AMNITIES, CLARIFYING LANDSCAPE CALCULATIONS AND TREE SAVE CALCULATIONS IN THE COMMERCIAL CORRIDOR OVERLAY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, Senoia seeks to clarify terms by adding definitions, and clarify landscape calculations required in the commercial corridor overlay by amendments to the Zoning Ordinance, as amended; and

WHEREAS, the vast majority of applicants seeking to develop in the overlay have sought similar variances on the number of trees required to be saved and planted to meet the overlay landscape requirements ; and

WHEREAS, Sec. 74-179. *Purpose of districts*. The purpose of the overlay is to establish architectural design and site development standards for regulation of development and construction along Highway 85 and Highway 16 in the City of Senoia. These standards are intended to give direction to both owners and potential developers of property encompassed by the overlay. The further purpose is to ensure quality development and preserve and enhance Senoia's historic character and small town charm.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Senoia, Georgia, and by the authority of same, as follows:

Article IX(A)

The following terms shall be inserted into Sec. 74 -182. *Definitions* to read as follows:

Foundation Plantings: foundation plantings shall include all areas within five (5) feet of any building façade where planting of flowers, shrubs, grasses or other horticultural elements are planted in the ground to enhance the visual amenity of a development.

Landscaped Area: landscape area shall include all areas within the development site on any zoned lot that can be used for planting of flowers, shrubs, grasses, trees or other horticultural or architectural elements, all of which are designed to enhance the visual amenity of a development. This area shall include landscape buffers, parking lot islands, entrance plantings and parking lot perimeter plantings. This area shall not include any building, structure, hard paved surface used for vehicular access/parking, utility easements or tree save area where specimen trees are saved.

Mass Grading: the movement or redistribution of large quantities of earth over large areas involving more than one contiguous lot or more than one phase of a common plan of development occurring at one time for the purpose of balancing dirt and establishing padded lots.

Specimen Tree: Any tree, which has been determined by the city arborist to be of high value because of its type, size, age, or other professional criteria, and has been so designated according to administrative standards established by the city council and further defined in the Tree Preservation Ordinance, Section 30-101.

Recompense: for specimen trees; an equivalent or compensation for damage incurred or where specimen trees are removed and not replanted onsite.

Article IX(A)

Sec. 74 -185 – *Development Regulations.* Strike subsections (c) and replace with the following:

(c) Site development. Mass grading or clearing of a site shall only be allowed where the development demonstrates compliance with the tree save requirements including a specimen tree inventory, specimen tree save plan, and specimen tree replacement/recompense plan as part of the development plan approval process. Where a site, typically within a larger common plan of development, has been previously mass graded and no trees are present at the time of development approval, the tree inventory and tree save plans shall be waived, however the tree replacement plan shall be required and shall be in accordance with (f) of section 74-191.

Article IX(A)

Sec. 74 -191 – *Landscaping.* Strike subsections (b), (c), (f) and (g) and replace with the following:

(b) Buildings shall incorporate live plant materials as foundation plantings on all sides visible from a public right of way or visible from adjacent commercial or residential development including private streets and parking lots. Breaks in foundation planting shall be allowed for walkways to building entrances and exits, ground mounted mechanical systems and utility boxes, and where allowed for drive thru access. Where ground mounted mechanical systems and utility boxes are adjacent to the foundation, appropriate low walls and plantings shall be provided to screen the view of these systems from the public right of way.

(c) Site furnishings and amenities shall include at a minimum benches, tables, pedestrian lighting, trash receptacles and bicycle racks and shall be required for all developments within the corridor and shall complement the building design and style and be consistent with furnishings and structures in Historic Downtown Senoia.

(f) One (1) canopy tree shall be planted for every five hundred (500) square feet of landscaped area and shrubs shall be planted at a ratio of six shrubs for every one canopy tree (6 to 1). Where canopy trees are not appropriate due to existing canopy coverage, on or adjacent to the site, understory trees and native flowering trees may be substituted for canopy trees. Canopy trees shall include both medium and large tree species and shall be spaced 30 to 40 feet on center. All proposed trees shall be from the City of Senoia approved tree species list, latest edition.

(g) The developer shall inventory all specimen trees onsite and make every effort to retain/save healthy specimen trees by strategically designing undisturbed open spaces, boundary buffers, and site amenity areas to protect specimen trees. A Tree Protection Plan (TPP) with protective barriers shall be required and submitted with other permit drawings as part of the land disturbance permit approval process. For retained/saved specimen trees, a minimum tree save area for tree protection shall be delineated on the construction plans and this area shall be removed from the required landscape area calculations when determining the required number of canopy trees. This minimum tree protection area shall be defined by a radius equal to one (1') foot per one (1") inch of diameter and shall be protected in the field from clearing, grading or compaction by tree protection measures as defined in the Tree Preservation Ordinance. Where specimen trees are not able to be saved, replanting or recompense shall be required as an inch for inch (d.b.h.) replacement, at a minimum, with equivalent two to three (2"- 3") inch trees. Replacement trees may count toward the canopy tree requirements listed in (f) of this section. Where replacement trees are not able to be replanted onsite, due to site conditions or overcrowding, a contribution to the Tree Fund for recompense shall be required. This contribution shall be calculated using the method defined in Tree Preservation Ordinance.

Article XV

Sec. 74-317. – Repeal of conflicting ordinances; validity of prior approval and actions.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This Ordinance shall become effective upon adoption. This _____ day of _____, 2023.

**SENOIA, GEORGIA
CITY COUNCIL**

Mayor - William "Dub" Pearman, III

Attest:

By: _____
Lynn Carter, City Clerk

First Reading: _____