



Staff Report and Worksheet - Hwy85/Hwy 16 Commercial Corridor Overlay

Village West Lot 1

6/20/2023

Staff recommends approval of site plan

Since last time before the Planning Commission the plan has been modified to show the landscape buffers along Hwy 16 and Village West with only minor encroachments and one area where denser screening will be used to achieve the intent of the buffer along Hwy 16.

Building was moved back a few feet to allow for a 7 foot sidewalk along the building front with plantings via planters. Also a bypass lane was added and the amenity area was labeled.

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 (none)	Non-Specimen Trees Saved DBH (none)
In order to achieve at least 80 DBH inches/AC calculate trees in the landscape areas and tally below	DBH Required (ACS * 80 = ##)	DBH Provided (saved plus planted)
Calculate the total of saved and added trees to show that the minimum of 80 DBH/AC is met.	Required 192	Provided n/a – no landscape plan at this time
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. Provide cost estimates of replacement tree density not able to be provided onsite.		



Hwy 85/Hwy 16 Overlay District Elements	Included in plan or elevations (yes or no)	Detail each Variance needed and Hardship
Streetscape and Utilities		
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.	yes	
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.	yes	
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.	yes	
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 principal building.	yes	Screening details to be provided with full construction plans
Minimum Front and Side yard Building Setbacks shall correspond to the size of the landscape buffer requirements.	yes	
Parking, Loading, Outdoor Storage & Dumpsters		
A minimum of 1 space per 300 square feet of commercial floor area required on all retail developments.	yes	
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.	yes	Screening details to be provided with full construction plans
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.	yes	
Landscaping & Greenspace		
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:	Yes	Landscape areas are shown however landscape details to be



<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. 		provided with full construction plans
Buildings shall incorporate live plant materials as foundation plantings.	Yes	Planters will be included on construction plans
Any site furnishings such as railings, benches, trash receptacles and bicycle racks shall complement the building design and style.		
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.	yes	Landscape areas are shown however landscape details to be provided with full construction plans
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.	Yes	Landscape areas are shown however landscape details to be provided with full construction plans
No parking space shall be located more than 100 feet from a canopy tree.	Yes	Landscape areas are shown however landscape details to be provided with full construction plans
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).	yes	Landscape areas are shown however landscape details to be provided with full construction plans
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.	Yes	43% provided
Comprehensive Plan Elements		
Multiuse Trail Connectivity to downtown		
Walkability and livable spaces included		
EV parking spaces included		



Golf Cart parking spaces included		
ZONING CONDITIONS:		
Commercial Corridor Overlay Hwy 85/ Hwy16 – Architectural and Landscape Features		