#### **BOARD MEMBERS**

#### **STAFF**

Jim Graw, Chairman Arnold L. Martin, III, Vice-Chairman John H. Culbreth, Sr. Al Gilbert Brian Haren Peter A. Frisina, Director of Community Services Dennis Dutton, Zoning Administrator Chanelle Blaine, Planning and Zoning Coordinator

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# AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST July 7, 2016 7:00 pm

\*Please turn off or turn to mute all electronic devices during the Planning Commission Meetings

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1. Consideration of the Minutes of the meeting held on June 16, 2016.

#### **NEW BUSINESS**

- 2. Consideration of a Minor Subdivision Plat for RodWrightCorp Property. The property will consist of three (3) residential lots. This property is located in Land Lot 72 of the 4<sup>th</sup> District, fronts on Grant Road and Robinson Road, and is zoned A-R.
- 3. Consideration of a Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property. The property will consist of one (1) residential lots. This property is located in Land Lots 26 and 39 of the 4<sup>th</sup> District, fronts on Seay Road, and is zoned A-R.

#### **PUBLC HEARING**

- 4. Consideration of Petition No. 1257-16, TSTT Investments, LLC, Owner, and Brent Holdings, LLC, Donna Black & Randy Boyd, Agents request to rezone 212.832 acres from A-R and R-40 to PUD-PRD to develop a Single-Family Residential Subdivision with 91 lots. This property is located in Land Lots 4, 5, 28, 29, and 30 of the 7th District and fronts on Ebenezer Church Road and Davis Road.
- 5. Consideration of Petition No. 1258-16. Sara M. Ellis Estate, Owner and Becky Crawford, BHHS Georgia Properties, Agent request to rezone 5.89 acres from A-R to C-H to develop a Plasma Donation Center. This property is located in Land Lots 168 and 185 of the 5th District and fronts SR 85 North.
- 6. Consideration of Petition No. 1259-16, Shelly M. Godby & Regina D. Godby, Owners, and Rod Wright, Agent request to rezone 38.995 acres from A-R to R-70 to develop a Single-Family Residential Subdivision with 17 lots. This property is located in Land Lots 37 and 60 of the 7th District and fronts on Ebenezer Road and Davis Road.

- 7. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, Regarding Section 110-3 Definitions, Section 110-25 A-R, Agricultural-Residential District, Section 110-91 Recreational Vehicle, and Section 110-169 Conditional Use Approval Concerning A-R Wedding/Event Facility, Deer Processing Facility and Recreational Vehicles and Boats.
- 8. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 104. Development Regulations, Section 104-27. Uses and Structures, Section 104-28. Site Plans, Section 104-29. Compliance, Section 104-55. Driveway and Encroachment Control, Section 104-63. Road and Intersection Visibility, Section 104-111. Purpose and Intent, Section 104-113. General Provisions, Section 104-114. Landscape Requirements and Submittals, Section 104-115. Landscape and Buffer Categories, Section 104-152. General Provisions, Section 104-153. Tree Retention, Protection and Replacement Requirements, Section 104-154. Appeals and Variances, Section 104-155. Violations, Enforcement and Penalties, Section 104-212. Reduction of Parking and Maximum Lot Coverage, Section 104-213. Street Access; Curb Cuts in Other Than Residential Districts, Section 104-213. State Highway Department Approval, Section 104-215. Corner Visibility Clearance, Section 104-217. Design Standards, Section 104-218. Location, Section 104-219. Recreational Vehicle Parking, Section 104-220. Minimum Number of Loading Spaces Required, Section 104-221. Number of Parking Spaces, Concerning A-R Wedding/Event Facility, Deer Processing Facility, Nonresidential Construction Permit and Compliance Street Design and Specifications, Nonresidential Development Landscape Requirements, Tree Retention, Protection and Replacement, and Off-Street Parking and Service Requirements.
- **9.** Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, Regarding Article III. -General Provisions Concerning Hens in Conjunction with Residential Use.
- 10. Consideration of amendments to the Fayette County Code of Ordinances, Chapter 110., Article I In General. Sec. 110-3. –Definitions, Article IV. District Use Requirements, Sec. 110-145. and Sec. 110-146., Article V. Conditional Uses, Nonconformances, Transportation Corridor Overlay Zone, and Commercial Development Standards, Sec. 110-169. Conditional Use Approval., Sec. 110-173. Transportation Corridor Overlay Zone. (3) General State Route Overlay Zone, and Sec. 110-174. Commercial Development Standards., concerning the proposed Starr's Mill Historic Overlay District and Overlay Zone.
- **11.** Consideration of the proposed Color Palette and Brick Palette for the Starr's Mill Historic Overlay District and Overlay Zone.
- 12. Consideration of amendments to the Land Use Element Text And Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay District in the area of the Intersection of State Route 74, State Route 85 And Padgett Road.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on June 16, 2016 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Jim Graw, Chairman

Arnold L. Martin, III, Vice-Chairman

Al Gilbert Brian Haren

**MEMBERS ABSENT:** John H. Culbreth Sr.

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator

Chanelle Blaine, Planning and Zoning Coordinator

#### **Welcome and Call to Order:**

Chairman Jim Graw called the Planning Commission Meeting to order. Chairman Graw introduced the Commission Members and Staff.

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#### 1. Consideration of the Minutes of the Meeting held on June 2, 2016.

Al Gilbert made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

Chairman Graw stated that we have two (2) new items of business one (1) is a final plat and the other is a minor subdivision plat. He said there was a petitioner here for 92 Oaks and there wasn't a petitioner here for Gary and Karou Sloan's Final Plat. He added that there is only four (4) members present tonight, and it only takes three (3) members to have a quorum and to vote. He stated since there are four (4) members the petition could end up in a tie, and a tie is an automatic denial. He said that he wishes the other petitioner was here to have the same choice he has. He asked the petitioner if he would like to table this until the next meeting when they will have five (5) members or you can choose to continue tonight.

Joseph Robinson said that he thinks this is a pretty good development and wished to continue.

Chairman Graw stated that he was going to continue the Final Plat of Gary and Karou Sloan. He said they are not here but we are going to go ahead and here it anyway; and if it winds up in a two (2)-two (2) vote than it's an automatic denial.

2. Consideration of a Final Plat of Gary and Karou Sloan. The property will consist of two (2) lots. This property is located in Land Lot 7 of the 6<sup>th</sup> District, fronts on SR 74 South, and is zoned A-R and O-I.

Dennis Dutton stated that this is a part of the overlay the Office-Institutional on S.R. 74; the first step was the rezoning which was recommended for approval by Planning Commission and the

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Board of Commissioners; the next step was to develop a final plat. He said that what you have before you is the required final plat in order for them to begin the building permit process for the offices on the O-I and the residential on lot two (2).

Chairman Graw asked if the office was going to be a professional building.

Dennis Dutton replied yes.

Chairman Graw asked if the professional office for the people living in the back of it.

Dennis Dutton replied yes.

Chairman Graw asked if this was going to be a veterinarian hospital.

Dennis Dutton replied no, it's a home inspection business and maybe a financial or appraisal business.

Chairman Graw asked if any Planning Commission member wanted to speak to this.

Al Gilbert said that it troubles him that it doesn't fit the area but he will go along with it.

Arnold Martin asked what part of S.R. 74 was the lot located.

Dennis Dutton replied that it is south of Brechin Park north of the church.

Chairman Graw asked if there were any more discussion.

Brian Haren made a motion to approve the Final Plat of Gary and Karou Sloan. Arnold Martin seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

3. Consideration of a Minor Subdivision Plat for 92 Oaks. The property will consist of eight (8) residential lots. This property is located in Land Lots 139, 140, 141 and 148 of the 4<sup>th</sup> District, fronts on SR 92 South and Chapman Road, and is zoned A-R.

Joseph Robinson stated that this property was a part of Chantilly. He said that two (2) years ago Mr. Audrey bought this property and wanted to take it back to A-R. He added that the property was once C-S with one (1) acre subdivision lots and rezoned it to A-R lots. He stated that the lots are pretty large and works well with the area. He said that the subdivision has lots that are a lot bigger than what's down there now. He added that a resident off of Chapman and S.R. 92 has no problems with the subdivision, but was unable to make it. He stated that they are giving right-of-way to the County off of Chapman Road just in case the County wants to improve the road. He added that there was couple that wanted to buy two lots and combine them to form a 20 acre tract. He stated that he would appreciate it if they considerate and allowed them to move forward with it. He added that if they had any other questions he would be happy to answer.

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Chairman Graw asked if the lots would perk.

Joseph Robinson replied yes. He stated that there are a lot of weapons in there but the majority of these weapons are on the largest tract which is a129 acres. He said that the County makes us do the contiguous area out there and we have three contiguous areas out there; when I did the soils for Chantilly there were some really good soils back there. He added that Eric Hamilton of AES a soil scientist has found good soils on every lot.

Chairman Graw asked Dennis Dutton to explain to everyone what is being planned for the future for this subdivision. He stated that this explanation had no bearing on approval of the plat.

Dennis Dutton stated that Mr. and Mrs. Philips are in the market to buy lots two (2) and three (3) and they want to combine the lots to make it one (1) lot. He said that this subdivision would technically go from eight (8) lots to seven (7) lots. He added that their plans are to build a home right in the middle of the property and their next step would be to prepare a Minor Revision to a Minor Subdivision Plat. He stated that the revision would not come before them. He said that staff is okay when you combine lots to make less lots in a subdivision; this will be an administrative approval. He added that we are in a process to where we need to get this approved, next would be for them to work on their contract to purchase the property, and then put the lots together to build their home.

Joseph Robinson said that he will do that also.

Chairman Graw stated that we have had request in the past where people in a subdivision, let's say a cul-de-sac had come in and wanted to combine lots and they have come to us for approval why wouldn't that come before us for approval.

Dennis Dutton replied that for one (1) it's a minor subdivision there is no streets or roads in there and a final plat would require it to come before you if you're adding a lot. He said if you're changing a lot significantly than it has to come before you so, adding a lot or changing the road design. He added that they are just removing the centerline and recording it.

Chairman Graw stated it just makes one (1) bigger lot.

Dennis Dutton replied yes.

Arnold Martin asked about the verbiage on lot one that states:

Existing 12x16 2-story wood frame structure to remain. 10.8 AC Contiguous; No water service lines; No fire hydrants; No septic system

He asked if that pertains just to lot one (1) and this structure or is that statement for all of the lots.

Joseph Robinson stated that this was Mr. Audrey hunting property and he built a hunting lodge on the property. He said that the lodge is staying with tract one (1). He added that there is no running water out there and is just a place to sleep; it could be a kid's place house.

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Arnold Martin asked would it be a problem in the future. He asked how water would be brought to the lodge.

Joseph Robinson replied they could bring water in or build a well. He stated that the structure is substandard to County ordinances so, it can't be a residency.

Arnold Martin clarified that he was speaking of future development.

Dennis Dutton stated that anything they do they will have to do it to County Code standards and meet our zoning regulations as well. He added that the minimum house size for this district would be 1200 square feet.

Chairman Graw asked how big the structure was.

Joseph Robinson replied that it was tiny 12x16.

Chairman Graw said just less than 200 square feet.

Joseph Robinson said that they have a whole in the ceiling where they crawl into the loft. He reiterated that it would be a great play house for a kid.

Chairman Graw asked if it remains will it be considered an accessory structure.

Joseph Robinson replied he guess so, because it meets outside the setbacks.

Dennis Dutton stated that anything 1200 square feet has to be a residential structure, so that hunting lodge can't be a residential structure.

Chairman Graw asked if that structure should remain.

Dennis Dutton replied we may have to do a variance on that if it is going to be used for that.

Al Gilbert asked if he was going to continue to use it as a deer lodge or deer camp.

Joseph Robinson replied that he hasn't had any conversation to Mr. Audrey about those 129 acres. He added that he really couldn't answer that.

Brian Haren asked if there was anything plans for the entire tract one (1).

Joseph Robinson replied no.

Brian Haren asked how much of it is buildable.

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Joseph Robinson replied about 75 percent of it. He added that there are plenty of places for them to build a house here. He said that the only soils that they have mapped by AES are up front off of S.R. 92, but that doesn't mean that's where they have to build their house. He added if he was building on the lot he would build it to toward the back of the property. He said that it would be a nice place to get away from it all.

Dennis Dutton stated that we could place a condition on it.

Chairman Graw asked what would be the condition.

Dennis Dutton replied we could say if it is use for residential property it would have to meet the requirements for residential such as the 1200 square foot house and the code.

Chairman Graw stated that they were allowed as many accessory structures as they want.

Dennis Dutton said no, they are allowed as many farm out buildings as they want. He stated that since the property sits on more than 10 acres they could have an unlimited amount of farm-out buildings/auxiliary buildings and there are no restrictions on size.

Chairman Graw said that if they have really free range; there is no real condition we can put on there.

Dennis Dutton replied yes, they just can't use it as a residential structure.

Al Gilbert said which they couldn't do anyway.

Dennis Dutton replied right, that's correct.

Joseph Robinson asked if they could add on to it.

Dennis Dutton replied that it would have to be 1200 square feet.

Al Gilbert stated that it would have to be inspected and meet all County codes.

Joseph Robinson added that they would have to get the soil inspected and find a place to put a septic tank. He said that they would have to go through the whole process to get the club house/deer lodge up to code if they wanted to change it to a residential structure.

Brian Haren stated that we are getting ahead of ourselves with this. He said that there are no plans to use that property right now. He added that we wouldn't address this lot until they come back with another subdivision plat.

Joseph Robinson said that if someone wanted to buy tract one (1) and build a house they would have to submit their site plan to the County.

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Dennis Dutton said it would be submitted for a building permit.

Chairman Graw asked if this is the last time that comes before us.

Dennis Dutton replied yes.

Chairman Graw asked if Dennis Dutton was recommending a condition.

Dennis Dutton replied that he couldn't really think of a condition; just so long that it is not use for residential purposes. He said all they have on the plat is two (2) story wood frame structure; that could be a barn or anything like that. He added that you are not prohibited from having any type of storage.

Chairman Graw stated that you cannot use it for a house.

Dennis Dutton replied that is correct it cannot be a single-family residential.

Joseph Robinson said unless they improve it.

Dennis Dutton said yes.

Chairman Graw stated that there is no water going to it now anyway. He asked if Dennis Dutton felt more comfortable with that condition.

Dennis Dutton replied he mentioned it because he thought it was a concern of his.

Brian Haren stated that he doesn't think it needs a condition.

Al Gilbert and Arnold Martin agreed.

Dennis Dutton said that if the plat would have said it was a residential structure then there would have been some concern, but they didn't.

Chairman Graw said that it was a concern of ours.

Arnold Martin stated that his question was really about the verbiage (no water, no fire hydrant, no septic) and was that applicable to all the lots or was it just for this particular structure.

Joseph Robinson replied that he was just addressing the comments from them with all those notes on there.

Brian Haren stated that this no different than all the other shacks on A-R land in the County.

Joseph Robinson said that this one (1) is a little bit nicer.

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Chairman Graw asked for a motion.	
Brian Haren made a motion to approve the Minor Subdiseconded the motion. The motion passed 4-0. John Cul	
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Al Gilbert made a motion to adjourn the meeting. adjourned at 7:25 pm.	Chairman Graw said the meeting was
	PLANNING COMMISSION OF FAYETTE COUNTY

ATTEST:

JIM GRAW, CHAIRMAN

To: Fayette County Planning Commission

From: Dennis. Dutton, Zoning Administratok

Date: June 29, 2016

Subject: Minor Subdivision Plat to be considered on July 7, 2016

#### MINOR SUBDIVISION PLAT

**OWNER/APPLICANT** 

Minor Subdivision Plat of RODWRIGHTCORP Property

Rod Wright of RODWRIGHTCORP

Recommend APPROVAL for the Minor Subdivision Plat signed June 28, 2016.

#### GENERAL NOTES

- I. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION; BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- 3. ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- 4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- 5. ELEVATION DATUM USED: N/A
- 6. NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- 7. BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE)
- 8. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS. AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.

  9. CURRENT ZONING OF PROPERTY: A-R.
- 10. RIGHT-OF-WAY OF GA. HWY 85 CONN. ESTABLISHED AT 40'± FROM MEAN CENTERLINE OF EXISTING ROADWAY AS PER PB. 29 PG. 184 AND FOUND MONUMENTS. ANY ADDITIONAL R.O.W. CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- II. RIGHT-OF-WAY OF ROBINSON ROAD ESTABLISHED AT 30'± FROM MEAN CENTERLINE OF EXISTING ROADWAY (60' ROW) AS PER DB. 594 PG. 139 IN FAYETTE CO. RECORDS. ANY ADDITIONAL R.O.W. CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- 12. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS
- BEYOND THE SCOPE OF THIS SURVEY.

  13. NO MAPPED WETLANDS SHOWN FOR THIS PROPERTY AS PER THE NATIONAL WETLANDS INVENTORY MAP AS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE, INDIVIDUAL WETLAND AREAS MAY EXIST SHOWN OR NOT SHOWN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO WETLANDS
- WITHOUT PROPER AUTHORIZATION. 14. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
- 15. SOILS INFORMATION AS PER LEVEL 3 SOIL MAP PREPARED BY J. SHANNON HUDGINS, GA. DHR SOIL CLASSIFIER #147, DATE MAPPED: MARCH 21, 2016.

# OWNER'S CERTIFICATE

WE. THE UNDERSIGNED OWNERS OF THE PLATTED PROPERTY, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. WE THE UNDERSIGNED OWNERS INDERSTAND THIS MINOR SUBDIVISION PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THUS BECOME VOID IF THE MINOR SUBDIVISION PLAT IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS OF THE DATE OF APPROVAL BY THE FAYETTE COUNTY PLANNING COMMISSION.

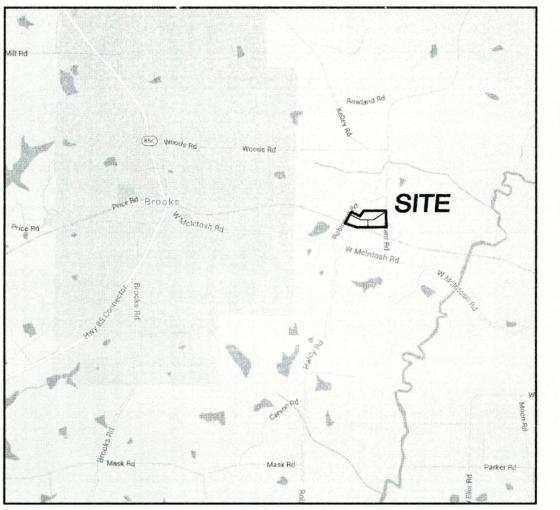
By:		
ON	NER .	DATE
By:		
ON	VER .	DATE

# MINOR SUBDIVISION PLAT OF RODWRIGHTCORP **PROPERTY**

LOCATED IN LAND LOT 72 4th DISTRICT FAYETTE COUNTY, GA.

# SHEET INDEX

COVER, NOTES SHEET SHEET 2 LOT LAYOUT



VICINITY

# SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY

MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION

IBIIBCOITOE WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

HAZARD AREA AS PER INSURANCE RATE MAP NUMBER

ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD

STEVE J. REEVES, GA. RLS No. 2765

6/17/16 DATE



The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 68,000+ ft. and an angular error of 0.8" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS603 was used to obtain inear measurements and a TOPCON GTS603 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

# SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 15.83 ACRES TOTAL NUMBER OF LOTS - 3 SITE ZONING: A-R AGRICULTURE-RESIDENTIAL

MIN. LOT AREA - 5.00 ACRES MIN. LOT WIDTH - 250 Feet MIN. STREET FRONTAGE - 100 Feet

WATER PROVIDED BY ON SITE INDIVIDUAL WELLS SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM

THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT TIME OF SURVEY.

FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE) COLLECTOR - 100 Feet MINOR - 75 Feet

REAR YARD SETBACK - 75 Feet SIDE YARD SETBACK - 50 Feet HEIGHT LIMIT - 35 Feet MIN. FLOOR AREA - 1200 Sa.Ft.

THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY.

## APPROVALS

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (LEVEL III SOIL SURVEY REQUIRED PRIOR TO OBTAINING SEPTIC SYSTEM PERMIT)

ENVIRONMENTAL HEALTH SPECIALIST

STORMWATER MANAGEMENT DEPARTMENT

APPROVED BY FAYETTE COUNTY

DATE: 6-28-16

SIGNED: VILLY I'S I

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT

DATE: 6/20/16

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE: 6/20/16

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

ZONING ADMINISTRATOR

# LEVEL III SOIL SURVEY

do hereby certify that the Level III Soil Survey information provided on this plat was performed by accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On'-Site Sewage Management Systems

Signature of Soil Classifier Professional

Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer Realstration No. License Numbers

JOB NO.

OWNERS: RODWRIGHTCORP P.O. BOX 629

SHEET 1 OF 2

REV

FAYETTEVILLE, GA. 30214

Company Address # Telephone

DISTRICT LANDLOT 72 4th SCALE COUNTY N/A FAYETTE DATE OF FIELD WORK

PREPARED BY:



\* 11491 HIGHWAY 19 N \* ZEBULON, GA. 30295

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

770-584-5203 \* steve ireeves@att.net (E-mail)

RODURIGHTCORP PROPERTY

MINOR SUBDIVISION PLAT OF:

03/22/2016 DATE OF PLAT 04/25/2016

## SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 15.83 ACRES TOTAL NUMBER OF LOTS - 3 SITE ZONING: A-R AGRICULTURE-RESIDENTIAL MIN. LOT AREA - 5.00 ACRES MIN. LOT WIDTH - 250 Feet

MIN. STREET FRONTAGE - 100 Feet

WATER PROVIDED BY ON SITE INDIVIDUAL WELLS SANITARY SEWER SERVICE PROVIDED BY

INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM

FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE) COLLECTOR - 100 Feet MINOR - 75 Feet REAR YARD SETBACK - 75 Feet SIDE YARD SETBACK - 50 Feet HEIGHT LIMIT - 35 Feet MIN. FLOOR AREA - 1200 Sq.Ft.

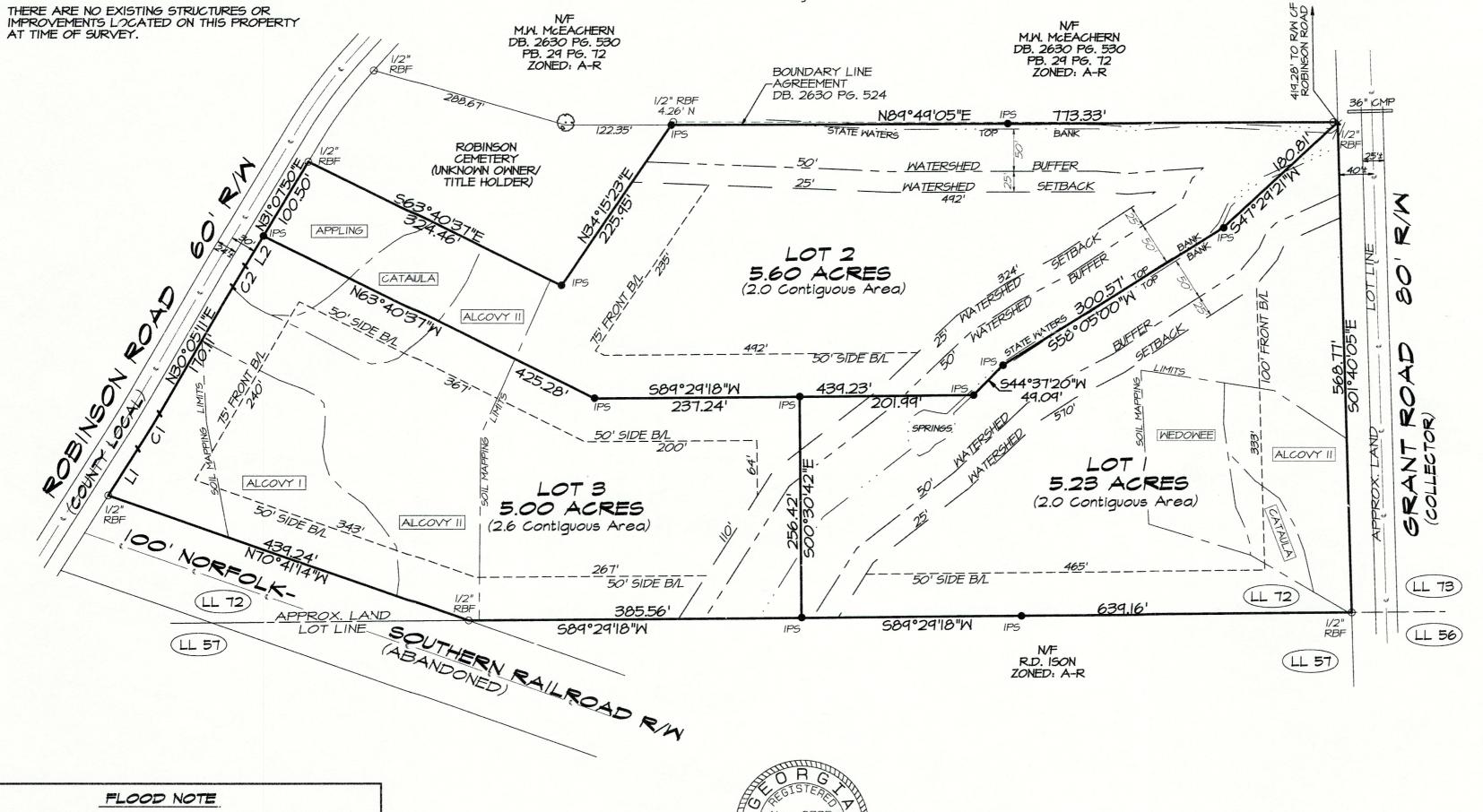
THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE

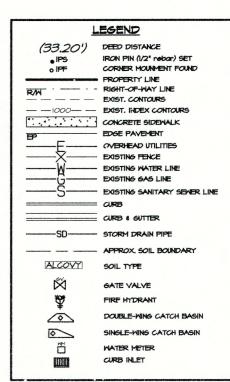
	LOT AREA	CHART
LOT #		CONTIGUOUS AREA*
LOTI	5.23 Ac.	2.0 Ac.
LOT 2	5.60 Ac.	2.0 Ac.
LOT 3	5.00 Ac.	2.6 Ac.

\*Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

LINE	ARC	CHORD BEARING	RADIUS	CHORD	TANGENT
LI	63.96'	N32°13'40"E			
CI	47.84'	N31°09'25"E	1280.00'	47.84'	23.92'
C2	28.02'	N30°36'30"E	1537.50'	28.02'	14.01'
L2	40.53'	N31°07'50"E			







BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY HAZARD AREA AS PER INSURANCE RATE MAP NUMBER IBII3COITOE WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY (S NOT) LOCATED IN A SPECIAL FLOOD

# reeves & associates. inc.

BOX 653 \* 11491 HIGHWAY 19 N \* ZEBULON, GA. 30295 770-584-5203 \* stevejreeves@att.net (E-mail)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

# MINOR SUBDIVISION PLAT OF:

GRAPHIC SCALE

100

1"=100

RODWRIGHTCORP PROPERTY

LANDLOT	DISTRICT
72	4th
SCALE	COUNTY
1"= 100'	FAYETTE
03/22/201	IELD WORK
DATE OF I	
04/25/201	16

PREPARED BY:

SHEET 2 OF 2 JOB NO. REV

To:

Fayette County Planning Commission

From:

Dennis. Dutton, Zoning Administrator

Date:

June 29, 2016

Subject:

Minor Subdivision Plat to be considered on July 7, 2016

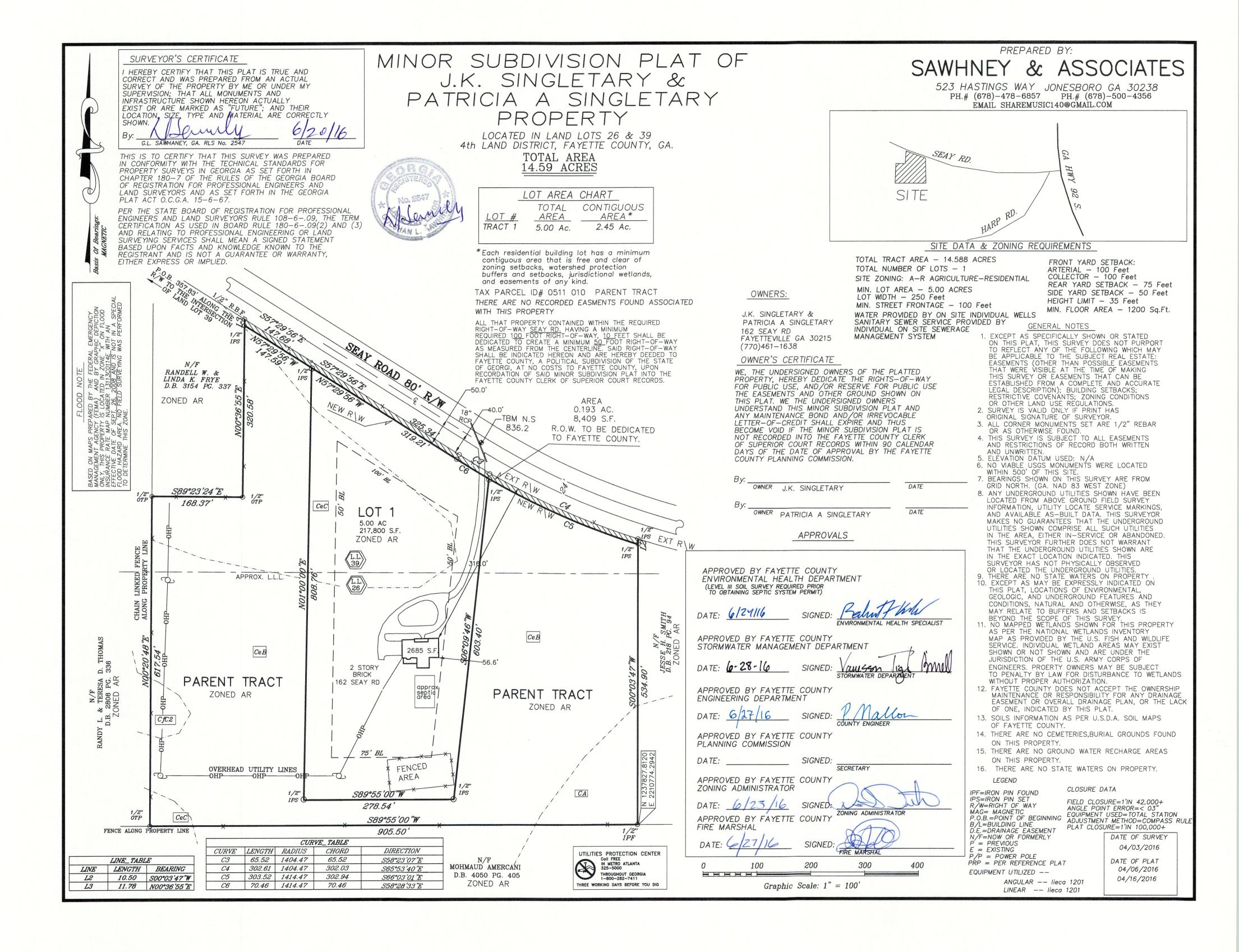
#### MINOR SUBDIVISION PLAT

#### OWNER/APPLICANT

Minor Subdivision Plat of J.K Singletary & Patricia A.Singletary Property

J.K & Patricia A.Singletary

Recommend APPROVAL for the Minor Subdivision Plat signed June 28, 2016.



**PETITION NO: 1257-16** 

**REQUESTED ACTION:** A-R and R-40 to PUD-PRD

**PROPOSED USE:** Single-Family Residential Subdivision

**EXISTING USE:** Undeveloped

**LOCATION:** Ebenezer Church Road & Davis Road

**DISTRICT/LAND LOT(S):** 7th District, Land Lot(s) 4, 5, & 28

**OWNER:** TSTT Investments LLC

**AGENT:** Brent Holdings, LLC Donna Black & Randy Boyd

PLANNING COMMISSION PUBLIC HEARING: July 7, 2016

**BOARD OF COMMISSIONERS PUBLIC HEARING: July 28, 2016** 

## **APPLICANT'S INTENT**

Applicant proposes to develop a Single-Family Residential Subdivision consisting of 91 lots on 212.832 acres.

#### **STAFF RECOMMENDATION**

#### **APPROVAL WITH ONE (1) CONDITION**

#### **INVESTIGATION**

#### A. PROPERTY SITE

The subject property is a 212.832 acre tract fronting on Ebenezer Church Road and Davis Road in Land Lot(s) 4, 5, & 28 of the 7th District. Ebenezer Church Road and Davis Road are classified as Collector roads on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R and R-40.

**History:** Petition 1139-05 to rezone 268.05 acres from A-R and R-40 to R-50 to develop a single-family residential subdivision with 182 lots was denied by the Board of Commissioners (BOC) on February 2, 2005. The subject property was a portion of this rezoning.

Petition 1192-07 to rezone 213.77 acres from A-R and R-40 to R-50 to develop a single-family residential subdivision with 106 lots was submitted in 2007. The request was later revised to 92 lots. The applicant withdrew the rezoning petition prior to the BOC public hearing.

#### B. SURROUNDING ZONING AND USES

The general situation is a 212.832 acre tract that is zoned A-R and R-40. In the vicinity of the subject property is land which is zoned A-R and R-40. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Davis Road)	100.0 acres (approximate)	R-40	Undeveloped portion of Waterlace Subdivision	Low Density Residential (1Unit/1 to 2 Acres)
South (across Ebenezer Church Road)	5.0 3.8 5.0 5.0	A-R A-R A-R A-R	Single-Family Residential Single-Family Residential Single-Family Residential Single-Family Residential	Rural Residential ( 1 Unit/2 to 3 Acres)
East	28.0 100.4 Windridge Subdivision 5.99 5.0 5.01 5.15 5.01 5.27	A-R A-R A-R A-R A-R A-R A-R	Single-Family Residential Single-Family Residential & undeveloped portion (phase 2) of Bridger Point Subdivision  Single-Family Residential Single-Family Residential Undeveloped Single-Family Residential Single-Family Residential Single-Family Residential	Rural Residential ( 1 Unit/2 to 3 Acres)
West	5.0 17.54 19.2 16.8 6.0 5.0	A-R A-R A-R A-R A-R A-R	Single-Family Residential Undeveloped Single-Family Residential Single-Family Residential Single-Family Residential Undeveloped	Rural Residential ( 1 Unit/2 to 3 Acres)

#### C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Rural Residential (1 Unit/2 to 3 Acres) and Conservation Areas. This request conforms to the Fayette County Comprehensive Plan.

Per **Sec.** 110-149. - Planned unit development, density shall be interpreted as the number of dwelling units per net acre devoted to residential development. The Zoning Ordinance defines a net acre as follows: *Acre, net,* means a gross acre less: street rights-of-way, both public and private; all land located within the 100-year floodplain; all water/stormwater impoundments; and all lands proposed to be dedicated to a governing authority. The following density calculation is per the applicant's Summary of Intent:

Total Site Area: 212.0 acres
Less Flood Plain Area: -8.7 acres
Less pond areas: -7.1 acres
Less r.o.w areas: -14.2 acres
NET ACRES: 182.1 acres

**Density:** 

Proposed Density: .5 units/net acre = 91 lots

A density of .5 units per one (1) net acre equates to one (1) unit per two (2) net acres. This density conforms to the Fayette County Comprehensive Plan.

#### D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R and R-40 to Planned Unit Development-Planned Residential Development (PUD-PRD) for the purpose of developing a Single-Family Residential Subdivision. A Planned Unit Development (PUD) shall be considered to be a separate zoning district in which the Development Plan and Summary of Intent, as approved, establish the uses, restrictions, and regulations according to which development shall occur. The purpose/intent and development standards of a PUD are as follows:

- (1) Encourage the development of large lots of land as: planned residential developments (PRD), planned industrial parks (PIP), planned retreats or lodges (PRL), planned entertainment farming (PEF), planned outdoor recreation (POR), and planned small business center (PSBC);
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open spaces;
- (4) Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this chapter;
- (5) Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lower development and housing costs; and
- (6) Provide an environment of stable character compatible with surrounding areas.

Development standards. Each planned unit development shall meet the following standards in addition to any other as hereinafter set forth:

- (1) The development shall utilize creative and flexible design including, but not limited to: varied lot sizes, amenities, mixed uses, etc.;
- (2) The development shall be compatible with surrounding uses and with the land use plan of the county; and

(3) Paving of roads. Developers of approved planned unit developments shall be required to pave all new subdivision streets contained within said development in conformance with the rules and regulations of the development regulations of the county (see chapter 104). Improvements to existing county-maintained roads or planned county roads which pass through a Planned Unit Development will be handled conditionally at the time of rezoning or at the time of a revision to a development plan. However, in any planned retreat or lodge (PRL), the developer shall be required to provide for all-weather roads, as approved by public works, suitable for the passage of emergency vehicles.

The intent of a Planned Residential Development (PRD) is to encourage creativity and resourcefulness in residential development and to provide open space, parks and recreational facilities for the residents of the development and/or the general public.

Prior to filing this rezoning petition for a PUD-PRD the applicant met with the Zoning Administrator in order to review the general character of the proposed development, including, but not limited to: its scope, nature, and location. At this time, the applicant was fully advised of the rezoning procedures and various information and/or studies which the applicant may need in order to continue with the petition. On April 21, 2016, the Planning Commission held the Pre-Recommendation Meeting to review the Development Plan and the Summary of Intent. The Summary of Intent is a written statement of the character of the development including the proposed uses and minimum standards (see attached.) At this meeting, the applicant provided preliminary data concerning said plan. The Planning Commission requested a traffic study and recommended varied lot sizes and a 100 buffer along the entire east and west boundaries of the development be included. On May 19, 2016, the Planning Commission met with the applicant to discuss the revised Development Plan (see attached).

#### **Platting**

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

#### **Right-of-Way Requirements**

Per Engineering/Public Works, as a Collector, Davis Road requires 80 feet of right-of-way. Per Section 104.52 of the Fayette County Development Regulations, should a proposed development adjoin an existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification as indicated on the Fayette County Thoroughfare Plan of the adjoining street. No additional right-of-way is required on Ebenezer Church Road.

#### **Access**

The Concept Plan submitted indicates one (1) access from Ebenezer Church Road and one (1) access from Davis Road.

#### E. TRAFFIC AND TRIP GENERATION

A traffic study was submitted by the applicant (see attached). The traffic study indicates the trip generation (see table below):

Rezoning Petition 1257-16							
	AM Peak Hour			PM Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
91 Dwelling							
Units	18	55	73	61	36	97	962 trips

#### F. DEPARTMENTAL COMMENTS

#### Water System

Water Available. 12" Main on Ebenezer Church Road.

#### **Public Works/Engineering**

This is a 212.8 acre parcel zoned A-R. Developer is requesting a PUD zoning for 91 lots. A Traffic Study was completed by Marc Acampora, PE on May 10, 2016 at the request of the Planning Commission.

- 1. New Trips & Distribution The Traffic Study predicts the subdivision will generate 962 trips per day. Based on information in the Traffic Study and discussions with Mr. Acampora, the Fayette County Engineering Department estimates of the 962 trips per day, 53% (510 trips) will use the Davis Road entrance and 47% (452 trips) will use the Ebenezer Road Church entrance.
- 2. Ebenezer Church ADT Fayette County measured the average daily traffic (ADT) on Ebenezer Church Road near Hillred Drive. It was 2,825 vehicles per day (vpd). The additional trips from the subdivision would increase this volume to 3,104 vpd to the west and 2,998 vpd to the east. These estimates are based on the distributions provided in the Traffic Study.
- 3. Davis ADT Fayette County measured the average daily traffic (ADT) on Davis Road near the proposed entrance. It was 30 vpd. The additional trips from the subdivision would increase this volume to 367 vpd to the west and 203 vpd to the east. These estimates are based on the distributions provided in the Traffic Study.

- 4. Roadway Traffic Volumes and Flow For road volume comparisons, an "A" Level of Service (i.e., free flow conditions) can be maintained for a 45 mph posted road at volumes in excess of 540 vehicles per hour, per lane (based on density of 12 passenger cars per lane-mile). As another benchmark, the American Association of State Highway and Transportation Officials (AASHTO) defines "very low-volume" roads as those having an ADT of 400 vpd or less. These reference values are provided only to demonstrate that the pre and post project volumes are significantly below a two-lane road's operating capacity.
- 5. Intersections The traffic study evaluated the impact of the subdivision on the four major intersections surrounding the development during AM and PM peak hours. These intersections are: Ebenezer Road and Davis Road, Lester Road and Davis Road, Ebenezer Road and Ebenezer Church Road, and Ebenezer Church Road and Lester Road. There was minimal impact at any of the locations and the level of service remains at the A or B level. Fayette County's Development Regulations require mitigation when the level of service drops two letter grades (e.g., from B to D) or a drop to E or below. These triggers are not met as a result of the proposed development.
- Davis Road Entrance Fayette County's Development Regulations 6. require two entrances for new subdivisions with more than 75 homes. This can be accomplished by having two entrances on Ebenezer Church Road (there is sufficient road frontage to do this), or by placing an entrance on Ebenezer Church Road and Davis Road. Engineering recommends placing the second entrance on Davis in order to promote interconnectivity within the County's road network. This is a stated goal in the 2010 Comprehensive Transportation Plan and is important for public safety. In addition, this option more quickly distributes the impact of traffic on the existing, surrounding roads.

Although placing the second entrance on Ebenezer Church Road technically satisfies the regulation, it does not meet the regulation's intent. Most of the homes within the subdivision would still be dependent on a single access path to their driveways and all traffic would be concentrated Ebenezer Church Road, instead of being split with Davis Road.

7. Maintenance – Increased traffic on Davis will require more gravel road maintenance from the Road Department. Gravel roads are typically scraped once every six to eight weeks in the winter and once every few months in the warm weather. The use of annual dust control has extended the time allowed between road maintenance. For comparison, the Fayette County Engineering Department conducted traffic Counts on Quarters Road during the week of June 13-19. The results were an Average Daily Traffic (ADT) of 319 vpd for the seven day week and 327 vpd for the week days. Fayette County Schools were not open during this period which could have resulted in a higher ADT. It is anticipated that the maintenance needs for Davis Road would be similar to those required for Quarters Road. The Road Department would be able to accommodate this work.

- 8. Improvements In addition to increased maintenance as noted above, Public Works proposes to make the following improvements to Davis Road if the project is re-zoned and built as proposed:
  - Replace multiple cross-drains (this work is required regardless of the project and will be completed this summer);
  - Remove (or bury) existing boulders currently exposed on the road;
  - Eliminate a soft spot in a low area;
  - Re-work drainage ditches;
  - Improve gravel base along entire road (estimated material cost of \$38,000); and
  - Start dust control application on Davis Road.
- 9. Paving Engineering recommends programming Davis Road as a long-term paving project if growth continues in the area similar to the existing Canoe Club at Waterlace Subdivision and this proposed development. If paved, Davis would serve as an alternate east-west route to SR 54 between Peachtree City and Fayetteville.
- 10. ROW Needs Davis Road and Ebenezer Church Road are both County Collectors per the Fayette County Thoroughfare Plan. The developer's master plan indicates an existing 80 feet of ROW on Ebenezer Church and shows dedication of land to provide 40 feet of ROW from the centerline of Davis Road.
- 11. Auxiliary Turn Lanes The need for auxiliary turn lanes will be evaluated during development of construction plans. A right turn lane on Ebenezer Church Road will be required and possibly a left turn lane. At Davis Road, the focus will be on coordinating alignment with the proposed second entrance into the Canoe Club at Waterlace Subdivision (i.e., Discovery Lake Drive).
- 12. Other recommended improvements The Traffic Study identifies several improvements, including addition of stop bars and a right turn lane on Ebenezer Church Road. Engineering agrees with these recommendations and will program them as funding allows, regardless of how this project advances.

## **Environmental Management**

#### **Floodplain**

The property **DOES** contain floodplain per FEMA FIRM panel 13113C0092E dated Sept 26, 2008. The property **DOES** contain floodplain delineated in the Fayette County 2013 Future Conditions Flood Study. Per Fayette County Floodplain Management Ordinance the elevation of the lowest floor, including basement and building access of any development shall be a least 3 feet above the base flood elevation or one foot above the future–conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities that are totally or partially within an Area of Special Flood Hazard as defined by the Floodplain Management Ordinance.

#### Wetlands

The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. A more detailed study may be required upon staff field inspection. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers <u>prior</u> to issuance of any permits from Fayette County for any phase of development affecting wetlands.

#### Watershed

Watershed Protection **DOES** apply. On the east-west perennial stream and state waters within 1000 ft. of this perennial stream the minimum Watershed Protection buffer is 100 ft. from wrested vegetation or 50 ft. from the 100 year floodplain, whichever is greater, and a Watershed Protection setback of 50 ft. measured from the buffer. All other state waters requiring a buffer are subject to a 50 ft. Watershed Protection buffer measured from wrested vegetation and a 25 ft. setback as measured from the buffer.

**Groundwater** The property **IS** within a groundwater recharge area.

**Stormwater** This development **IS** subject to the Post-Development Stormwater Management Ordinance.

#### **Environmental Health Department**

No Objections

#### <u>Fire</u>

Must provide fire hydrants 600 ft. apart.

#### **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R and R-40 to PUD-PRD for the purpose of developing Single-Family Residential Subdivision. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

- 1. The subject property lies within an area designated for Rural Residential (1 Unit/2 to 3 Acres) and Conservation Areas. This request conforms to the Fayette County Comprehensive Plan.
- 2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
- 3. The proposed rezoning will not result in a burdensome use of utilities or schools. However, the proposed rezoning has the potential to adversely affect Davis Road based on the County Engineer's estimate for trips on Davis Road (see Public Works/Engineering comments above). The County Engineer recommends a connection to Davis Road to promote interconnectivity within the County's road network. This is a stated goal in the 2010 Comprehensive Transportation Plan and is important for public safety. In addition, this option more quickly distributes the impact of traffic on the existing, surrounding roads. The County Engineer also states that the road department will be able to accommodate the added maintenance of Davis Road and that Davis Road be included as a long-term paving project.
- 4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE** (1) **CONDITION.** 

#### **RECOMMENDED CONDITIONS**

If this petition is approved by the Board of Commissioners, it should be approved **PUD-PRD CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet of right-of-way as measured from the centerline of Davis Road prior to the approval of the Final Plat and said dedication area shall be shown on the Preliminary Plat and Final Plat. (*This condition is to ensure the provision of adequate right-of-way for future road improvements.*)

#### Summary of Intent

Planned Residential Development for Ebenezer Church Rd – 212.8 acres

- 1. Owner: TSTT Investments LLC, 1950 Spectrum Circle, Ste 360, Marietta, GA 30067
- 2. The subject property is proposed for a low density Planned Unit Development-Planned Residential Development (PUD-PRD) neighborhood with 91 single-family residential lots. The lots will range in size from 1 acre to over 4 acres in accord with the intent of the PUD-PRD zoning classification to provide a mix of lot sizes (see chart below for details). The overall net density of 1 home per 2 acres is in compliance with the County's Future Land Use Plan <del>Map</del>.

Thirty four acres of open space will be preserved surrounding the lots and interlaced throughout the neighborhood. A large portion of the stream buffers and floodplain are located within the undisturbed open space.

One hundred foot (100') buffers are provided on the entire east and west boundaries of the development to give adjoining properties outside of the neighborhood a thick layer of privacy The proposed homes are all well over 100' from the boundaries of the development. The one hundred foot (100') buffers shall remain undisturbed with the exception of stormwater management facilities which may be located within the buffer maintaining a fifty foot (50') setback from the east and west boundaries of the development. Stormwater conveyance systems are allowed within the one hundred foot (100') buffer.

Fifty foot (50') buffers are provided along Ebenezer Church Road and Davis Road. The fifty foot (50') buffers shall remain undisturbed with the exception of the installation of utilities and stormwater conveyance systems.

Entrances are provided on both Ebenezer Church Rd and Davis Rd, per the request of the County Engineer, to provide for connectivity of the area, as well as, to provide options for emergency access.

A system of stormwater facilities will be constructed to control stormwater run-off from the site. A 12" water main exists on Ebenezer Church Rd to supply the neighborhood. An easement for connection to the waterline in Waterlace will be provided for future looping of the water system.

#### 3. Site Date Calculations:

Total Site Area: 212. Acres
Less Flood Plain Area: -8.7 acres
Less pond areas: -7.1 acres
Less r.o.w areas: -14.2 acres
NET ACRES: 182.1 acres

#### Density:

Proposed Density: .5 units/net acre = 91 lots

#### **Lot Size Distribution:**

3 ac - +4 ac lot -8 Lots 2 ac to 3 ac lots -13Lots 1 ac to 2 ac lots -70 Lots

Contiguous Area (free and clear of zoning setbacks and buffers, watershed protection buffers and setbacks, 100 year floodplain, jurisdictional wetlands, and easements of any kind):

3 ac and plus – 1.5 ac contiguous area 2 ac to < 3 ac - .9 ac contiguous area 1 ac to < 2 ac - .3 ac contiguous area

#### Open Space:

Open Space Required: 2500 sf/lot x 91 lots - 227,500 sf = 5.2 ac

Open Space proposed: 34 acres.

#### Setbacks:

Front setback on Ebenezer Church Road and Davis Road: 60'

Front setback on internal streets: 40'

Side setback: 15' (except where the 100 foot buffer is applicable) Rear setback: 30' (except where the 100 foot buffer is applicable)

#### Minimums:

Minimum lot size: 1 ac Minimum lot width: 125' Minimum house size: 2300 sf

- 4. The schedule of development will begin with about 30 lots in the first phase. As sales of lots proceed, we will begin the following phase approximately a year before the sale of the last lot in the previous phase. The ultimate schedule will be determined by market forces as they affect lot absorption.
- 5. The neighborhood will be governed by a mandatory Home Owners Association with recorded covenants which will own and maintain all common area and stormwater management and conveyance facilities; establish, review, and enforce architectural standards; establish building and property use and maintenance regulations; collect dues for property maintenance, insurance, and property taxes.
- 6. Amenity An amenity area will be constructed for neighbors including a playground, Picnic tables or benches, parking, and the mail facility.

# **Traffic Impact Study**

Ebenezer Church Road Single Family Residential Development Fayette County, Georgia

May 10, 2016



# **Traffic Impact Study**

# Ebenezer Church Road Single Family Residential Development Fayette County, Georgia

#### study prepared for:

Brent Holdings, LLC 270 North Jeff Davis Drive Fayetteville, Georgia 30214



May 10, 2016



#### MARC R. ACAMPORA, PE, LLC

TRAFFIC ENGINEERING



858 Myrtle Street, NE Atlanta, Georgia 30308 (678) 637-1763

e-mail: acamporatraffic@comcast.net web: www.acamporatraffic.com

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#### Introduction

This study assesses the traffic impact of a proposed single family residential subdivision in Fayette County, Georgia. The site is located along the north side of Ebenezer Church Road and the south side of Davis Road, as shown in the location map in Figure 1. The project will consist of 91 single family homes. Vehicular access will be provided to Ebenezer Church Road, aligning with Hillred Drive, and to Davis Road.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

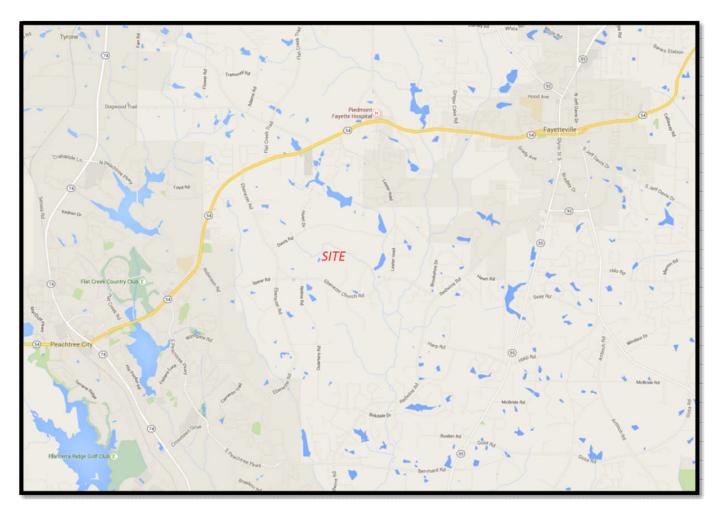


Figure 1 – Ebenezer Church Subdivision Site Location Map

#### **Existing Traffic Conditions**

Existing traffic operating conditions in the vicinity of the proposed Ebenezer Church Road development were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

#### **Description of Existing Transportation Facilities**

Ebenezer Church Road is an east/west two lane rural highway, classified by the Fayette County Thoroughfare Plan as a collector, that extends from Ebenezer Road to Redwine Road. The terrain is gently winding and gently rolling and the posted speed limit is 45 mph. Ebenezer Church Road is stop sign controlled at Ebenezer Road. There is a slight offset to the north, to Spear Road, which then continues to the west. Spear Road is a two lane rural highway with a posted speed limit of 35 mph, and is stop sign controlled on its eastbound approach at Ebenezer Road. The development along Ebenezer Church Road and Spear Road is primarily low-density single family residential and undeveloped land.

Ebenezer Road is a north/south two lane rural highway, classified by the Fayette County Thoroughfare Plan as a minor arterial, that extends from Georgia State Route 54 (SR 54) to Robinson Road, where it changes names to Crosstown Drive and continues to the southwest. The road is gently rolling and winding and has a posted speed limit of 45 mph. Development in the area is primarily low-density single family residential and undeveloped land.

Lester Road is a two lane rural highway, classified by the Fayette County Thoroughfare Plan as a minor arterial, that begins at SR 54 (north of which is becomes Veterans Parkway) and continues to the south to Ebenezer Church Road. Lester Road is side street stop sign controlled at Ebenezer Church Road. Lester Road is gently winding and curving and the posted speed limit is 35 mph. Near Ebenezer Church Road, there is a steep grade on Lester Road downhill toward Ebenezer Church Road. As with the other roads in the area, development is primarily low density residential or undeveloped land.

Davis Road is a narrow two lane road, classified by the Fayette County Thoroughfare Plan as a collector, that connects Ebenezer Road to Lester Road. Davis Road is unpaved (gravel) and is side street stop sign controlled at Ebenezer Road and at Lester Road. There are no stop bars at either stop sign. The road is very gently winding and rolling and most of the land along Davis Road is undeveloped / wooded. The proposed subdivision will have an access onto Davis Road roughly mid-way between Ebenezer Road and Lester Road.

Hillred Drive is a two lane dead end residential road with a posted speed limit of 25 mph. Hillred Drive is stop sign controlled at Ebenezer Church Road, but there is no stop bar present. A future fourth leg at this intersection will provide access to the proposed subdivision.

Photographs 1 through 6 show locations at the intersections evaluated in this traffic study.



Photograph 1 – Davis Road Facing West at Ebenezer Road



Photograph 2 – Davis Road at Lester Road



Photograph 3 – Ebenezer Road Facing South Toward Spear Road and Ebenezer Church Road



Photograph 4 – Lester Road at Ebenezer Church Road



Photograph 5 – Hillred Drive at Ebenezer Church Road



Photograph 6 – Davis Road in the Vicinity of the Proposed Site Access

Pedestrian, Bicycle, and Transit Accessibility

The area around the proposed subdivision is suburban to rural in character. There are no sidewalks or bicycle lanes along any of the roadways near the project. There is no mass transit service in the vicinity (walking distance) of the project. Therefore, aside from recreational / exercise purposes, essentially all trips to and from the proposed subdivision are anticipated to be made by automobile.

**Existing Traffic Volumes** 

Existing full turning movement traffic volume counts were collected at the following intersections in the vicinity of the proposed development:

1. Ebenezer Road and Davis Road

2. Lester Road and Davis Road

3a. Ebenezer Road and Spear Road

3b. Ebenezer Road and Ebenezer Church Road

4. Ebenezer Church Road at Lester Road

5. Ebenezer Church Road at Hillred Drive

The counts were collected on Tuesday May 3, 2016, from 7:00 a.m. to 9:00 a.m. and from 4:30 p.m. to 6:30 p.m. Fayette County public schools were in standard session on the day on which the counts were recorded. From the count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes make up the typical weekday a.m. and p.m. peak hour traffic volumes at that intersection. The existing a.m. and p.m. peak hour turning movement volumes are shown in Figure 2. The intersection raw count data is found in Appendix A.

In addition to the intersection turning movement counts, Georgia Department of Transportation (Georgia DOT) annual average daily traffic (AADT) volume counts were obtained on nearby roadways for 2014 (the latest year for which volumes are available). Table 3, presented later in this report, shows the historic Georgia DOT counts and the annual growth rates between the counts. The Georgia DOT counts are as follows:

Ebenezer Church Road at Hillred Drive: 2,210 vehicles per day (vpd)

Ebenezer Church Road east of Lester Road: 3,710 vpd Ebenezer Road between SR 54 and Davis Road: 3,280 vpd

Finally, Fayette County provided a 24-hour two-way volume count for Ebenezer Church Road and for Davis Road. These counts were both collected on Thursday, April 28, 2016 and are summarized as follows:

Ebenezer Church Road: 2,825 vpd

Davis Road: 30 vpd

The County's count on Ebenezer Church Road is comparable to, and slightly higher than, the 2014 Georgia DOT count near Hillred Drive. The count on Davis Road reveals extremely low volumes.

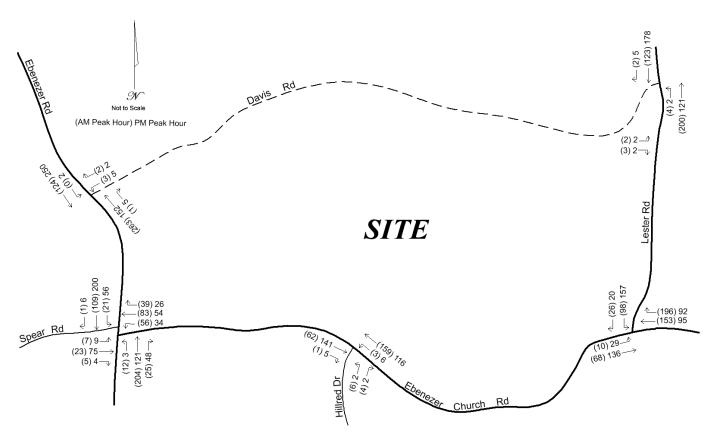


Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

#### **Existing Intersection Operations**

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 8, in accordance with the methodology presented in the Transportation Research Board's 2010 *Highway Capacity Manual (HCM 2010)*. The *HCM 2010* methodology is presented in Appendix B. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the analysis are located in Appendix C. Levels of service and delays are provided for the overall intersection and for each approach.

Table 1 – Existing Intersection Operations

	A.M. P	eak Hour	P.M. Pe	eak Hour
Intersection / Approach	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Ebenezer Road and Davis Road	А	0.3	А	0.3
southbound left turn	Α	7.9	А	7.6
westbound approach	В	10.9	В	11.0
2. Lester Road and Davis Road	Α	0.3	Α	0.4
northbound left turn	А	7.5	А	7.6
eastbound approach	Α	9.8	В	10.1
3a. Ebenezer Road and Spear Road	А	1.1	Α	2.0
northbound left turn	А	7.5	А	8.0
eastbound approach	А	9.7	В	11.6
3b. Ebenezer Road and Ebenezer Church Road	Α	4.6	Α	3.1
southbound left turn	А	7.8	А	7.8
westbound approach	В	12.4	В	11.8
4. Ebenezer Church Road and Lester Road	А	3.4	Α	4.7
southbound approach	В	12.7	В	13.4
eastbound left turn	А	8.1	Α	7.7
5. Ebenezer Church Road and Hillred Drive	А	0.6	Α	0.6
northbound approach	А	9.7	Α	9.7
westbound left turn	Α	7.4	Α	7.5

The analysis of existing conditions, coupled with field observations, reveals excellent existing traffic operations, with all movements at all intersections operating at level of service (LOS) A or B.

It is noted that the westbound right turn from Ebenezer Church Road to Lester Road is relatively high in the morning, with 196 right turners in the a.m. peak hour sharing one lane with 153 through vehicles. Because all competing volumes at the intersection are moderate and this approach is uncontrolled, the delays are not high. While not critical, the County might give consideration to adding an exclusive right turn lane at this location to reduce impedance from the right turners on westbound through traffic. The County should also add a stop bar at the stop sign on Hillred Drive. The west end of Davis Road is unimproved which precludes the ability to provide a stop bars at that stop sign. There is a small section of crumbling pavement on Davis Road at Lester Road. The County may consider repairing this asphalt and then adding a stop bar to accompany the stop sign at this location. No other mitigation is necessary for the existing condition.

## **Project Traffic Characteristics**

This section describes the anticipated traffic characteristics of the proposed Ebenezer Church Road subdivision, including a site description, how much traffic the project will generate, and where that traffic will travel.

## **Project Description**

The proposed subdivision will consist of 91 single family homes. Full movement access will be provided onto Ebenezer Church Road at Hillred Drive and onto Davis Road roughly mid-way between Ebenezer Church Road and Lester Road. The site plan is presented in Figure 3.



Figure 3 – Ebenezer Church Road Subdivision Site Plan

#### **Trip Generation**

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed Ebenezer Church subdivision. Trip generation was calculated using the standard equations from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9<sup>th</sup> edition. ITE Land Use 210 – Single-Family Detached Housing was used. Table 2 presents the trip generation calculations for the project.

Table 2 – Ebenezer Church Subdivision Trip Generation

Land Use	ITE	Size	AN	1 Peak H	our	PN	24-Hour		
Land Ose	Code	Size	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Single-Family Detached Housing	210	91 homes	18	55	73	61	36	97	962

## Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages were developed based on the locations and proximity of likely trip origins and destinations, such as retail and offices in the area, other regional trip attractors and employment centers such as Peachtree City, Fayetteville, Hartsfield Jackson Airport, and the City of Atlanta, and the major routes of travel to those attractors, including State Routes 54, 85, and 74, and Interstate 85. The project trips, shown in Table 2, were assigned to the roadway network based on the trip distribution percentages. The project trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the project, are shown in Figure 4.

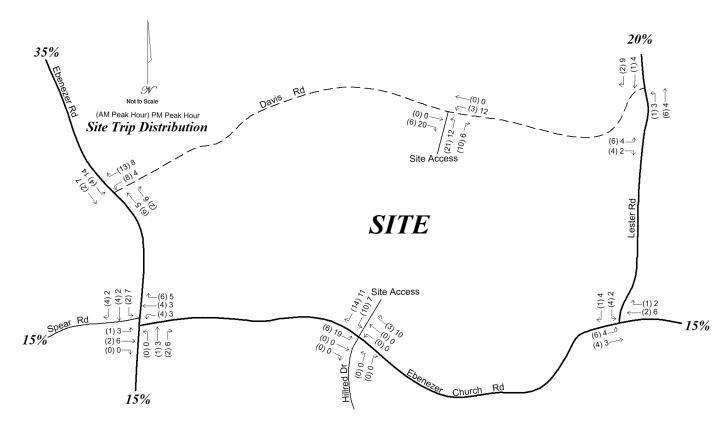


Figure 4 – Project Trip Distribution Percentages and Weekday A.M. and P.M. Peak Hour Trips

#### **Future Traffic Conditions**

The proposed subdivision was assumed to take three years to construct, to be completed and operational in 2019. Therefore, 2019 was selected as the future analysis year in this traffic study. Georgia DOT historic traffic volume count data was collected at three GDOT count stations closest to the subject development. The data was obtained for the years 2010 through 2014 (the last year for which data was available at the time this study was performed). This data was used to develop annual growth rates for each year, and an overall growth percentage from 2010 to 2014. Table 3 presents this historic GDOT data and the growth rates.

Ebenezer **Ebenezer** Ebenezer Annual Annual Annual Church at Year Church east bet SR 54 Growth Growth Growth Hillred of Lester and Davis 1130357 1130355 1130172 Station ID 2010 2,100 3,670 3,760 2011 2,070 -1.4% 3,620 -1.4% 3,670 -2.4% 2012 2,070 0.0% 3,610 -0.3% 3,300 -10.1% 2013 3,690 2,120 2.4% 2.2% 3,280 -0.6% 2014 0.0% 3,710 2,120 0.5% 3,280 0.0% overall annual 0.2% 0.3% -3.4% growth rate

Table 3 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

The data presented in Table 3 reveals very modest growth in traffic volumes in the study area, with the volumes on Ebenezer Road actually experiencing a decrease over the past five years. To be conservative, it was decided to apply a modest 1% annual growth factor to the counted volumes, for each of the three years until anticipated project build-out in 2019. Therefore, the intersection volumes counted for this study were increased by a total of 3% to account for general growth and development that may occur in this area while the proposed subdivision is under construction. The resulting volumes are those that will be at each study intersection in 2019, not including the project traffic.

Then, the trips that will be generated by the proposed subdivision, shown previously in Figure 4, were added to these increased volumes. This produces the future volumes that will be at each study intersection after the proposed subdivision is built and operational. These future volumes are shown in Figure 5. Projections are also included for the new fourth leg at the Ebenezer Church Road / Hillred Drive intersection, which will become a project access, and the project access on Davis Road.

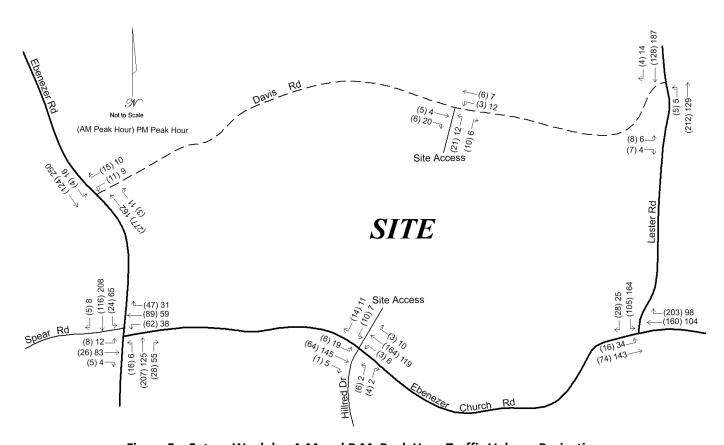


Figure 5 – Future Weekday A.M and P.M. Peak Hour Traffic Volume Projections

#### **Programmed Improvements**

Programmed transportation infrastructure projects in the vicinity of the proposed Ebenezer Church Road subdivision were researched. Project data was obtained from the latest Atlanta Regional Commission's (ARC) Regional Transportation Plan (RTP), adopted in March 2016. Two projects were identified in the vicinity. These projects are listed in Table 4 with the detailed project sheets located in Appendix F.

**Table 4 – Programmed Transportation Infrastructure Projects** 

Project	Description	Construction
FA-349	Ebenezer Church Road Bridge Replacement at Whitewater Creek	2019
FA-351	SR 85 Connector, Brooks Woolsey Road and Ebenezer Road Resurfacing	2016

FA-349 will replace the weight-restricted narrow bridge carrying Ebenezer Church Road over Whitewater Creek, east of Lester Road.

FA-351 includes resurfacing Ebenezer Road from Ebenezer Church Road to Robinson Road.

These projects will improve conditions near the proposed development, but will not add capacity at the study intersections. Therefore, no modifications were made in the Synchro model to the study intersections for the future analysis.

#### **Future Intersection Operations**

An operational analysis was performed for the 2019 future condition at each study intersection. Table 5 presents the results of this analysis. Computer printouts containing detailed results of the analysis are located in Appendix D.

**Table 5 – Future Intersection Operations** 

	A.M. P	eak Hour	P.M. Po	eak Hour
Intersection / Approach	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Ebenezer Road and Davis Road	Α	1.4	А	0.(
southbound left turn	А	7.9	Α	7.7
westbound approach	В	11.3	В	11.0
2. Lester Road and Davis Road	А	0.7	Α	0.9
northbound left turn	А	7.5	Α	7.7
eastbound approach	В	10.3	В	10.6
3a. Ebenezer Road and Spear Road	Α	1.2	А	2.2
northbound left turn	Α	7.6	А	8.1
eastbound approach	Α	9.9	В	12.1
3b. Ebenezer Road and Ebenezer Church Road	Α	5.0	А	3.4
southbound left turn	Α	7.9	Α	7.8
westbound approach	В	13.1	В	12.4
4. Ebenezer Church Road and Lester Road	Α	3.7	Α	5.0
southbound approach	В	13.5	В	14.2
eastbound left turn	Α	8.2	Α	7.8
5. Ebenezer Church Road and Hillred Drive / Site Access	Α	1.5	Α	1.6
northbound approach	В	10.2	В	10.2
southbound approach (exiting site)	В	10.2	В	10.0
eastbound left turn (entering site)	Α	7.7	Α	7.6
westbound left turn	Α	7.4	Α	7.5
6. Davis Road and Site Access	Α	5.5	Α	4.0
northbound approach (exiting site)	Α	8.7	Α	8.8
westbound left turn (entering site)	Α	7.3	Α	7.3

As with the existing condition, all intersections and movements will operate at either LOS A or LOS B. Both project accesses will operate well, with minimal delays for entering and exiting vehicles. No mitigation is proposed for the future condition. The next section of this report provides a summary of the findings and recommendations of this study.

## Summary of Study Findings and Recommendations

The following is a summary of the findings and recommendations of this traffic impact study:

- 1. Existing operations at all study intersections are excellent, with every intersection and movement operating at level of service (LOS) A or B.
- 2. While not critical, it is suggested that the County consider adding an exclusive right turn lane on westbound Ebenezer Church Road at Lester Road to reduce impedance from the relatively high a.m. right turn volume.
- 3. The County should add a stop bar at the stop sign on Hillred Drive at Ebenezer Church Road.
- 4. The County should add a stop bar to accompany the stop sign on Davis Road at Lester Road. The gravel section on Davis Road at Ebenezer Road precludes the ability to add a stop bar at that stop sign.
- 5. The proposed Ebenezer Church Road subdivision will generate a moderate volume of new trips to the area, with 73 new trips in the morning peak hour and 97 new trips in the evening peak hour.
- 6. With the addition of a modest 3% background growth factor and the site trips, the future intersection operations will continue to be excellent, with every intersection and movement operating at LOS A or B.
- 7. Both site accesses, on Ebenezer Church Road and on Davis Road, will operate well, with minimal delays for entering and exiting vehicles.
- 8. It is recommended that each site access be constructed with one entering and one exiting lane. The exiting approach at each access should be controlled by stop sign and accompanying stop bar.
- 9. Lines of sight are clear in each direction at the location of each proposed site access. It is recommended that each access be constructed so as to ensure that sufficient intersection sight distance is provided in each direction at each location. No vegetation or signage should be installed at either access that may impede motorists' lines of sight.
- 10. The project site engineer is advised to ensure that the design of the site driveways and all site internal streets comply with all applicable design standards.

Appendix A

Traffic Count Data and Volume Worksheets

Fayette County, Georgia

May 2016

#### Intersection: 1. Ebenezer Road at Davis Road

Weekday A.M. Peak Hour	Northbound Ebenezer Road			So	uthbound Ebe	nezer Road	We	stbound Davis Roa	d
	Т	R	Tot	L	Т	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	263	1	264	0	124	124	3	2	5
Total Annual Background Growth No-Build Volumes	3.0% <b>271</b>	3.0% <b>1</b>	264	3.0% <b>0</b>	3.0% <b>128</b>	124	3.0% <b>3</b>	3.0% <b>2</b>	5
Ebenezer Church Road Subdivision	6	2	8	4	2	6	8	13	21
Build Volumes	277	3	280	4	130	134	11	15	26

Weekday P.M. Peak Hour	Northbound Ebenezer Road			Sou	uthbound Ebe	enezer Road	Wes	stbound Davis Road	t
	Т	R	Tot	L	Т	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	152	5	157	2	250	252	5	2	7
Total Annual Background Growth No-Build Volumes	3.0% <b>157</b>	3.0% <b>5</b>	157	3.0% <b>2</b>	3.0% <b>258</b>	252	3.0% <b>5</b>	3.0% <b>2</b>	7
Ebenezer Church Road Subdivision	5	6	11	14	7	21	4	8	12
Build Volumes	162	11	173	16	265	281	9	10	19

Fayette County, Georgia

May 2016

#### Intersection: 2. Lester Road at Davis Road

Weekday A.M. Peak Hour	N	orthbound	Lester Road	Southbound	Lester Ro	ad	East	bound Davis Road	
	L	T	Tot	T	R	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	4	200	204	123	2	125	2	3	5
Total Annual Background Growth No-Build Volumes	3.0% <b>4</b>	3.0% <b>206</b>	204	3.0% <b>127</b>	3.0% <b>2</b>	125	3.0% <b>2</b>	3.0% <b>3</b>	5
Ebenezer Church Road Subdivision	1	6	7	1	2	3	6	4	10
Build Volumes	5	212	217	128	4	132	8	7	15

Weekday P.M. Peak Hour	N	orthbound I	Lester Road	Southbound	Lester Ro	ad	Eastl	bound Davis Road	ı
	L	Т	Tot	Т	R	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	2	121	123	178	5	183	2	2	4
Total Annual Background Growth No-Build Volumes	3.0% <b>2</b>	3.0% <b>125</b>	123	3.0% <b>183</b>	3.0% <b>5</b>	183	3.0% <b>2</b>	3.0% <b>2</b>	4
Ebenezer Church Road Subdivision	3	4	7	4	9	13	4	2	6
Build Volumes	5	129	134	187	14	201	6	4	10

Fayette County, Georgia

May 2016

#### Intersection: 3a. Ebenezer Road at Ebenezer Church Road / Spear Road

Weekday A.M. Peak Hour	Nor	thbound E	benezer Road	Southbound E	benezer R	Road	East	bound Spear Road	I	
	L	T	Tot	Т	R	Tot	L	R	Tot	
Counted Volumes (Tuesday, May 3, 2016)	12	243	255	130	1	131	7	28	35	
Total Annual Background Growth No-Build Volumes	3.0% <b>12</b>	3.0% <b>250</b>	255	3.0% <b>134</b>	3.0% <b>1</b>	131	3.0% <b>7</b>	3.0% <b>29</b>	35	
Ebenezer Church Road Subdivision	4	6	10	6	4	10	1	2	3	
Build Volumes	16	256	273	140	5	145	8	31	39	

Weekday P.M. Peak Hour	Nor	thbound E	benezer Road	Southbound E	benezer R	load	Eastl	ound Spear Road	t
	L	T	Tot	T	R	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	3	147	150	256	6	262	9	79	88
Total Annual Background Growth  No-Build Volumes	3.0% <b>3</b>	3.0% <b>151</b>	150	3.0% <b>264</b>	3.0% <b>6</b>	262	3.0% <b>9</b>	3.0% <b>81</b>	88
Ebenezer Church Road Subdivision	3	5	8	9	2	11	3	6	9
Build Volumes	6	156	163	273	8	281	12	87	100

Fayette County, Georgia

May 2016

#### Intersection: 3b. Ebenezer Road at Ebenezer Church Road / Spear Road

Weekday A.M. Peak Hour	Northbound Ebenezer Road			So	uthbound Ebe	enezer Road	Westbour	nd Ebenezer Churc	h Road
	Т	R	Tot	L	Т	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	216	25	241	21	114	135	56	122	178
Total Annual Background Growth No-Build Volumes	3.0% <b>222</b>	3.0% <b>26</b>	241	3.0% <b>22</b>	3.0% <b>117</b>	135	3.0% <b>58</b>	3.0% <b>126</b>	178
Ebenezer Church Road Subdivision	1	2	3	2	4	6	4	10	14
Build Volumes	223	28	251	24	121	145	62	136	197

Weekday P.M. Peak Hour	Northbound Ebenezer Road			Sou	ıthbound Eb	enezer Road	Westbour	d Ebenezer Churc	h Road
	Т	R	Tot	L	T	Tot	L	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	124	48	172	56	204	260	34	80	114
Total Annual Background Growth No-Build Volumes	3.0% <b>128</b>	3.0% <b>49</b>	172	3.0% <b>58</b>	3.0% <b>210</b>	260	3.0% <b>35</b>	3.0% <b>82</b>	114
Ebenezer Church Road Subdivision	3	6	9	7	2	9	3	8	11
Build Volumes	131	55	186	65	212	277	38	90	128

Fayette County, Georgia

May 2016

#### Intersection: 4. Ebenezer Church Road at Lester Road

Weekday A.M. Peak Hour	So	uthbound Lester Road	t	Eastbo	ound Ebene	zer Church Road	Westbound Eben	ezer Churc	h Road
	L	R	Tot	L	Т	Tot	Т	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	98	26	124	10	68	78	153	196	349
Total Annual Background Growth No-Build Volumes	3.0% <b>101</b>	3.0% <b>27</b>	124	3.0% <b>10</b>	3.0% <b>70</b>	78	3.0% <b>158</b>	3.0% <b>202</b>	349
Ebenezer Church Road Subdivision	4	1	5	6	4	10	2	1	3
Build Volumes	105	28	133	16	74	90	160	203	362

Weekday P.M. Peak Hour		Southboun	Lester Road	t	Eastbo	und Ebenez	er Church Road	Westbound Eben	ezer Churc	ch Road
		L	R	Tot	L	Т	Tot	Т	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	1	157	20	177	29	136	165	95	92	187
Total Annual Background Growth No-Build Volumes		3.0% <b>162</b>	3.0% <b>21</b>	177	3.0% <b>30</b>	3.0% <b>140</b>	165	3.0% <b>98</b>	3.0% <b>95</b>	187
Ebenezer Church Road Subdivision		2	4	6	4	3	7	6	3	9
Build Volumes	1	164	25	188	34	143	177	104	98	202

Fayette County, Georgia

May 2016

#### Intersection: 5. Ebenezer Church Road at Hillred Drive

Weekday A.M. Peak Hour	No	rthbound	Hillred Driv	ve .	S	outhbound	Site Acce	ss	Eastb	ound Eben	ezer Churc	h Road	Westbo	ound Ebene	zer Churc	h Road
	L	Т	R	Tot	L	Т	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	6		4	10						62	1	63	3	159		162
Total Annual Background Growth No-Build Volumes	3.0% <b>6</b>		3.0% <b>4</b>	10						3.0% <b>64</b>	3.0% <b>1</b>	63	3.0% <b>3</b>	3.0% <b>164</b>		162
Ebenezer Church Road Subdivision	0	0	0	0	10	0	14	24	6	0	0	6	0	0	3	3
Build Volumes	6	0	4	10	10	0	14	24	6	64	1	71	3	164	3	170

Weekday P.M. Peak Hour	No	rthbound	Hillred Driv	е	S	outhbound	Site Acces	ss	Eastbo	ound Ebene	ezer Church	n Road	Westbo	ound Ebene	zer Churc	h Road
	L	T	R	Tot	L	Т	R	Tot	L	Т	R	Tot	L	Т	R	Tot
Counted Volumes (Tuesday, May 3, 2016)	2		2	4						141	5	146	6	116		122
Total Annual Background Growth No-Build Volumes	3.0% <b>2</b>		3.0% <b>2</b>	4						3.0% <b>145</b>	3.0% <b>5</b>	146	3.0% <b>6</b>	3.0% <b>119</b>		122
Ebenezer Church Road Subdivision	0	0	0	0	7	0	11	18	19	0	0	19	0	0	10	10
Build Volumes	2	0	2	4	7	0	11	18	19	145	5	169	6	119	10	136

Fayette County, Georgia

May 2016

#### Intersection: 6. Davis Road at Site Access

Weekday A.M. Peak Hour	North	nbound Site Acces	s	Eastbound	Davis Roa	d		Westbound Day	vis Road
	L	R	Tot	Т	R	Tot	L	Т	Tot
Counted Volumes (Tuesday, May 3, 2016)				5		5		6	6
Total Annual Background Growth No-Build Volumes				3.0% <b>5</b>		5		3.0% <b>6</b>	6
Ebenezer Church Road Subdivision	21	10	31	0	6	6	3	0	3
Build Volumes	21	10	31	5	6	11	3	6	9

Weekday P.M. Peak Hour	North	ound Site Acces	SS	Eastbound I	Davis Roa	d	1	Nestbound Dav	is Road
	L	R	Tot	Т	R	Tot	L	Т	Tot
Counted Volumes (Tuesday, May 3, 2016)				4		4		7	7
Total Annual Background Growth No-Build Volumes				3.0% <b>4</b>		4		3.0% <b>7</b>	7
Ebenezer Church Road Subdivision	12	6	18	0	20	20	12	0	12
Build Volumes	12	6	18	4	20	24	12	7	19

Tel: (770) 578-8158 | Fax: (770) 578-8159 info@reliabletraffic.org | www.reliabletraffic.org

TMC Data File Name : 38360001 Ebenezer Rd @ Davis Rd Site Code : 38360001

Start Date : 5/3/2016

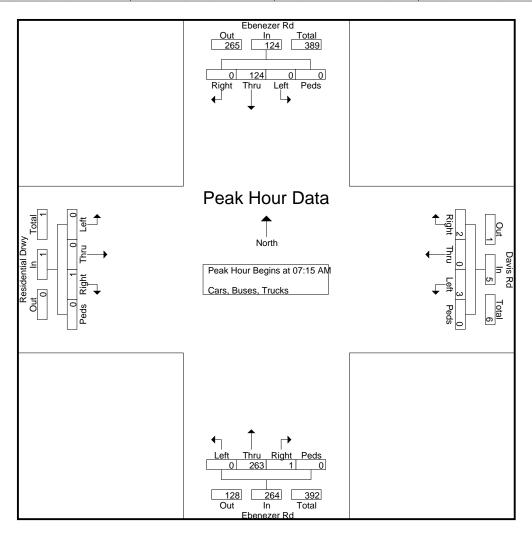
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07:00 AM	0	44	0	0	44	0	19	0	0	19	0	0	0	0	0	0	0	2	0	2	65
07:15 AM	0	76	1	0	77	0	25	0	0	25	0	0	0	0	0	1	0	2	0	3	105
07:30 AM	0	72	0	0	72	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	107
07:45 AM	0	51	0	0	51	0	33	0	0	33	0	0	0	0	0	1	0	0	0	1	85
Total	0	243	1	0	244	0	112	0	0	112	0	0	0	0	0	2	0	4	0	6	362
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08:15 AM 08:30 AM	0	34	0	0	49 34	0	25 37	0	0	25 38	0	0	0	0	0	0	0	2 1	0	2 1	76 73
08:30 AM 08:45 AM	0	34 47	1	0	34 48	0	29	0	0	36 29	0	0	0	0	0	0	0	1	0	1	73 78
Total	0	191	<u>_</u>	0	195	1	122	0	0	123	0	0	<u>U</u>	0	1	1	0	<u></u>	0	5	324
*** BREAK	***																				
04:30 PM	0	31	1	0	32	1	56	0	0	57	0	0	0	0	0	0	0	1	0	1	90
04:45 PM	0	30	1_	0	31	1	49	1_	0	51	0	0	0	0	0	0	0	0	0	0	82
Total	0	61	2	0	63	2	105	1	0	108	0	0	0	0	0	0	0	1	0	1	172
05:00 PM	0	40	1	0	41	0	63	0	0	63	0	0	0	0	0	0	0	0	0	0	104
05:15 PM	0	44	3	0	47	1	72	0	0	73	0	0	0	0	0	2	0	0	0	2	122
05:30 PM	0	29	1	0	30	0	58	0	0	58	0	0	0	0	0	2	0	0	0	2	90
05:45 PM	0	39	0	0	39	1	57_	0	0	58	0	0	0	0_	0	1_	0	2	0	3_	100
Total	0	152	5	0	157	2	250	0	0	252	0	0	0	0	0	5	0	2	0	7	416
06:00 PM	0	26	1	0	27	0	56	0	0	56	0	0	0	0	0	1	0	1	0	2	85
06:15 PM	0	35	2	0	37	3	40	0	0	43	0	0	1	0	1	4	0	0	0	4	85
Grand Total	0	708	15	0	723	8	685	1	0	694	0	0	2	0	2	13	0	12	0	25	1444
Apprch %	0	97.9	2.1	0		1.2	98.7	0.1	0		0	0	100	0		52	0	48	0		ı
Total %	0	49	1	0	50.1	0.6	47.4	0.1	0	48.1	0	0	0.1	0	0.1	0.9	0	8.0	0	1.7	

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TMC Data File Name: 38360001

Ebenezer Rd @ Davis Rd Site Code : 38360001 Start Date : 5/3/2016

			eneze rthbo					eneze uthbo					lentia Istbo	l Drw und	у			avis estbo			
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 07:	00 AN	/I to 08:	45 AN	/I - Pe	ak 1 o	f 1												
Peak Hour	for En	tire Int	ersec	tion B	egins a	t 07:1	5 AM														
07:15 AM	0	76	1	0	77	0	25	0	0	25	0	0	0	0	0	1	0	2	0	3	105
07:30 AM	0	72	0	0	72	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	107
07:45 AM	0	51	0	0	51	0	33	0	0	33	0	0	0	0	0	1	0	0	0	1	85
MA 00:80	0	64	0	0	64	0	31	0	0	31	0	0	1	0	1	1	0	0	0	1	97
Total Volume	0	263	1	0	264	0	124	0	0	124	0	0	1	0	1	3	0	2	0	5	394
% App. Total	0	99.6	0.4	0		0	100	0	0		0	0	100	0		60	0	40	0		
PHF	.000	.865	.250	.000	.857	.000	.886	.000	.000	.886	.000	.000	.250	.000	.250	.750	.000	.250	.000	.417	.921



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TMC Data Ebenezer Rd @ Davis Rd

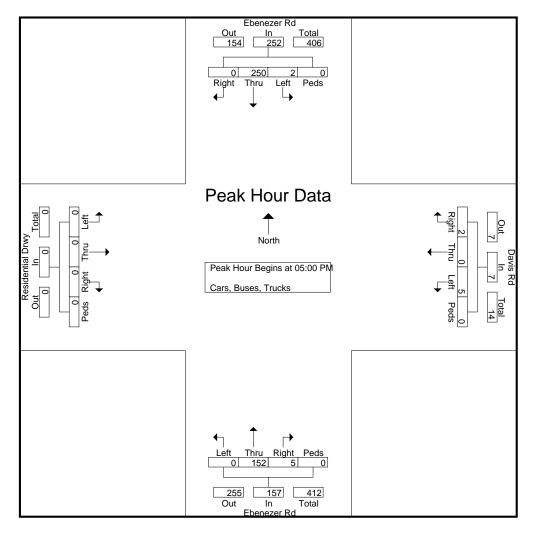
Site Code : 38360001 Start Date : 5/3/2016

File Name: 38360001

7-9am I 4.30-6.30pm

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		Ebe	eneze	r Rd			Ebe	eneze	r Rd			Resid	lentia	I Drw	у		D	avis	Rd		
		No	rthbo	und			So	uthbo	und			Ea	istbo	und			W	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 04:	30 PN	1 to 06:	15 PN	/I - Pe	ak 1 o	f 1												
Peak Hour	for En	tire Int	tersec	tion B	egins a	t 05:0	0 PM														
05:00 PM	0	40	1	0	41	0	63	0	0	63	0	0	0	0	0	0	0	0	0	0	104
05:15 PM	0	44	3	0	47	1	72	0	0	73	0	0	0	0	0	2	0	0	0	2	122
05:30 PM	0	29	1	0	30	0	58	0	0	58	0	0	0	0	0	2	0	0	0	2	90
05:45 PM	0	39	0	0	39	1	57	0	0	58	0	0	0	0	0	1	0	2	0	3	100
Total Volume	0	152	5	0	157	2	250	0	0	252	0	0	0	0	0	5	0	2	0	7	416
% App. Total	0	96.8	3.2	0		0.8	99.2	0	0		0	0	0	0		71.4	0	28.6	0		
PHF	.000	.864	.417	.000	.835	.500	.868	.000	.000	.863	.000	.000	.000	.000	.000	.625	.000	.250	.000	.583	.852



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TMC Data File Name : 38360003 Ebenezer Church Rd @ Hillred Dr Site Code : 38360003

Start Date : 5/3/2016

							Gr	ouns	Print	ed- Ca	rs. Bı	ises	Truck	(S							
		Н	illred	Dr			<u> </u>	oupo		ou ou				urch	Rd	EI	benez	zer Ch	urch	Rd	
		No	rthbo	und			So	uthbo	und			Ea	stbo	und			W	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	0	0	0	2	0	0	0	0	0	0	13	0	0	13	0	30	0	0	30	45
07:15 AM	1	0	1	0	2	0	0	0	0	0	0	13	0	0	13	0	42	0	0	42	57
07:30 AM	2	0	1	0	3	0	0	0	0	0	0	21	1	0	22	1	50	0	0	51	76
07:45 AM	2	0	2	0	4	0	0	0	0	0	0	13	0	0	13	0	39	0	0	39	56
Total	7	0	4	0	11	0	0	0	0	0	0	60	1	0	61	1	161	0	0	162	234
08:00 AM	1	0	0	0	1	0	0	0	0	0	0	15	0	0	15	2	28	0	0	30	46
08:15 AM	0	0	2	0	2	0	0	0	0	0	0	17	0	0	17	3	22	0	0	25	44
08:30 AM	1	0	1	0	2	0	0	0	0	0	0	13	0	0	13	1	21	0	0	22	37
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	26	0	0	26	36
Total	2	0	3	0	5	0	0	0	0	0	0	55	0	0	55	6	97	0	0	103	163
*** BREAK	***																				
04:30 PM	4	0	2	0	6	0	0	0	0	0	0	18	0	0	18	2	20	0	0	22	46
04:45 PM	0	0	1_	0	1	0	0	0	0	0	0	29	1	0	30	2	21	0	0	23	54
Total	4	0	3	0	7	0	0	0	0	0	0	47	1	0	48	4	41	0	0	45	100
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	34	3	0	37	3	27	0	0	30	67
05:15 PM	2	0	1	0	3	0	0	0	0	0	0	36	0	0	36	2	25	0	0	27	66
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	37	0	0	37	0	37	0	0	37	74
05:45 PM	0	0	1_	0	1	0	0	0	0	0	0	34	2	0	36	1	27	0	0	28	65
Total	2	0	2	0	4	0	0	0	0	0	0	141	5	0	146	6	116	0	0	122	272
06:00 PM	1	0	0	0	1	0	0	0	0	0	0	24	2	0	26	1	29	0	0	30	57
06:15 PM	1	0	3	0	4	0	0	0	0	0	0	20	3	0	23	2	24	0	0	26	53
Grand Total	17	0	15	0	32	0	0	0	0	0	0	347	12	0	359	20	468	0	0	488	879
Apprch %	53.1	0	46.9	0		0	0	0	0		0	96.7	3.3	0		4.1	95.9	0	0		
Total %	1.9	0	1.7	0	3.6	0	0	0	0	0	0	39.5	1.4	0	40.8	2.3	53.2	0	0	55.5	

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TMC Data
Ebenezer Church Rd @ Hillred Dr

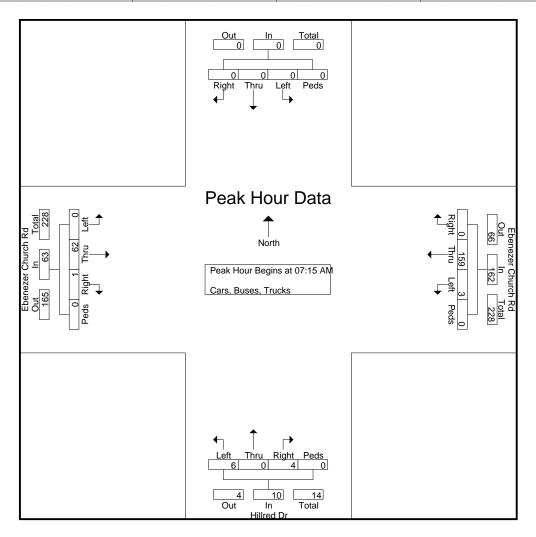
Site Code : 38360003 Start Date : 5/3/2016

Page No : 2

File Name: 38360003

7-9am I 4.30-6.30pm

			illred rthbo				So	uthbo	ound		E		er Ch		Rd	E		er Ch	nurch und	Rd	
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru		Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 07:	00 AN	/I to 08:	45 AN	1 - Pe	ak 1 o	f 1		•		_				•				
Peak Hour	for En	tire Int	ersec	tion B	egins a	t 07:1	5 AM														
07:15 AM	1	0	1	0	2	0	0	0	0	0	0	13	0	0	13	0	42	0	0	42	57
07:30 AM	2	0	1	0	3	0	0	0	0	0	0	21	1	0	22	1	50	0	0	51	76
07:45 AM	2	0	2	0	4	0	0	0	0	0	0	13	0	0	13	0	39	0	0	39	56
08:00 AM	1	0	0	0	1	0	0	0	0	0	0	15	0	0	15	2	28	0	0	30	46
Total Volume	6	0	4	0	10	0	0	0	0	0	0	62	1	0	63	3	159	0	0	162	235
% App. Total	60	0	40	0		0	0	0	0		0	98.4	1.6	0		1.9	98.1	0	0		
PHF	.750	.000	.500	.000	.625	.000	.000	.000	.000	.000	.000	.738	.250	.000	.716	.375	.795	.000	.000	.794	.773



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TMC Data Ebenezer Church Rd @ Hillred Dr

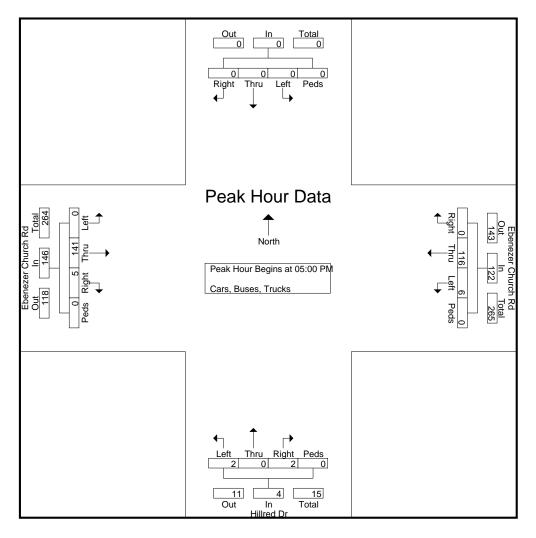
Site Code : 38360003 Start Date : 5/3/2016

File Name: 38360003

7-9am I 4.30-6.30pm

Page No : 3

			illred rthbo				So	uthbo	und		El		er Ch	urch und	Rd	E		zer Cł estbo		Rd	
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 04:	30 PN	/I to 06:	15 PN	/I - Pe	ak 1 o	f 1												
Peak Hour	for En	tire In	tersec	tion B	egins a	t 05:0	0 PM														
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	34	3	0	37	3	27	0	0	30	67
05:15 PM	2	0	1	0	3	0	0	0	0	0	0	36	0	0	36	2	25	0	0	27	66
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	37	0	0	37	0	37	0	0	37	74
05:45 PM	0	0	1	0	1	0	0	0	0	0	0	34	2	0	36	1	27	0	0	28	65
Total Volume	2	0	2	0	4	0	0	0	0	0	0	141	5	0	146	6	116	0	0	122	272
% App. Total	50	0	50	0		0	0	0	0		0	96.6	3.4	0		4.9	95.1	0	0		
PHF	.250	.000	.500	.000	.333	.000	.000	.000	.000	.000	.000	.953	.417	.000	.986	.500	.784	.000	.000	.824	.919



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TMC Data File Name : 38360004 Ebenezer Church Rd @ Lester Rd Site Code : 38360004

Start Date : 5/3/2016

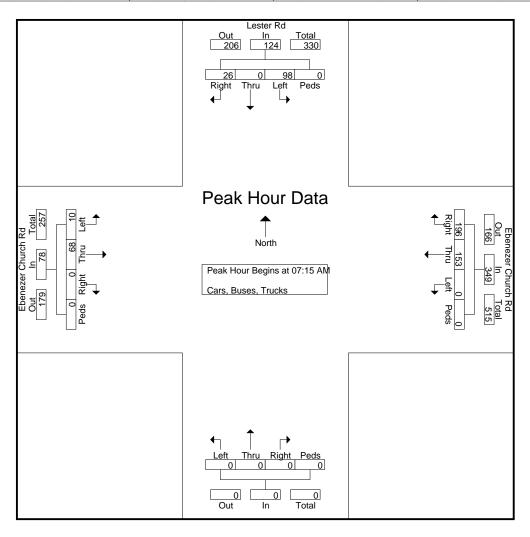
							Gr	oups	Printe	ed- Ca	rs, Bı	ıses,	Truck	s							
								ester			El		er Ch		Rd	El		er Ch		Rd	
		No	rthbo	und			So	uthbo	ound			Ea	stbo	und			w	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	0	0	0	14	0	9	0	23	4	9	0	0	13	0	33	32	0	65	101
07:15 AM	0	0	0	0	0	15	0	9	0	24	3	14	0	0	17	0	32	54	0	86	127
07:30 AM	0	0	0	0	0	23	0	7	0	30	3	22	0	0	25	0	44	53	0	97	152
07:45 AM	0	0	0	0	0	36	0	6	0	42	3	13	0	0	16	0	42	53	0	95	153
Total	0	0	0	0	0	88	0	31	0	119	13	58	0	0	71	0	151	192	0	343	533
08:00 AM	0	0	0	0	0	24	0	4	0	28	1	19	0	0	20	0	35	36	0	71	119
08:15 AM	0	0	0	0	0	24	0	4	0	28	6	17	0	0	23	0	24	43	0	67	118
08:30 AM	0	0	0	0	0	16	0	2	0	18	2	12	0	0	14	0	20	34	0	54	86
08:45 AM	0	0	0	0	0	14	0	8	0	22	0	12	0	0	12	0	21	29	0	50	84
Total	0	0	0	0	0	78	0	18	0	96	9	60	0	0	69	0	100	142	0	242	407
*** BREAK	***																				
04:30 PM	0	0	0	0	0	33	0	5	0	38	2	24	0	0	26	0	22	23	0	45	109
04:45 PM	0	0	0	0	0	43	0	0	0_	43	5	31	0	0	36	0	20	14	0	34	113
Total	0	0	0	0	0	76	0	5	0	81	7	55	0	0	62	0	42	37	0	79	222
05:00 PM	0	0	0	0	0	36	0	7	0	43	8	34	0	0	42	0	22	19	0	41	126
05:15 PM	0	0	0	0	0	45	0	2	0	47	4	34	0	0	38	0	25	19	0	44	129
05:30 PM	0	0	0	0	0	37	0	2	0	39	12	37	0	0	49	0	21	28	0	49	137
05:45 PM	0	0	0	0	0	39	0	9	0	48	5	31	0	0	36	0	27	26	0	53	137
Total	0	0	0	0	0	157	0	20	0	177	29	136	0	0	165	0	95	92	0	187	529
06:00 PM	0	0	0	0	0	20	0	2	0	22	4	23	0	0	27	0	31	13	0	44	93
06:15 PM	0	0	0	0	0	33	0	3	0	36	5	24	0	0	29	0	18	26	0	44	109
Grand Total	0	0	0	0	0	452	0	79	0	531	67	356	0	0	423	0	437	502	0	939	1893
Apprch %	0	0	0	0		85.1	0	14.9	0		15.8	84.2	0	0		0	46.5	53.5	0		
Total %	0	0	0	0	0	23.9	0	4.2	0	28.1	3.5	18.8	0	0	22.3	0	23.1	26.5	0	49.6	

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TMC Data File Name : 38360004
Ebenezer Church Rd @ Lester Rd Site Code : 38360004

Start Date : 5/3/2016

		No	rthbo	und				ester uthbo			El		er Ch	urch und	Rd	EI		er Ch	urch und	Rd	
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 07:	1A 00:	/I to 08:	45 AN	/I - Pe	ak 1 o	f 1												
Peak Hour	for En	tire Int	ersec	tion B	egins a	t 07:1	5 AM														
07:15 AM	0	0	0	0	0	15	0	9	0	24	3	14	0	0	17	0	32	54	0	86	127
07:30 AM	0	0	0	0	0	23	0	7	0	30	3	22	0	0	25	0	44	53	0	97	152
07:45 AM	0	0	0	0	0	36	0	6	0	42	3	13	0	0	16	0	42	53	0	95	153
08:00 AM	0	0	0	0	0	24	0	4	0	28	1	19	0	0	20	0	35	36	0	71	119
Total Volume	0	0	0	0	0	98	0	26	0	124	10	68	0	0	78	0	153	196	0	349	551
% App. Total	0	0	0	0		79	0	21	0		12.8	87.2	0	0		0	43.8	56.2	0		
PHF	.000	.000	.000	.000	.000	.681	.000	.722	.000	.738	.833	.773	.000	.000	.780	.000	.869	.907	.000	.899	.900



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TMC Data Ebenezer Church Rd @ Lester Rd

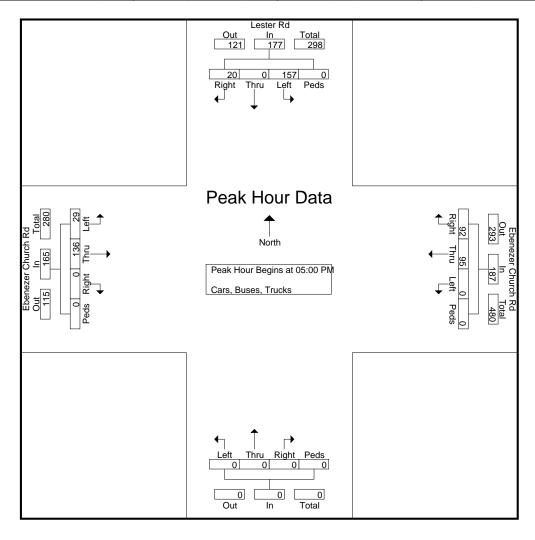
Site Code : 38360004 Start Date : 5/3/2016

File Name: 38360004

7-9am I 4.30-6.30pm

Page No : 3

		No	rthbo	und			_	ester uthbo			E		er Ch	urch und	Rd	El		er Ch		Rd	
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 04:	:30 PN	/I to 06:	15 PN	/I - Pe	ak 1 o	f 1												
Peak Hour	or Ent	tire Int	ersec	tion B	egins a	t 05:0	0 PM														
05:00 PM	0	0	0	0	0	36	0	7	0	43	8	34	0	0	42	0	22	19	0	41	126
05:15 PM	0	0	0	0	0	45	0	2	0	47	4	34	0	0	38	0	25	19	0	44	129
05:30 PM	0	0	0	0	0	37	0	2	0	39	12	37	0	0	49	0	21	28	0	49	137
05:45 PM	0	0	0	0	0	39	0	9	0	48	5	31	0	0	36	0	27	26	0	53	137
Total Volume	0	0	0	0	0	157	0	20	0	177	29	136	0	0	165	0	95	92	0	187	529
% App. Total	0	0	0	0		88.7	0	11.3	0		17.6	82.4	0	0		0	50.8	49.2	0		
PHF	.000	.000	.000	.000	.000	.872	.000	.556	.000	.922	.604	.919	.000	.000	.842	.000	.880	.821	.000	.882	.965



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TMC Data File Name : 38360005 Lester Rd @ Davis Rd Site Code : 38360005

Start Date : 5/3/2016

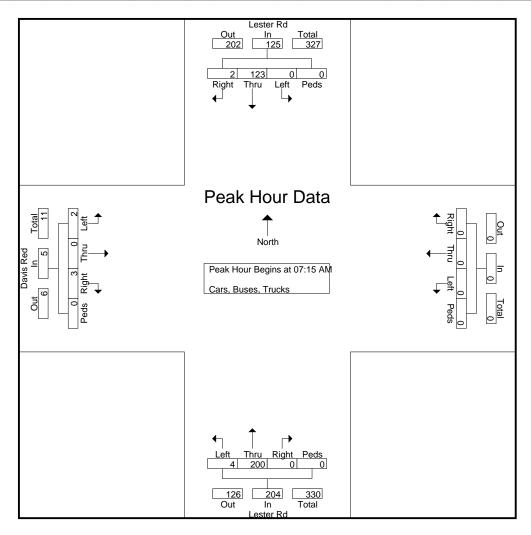
							Gr	oups	Printe	ed- Ca	rs, Bu	ıses,	Truck	(S							
			ester					ester					avis F								
		No.	rthbo	und			So	uthbo	ound			Ea	stbo	und			We	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	1	35	0	0	36	0	18	0	0	18	1	0	1	0	2	0	0	0	0	0	56
07:15 AM	0	55	0	0	55	0	25	1	0	26	1	0	1	0	2	0	0	0	0	0	83
07:30 AM	1	58	0	0	59	0	29	0	0	29	0	0	0	0	0	0	0	0	0	0	88
07:45 AM	1	55	0	0	56	0	35	1	0	36	1	0	1	0	2	0	0	0	0	0	94
Total	3	203	0	0	206	0	107	2	0	109	3	0	3	0	6	0	0	0	0	0	321
08:00 AM	2	32	0	0	34	0	34	0	0	34	0	0	1	0	1	0	0	0	0	0	69
08:15 AM	0	44	0	0	44	0	20	0	0	20	1	0	0	0	1	0	0	0	0	0	65
08:30 AM	2	33	0	0	35	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	45
08:45 AM	4	33	0	0	37	0	30	0	0	30	0	0	0	0	0	0	0	0	0	0	67
Total	8	142	0	0	150	0	94	0	0	94	1	0	1	0	2	0	0	0	0	0	246
*** BREAK	***																				
04:30 PM	1	28	0	0	29	0	32	1	0	33	0	0	1	0	1	0	0	0	0	0	63
04:45 PM	0	25	0	0	25	0	47	1_	0_	48	1_	0	0	0	1	0	0	0	0	0	74
Total	1	53	0	0	54	0	79	2	0	81	1	0	1	0	2	0	0	0	0	0	137
05:00 PM	0	27	0	0	27	0	47	1	0	48	0	0	0	0	0	0	0	0	0	0	75
05:15 PM	0	21	0	0	21	0	49	2	0	51	1	0	0	0	1	0	0	0	0	0	73
05:30 PM	2	40	0	0	42	0	40	1	0	41	1	0	2	0	3	0	0	0	0	0	86
05:45 PM	0	33	0	0	33	0	42	1_	0	43	0	0	0	0	0	0	0	0	0	0	76
Total	2	121	0	0	123	0	178	5	0	183	2	0	2	0	4	0	0	0	0	0	310
06:00 PM	1	16	0	0	17	0	22	0	0	22	0	0	1	0	1	0	0	0	0	0	40
06:15 PM	2	30	0	0	32	0	36	0	0	36	1	0	0	0	1	0	0	0	0	0	69
Grand Total	17	565	0	0	582	0	516	9	0	525	8	0	8	0	16	0	0	0	0	0	1123
Apprch %	2.9	97.1	0	0		0	98.3	1.7	0		50	0	50	0		0	0	0	0		
Total %	1.5	50.3	0	0	51.8	0	45.9	0.8	0	46.7	0.7	0	0.7	0	1.4	0	0	0	0	0	

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TMC Data File Name : 38360005 Lester Rd @ Davis Rd Site Code : 38360005

Start Date : 5/3/2016

			ester rthbo					ester uthbo					avis F Istbo				W	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 07:	1A 00:	/I to 08:	45 AN	1 - Pe	ak 1 o	f 1												
Peak Hour	for En	tire Int	tersec	tion B	egins a	t 07:1	5 AM														
07:15 AM	0	55	0	0	55	0	25	1	0	26	1	0	1	0	2	0	0	0	0	0	83
07:30 AM	1	58	0	0	59	0	29	0	0	29	0	0	0	0	0	0	0	0	0	0	88
07:45 AM	1	55	0	0	56	0	35	1	0	36	1	0	1	0	2	0	0	0	0	0	94
08:00 AM	2	32	0	0	34	0	34	0	0	34	0	0	1	0	1	0	0	0	0	0	69
Total Volume	4	200	0	0	204	0	123	2	0	125	2	0	3	0	5	0	0	0	0	0	334
% App. Total	2	98	0	0		0	98.4	1.6	0		40	0	60	0		0	0	0	0		
PHF	.500	.862	.000	.000	.864	.000	.879	.500	.000	.868	.500	.000	.750	.000	.625	.000	.000	.000	.000	.000	.888



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TMC Data Lester Rd @ Davis Rd

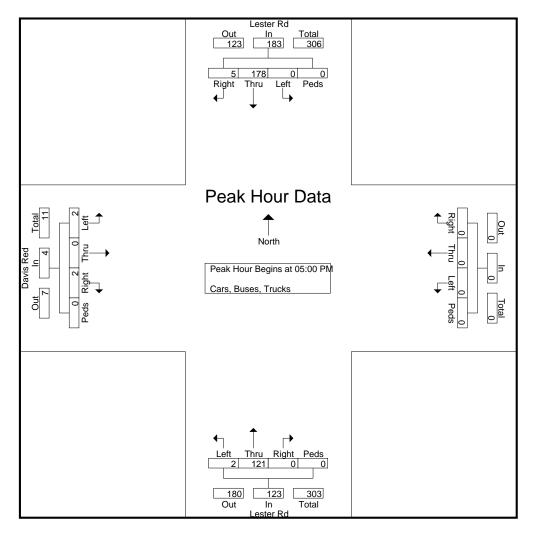
Site Code : 38360005 Start Date : 5/3/2016

File Name: 38360005

7-9am I 4.30-6.30pm

Page No : 3

			ester rthbo				_	ester uthbo					avis F Istbo				W	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 04:	30 PN	/I to 06:	15 PN	/I - Pe	ak 1 c	f 1												
Peak Hour	for En	tire Int	tersec	tion B	egins a	t 05:0	0 PM														
05:00 PM	0	27	0	0	27	0	47	1	0	48	0	0	0	0	0	0	0	0	0	0	75
05:15 PM	0	21	0	0	21	0	49	2	0	51	1	0	0	0	1	0	0	0	0	0	73
05:30 PM	2	40	0	0	42	0	40	1	0	41	1	0	2	0	3	0	0	0	0	0	86
05:45 PM	0	33	0	0	33	0	42	1	0	43	0	0	0	0	0	0	0	0	0	0	76
Total Volume	2	121	0	0	123	0	178	5	0	183	2	0	2	0	4	0	0	0	0	0	310
% App. Total	1.6	98.4	0	0		0	97.3	2.7	0		50	0	50	0		0	0	0	0		
PHF	.250	.756	.000	.000	.732	.000	.908	.625	.000	.897	.500	.000	.250	.000	.333	.000	.000	.000	.000	.000	.901



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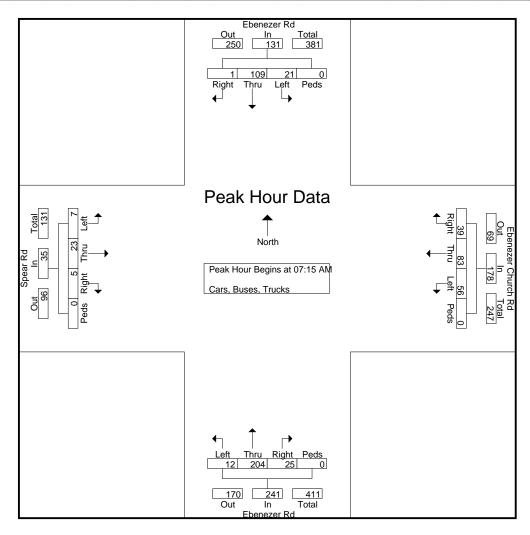
TMC Data File Name : 38360002
Ebenezer Rd @ Ebenezer Church Rd/ Site Code : 38360002
Spear Rd Start Date : 5/3/2016

							Gr	oups	Printe	ed- Ca	rs, Bı	ıses,	Truck	s							
			eneze					eneze				_	pear			EI		er Ch		Rd	
		No	rthbo	und			<u>So</u>	uthbo	ound			Ea	stbo	und			W	estbo	und		
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	35	9	0	46	2	14	0	0	16	1	3	0	0	4	16	17	10	0	43	109
07:15 AM	2	57	6	0	65	4	23	1	0	28	3	4	3	0	10	10	18	8	0	36	139
07:30 AM	7	48	13	0	68	5	30	0	0	35	3	7	1	0	11	17	23	15	0	55	169
07:45 AM	1	46	3	0	50	6	29	0	0	35	1	5_	0	0	6	18	26	9	0	53	144
Total	12	186	31	0	229	17	96	1	0	114	8	19	4	0	31	61	84	42	0	187	561
08:00 AM	2	53	3	0	58	6	27	0	0	33	0	7	1	0	8	11	16	7	0	34	133
08:15 AM	1	35	11	0	47	5	17	2	0	24	2	6	0	0	8	8	16	10	0	34	113
08:30 AM	2	28	6	0	36	3	32	0	0	35	2	7	0	0	9	7	13	5	0	25	105
08:45 AM	1	34	4	0	39	2	23	3	0	28	6	8	1_	0	15	9	11_	6	0	26	108
Total	6	150	24	0	180	16	99	5	0	120	10	28	2	0	40	35	56	28	0	119	459
*** BREAK	***																				
04:30 PM	2	23	8	0	33	7	38	1	0	46	2	12	3	0	17	9	15	6	0	30	126
04:45 PM	1	22	10	0	33	9	36	0	0	45	1_	16	1_	0	18	6	6	13	0	25	121
Total	3	45	18	0	66	16	74	1	0	91	3	28	4	0	35	15	21	19	0	55	247
05:00 PM	0	31	12	0	43	10	45	0	0	55	4	14	2	0	20	6	11	8	0	25	143
05:15 PM	0	37	13	0	50	25	62	4	0	91	3	25	0	0	28	8	14	6	0	28	197
05:30 PM	1	22	17	0	40	11	48	0	0	59	1	18	2	0	21	10	19	4	0	33	153
05:45 PM	2	31	6_	0	39	10	45	2	0	57	1	18	0_	0	19	10	10	8_	0	28	143
Total	3	121	48	0	172	56	200	6	0	262	9	75	4	0	88	34	54	26	0	114	636
06:00 PM	0	22	7	0	29	8	42	3	0	53	2	10	1	0	13	12	14	8	0	34	129
06:15 PM	1	30	8	0	39	5	41	0	0	46	2	12	1	0	15	9	14	6	0	29	129
Grand Total	25	554	136	0	715	118	552	16	0	686	34	172	16	0	222	166	243	129	0	538	2161
Apprch %	3.5	77.5	19	0		17.2	80.5	2.3	0		15.3	77.5	7.2	0		30.9	45.2	24	0		
Total %	1.2	25.6	6.3	0	33.1	5.5	25.5	0.7	0	31.7	1.6	8	0.7	0	10.3	7.7	11.2	6	0	24.9	

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TMC Data File Name : 38360002 Ebenezer Rd @ Ebenezer Church Rd/ Site Code : 38360002 Spear Rd Start Date : 5/3/2016

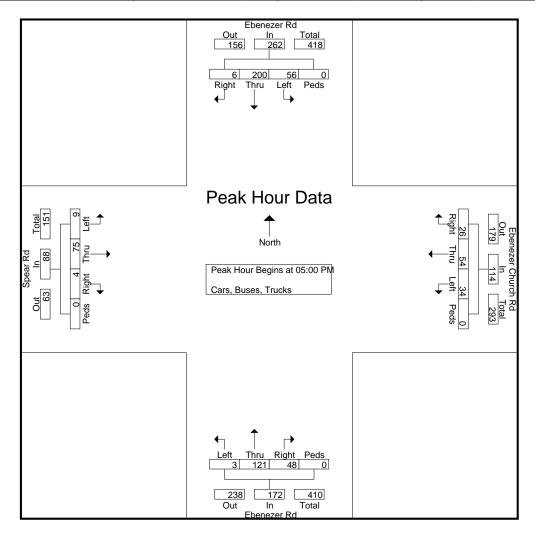
			eneze rthbo					eneze uthbo					pear istbo			EI		er Ch		Rd	
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 07:	:00 AN	√ to 08:	:45 AN	/I - Pe	ak 1 o	f 1												
Peak Hour f	or En	tire Int	tersec	tion B	egins a	t 07:1	5 AM														
07:15 AM	2	57	6	0	65	4	23	1	0	28	3	4	3	0	10	10	18	8	0	36	139
07:30 AM	7	48	13	0	68	5	30	0	0	35	3	7	1	0	11	17	23	15	0	55	169
07:45 AM	1	46	3	0	50	6	29	0	0	35	1	5	0	0	6	18	26	9	0	53	144
08:00 AM	2	53	3	0	58	6	27	0	0	33	0	7	1	0	8	11	16	7	0	34	133
Total Volume	12	204	25	0	241	21	109	1	0	131	7	23	5	0	35	56	83	39	0	178	585
% App. Total	5	84.6	10.4	0		16	83.2	8.0	0		20	65.7	14.3	0		31.5	46.6	21.9	0		
PHF	.429	.895	.481	.000	.886	.875	.908	.250	.000	.936	.583	.821	.417	.000	.795	.778	.798	.650	.000	.809	.865



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TMC Data File Name : 38360002 Ebenezer Rd @ Ebenezer Church Rd/ Site Code : 38360002 Spear Rd Start Date : 5/3/2016

			eneze rthbo					eneze uthbo					pear istbo			El		zer Cł estbo		Rd	
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour	Analys	sis Fro	m 04:	:30 PN	/I to 06:	15 PN	1 - Pe	ak 1 o	f 1												
Peak Hour f	or En	tire Int	tersec	tion B	egins a	t 05:0	0 PM														
05:00 PM	0	31	12	0	43	10	45	0	0	55	4	14	2	0	20	6	11	8	0	25	143
05:15 PM	0	37	13	0	50	25	62	4	0	91	3	25	0	0	28	8	14	6	0	28	197
05:30 PM	1	22	17	0	40	11	48	0	0	59	1	18	2	0	21	10	19	4	0	33	153
05:45 PM	2	31	6	0	39	10	45	2	0	57	1	18	0	0	19	10	10	8	0	28	143
Total Volume	3	121	48	0	172	56	200	6	0	262	9	75	4	0	88	34	54	26	0	114	636
% App. Total	1.7	70.3	27.9	0		21.4	76.3	2.3	0		10.2	85.2	4.5	0		29.8	47.4	22.8	0		
PHF	.375	.818	.706	.000	.860	.560	.806	.375	.000	.720	.563	.750	.500	.000	.786	.850	.711	.813	.000	.864	.807



# MetroCount Traffic Executive Vehicle Counts

## VehicleCount-110 -- English (ENU)

Datasets:

Site: [0000002] Ebenezer Church at Hillred

Attribute: Ebenezer Church Rd

**Direction:** 8 - East bound A>B, West bound B>A. **Lane:** 0

**Survey Duration:** 12:49 Wednesday, April 27, 2016 => 15:45 Friday, April 29, 2016,

Zone:

File: Ebenezer Church Rd.EC0 (Plus )

Identifier: JE88NK7K MC56-L5 [MC55] (c)Microcom 19Oct04

**Algorithm:** Factory default axle (v4.06)

Data type: Axle sensors - Paired (Class/Speed/Count)

**Profile:** 

Filter time: 12:50 Wednesday, April 27, 2016 => 15:45 Friday, April 29, 2016 (2.12186)

**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

**Speed range:** 5 - 100 mph.

**Direction:** North, East, South, West (bound), P = East

**Separation:** GapX > 0 sec, Span 0 - 300 ft

Name: Default Profile

Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)
In profile: Vehicles = 5049 / 5051 (99.96%)

* Wed	nesc	day, A	April	27, 2	016 -	Tota	I=146	60 (In	comp	olete)	, 15	minu	te dro	ps										
0000 0														1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
-	-	-	-	-	-	-	-	-	-	-	-	-	0	154	205	250	260	202	157	128	60	27	17	-
-	_	-	-	-	-	-	-	_	_	_	-	-	0	0	45	46	63	68	48	28	17	6	7	2
-	-	-	-	-	-	-	-	-	-	-	-	-	0	55	47	71	88	47	36	38	18	3	6	1
-	-	-	-	-	-	-	-	-	-	-	-	-	0	53	65	59	55	39	38	39	11	12	2	1
-	-	-	-	-	-	-	-	-	-	-	-	0	0	46	48	74	54	48	35	23	14	6	2	1
									_															
' Thur	rsday	y, Ap⊦	ril 28	, 201	6 - To	otal=2	2825,	15 m	inute	e dro	os													
0000 0	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
5	5	6	5	12	11	83	228	180	142	153	139	185	160	211	215	230	262	211	148	125	65	31	13	
2	2	3	2	0	1	10	47	44	33	34	34	52	43	48	55	53	65	51	54	35	19	8	1	4
1	1	0	1	2	1	12	51	49	34	45	33	39	47	46	52	50	65	53	27	31	21	7	6	3
1	1	1	0	2	7	26	64	49	36	43	32	38	40	59	53	68	75	64	31	31	18	10	5	ŗ
1	1	2	2	8	2	35	66	38	39	31	40	56	30	58	55	59	57	43	36	28	7	6	1	Ē
AM Peak	k 0700	- 080	(228)	, AM F	PHF=0.	86 PN	l Peak	1645 -	1745	(264), F	PM PH	F=0.88												
* Frida	av Δ	nril 2	9 20	16 -	Total	<b>-764</b>	(Inc	omole	ete)	15 m	inute	dror	15											
0000 0						0600		0800	0900	1000			1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
17	6	3	6	10	23	79	227	173	137	83	0	0	0	0	-	-		-	1,000				_	-
4	3	2	1	3	3	7	42	52	36	34	0	0	0	0	0	_	_	_	_	_	_	_	_	
3	3	0	3	1	7	11	54	41	27	30	0	0	0	0	0	_	_	_	_	_	_	_	_	
		0																						
5	0	1	1	4	4	2.4	64	37	38	19	0	0	0	0	0	_	_	_	_	_	_	_	_	_

AM Peak 0715 - 0815 (237), AM PHF=0.88

# MetroCount Traffic Executive Vehicle Counts

### VehicleCount-109 -- English (ENU)

Datasets:

Site: [000001] Davis Rd East of Huiet

Attribute: Davis Rd

**Direction:** 8 - East bound A>B, West bound B>A. **Lane:** 1

**Survey Duration:** 12:45 Wednesday, April 27, 2016 => 15:43 Friday, April 29, 2016,

Zone:

File: Davis Rd.EC1 (Plus )

Identifier: JG19KA2D MC56-L5 [MC55] (c)Microcom 19Oct04

**Algorithm:** Factory default axle (v4.06)

Data type: Axle sensors - Paired (Class/Speed/Count)

**Profile:** 

Filter time: 12:46 Wednesday, April 27, 2016 => 15:43 Friday, April 29, 2016 (2.12352)

**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

**Speed range:** 5 - 100 mph.

**Direction:** North, East, South, West (bound), P = East

**Separation:** GapX > 0 sec, Span 0 - 300 ft

Name: Default Profile

Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)
In profile: Vehicles = 61 / 61 (100.00%)

	L00 0	200 03	300 0	400 0	500	0600 (	700	0800	900 1	000 11	.00 120	0 1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
	-	-	-	-	-	-	-	-	-	-	-	- 0	1	6	7	3	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-	-	- 0	0	3	1	1	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-	-	- 0	0	1	2	1	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-	-	- 0	1	0	2	1	0	0	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-	-	0 0	0	2	2	0	0	0	0	0	0	0
Thurs			1 <b>28,</b> 2		<b>- To</b>	tal=30	<b>0, 15</b>		te dro	<b>ps</b>	.00 120	0 1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
0	0	0	0	0	0	0	3	1	1	2	7	2 4	3	3	3	1	0	0	0	0	0	0
0	0	0	0	0	0	0	2	0	0	0	3	1 1	0	1	0	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	1	1	1	1 0	1	1	1	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	2	0 2	1	0	1	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	0	1	1	0 1	1	1	1	0	0	0	0	0	0	0
•					n 58	PM Pa	ak 130	0 - 140	n (4) P	M PHF:	=0.50											
riday	y, Ap	ril 29	, <b>20</b> 1	6 - T	otal=	=14 (lı	ncom	plete	) , 15	minut	e drop		1400	1500	1600	1700	1000	1000	2000	21.00	2200	2200
Friday	<b>y, Ap</b>	ril <b>29</b> 200 03	<b>, 201</b>	<b>6 - T</b>	otal=	= <b>14 (l</b> i	<b>1com</b>	plete	),15	<b>minut</b>	e drop	0 1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
Friday	y, Ap	oril 29 200 03 0	, <b>201</b>	<b>6 - T</b>	otal= 500 0	=14 (li 0600 (	ncom	plete	) , 15	minut	te drop	0 1300 0 0	0	1500	1600	1700	1800	1900	2000	2100	2200	2300
Friday	y, Ap	ril <b>29</b> 200 03	<b>, 201</b>	<b>6 - T</b>	otal= 500 0	= <b>14 (l</b> i	<b>1com</b>	plete	),15	<b>minut</b>	te drop	0 1300 0 0 0 0		1500	1600 <u>-</u>	1700 - -	1800 - -	1900 <u>-</u>	2000	2100 - -	2200 - -	2300 <u>-</u> -
Friday	y, Ap	oril 29 200 03 0	, <b>201</b>	<b>6 - T</b>	otal= 500 0	=14 (li	<b>1com</b>	plete	),15	<b>minut</b>	te drop 00 120 0 0	0 1300 0 0 0 0 0 0	0 0	1500 - 0 0	1600 - - -	1700 - - -	1800 <u>-</u> -	1900 - - -	2000	2100 - - -	2200 - - -	2300 <u>-</u> -
000 01	y, Ap	oril 29 200 03 0	, <b>201</b>	<b>6 - T</b>	otal= 500 0	=14 (li 0600 (	<b>1com</b>	plete	),15	<b>minut</b>	te drop 00 120 0 0	0 1300 0 0 0 0	0	1500 - 0 0	1600 - - - -	1700 - - - -	1800 - - - -	1900 <u>-</u> - -	2000	2100 - - - -	2200 - - - -	2

Appendix B

Intersection Analysis Methodology

### Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's *Highway Capacity Manual*, 2010 edition (HCM 2010). Synchro 8 software, which emulates the HCM 2010 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and stop-sign controlled (unsignalized) intersections.

### Signalized Intersections

The criteria for evaluating signalized intersections are capacity and level of service. The capacity analysis of an intersection compares the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups. This produces a volume-to-capacity (v/c) ratio for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available and indicates a temporary excess of demand. The HCM 2010 methodology computes a critical v/c ratio for an intersection based on the critical lane groups or approaches. This critical v/c ratio is an indication of overall intersection sufficiency.

Level of service for a signalized intersection is defined in terms of control delay per vehicle. For signalized intersections, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections

Control Dolay (s/yoh)	Level of Service by Vol	ume-to-Capacity Ratio
Control Delay (s/veh)	≤1.0	>1.0
≤ 10	А	F
> 10 and ≤ 20	В	F
> 20 and ≤ 35	С	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

Source: Highway Capacity Manual 2010

#### Unsignalized Intersections

The operations at an unsignalized intersection are defined in terms of levels of service. Level of service (LOS) is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory,

factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream.

Levels of service are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay. The level of service criteria for unsignalized intersections are presented in Table B.

**Table B – Level of Service Criteria for Unsignalized Intersections** 

Control Dolay (c/yoh)	Level of Service by Vol	ume-to-Capacity Ratio
Control Delay (s/veh)	≤1.0	>1.0
0 – 10	Α	F
> 10 and ≤ 15	В	F
> 15 and ≤ 25	С	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

Source: Highway Capacity Manual 2010

Appendix C

**Existing Intersection Operational Analysis** 

Intersection							
Int Delay, s/veh	0.3						
int Dolay, 3/Von	0.0						
Movement	WBL	WBR		NBT	NBR	SBL	SBT
	3	2		263			124
Vol, veh/h Conflicting Peds, #/hr	0	0		203	1	1 0	0
				Free	Free	Free	Free
Sign Control RT Channelized	Stop	Stop None		-	None	riee -	None
Storage Length	0	NOTIC -		-	NOHE	-	NOHE
Veh in Median Storage, #		_		0	_	_	0
Grade, %	0	_		0	_	_	0
Peak Hour Factor	42	42		86	86	89	89
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	7	5		306	1	1	139
	<u> </u>					<u> </u>	
Maior/Minor	NA: A			NA=:==4		N4-:O	
Major/Minor	Minor1	000		Major1	^	Major2	
Conflicting Flow All	448	306		0	0	307	0
Stage 1	306	-		-	-	-	-
Stage 2	142	- 000		-	-	4 40	-
Critical Hdwy	6.42	6.22		-	-	4.12	-
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	2 240		-	-	0.040	-
Follow-up Hdwy	3.518 568	3.318 734		-	-	2.218 1254	-
Pot Cap-1 Maneuver	747	7.34		-	-	1204	-
Stage 1 Stage 2	885	-		-	-	- -	_
Platoon blocked, %	000	<del>-</del>		<u> </u>	_	<u>-</u>	
Mov Cap-1 Maneuver	567	734		-	-	1254	_
Mov Cap-1 Maneuver	567	7 04		-	_	1204	_
Stage 1	747	<u>-</u>		<u>-</u>	_	-	_
Stage 2	884	<u>-</u>		_	_	_	
Olugo Z	- 001						
	14.7						
Approach	WB			NB		SB	
HCM Control Delay, s	10.9			0		0.1	
HCM LOS	В						
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT			
Capacity (veh/h)	-	- 624	1254	-			
HCM Lane V/C Ratio	-	- 0.019		-			
HCM Control Delay (s)	-	- 10.9	7.9	0			
HCM Lane LOS	-	- B	Α	Α			
HCM 95th %tile Q(veh)	-	- 0.1	0	-			

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	2	3	4	200	123	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	62	86	86	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	5	5	233	141	2
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	385	143	144	0	-	0
Stage 1	143	-	-	-	-	-
Stage 2	242	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	_
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	618	905	1438	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	798	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	616	905	1438	-	-	-
Mov Cap-2 Maneuver	616	-	-	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	9.8		0.1		0	
HCM LOS	A		<b>4.1</b>			
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT SBR			
Capacity (veh/h) HCM Lane V/C Ratio	1438	- 762				
	0.003 7.5	- 0.011 0 9.8				
HCM Control Delay (s) HCM Lane LOS	7.5 A	0 9.8 A A				
HCM 95th %tile Q(veh)	0 0	- 0				
TION SOUT MILE Q(VEII)	U	- 0				

Intersection							
Int Delay, s/veh	1.1						
Movement	EBL	EBR	N	BL	NBT	SBT	SBR
Vol, veh/h	7	28		12	243	130	1
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop	F	ree	Free	Free	Free
RT Channelized	-	None		-	None	-	None
Storage Length	0	-		-	-	-	-
Veh in Median Storage, #	0	-		-	0	0	-
Grade, %	0	-		-	0	0	-
Peak Hour Factor	80	80		89	89	94	94
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	9	35		13	273	138	1
Major/Minor	Minor2		Maj	or1		Major2	
Conflicting Flow All	439	139		39	0	-	0
Stage 1	139	-		-	-	-	
Stage 2	300	-		-	-	_	-
Critical Hdwy	6.42	6.22	4	.12	_	-	_
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318	2.2	218	-	-	-
Pot Cap-1 Maneuver	575	909	14	145	-	-	-
Stage 1	888	-		-	-	-	-
Stage 2	752	-		-	-	-	-
Platoon blocked, %					-	-	-
Mov Cap-1 Maneuver	569	909	14	145	-	-	-
Mov Cap-2 Maneuver	569	-		-	-	-	-
Stage 1	888	-		-	-	-	-
Stage 2	744	-		-	-	-	-
Approach	EB			NB		SB	
HCM Control Delay, s	9.7			0.4		0	
HCM LOS	Α						
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT S	BR			
Capacity (veh/h)	1445	- 812	- 100	- DIX			
HCM Lane V/C Ratio	0.009	- 0.054	<u>-</u>	-			
HCM Control Delay (s)	7.5	0 9.7	- -	-			
HCM Lane LOS	7.5 A	A A	-	-			
HCM 95th %tile Q(veh)	0	- 0.2	-	_			
HOW JOHN JOHNE Q(VEII)	U	- 0.2	-	-			

Intersection								
Int Delay, s/veh	3.4							
, ·								
Movement	EBL	EBT			WBT	WBR	SBL	SBR
Vol, veh/h	10	68			153	196	98	26
Conflicting Peds, #/hr	0	0			0	0	0	0
Sign Control	Free	Free			Free	Free	Stop	Stop
RT Channelized	-	None			-	None	-	None
Storage Length	-	-			-	-	0	-
Veh in Median Storage, #	<u> </u>	0			0	-	0	-
Grade, %	-	0			0	_	0	-
Peak Hour Factor	78	78			90	90	74	74
Heavy Vehicles, %	2	2			2	2	2	2
Mvmt Flow	13	87			170	218	132	35
Major/Minor	Major1				Major2		Minor2	
Conflicting Flow All	388	0			IviajuiZ	0	392	279
Stage 1	300	-			-	-	279	219
Stage 1	-	-			-	-	113	-
Critical Hdwy	4.12	_			_	-	6.42	6.22
Critical Hdwy Stg 1	4.12	_			<u>-</u>	-	5.42	0.22
Critical Hdwy Stg 2	_	_				_	5.42	<u>-</u>
Follow-up Hdwy	2.218	-			-		3.518	3.318
Pot Cap-1 Maneuver	1170	_				_	612	760
Stage 1	1170	_					768	700
Stage 2	-	_				_	912	_
Platoon blocked, %					_	_	J1Z	_
Mov Cap-1 Maneuver	1170	_			_	_	605	760
Mov Cap-2 Maneuver	-	_			_	_	605	-
Stage 1	-	_			_	_	768	<u>-</u>
Stage 2	_	-			_	-	901	_
Annroach	EB				WB		SB	
Approach	EB_							
HCM Control Delay, s HCM LOS	1				0		12.7	
HOW LUS							В	
		<b>E</b> D. <b>T</b>	MET	M/DD OF	4			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR SBL				
Capacity (veh/h)	1170	-	-		32			
HCM Lane V/C Ratio	0.011	-	-	- 0.2				
HCM Control Delay (s)	8.1	0	-		2.7			
HCM Lane LOS	A	Α	-	-	В			
HCM 95th %tile Q(veh)	0	-	-	- 1	1.1			

Intersection								
Int Delay, s/veh	0.6							
Movement		EBT	EBR		WBL	WBT	NBL	NBR
Vol, veh/h		62	1		3	159	6	4
Conflicting Peds, #/hr		0	0		0	0	0	0
Sign Control		Free	Free		Free	Free	Stop	Stop
RT Channelized		-	None		-	None	-	None
Storage Length		-	0		-	-	0	-
Veh in Median Storage, #		0	-		-	0	0	-
Grade, %		0	-		-	0	0	-
Peak Hour Factor		72	72		79	79	63	63
Heavy Vehicles, %		2	2		2	2	2	2
Mvmt Flow		86	1		4	201	10	6
Major/Minor	_N	1ajor1		N	/lajor2		Minor1	
Conflicting Flow All		0	0		86	0	295	86
Stage 1		-	-		-	-	86	-
Stage 2		-	-		-	-	209	-
Critical Hdwy		-	-		4.12	-	6.42	6.22
Critical Hdwy Stg 1		-	-		-	-	5.42	-
Critical Hdwy Stg 2		-	-		-	-	5.42	-
Follow-up Hdwy		-	-		2.218	-	3.518	3.318
Pot Cap-1 Maneuver		-	-		1510	-	696	973
Stage 1		-	-		-	-	937	-
Stage 2		-	-		-	-	826	-
Platoon blocked, %		-	-			-		
Mov Cap-1 Maneuver		-	-		1510	-	694	973
Mov Cap-2 Maneuver		-	-		-	-	694	-
Stage 1		-	-		-	-	937	-
Stage 2		-	-		-	-	824	-
Approach		EB			WB		NB	
HCM Control Delay, s		0			0.1		9.7	
HCM LOS							А	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT			
Capacity (veh/h)	784	-		1510	-			
HCM Lane V/C Ratio	0.02	-		0.003	-			
HCM Control Delay (s)	9.7	-	-	7.4	0			
HCM Lane LOS	Α	-	-	Α	A			
HCM 95th %tile Q(veh)	0.1	-	-	0	-			
, ,								

Intersection							
	4.6						
5014, 0, 1011							
Movement	WBL	WBR		NBT	NBR	SBL	SBT
Vol, veh/h	56	122		216	25	21	114
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	- Otop	None		-	None	-	None
Storage Length	0	-		_	-	_	-
Veh in Median Storage, #	0	-		0	_	_	0
Grade, %	0	-		0	_	-	0
Peak Hour Factor	81	81		89	89	94	94
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	69	151		243	28	22	121
Major/Minor	Minor1			Major1		Major2	
	423	257		0	0	271	0
Conflicting Flow All Stage 1	257	231		-	-	211	-
Stage 2	166	-		-		-	-
Critical Hdwy	6.42	6.22		-	_	4.12	_
Critical Hdwy Stg 1	5.42	-			_	7.12	_
Critical Hdwy Stg 2	5.42	<u>-</u>		-	-	-	_
Follow-up Hdwy	3.518	3.318		-	_	2.218	_
Pot Cap-1 Maneuver	588	782		_	_	1292	_
Stage 1	786	-		-	_	-	_
Stage 2	863	_		_	-	_	_
Platoon blocked, %				-	_		-
Mov Cap-1 Maneuver	577	782		-	-	1292	-
Mov Cap-2 Maneuver	577	-		-	-	-	-
Stage 1	786	-		-	-	-	-
Stage 2	847	-		-	-	-	-
Approach	WB			NB		SB	
	12.4			0		1.2	
HCM Control Delay, s HCM LOS	12.4 B			U		1.2	
I IOIVI LOO	В						
N	NDT	NDDWDL 4	051	ODT			
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT			
Capacity (veh/h)	-		1292	-			
HCM Lane V/C Ratio	-	- 0.313		-			
HCM Control Delay (s)	-	- 12.4	7.8	0			
HCM Lane LOS	-	- B	A	А			
HCM 95th %tile Q(veh)	-	- 1.3	0.1	-			

Intersection							
Int Delay, s/veh	0.3						
2 3.0 , 6, 1 3	<b></b>						
Movement	WBL	WBR		NBT	NBR	SBL	SBT
Vol, veh/h	5	2		152	5	2	250
Conflicting Peds, #/hr	0	0		0	0	0	230
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	Olop -	None		-	None	-	
Storage Length	0	-			-	_	TVOITE
Veh in Median Storage, #		_		0	_	_	0
Grade, %	0	_		0	-	_	0
Peak Hour Factor	58	58		84	84	86	86
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	9	3		181	6	2	291
WWITETIOW	J	- U		101			201
Major/Minor	Minor1			Major1		Major2	
Conflicting Flow All	479	184		0	0	187	0
Stage 1	184	-		-	-	-	-
Stage 2	295	-		-	-	-	-
Critical Hdwy	6.42	6.22		-	-	4.12	-
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318		-	-	2.218	-
Pot Cap-1 Maneuver	545	858		-	-	1387	-
Stage 1	848	-		-	-	-	-
Stage 2	755	-		-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	544	858		-	-	1387	-
Mov Cap-2 Maneuver	544	-		-	-	-	-
Stage 1	848	-		-	-	-	-
Stage 2	753	-		-	-	-	-
Approach	WB			NB		SB	
HCM Control Delay, s	11			0		0.1	
HCM LOS	В					<u> </u>	
= 2 2							
Minantana/Mailana	NDT	NIDDWDL - 4	ODL	ODT			
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT			
Capacity (veh/h)	-	- 608		-			
HCM Lane V/C Ratio	-		0.002	-			
HCM Control Delay (s)	-	- 11	7.6	0			
HCM Lane LOS	-	- B	Α	Α			
HCM 95th %tile Q(veh)	-	- 0.1	0	-			

Intersection							
Int Delay, s/veh	0.4						
Movement	EBL	EBR		NBL	NBT	SBT	SBR
Vol, veh/h	2	2		2	121	178	5
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	-	None		-	None	-	None
Storage Length	0	-		-	-	-	-
Veh in Median Storage, #	0	-		-	0	0	-
Grade, %	0	-		-	0	0	-
Peak Hour Factor	33	33		73	73	90	90
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	6	6		3	166	198	6
Major/Minor	Minor2		Ma	ajor1		Major2	
Conflicting Flow All	372	201		203	0	-	0
Stage 1	201	-			-	-	_
Stage 2	171	-		-	-	_	_
Critical Hdwy	6.42	6.22		4.12	-	-	_
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318	2	2.218	-	-	-
Pot Cap-1 Maneuver	629	840		1369	-	-	-
Stage 1	833	-		-	-	-	-
Stage 2	859	-		-	-	-	-
Platoon blocked, %					-	-	-
Mov Cap-1 Maneuver	628	840		1369	-	-	-
Mov Cap-2 Maneuver	628	-		-	-	-	-
Stage 1	833	-		-	-	-	-
Stage 2	857	-		-	-	-	-
Approach	EB			NB		SB	
HCM Control Delay, s	10.1			0.1		0	
HCM LOS	В						
0 0							
Minor Lang/Major Mumt	NBL	NBT EBLn1	SBT	SBR			
Minor Lane/Major Mvmt							
Capacity (veh/h)	1369	- 719	-	-			
HCM Control Doloy (a)	0.002	- 0.017	-	-			
HCM Long LOS	7.6	0 10.1	-	-			
HCM O5th % tile O(yeh)	A	A B	-	-			
HCM 95th %tile Q(veh)	0	- 0.1	-	-			

Interception						
Intersection	2					
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	9	79	3	147	256	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	86	86	72	72
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	100	3	171	356	8
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	538	360	364	0	- Iviajoi 2	0
Stage 1	360	-	304	-	-	-
Stage 2	178	-	-	-	<u>-</u>	-
Critical Hdwy	6.42	6.22	4.12	-	-	_
Critical Hdwy Stg 1	5.42	0.22	4.12	-	<u>-</u>	-
Critical Hdwy Stg 2	5.42		-	-	-	_
Follow-up Hdwy	3.518	3.318	2.218	-	<u>-</u>	_
Pot Cap-1 Maneuver	504	684	1195	-	-	_
Stage 1	706	- 004	1195	-	<u>-</u>	-
Stage 2	853	-	-	-	-	_
Platoon blocked, %	000	<u>-</u>	-	-	<u>-</u>	-
Mov Cap-1 Maneuver	502	684	1195	_	<u> </u>	_
Mov Cap-1 Maneuver	502	-	-	_	<u> </u>	_
Stage 1	706	<u>-</u>	<u>-</u>	_		_
Stage 2	850	<u>-</u>	<u>-</u>	-	<u> </u>	_
Olago Z	030	-	-	_		
Approach	EB		NB		SB	
HCM Control Delay, s	11.6		0.2		0	
HCM LOS	В					
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT SBR			
Capacity (veh/h)	1195	- 660				
HCM Lane V/C Ratio	0.003	- 0.169				
HCM Control Delay (s)	8	0 11.6				
HCM Lane LOS	A	A B				
HCM 95th %tile Q(veh)	0	- 0.6				
( /						

Intersection								
Int Delay, s/veh	4.7							
Movement	EBL	EBT			WBT	WBR	SBL	SBR
Vol, veh/h	29	136			95	92	157	20
Conflicting Peds, #/hr	0	0			0	0	0	0
Sign Control	Free	Free			Free	Free	Stop	Stop
RT Channelized	-	None			-	None	<u>'</u> -	None
Storage Length	-	-			-	-	0	-
Veh in Median Storage, #	<b>#</b> -	0			0	-	0	-
Grade, %	=	0			0	-	0	-
Peak Hour Factor	84	84			88	88	92	92
Heavy Vehicles, %	2	2			2	2	2	2
Mvmt Flow	35	162			108	105	171	22
Major/Minor	Major1				Major2		Minor2	
	213	0				0	391	160
Conflicting Flow All	213	-			-	-	160	100
Stage 1 Stage 2	-	-			<u>-</u>	-	231	-
Critical Hdwy	4.12	-			-	-	6.42	6.22
Critical Hdwy Stg 1	4.12	-			<u>-</u>	-	5.42	0.22
Critical Hdwy Stg 2	-	-			-	-	5.42	
Follow-up Hdwy	2.218	-			<u>-</u>	-	3.518	3.318
Pot Cap-1 Maneuver	1357	-			-	-	613	885
Stage 1	1307	-			<u>-</u>	-	869	000
Stage 1 Stage 2	-	-			-	-	807	-
Platoon blocked, %	-	-			-	-	007	<del>-</del>
Mov Cap-1 Maneuver	1357	_			-	-	596	885
Mov Cap-1 Maneuver	1337	-			-	-	596	- 000
Stage 1	-	_			-	-	869	-
Stage 2	-	-			-	-	784	-
Staye Z	-	-			-	-	104	-
Approach	EB				WB		SB	
HCM Control Delay, s	1.4				0		13.4	
HCM LOS							В	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR SBLr	າ1			
Capacity (veh/h)	1357	-	-	- 6´				
HCM Lane V/C Ratio	0.025	_	-	- 0.3				
HCM Control Delay (s)	7.7	0	_	- 13				
HCM Lane LOS	A	A	-	-	В			
HCM 95th %tile Q(veh)	0.1	-	_	- 1	.3			
	0.1			į				

Intersection								
Int Delay, s/veh	0.6							
Movement		EBT	EBR		WBL	WBT	NBL	NBR
Vol, veh/h		141	5		6	116	2	2
Conflicting Peds, #/hr		0	0		0	0	0	0
Sign Control		Free	Free		Free	Free	Stop	Stop
RT Channelized		-	None		-	None	-	None
Storage Length		-	0		-	-	0	-
Veh in Median Storage, #		0	-		-	0	0	-
Grade, %		0	-		-	0	0	-
Peak Hour Factor		99	99		82	82	33	33
Heavy Vehicles, %		2	2		2	2	2	2
Mvmt Flow		142	5		7	141	6	6
Major/Minor	M	ajor1		N	lajor2		Minor1	
Conflicting Flow All		0	0		142	0	298	142
Stage 1		-	_		-	-	142	-
Stage 2		-	-		-	-	156	-
Critical Hdwy		-	-		4.12	-	6.42	6.22
Critical Hdwy Stg 1		-	-		-	-	5.42	-
Critical Hdwy Stg 2		-	-		-	-	5.42	-
Follow-up Hdwy		-	-		2.218	-	3.518	3.318
Pot Cap-1 Maneuver		-	-		1441	-	693	906
Stage 1		-	-		-	-	885	-
Stage 2		-	-		-	-	872	-
Platoon blocked, %		-	-			-		
Mov Cap-1 Maneuver		-	-		1441	-	690	906
Mov Cap-2 Maneuver		-	-		-	-	690	-
Stage 1		-	-		-	-	885	-
Stage 2		-	-		-	-	868	-
Approach		EB			WB		NB	
HCM Control Delay, s		0			0.4		9.7	
HCM LOS							А	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT			
Capacity (veh/h)	783			1441	-			
HCM Lane V/C Ratio	0.015	_		0.005	-			
HCM Control Delay (s)	9.7	-	-	7.5	0			
HCM Lane LOS	A	-	-	Α	A			
HCM 95th %tile Q(veh)	0	-	-	0	-			
( /								

Intersection							
Int Delay, s/veh	3.1						
Movement	WBL	WBR		NBT	NBR	SBL	SBT
Vol, veh/h	34	80		124	48	56	204
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	·-	None		-	None	-	None
Storage Length	0	-		-	-	-	-
Veh in Median Storage, #	0	-		0	-	-	0
Grade, %	0	-		0	-	-	0
Peak Hour Factor	86	86		86	86	72	72
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	40	93		144	56	78	283
Major/Minor	Minor1			Major1		Major2	
Conflicting Flow All	611	172		0	0	200	0
Stage 1	172	-		-	-	-	-
Stage 2	439	-		-	_	-	-
Critical Hdwy	6.42	6.22		_	_	4.12	-
Critical Hdwy Stg 1	5.42	-		-	-	_	_
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318		-	-	2.218	-
Pot Cap-1 Maneuver	457	872		-	-	1372	-
Stage 1	858	-		-	-	-	-
Stage 2	650	-		-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	426	872		-	-	1372	-
Mov Cap-2 Maneuver	426	-		-	-	-	-
Stage 1	858	-		-	-	-	-
Stage 2	606	-		-	-	-	-
Approach	WB			NB		SB	
HCM Control Delay, s	11.8			0		1.7	
HCM LOS	В					1.7	
110.11 200							
Minor Lang/Major Myset	NIDT	NBRWBLn1	CDI	SBT			
Minor Lane/Major Mvmt	NBT		SBL				
Capacity (veh/h)	-		1372	-			
HCM Captrol Doloy (a)	-	- 0.199		-			
HCM Long LOS	-	- 11.8	7.8	0			
HCM Lane LOS	-	- B	Α	Α			
HCM 95th %tile Q(veh)	-	- 0.7	0.2	-			

Appendix D

**Future Intersection Operational Analysis** 

Int Delay, s/veh	Intersection							
Movement   WBL   WBR   NBT   NBR   SBL   SBT		1.4						
Vol, veh/h         11         15         277         3         4         130           Conflicting Peds, #/hr         0	in Bolay, Gron	•••						
Vol, veh/h         11         15         277         3         4         130           Conflicting Peds, #/hr         0	Mayramant	WDI	WIDD		NDT	NDD	CDI	CDT
Conflicting Peds, #/hr         0         0         0         0         0         0           Sign Control         Stop         Stop         Free         Free								
Sign Control         Stop         Stop         Free         2           Gard         <								
RT Channelized								
Storage Length		Stop						
Veh in Median Storage, #         0         -         0         -         -         0           Grade, %         0         -         0         -         -         0           Peak Hour Factor         42         42         86         86         89         89           Heavy Vehicles, %         2         3         4         146         44         44         44         44         44         44         44         44         44         44         44         44         44         44         44		-			-		-	
Grade, %         0         -         0         -         0           Peak Hour Factor         42         42         86         86         89         89           Heavy Vehicles, %         2         3         4         146         416 <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td>					-		-	
Peak Hour Factor								
Heavy Vehicles, %   2   2   2   2   2   2   2   2   2								
Mymt Flow         26         36         322         3         4         146           Major/Minor         Minor1         Major1         Major2           Conflicting Flow All         479         324         0         0         326         0           Stage 1         324         -								
Major/Minor         Minor1         Major1         Major2           Conflicting Flow All         479         324         0         0         326         0           Stage 1         324         -								
Conflicting Flow All	Mvmt Flow	26	36		322	3	4	146
Conflicting Flow All								
Conflicting Flow All	Major/Minor	Minor1			Major1		Major2	
Stage 1       324       -		479	324			0		0
Stage 2       155       -								
Critical Hdwy       6.42       6.22       -       -       4.12       -         Critical Hdwy Stg 1       5.42       -       -       -       -       -         Critical Hdwy Stg 2       5.42       -       -       -       -       -       -         Follow-up Hdwy       3.518       3.318       -       -       -       -       -       -         Follow-up Hdwy       3.518       3.318       -        -       <			_		_	-	_	-
Critical Hdwy Stg 1       5.42       - <td></td> <td></td> <td>6.22</td> <td></td> <td>-</td> <td>_</td> <td>4.12</td> <td>-</td>			6.22		-	_	4.12	-
Critical Hdwy Stg 2       5.42       - <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>-</td> <td></td> <td>-</td>					_	-		-
Follow-up Hdwy 3.518 3.318 - 2.218 - Pot Cap-1 Maneuver 545 717 - 1234 - Stage 1 733 Stage 2 873 Platoon blocked, % 1234 - Mov Cap-1 Maneuver 543 717 - 1234 - Mov Cap-2 Maneuver 543 Stage 1 733 Stage 2 870 Stage 2 870  Approach WB NB SB HCM Control Delay, s 11.3 0 0.2  Approach WB NB SB HCM Control Delay, s 11.3 0 0.2  Minor Lane/Major Mvmt NBT NBRWBLn1 SBL SBT Capacity (veh/h) - 631 1234 - HCM Lane V/C Ratio - 0.098 0.004 - HCM Lane V/C Ratio - 11.3 7.9 0 HCM Lane LOS - B A A			-		-	_	-	-
Pot Cap-1 Maneuver			3.318		-	-	2.218	-
Stage 1       733       -					-	-		-
Stage 2       873       -	•				-	-	-	-
Platoon blocked, %			-		-	-	-	-
Mov Cap-2 Maneuver         543         -					-	-		-
Mov Cap-2 Maneuver         543         -	•	543	717		-	-	1234	-
Stage 1       733       -					_	-	-	-
Stage 2         870         -			-		-	-	-	_
Approach         WB         NB         SB           HCM Control Delay, s         11.3         0         0.2           HCM LOS         B         B         B    Minor Lane/Major Mvmt  NBT  NBRWBLn1  SBL  SBT  Capacity (veh/h)  - 631  1234  - HCM Lane V/C Ratio  - 0.098  0.004  - HCM Control Delay (s)  - 11.3  7.9  0  HCM Lane LOS  - B  A  A			_		_	-	_	-
HCM Control Delay, s								
HCM Control Delay, s	A	\A/E			ND		0.5	
Minor Lane/Major Mvmt         NBT         NBRWBLn1         SBL         SBT           Capacity (veh/h)         -         -         631         1234         -           HCM Lane V/C Ratio         -         -         0.098         0.004         -           HCM Control Delay (s)         -         -         11.3         7.9         0           HCM Lane LOS         -         -         B         A         A								
Minor Lane/Major Mvmt         NBT         NBRWBLn1         SBL         SBT           Capacity (veh/h)         -         -         631         1234         -           HCM Lane V/C Ratio         -         -         0.098         0.004         -           HCM Control Delay (s)         -         -         11.3         7.9         0           HCM Lane LOS         -         -         B         A         A					0		0.2	
Capacity (veh/h) 631 1234 -  HCM Lane V/C Ratio 0.098 0.004 -  HCM Control Delay (s) 11.3 7.9 0  HCM Lane LOS - B A A	HCM LOS	В						
Capacity (veh/h) 631 1234 -  HCM Lane V/C Ratio 0.098 0.004 -  HCM Control Delay (s) 11.3 7.9 0  HCM Lane LOS - B A A								
HCM Lane V/C Ratio       -       -       0.098 0.004 -       -         HCM Control Delay (s)       -       -       11.3 7.9 0       0         HCM Lane LOS       -       -       B A A       A	Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT			
HCM Control Delay (s) 11.3 7.9 0 HCM Lane LOS B A A	Capacity (veh/h)	-	- 631	1234	-			
HCM Lane LOS B A A	HCM Lane V/C Ratio	-	- 0.098	0.004	-			
HCM Lane LOS B A A	HCM Control Delay (s)	-	- 11.3	7.9	0			
		-	- B	Α	Α			
	HCM 95th %tile Q(veh)	-	- 0.3	0	-			

Intersection						
Int Delay, s/veh	0.7					
,,						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	8	7	5		128	4
Conflicting Peds, #/hr	0	0	0		0	0
Sign Control	Stop	Stop	Free		Free	Free
RT Channelized	-	None	-		-	None
Storage Length	0	-	_	-	-	-
Veh in Median Storage, #		-	-	0	0	-
Grade, %	0	-	-		0	-
Peak Hour Factor	62	62	86	86	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	11	6	247	147	5
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	407	149	152		-	0
Stage 1	149	-	102		-	-
Stage 2	258	_	_			_
Critical Hdwy	6.42	6.22	4.12		-	_
Critical Hdwy Stg 1	5.42	-	-		_	-
Critical Hdwy Stg 2	5.42	-	<u>-</u>	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	600	898	1429		-	-
Stage 1	879	-	-		-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	597	898	1429	-	-	-
Mov Cap-2 Maneuver	597	-	-	-	-	-
Stage 1	879	-	-	-	-	-
Stage 2	781	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	10.3		0.2		0	
HCM LOS	В		J.L			
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT SBR			
Capacity (veh/h)	1429	- 708				
HCM Lane V/C Ratio	0.004	- 0.034				
HCM Control Delay (s)	7.5	0 10.3				
HCM Lane LOS	7.5 A	A B				
HCM 95th %tile Q(veh)	0	- 0.1				
TION JOHN /JUNE Q(VEII)	U	- 0.1				

Intersection						
	1.2					
20.00, 0.7011	<u>-</u>					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	8	31	16	256	140	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	_	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	89	89	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	39	18	288	149	5
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	476	152	154	0	-	0
Stage 1	152	102	-	-	-	-
Stage 2	324		_	_		_
Critical Hdwy	6.42	6.22	4.12	_	<u>-</u>	_
Critical Hdwy Stg 1	5.42	-	-	-	_	-
Critical Hdwy Stg 2	5.42	-	-	-	-	_
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	548	894	1426	-	-	-
Stage 1	876	-	-	-	-	-
Stage 2	733	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	540	894	1426	-	-	-
Mov Cap-2 Maneuver	540	-	-	-	-	-
Stage 1	876	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	9.9		0.4		0	
HCM LOS	9.9 A		0.4		U	
HOW LOO						
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT SBR			
Capacity (veh/h) HCM Lane V/C Ratio	1426 0.013	- 788 - 0.062				
HCM Control Delay (s)	7.6	0 9.9				
HCM Lane LOS	7.6 A	0 9.9 A A				
HCM 95th %tile Q(veh)	0	- 0.2				
HOW SOUL WILL CALLED	U	- 0.2				

L. C C								
Intersection	0.7							
Int Delay, s/veh	3.7							
Movement	EBL	EBT			WBT	WBR	SBL	SBR
Vol, veh/h	16	74			160	203	105	28
Conflicting Peds, #/hr	0	0			0	0	0	0
Sign Control	Free	Free			Free	Free	Stop	Stop
RT Channelized	-	None			-	None	· -	None
Storage Length	-	-			-	-	0	-
Veh in Median Storage, #	<b>+</b> -	0			0	-	0	-
Grade, %	-	0			0	-	0	-
Peak Hour Factor	78	78			90	90	74	74
Heavy Vehicles, %	2	2			2	2	2	2
Mvmt Flow	21	95			178	226	142	38
Major/Minor	Major1				Major2		Minor2	
	403	0				0	427	291
Conflicting Flow All Stage 1	403	-			-	-	291	291
Stage 2	-	-			-	-	136	<del>-</del>
Critical Hdwy	4.12	_			-	-	6.42	6.22
Critical Hdwy Stg 1	4.12	-			-	-	5.42	0.22
Critical Hdwy Stg 2	-	-			-	-	5.42	-
Follow-up Hdwy	2.218	-			-	-	3.518	3.318
	1156	-			-		584	748
Pot Cap-1 Maneuver	1100	-			-	-	759	740
Stage 1 Stage 2	-	-			-	-	890	-
Platoon blocked, %	-	-			_	-	090	-
Mov Cap-1 Maneuver	1156	_			-	-	573	748
Mov Cap-1 Maneuver	1130	-			_	-	573	740
Stage 1	-	_			-	-	759	-
Stage 1	-	-			_	-	873	-
Slaye Z	-	-			-	-	013	-
Approach	EB				WB		SB	
HCM Control Delay, s	1.5				0		13.5	
HCM LOS							В	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR SBLr	11			
Capacity (veh/h)	1156	-	-	- 60				
HCM Lane V/C Ratio	0.018	_	-	- 0.29				
HCM Control Delay (s)	8.2	0	_	- 13				
HCM Lane LOS	Α	A	-		В			
HCM 95th %tile Q(veh)	0.1	-	_		.2			
	0.1			'				

Intersection													
	1.5												
Int Delay, s/veh	1.5												
Movement	EBL	EBT	EBR	WBL	WBT	WBR		NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	6	64	1	3	164	3		6	0	4	10	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0		0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free		Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None		-	-	None	-	-	None
Storage Length	-	-	0	-	-	-		-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-		-	0	-	-	0	-
Grade, %	-	0	-	-	0	-		-	0	-	-	0	-
Peak Hour Factor	72	72	72	79	79	79		63	63	63	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2		2	2	2	2	2	2
Mvmt Flow	8	89	1	4	208	4		10	0	6	12	0	18
Major/Minor	Major1			Major2			N	1inor1			Minor2		
Conflicting Flow All	211	0	0	89	0	0		332	325	89	326	323	209
Stage 1	-	-	-	-	-	-		106	106	-	217	217	-
Stage 2	-	-	-	-	-	-		226	219	-	109	106	-
Critical Hdwy	4.12	-	-	4.12	-	-		7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-		6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-		6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-		3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1360	-	-	1506	-	-		621	593	969	627	595	831
Stage 1	-	-	-	-	-	-		900	807	-	785	723	-
Stage 2	-	-	-	-	-	-		777	722	-	896	807	-
Platoon blocked, %		_	-		-	-							
Mov Cap-1 Maneuver	1360	-	-	1506	-	-		604	588	969	619	590	831
Mov Cap-2 Maneuver	-	-	-	-	-	-		604	588	-	619	590	-
Stage 1	-	-	-	-	-	-		895	802	-	780	721	-
Stage 2	-	-	-	-	-	-		758	720	-	885	802	-
Approach	EB			WB				NB			SB		
HCM Control Delay, s	0.6			0.1				10.2			10.2		
HCM LOS	0.0			0.1				B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR WBL	WBT	WBR S	SBI n1						
Capacity (veh/h)	711	1360	-	- 1506	-	-	727						
HCM Lane V/C Ratio	0.022		-	- 0.003	<u>-</u>		0.041						
HCM Control Delay (s)	10.2	7.7	0	- 7.4	0	_	10.2						
HCM Lane LOS	10.2 B	Α.	A	- 7.4 - A	A	_	В						
HCM 95th %tile Q(veh)	0.1	0	_	- 0	-	_	0.1						
HOW JOHN JOHNE W(VEII)	0.1	U	-	- 0	-	-	0.1						

Intersection								
Int Delay, s/veh	5.5							
<b>.</b> ,								
Movement		EBT	EBR		WBL	WBT	NBL	NBR
Vol, veh/h		5	6		3	6	21	10
Conflicting Peds, #/hr		0	0		0	0	0	0
Sign Control		Free	Free		Free	Free	Stop	Stop
RT Channelized		-	None		-	None	-	None
Storage Length		_	-		_	-	0	-
Veh in Median Storage, #	‡	0	_		_	0	0	-
Grade, %	·	0	_		_	0	0	-
Peak Hour Factor		70	70		70	70	80	80
Heavy Vehicles, %		2	2		2	2	2	2
Mvmt Flow		7	9		4	9	26	12
Major/Minor	N	/lajor1		N.A	ajor2		Minor1	
Conflicting Flow All		0	0	IVI	16	0	28	11
Stage 1		-	-		- 10	-	11	- 11
Stage 2		_	-			-	17	<u>-</u>
Critical Hdwy		-	-		4.12	-	6.42	6.22
Critical Hdwy Stg 1		<u>-</u>	<u>-</u>		4.12	-	5.42	0.22
Critical Hdwy Stg 2		_	_		_	-	5.42	-
Follow-up Hdwy		<u>-</u>	-	•	2.218	-	3.518	3.318
Pot Cap-1 Maneuver			-		1602	-	987	1070
Stage 1		_	_		-	_	1012	1070
Stage 2		_	_		_	-	1006	<u>-</u>
Platoon blocked, %		_	_			-	1000	<u>-</u>
Mov Cap-1 Maneuver		_	_		1602	_	984	1070
Mov Cap-2 Maneuver		_	_		-	_	984	-
Stage 1		_	_		_	_	1012	-
Stage 2		_	_		_	_	1003	-
Jugo L							1000	
Approach		EB			WB		NB	
HCM Control Delay, s		0			2.4		8.7	
HCM LOS		J			۷.٦		0.7 A	
HOW LOO							A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT			
Capacity (veh/h)	1010	-		1602	-			
HCM Lane V/C Ratio	0.038	-		0.003	-			
HCM Control Delay (s)	8.7	_	-		0			
HCM Lane LOS	Α	-	-	7.3 A	A			
HCM 95th %tile Q(veh)	0.1	-	-	0	- -			
HOW SOUL WILL CALLACT	0.1	-	-	U	-			

Intersection							
Int Delay, s/veh	5						
in Bolay, or von	Ŭ.						
Movement	WBL	WBR		NBT	NBR	SBL	SBT
Vol, veh/h	62	136		223	28	24	121
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	-	None		-	None	-	None
Storage Length	0	-		-	-	-	-
Veh in Median Storage, #	0	-		0	-	-	0
Grade, %	0	-		0	-	-	0
Peak Hour Factor	81	81		89	89	94	94
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	77	168		251	31	26	129
Major/Minor	Minor1			Major1		Major2	
Conflicting Flow All	446	266		0	0	282	0
Stage 1	266	-		-	-		-
Stage 2	180	-		-	-	_	-
Critical Hdwy	6.42	6.22		-	-	4.12	-
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318		-	-	2.218	-
Pot Cap-1 Maneuver	570	773		-	-	1280	-
Stage 1	779	-		-	-	-	-
Stage 2	851	-		-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	557	773		-	-	1280	-
Mov Cap-2 Maneuver	557	-		-	-	-	-
Stage 1	779	-		-	-	-	-
Stage 2	832	-		-	-	-	-
Approach	WB			NB		SB	
HCM Control Delay, s	13.1			0		1.3	
HCM LOS	В						
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT			
Capacity (veh/h)	-	- 689	1280	-			
HCM Lane V/C Ratio	-	- 0.355	0.02	-			
HCM Control Delay (s)	-	- 13.1	7.9	0			
HCM Lane LOS	<u>-</u>	- B	A	A			
HCM 95th %tile Q(veh)	-	- 1.6	0.1	-			

Intersection							
Int Delay, s/veh	0.9						
= 0.0,, 0.10							
Movement	WBL	WBR		NBT	NBR	SBL	SBT
Vol, veh/h	9	10		162	11	16	265
Conflicting Peds, #/hr	0	0		0	0	0	203
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	Stop	None		-	None		None
Storage Length	0	None		-	NOHE -	-	NOHE -
Veh in Median Storage, #		_		0	_	_	0
Grade, %	0	-		0	-	<u>-</u>	0
Peak Hour Factor	58	58		84	84	86	86
Heavy Vehicles, %	2	2		2	2	2	2
Mymt Flow	16	17		193	13	19	308
WWITHER TOW	10	17		133	10	13	300
Major/Minor	Minor1			Major1		Major2	
Conflicting Flow All	544	199		0	0	206	0
Stage 1	199	-		-	-	-	-
Stage 2	345	-		-	-	-	-
Critical Hdwy	6.42	6.22		-	-	4.12	-
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318		-	-	2.218	-
Pot Cap-1 Maneuver	500	842		-	-	1365	-
Stage 1	835	-		-	-	-	-
Stage 2	717	-		-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	492	842		-	-	1365	-
Mov Cap-2 Maneuver	492	-		-	-	-	-
Stage 1	835	-		-	-	-	-
Stage 2	705	-		-	-	-	-
Approach	WB			NB		SB	
HCM Control Delay, s	11			0		0.4	
HCM LOS	В					V.1	
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT			
Capacity (veh/h)			1365	-			
HCM Lane V/C Ratio	-	- 0.052		-			
HCM Control Delay (s)	-	- 0.032	7.7	0			
HCM Lane LOS		- II	Α.	A			
HCM 95th %tile Q(veh)	<del>-</del>	- 0.2	0	- -			
HOW SOUL WILL CALABLE	-	- 0.2	U	-			

Intersection						
Int Delay, s/veh	0.9					
<b>,</b> , -						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	6	4	5	129	187	14
Conflicting Peds, #/hr	0	0	0		0	0
Sign Control	Stop	Stop	Free		Free	Free
RT Channelized	-	None	-		-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #		-	-	0	0	-
Grade, %	0	-	=	0	0	-
Peak Hour Factor	33	33	73	73	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	12	7	177	208	16
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	406	216	223	0	-	0
Stage 1	216	-	-	-	-	-
Stage 2	190	_	-	-		_
Critical Hdwy	6.42	6.22	4.12	_	-	_
Critical Hdwy Stg 1	5.42	-	-	_	_	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	601	824	1346	-	-	-
Stage 1	820	-	-	-	-	_
Stage 2	842	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	597	824	1346	-	-	-
Mov Cap-2 Maneuver	597	-	-	-	-	-
Stage 1	820	-	-	-	-	-
Stage 2	837	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	10.6		0.3		0	
HCM LOS	В		3.0		Ţ	
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT SBR			
Capacity (veh/h)	1346	- 671				
HCM Lane V/C Ratio	0.005	- 0.045				
HCM Control Delay (s)	7.7	0 10.6				
HCM Lane LOS	Α.	A B				
HCM 95th %tile Q(veh)	0	- 0.1				
TION JOHN /JUNE Q(VEII)	U	- 0.1				

Intersection							
Int Delay, s/veh	2.2						
Movement	EBL	EBR		NBL	NBT	SBT	SBR
Vol, veh/h	12	87		6	156	273	8
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	-	None		-	None	-	None
Storage Length	0	-		-	-	-	-
Veh in Median Storage, #	0	-		-	0	0	-
Grade, %	0	-		-	0	0	-
Peak Hour Factor	79	79		86	86	72	72
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	15	110		7	181	379	11
Major/Minor	Minor2		M	ajor1		Major2	
Conflicting Flow All	580	385		390	0	-	0
Stage 1	385	-		-	-	-	_
Stage 2	195	-		-	-	_	_
Critical Hdwy	6.42	6.22		4.12	-	-	_
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318	2	2.218	-	-	-
Pot Cap-1 Maneuver	477	663		1169	-	-	-
Stage 1	688	-		-	-	-	-
Stage 2	838	-		-	-	-	-
Platoon blocked, %					-	-	-
Mov Cap-1 Maneuver	474	663		1169	-	-	-
Mov Cap-2 Maneuver	474	-		-	-	-	-
Stage 1	688	-		-	-	-	-
Stage 2	832	-		-	-	-	-
Approach	EB			NB		SB	
HCM Control Delay, s	12.1			0.3		0	
HCM LOS	В			•			
= 0 0							
Minor Lano/Major Mumt	NBL	NBT EBLn1	SBT	SBR			
Minor Lane/Major Mvmt							
Capacity (veh/h)	1169	- 632	-	-			
HCM Central Delay (a)	0.006	- 0.198	-	-			
HCM Long LOS	8.1	0 12.1	-	-			
HCM Cath %tile O(yeh)	A 0	A B	-	-			
HCM 95th %tile Q(veh)	U	- 0.7	-	-			

Intersection								
Int Delay, s/veh	5							
<b>,</b> ,								
Movement	EBL	EBT			WBT	WBR	SBL	SBR
Vol, veh/h	34	143			104	98	164	25
Conflicting Peds, #/hr	0	0			0		0	0
Sign Control	Free	Free			Free	Free	Stop	Stop
RT Channelized	-	None			-	None		None
Storage Length	-	-			-	-	0	-
Veh in Median Storage, #	-	0			0	-	0	-
Grade, %	-	0			0	-	0	-
Peak Hour Factor	84	84			88	88	92	92
Heavy Vehicles, %	2	2			2	2	2	2
Mvmt Flow	40	170			118	111	178	27
Major/Minor	Major1				Major2		Minor2	
Conflicting Flow All	230	0			- Wajorz	_	425	174
Stage 1		-			<u>-</u>	-	174	-
Stage 2	_	_			_	_	251	_
Critical Hdwy	4.12	_			<u>-</u>	_	6.42	6.22
Critical Hdwy Stg 1	-	-			_	-	5.42	-
Critical Hdwy Stg 2	-	_			-	-	5.42	-
Follow-up Hdwy	2.218	-			_	-	3.518	3.318
Pot Cap-1 Maneuver	1338	-			-	-	586	869
Stage 1	-	-			_	-	856	-
Stage 2	-	-			-	-	791	-
Platoon blocked, %		-			-	-		
Mov Cap-1 Maneuver	1338	-			-	-	567	869
Mov Cap-2 Maneuver	-	-			-	-	567	-
Stage 1	-	-			-	-	856	-
Stage 2	-	-			-	-	765	-
Approach	EB				WB		SB	
HCM Control Delay, s	1.5				0		14.2	
HCM LOS	1.0				0		В	
HOW LOO								
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR SI	RI n1			
	1338				594			
Capacity (veh/h) HCM Lane V/C Ratio	0.03	-	-	-	).346			
	7.8	0	-	- ( -	14.2			
HCM Control Delay (s) HCM Lane LOS			-					
HCM 95th %tile Q(veh)	Α 0.1	Α	-	-	B			
HOIVI 95(I) %(IIIE Q(Ven)	0.1	-	-	-	1.5			

Intersection													
Int Delay, s/veh	1.6												
Movement	EBL	EBT	EBR	WBI	. WBT	WBR		NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	19	145	5	(	119	10		2	0	2	7	0	11
Conflicting Peds, #/hr	0	0	0	(	0	0		0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free		Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None		-	None		-	-	None	-	-	None
Storage Length	-	-	0		-	-		-	-	-	-	-	-
Veh in Median Storage, #	-	0	-		- 0	-		-	0	-	-	0	-
Grade, %	-	0	-		- 0	-		-	0	-	-	0	-
Peak Hour Factor	99	99	99	82		82		33	33	33	70	70	70
Heavy Vehicles, %	2	2	2	2		2		2		2	2	2	2
Mvmt Flow	19	146	5	7	145	12		6	0	6	10	0	16
Major/Minor	Major1			Major2			N	/linor1			Minor2		
Conflicting Flow All	157	0	0	146		0		359	357	146	354	351	151
Stage 1	-	-	-			-		185	185	-	166	166	-
Stage 2	-	-	-			-		174	172	-	188	185	-
Critical Hdwy	4.12	-	-	4.12	<u> </u>	-		7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-			-		6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-			-		6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-		3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1423	-	-	1436	; -	-		596	569	901	601	573	895
Stage 1	-	-	-		-	-		817	747	-	836	761	-
Stage 2	-	-	-			-		828	756	-	814	747	-
Platoon blocked, %		-	-		-	-							
Mov Cap-1 Maneuver	1423	-	-	1436	; -	-		577	558	901	588	562	895
Mov Cap-2 Maneuver	-	-	-		-	-		577	558	-	588	562	-
Stage 1	-	-	-		-	-		805	736	-	823	757	-
Stage 2	-	-	-		-	-		809	752	-	796	736	-
Approach	EB			WE	3			NB			SB		
HCM Control Delay, s	0.9			0.3				10.2			10		
HCM LOS								В			В		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR WBI	WBT	WRP	SBLn1						
Capacity (veh/h)		1423	-	- 1436		WDI	744						
HCM Lane V/C Ratio	0.017		-	- 0.005		-	0.035						
HCM Control Delay (s)	10.2	7.6	0	- 0.000			10						
HCM Lane LOS	10.2 B	7.0 A	A	- 1.C			В						
HCM 95th %tile Q(veh)	0.1	0	-	- <i>F</i>		-	0.1						
HOW JOHN JOHNE Q(VEII)	0.1	U	-	- (	, -	-	0.1						

Intersection								
Int Delay, s/veh	4							
int Dolay, 5/Von	<u> </u>							
Marian	_	-о-т	EDD		WDI	MOT	NDI	NDD
Movement	ь	ВТ	EBR		WBL	WBT	NBL	NBR
Vol, veh/h		4	20		12	7	12	6
Conflicting Peds, #/hr	_	0	0		_ 0	0	0	0
Sign Control	F	ree	Free		Free	Free	Stop	Stop
RT Channelized		-	None		-	None	-	None
Storage Length		-	-		-	-	0	-
Veh in Median Storage, #		0	-		-	0	0	-
Grade, %		0	-		-	0	0	-
Peak Hour Factor		80	80		80	80	80	80
Heavy Vehicles, %		2	2		2	2	2	2
Mvmt Flow		5	25		15	9	15	8
Major/Minor	Maj	or1		N	lajor2		Minor1	
Conflicting Flow All		0	0		30	0	57	18
Stage 1		-	-		-	-	18	-
Stage 2		-	-		-	-	39	_
Critical Hdwy		-	-		4.12	-	6.42	6.22
Critical Hdwy Stg 1		-	-		-	-	5.42	-
Critical Hdwy Stg 2		-	-		-	-	5.42	-
Follow-up Hdwy		-	-		2.218	-	3.518	3.318
Pot Cap-1 Maneuver		-	-		1583	-	950	1061
Stage 1		-	-		-	-	1005	-
Stage 2		-	-		-	-	983	-
Platoon blocked, %		-	-			-		
Mov Cap-1 Maneuver		-	-		1583	-	941	1061
Mov Cap-2 Maneuver		-	-		-	-	941	-
Stage 1		-	-		-	-	1005	-
Stage 2		-	-		-	-	973	-
<u> </u>								
Approach		EB			WB		NB	
HCM Control Delay, s		0			4.6		8.8	
HCM LOS		U			+.∪		0.0 A	
HOW LOO							A	
Minor Long/Mailer Marret	NDL-4 F	ът.	EDD	WDI	WDT			
Minor Lane/Major Mvmt		ВТ	EBR		WBT			
Capacity (veh/h)	978	-	-	1583	-			
HCM Lane V/C Ratio	0.023	-		0.009	-			
HCM Control Delay (s)	8.8	-	-	7.3	0			
HCM Lane LOS	A	-	-	Α	Α			
HCM 95th %tile Q(veh)	0.1	-	-	0	-			

Intersection							
Int Delay, s/veh	3.4						
Movement	WBL	WBR		NBT	NBR	SBL	SBT
Vol. veh/h	38	90		131	55	65	212
Conflicting Peds, #/hr	0	0		0	0	0	0
Sign Control	Stop	Stop		Free	Free	Free	Free
RT Channelized	·-	None		-	None	-	None
Storage Length	0	-		-	-	-	-
Veh in Median Storage, #	0	-		0	-	-	0
Grade, %	0	-		0	-	-	0
Peak Hour Factor	86	86		86	86	72	72
Heavy Vehicles, %	2	2		2	2	2	2
Mvmt Flow	44	105		152	64	90	294
Major/Minor	Minor1			Major1		Major2	
Conflicting Flow All	659	184		0	0	216	0
Stage 1	184	-		-	-	-	-
Stage 2	475	-		-	-	-	-
Critical Hdwy	6.42	6.22		-	-	4.12	-
Critical Hdwy Stg 1	5.42	-		-	-	-	-
Critical Hdwy Stg 2	5.42	-		-	-	-	-
Follow-up Hdwy	3.518	3.318		-	-	2.218	-
Pot Cap-1 Maneuver	429	858		-	-	1354	-
Stage 1	848	-		-	-	-	-
Stage 2	626	-		-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	395	858		-	-	1354	-
Mov Cap-2 Maneuver	395	-		-	-	-	-
Stage 1	848	-		-	-	-	-
Stage 2	577	-		-	-	-	-
Approach	WB			NB		SB	
HCM Control Delay, s	12.4			0		1.8	
HCM LOS	В					1.0	
Minor Lang/Major Myset	NBT	NBRWBLn1	SBL	SBT			
Minor Lane/Major Mvmt							
Capacity (veh/h)	-		1354	-			
HCM Captrol Doloy (a)	-	- 0.234		-			
HCM Control Delay (s) HCM Lane LOS	-	- 12.4	7.8	0			
HCM 95th %tile Q(veh)	-	- B - 0.9	A 0.2	A -			
HOW SOUL WILLE (VELL)	-	- 0.9	U.Z	-			

Appe	ndix E
Programmed Transportation	Infrastructure Project Sheets
enezer Church Subdivision Traffic Impact Study	MARC R ACAMPORA, PE, LLC

## FA-349

# Atlanta Region's Plan RTP (2016) PROJECT FACT SHEET

Short Title	EBENEZER CHURCH ROAD BRIDGE REPLACEMENT AT WHITEWATER CREEK		TS- also et	Share and the state of the stat
GDOT Project No.	0008598		FA-349	
Federal ID No.	CSBRG-0008-00(598)		Jones Control of the	
Status	Programmed		Greek	Peny Cree
Service Type	Roadway / Bridge Upgrade		Francis 20	Sources: Esri, DeLorme,
Sponsor	GDOT	7		NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan,
Jurisdiction	Fayette County			METI, Esri China (Hong Kong), Esri (Thailand),
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)			Härna
Existing Thru Lane	2	Net	work Year	TBD
Planned Thru Lane	2	Cor	ridor Length	0.4 miles
Detailed Description a	and Justification			
This project will upgrade th	e bridge at Ebenezer Church Road at Whitewater Creek.			

Phase Status & Funding St		Status	FISCAL	TOTAL PHASE	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE					
Info	rmation		YEAR	COST	FEDERAL	STATE	BONDS	LOCAL/PRIVATE		
PE	STP - Urban (>200K) (ARC)	AUTH	2016	\$107,559	<del>\$86,047</del>	<del>\$21,512</del>	<del>\$0,000</del>	<del>\$0,000</del>		
ROW	Local Jurisdiction/Municipality Funds		2018	\$100,000	\$0,000	\$0,000	\$0,000	\$100,000		
CST	STP - Statewide Flexible (GDOT)		2019	\$900,000	\$720,000	\$180,000	\$0,000	\$0,000		
			\$1,107,559	\$806,047	\$201,512	\$0,000	\$100,000			

?

1:C

### FA-351

### Atlanta Region's Plan RTP (2016) PROJECT FACT SHEET

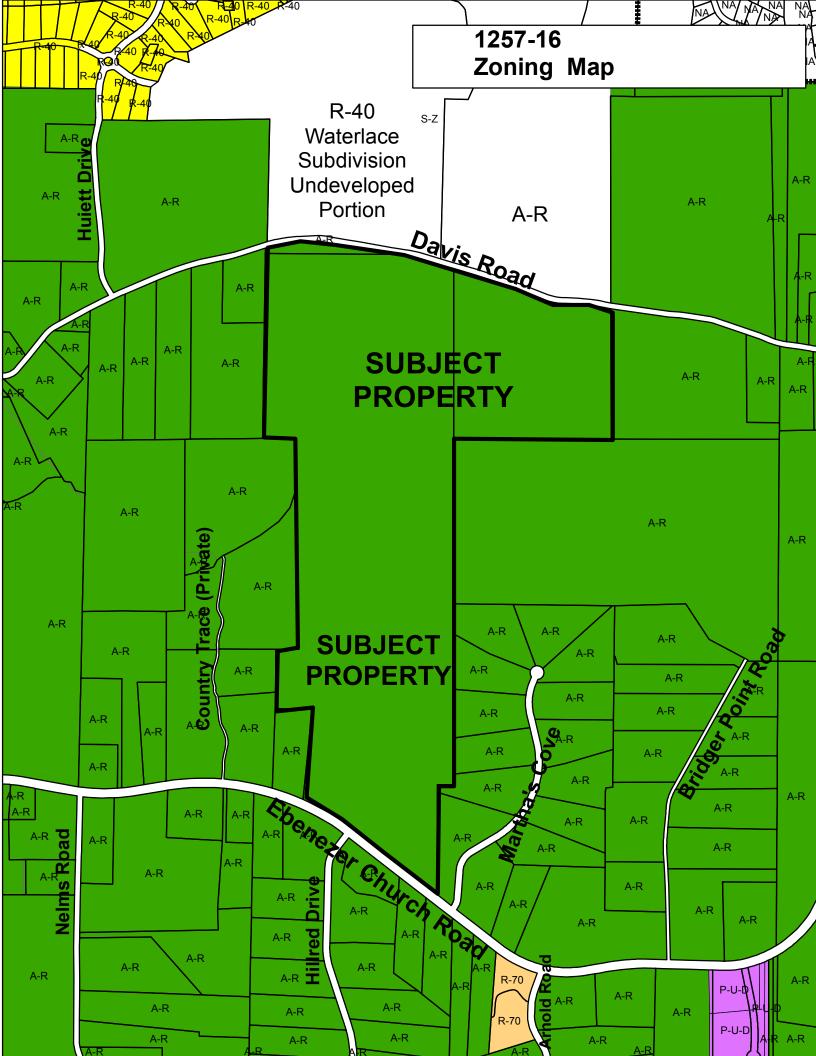
SR 85 CONNECTOR, BROOKS WOOLSEY ROAD AND **Short Title** EBENEZER ROAD - RESURFACING FA-351 Woolsey **GDOT Project No.** 0012623 N/A Federal ID No. FA-351 Programmed Status Roadway / Operations & Safety **Service Type** Fayette County, Town of Brooks **Sponsor** Haralson Jurisdiction **Fayette County Analysis Level** Exempt from Air Quality Analysis (40 CFR 93) **Existing Thru Lane** N/A TBD **Network Year Planned Thru Lane** N/A 9.8 miles **Corridor Length** 

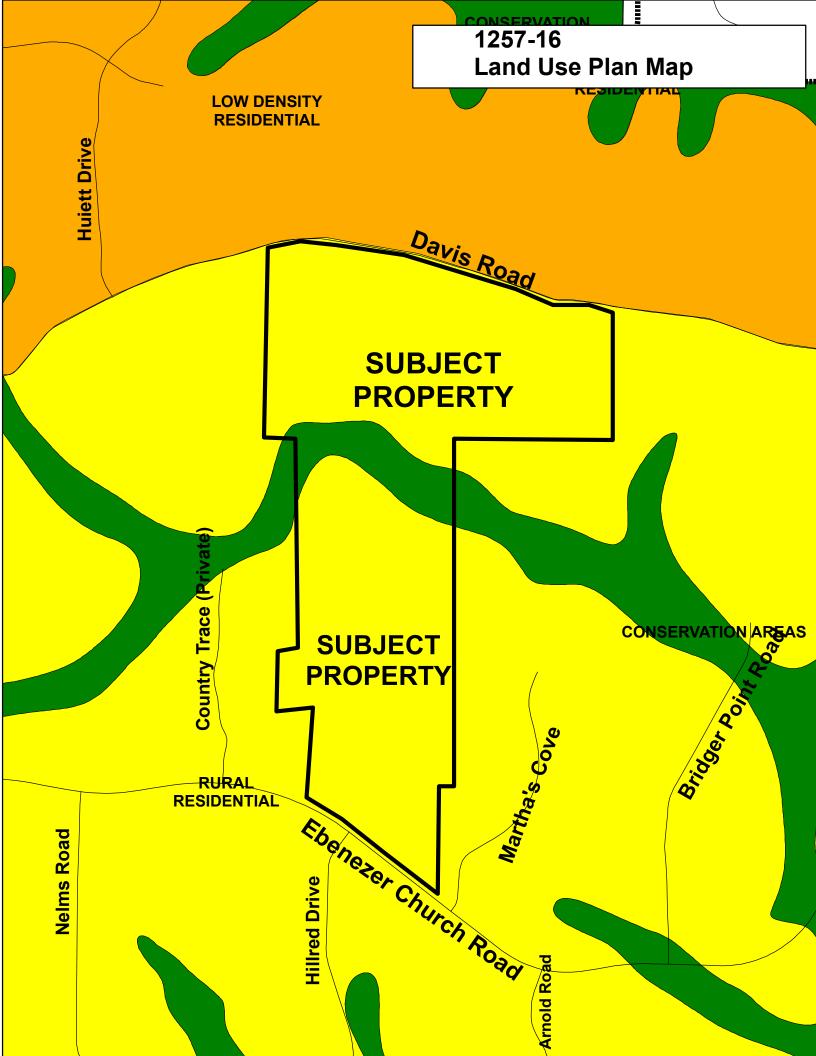
#### **Detailed Description and Justification**

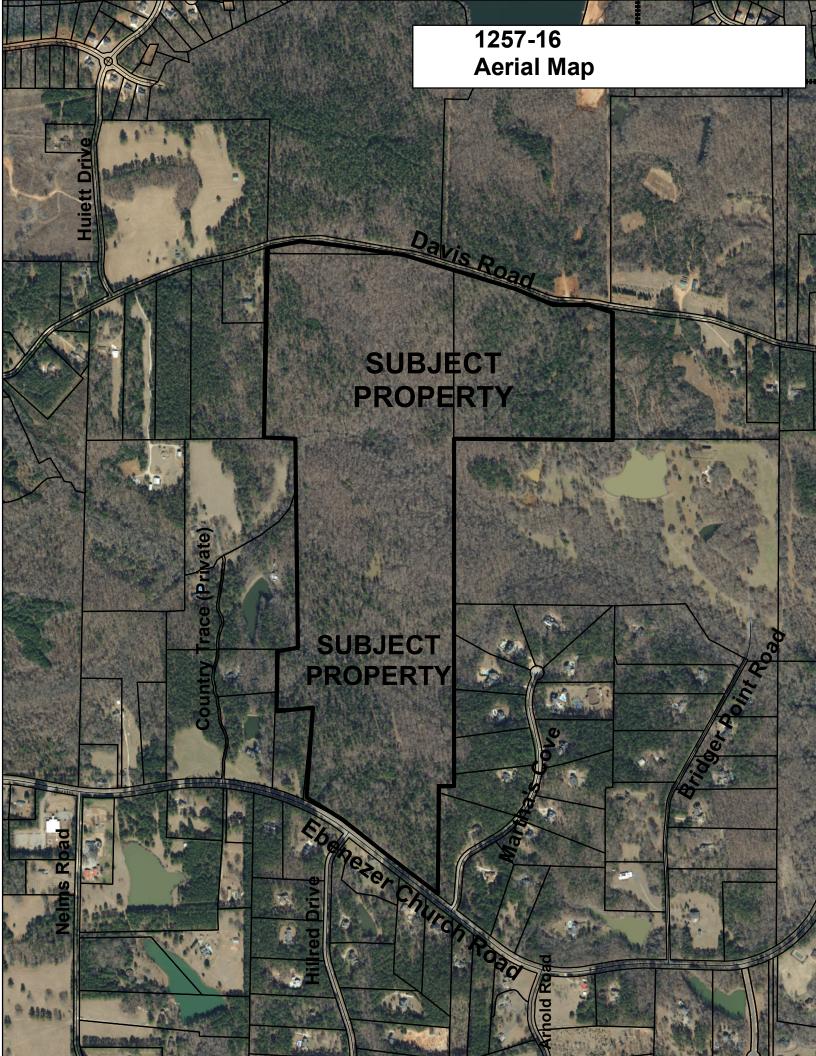
This project involves resurfacing three roadways important for mobility with Fayette County and connecting with adjacent jurisdictions. The facilities are: 1) SR 85 Connector, a rural major collector, from Woods Road to the Spalding County Line, a distance of 3.5 miles, 2) Brooks Woolsey Road, a rural major collector, from Antioch Road to Hwy 85 Connector, a distance of 4.1 miles, and 3) Ebenezer Road, an urban minor arterial, from Ebenezer Church Road to Robinson Road, a distance of 2.2 miles. The project is being funded under the Roadway Operations and Safety Program, a regional program defined in PLAN 2040 to make smaller-scale improvements along existing roadways which are the most critical for cross-jurisdictional travel. With the exception of certain system-wide programs with broad benefits across a defined geographic area, eligibility under this program is limited to facilities on the Regional Strategic Transportation System, with additional priority given to those also identified as a Regional Thoroughfare. SR 85 Connector and Brooks Woolsey Road are both on the RSTS. Ebenezer Road is one of two major roads on the east side of Peachtree City that cross Camp Creek (the other is Redwine Road, located at the south end of the City) and is a key north-south corridor for central Peachtree City. Within Peachtree City, Ebenezer Road serves as an extension of Crosstown Drive, the City's primary east-west corridor south of SR 54. The remaining portion of Ebenezer Road received full-depth reclamation a few years ago and this project would complete appropriate maintenance activities for the corridor. Roadway resurfacing is an integral part of Fayette County's pavement preservation program. These roads have all been systematically rated and are in-need of maintenance.

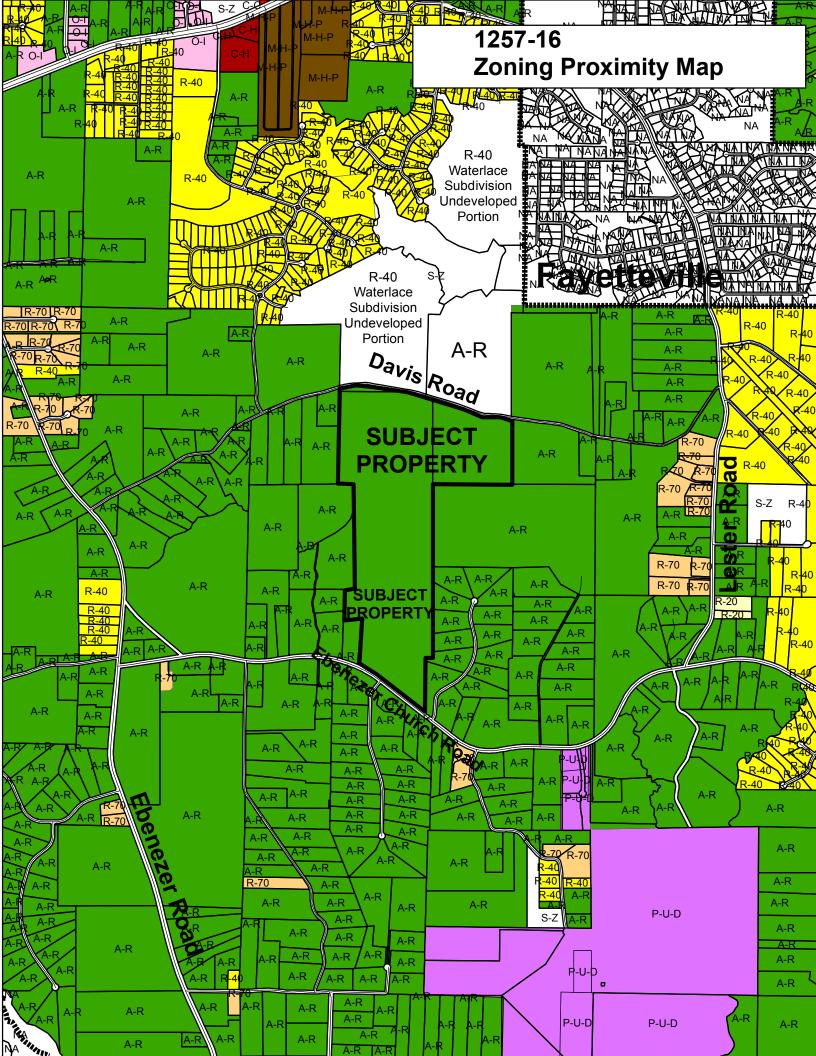
Phase Status & Funding Status			FISCAL	TOTAL PHASE	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOU					
Information			YEAR	COST	FEDERAL	STATE	BONDS	LOCAL/PRIVATE		
PE	STP - Urban (>200K) (ARC)	AUTH	2014	\$50,000	<del>\$40,000</del>	<del>\$0,000</del>	<del>\$0,000</del>	<del>\$10,000</del>		
CST	STP - Urban (>200K) (ARC)		2016	\$882,000	\$705,600	\$0,000	\$0,000	\$176,400		
			\$932,000	\$745,600	\$0,000	\$0,000	\$186,400			

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases









# APPLICATION TO AMEND TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS:
MAILING ADDRESS: 1950 Spectrum Chiefe STE 360, MALIETTA, GA. 30067
PHONE: 770-333-8188 E-MAIL: WINDOWSET @ ADI. COM
AGENT FOR OWNERS: Brent Holdings, UC Donna Black, Randy Boyd
MAILING ADDRESS: 270 North Left Davis Drive, Fagetheville, Ga 30214
PHONE: 770.461.0478 E-MAIL: donna@brent.us
PROPERTY LOCATION: LAND LOT 4 LAND DISTRICT 77 PARCEL 0702 003  LAND LOT 5 LAND DISTRICT 77 PARCEL 0703 014  28  TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 2/2, 77 832
EXISTING ZONING DISTRICT: PROPOSED ZONING DISTRICT:PROPOSED ZONING DISTRICT:
ZONING OF SURROUNDING PROPERTIES: 240, 42
PRESENT USE OF SUBJECT PROPERTY: Vacant
PROPOSED USE OF SUBJECT PROPERTY: Single Family Residential
LAND USE PLAN DESIGNATION: 2-3 acres 110t
NAME AND TYPE OF ACCESS ROAD: Ebenezer Church Rd,
NAME AND TYPE OF ACCESS ROAD: Ebenezer Church Rd,  Church Church  LOCATION OF NEAREST WATER LINE: 12" on Ebenezer Rd @ property
(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1257-16
Application Insufficient due to lack of:
by Staff: Date:
Application and all required supporting documentation is Sufficient and Complete
by Staff: Date:
DATE OF PLANNING COMMISSION HEARING: June 2, 2016
DATE OF COUNTY COMMISSIONERS HEARING: June 23, 2010
Received from Brent Heiding LLC a check in the amount of \$ 550 % of for application filing fee, and \$ \$ 600000 for deposit on frame for public hearing sign(s).  Date Paid: 5/2/16 Receipt Number: 5240435
Accept Mullber; J Y 7 V 7 )

# PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM (Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

T	are subject property:
TSTT INVESTMENTS LLC	
Please Print Names	
Property Tax Identification Number(s) of Subject Pro	portu ADA ALC ADA
Property Tax Identification Number(s) of Subject Pro	perty: 0702 003, 0703 016 + 0703 023
(I am) (we are) the sole owner(s) of the above-referenced pro	perty requested to be rezoned. Subject property is located
in Land Lot(s) 4.5. \(\frac{4}{28}\) of the	Of District, and (if applicable to more than one land
Of the	District, and said property consists of a total of
<u>2/2.72</u> acres (legal description corresponding to most recent re	
(I) (We) hereby delegate authority to Randy boyd erezoning. As Agent, they have the authority to agree to any a Board.	to act as (my) (our) Agent in this and all conditions of zoning which may be imposed by the
(I) (We) certify that all of the information filed with this appl any paper or plans submitted herewith are true and correct t (We) understand that this application, attachments and fees Zoning Department and may not be refundable. (I) (We) herein by me/us will result in the denial, revocation or adminifurther acknowledge that additional information may be application.	to the best of (my) (our) knowledge and belief. Further, (I) become part of the official records of the Fayette County understand that any knowingly false information given istrative withdrawal of the application or permit. (I) (We)
	1.
Signature of Property Owner 1	Signature of Notary Public
16- 6	Control of the Contro
1950 Specthym Circle, STC 360, MALIETTA GA. Address 30067	3/7/16
Address 30067	Date
Signature of Property Owner 2	Signature of Notary Public
Address	
Addiess	Date
Signature of Property Owner 3	Signature of Notary Public
Address	Date
Doug + Dlack	
Signature of Authorized Agent	Riber M. Wesn
Signature of Authorized Agent	Signature of Notary Public
270 North Jett Davis Dr	4/26/2016
Address Forgetteville, GA 3021 M WIL	
HOTAR	Notary Public State of Florida Nancy Sims Bartlett My Commission EE 210957 Expires 07/22/2016
REZONING APPLICATION, FAY	ETPE COUNTY, GA DAWN M WILSON
COUN	Notary Public, Georgia

NAME: EDENITOR CHURCH Rd troperty PETITION NUMBER:	
ADDRESS: O Ebenezer Church Rd	
PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYET COUNTY, GEORGIA.	
authorized agent of the property described below. Said property is located in a(n) \( \triangle - \triangle - \triangle \) Zoning Distriction	iny
He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith	ict.
sum of \$ 550 +40 to cover all expenses of public hearing. He/She petitions the above named to change	the
classification to PRD.	its
This property includes: (check one of the following)	
[ ] See attached legal description on recorded deed for subject property or	
[ TLegal description for subject property is as follows: attached	
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the day	of
PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the da	ıy
of at 7:00 P.M.	
and the same of th	
SWORN TO AND SUBSCRIBED BEFORE ME THIS The DAY OF Much , 20/6	<u>'</u> ,
1 Suns Bertlett Sans	
NOTARY PUBLIC APPLICANT'S SIGNATURE	-
\$*************************************	
Notary Public State of Florida	

Notary Public State of Florida Nancy Sims Bartlett My Commission EE 210957 Expires 07/22/2016

# AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, <u>ISTI INVESTMENTS</u> LLC, said property owner(s) of subject property requested to be rezoned
hereby agree to dedicate, at no cost to Favette County
Davis Rd. & addit on thenever Church Rd if necessary as measured from the centerline of the road
Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette Count
Development Regulations require a minimum street width as specified below:
Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)
Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)
Sworn to and subscribed before me this
SIGNATURE OF PROPERTY OWNER  SIGNATURE OF PROPERTY OWNER
Murs Benefity NOTARY PUBLIC
Notary Public State of Florida Nancy Sims Bartlett My Commission EE 210957 Expires 07/22/2016

# DEVELOPMENTS OF REGIONAL IMPACT (DRI)

# Rezoning Applicant:

Α.	Please review the attached "Developments of Regional Impact Tiers and Development Thresholds"
	established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project
	meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less
	than those listed) then skip to section C. below and complete.

- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: <a href="www.dca.state.ga.us/DRI/">www.dca.state.ga.us/DRI/</a>.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[ V] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .

[ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 7th day of March, 2016

APPLICANT'S SIGNATURE

Notary Public State of Florida Nancy Sims Bartlett My Commission EE 210957 Expires 07/22/2016

# DISCLOSURE STATEMENT

Please check one:		
Campaign contributions -	✓ No	Yes (see attached disclosure report)

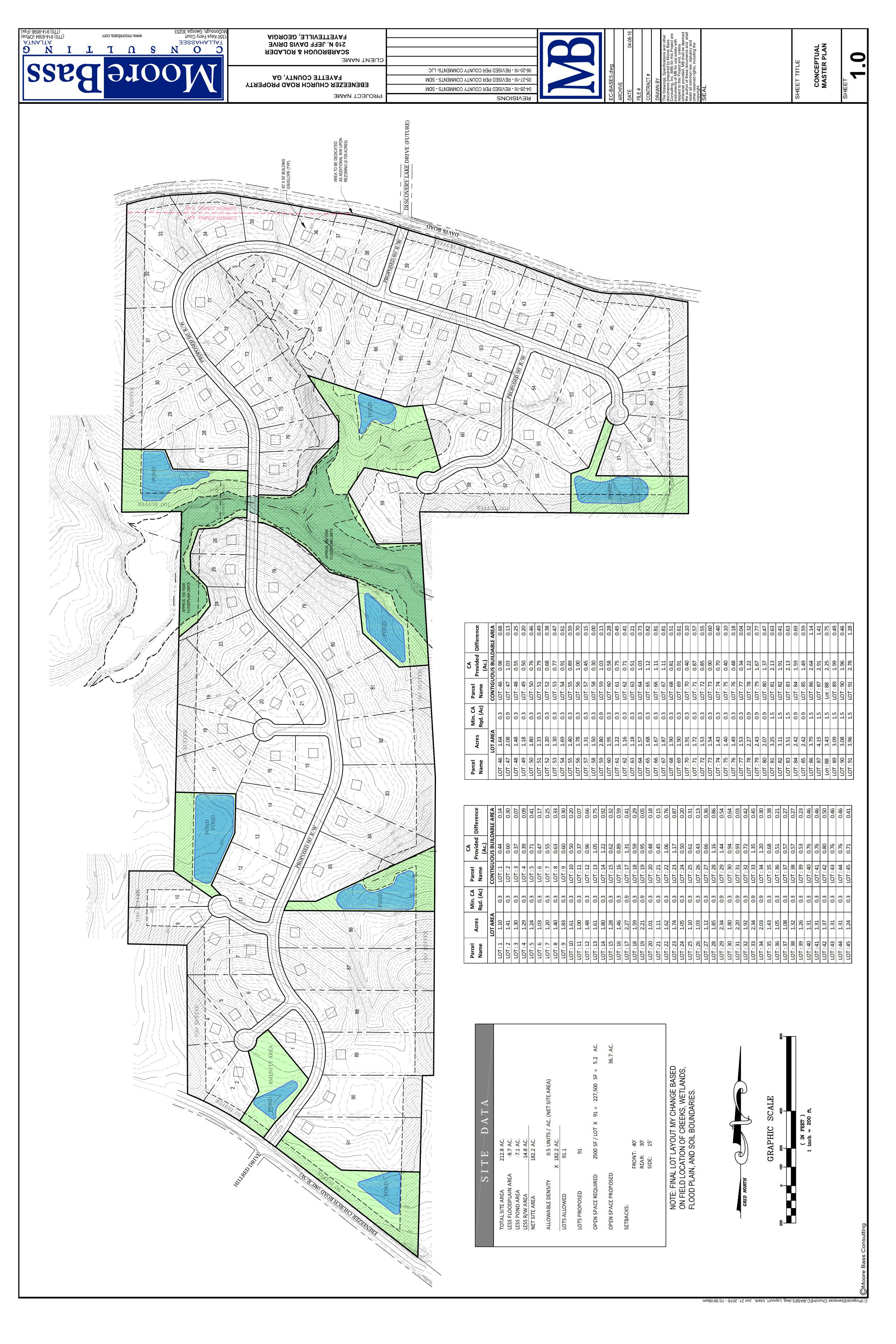
TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS
CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.



**PETITION NO: 1258-16** 

**REQUESTED ACTION:** A-R to C-H

**PROPOSED USE:** Plasma Donation Center

**EXISTING USE:** Single-Family Residential

LOCATION: S.R. 85

**DISTRICT/LAND LOT(S):** 5th District, Land Lot(s) 186

**OWNER:** Sara M. Ellis Estate

**AGENT:** Becky Crawford, BHHS Georgia Properties

PLANNING COMMISSION PUBLIC HEARING: July 7, 2016

**BOARD OF COMMISSIONERS PUBLIC HEARING: July 28, 2016** 

\_\_\_\_\_

# **APPLICANT'S INTENT**

Applicant proposes to develop a Plasma Donation Center on 5.89 acres.

# **STAFF RECOMMENDATION**

APPROVAL WITH ONE (1) CONDITION

# **INVESTIGATION**

# A. PROPERTY SITE

The subject property is a 5.89 acre tract fronting on S.R. 85 in Land Lot(s) 186 of the 5th District. S.R. 85 is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence and is currently zoned A-R.

# B. SURROUNDING ZONING AND USES

The general situation is a 5.89 acres tract that is zoned A-R. In the vicinity of the subject property is land which is zoned C-H, R-40, C-2 (City of Fayetteville) & C-3 (City of Fayetteville). See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	2.05 1.38	C-3 (Fayetteville) C-H	Commercial Commercial	Neighborhood Mixed Use (Fayetteville) Commercial
South	1.40	R-40	Residential	Low Density Residential (1 Unit/1 to 2 Acres)
	1.00	С-Н	Commercial	Commercial
	1.49	С-Н	Commercial	
	1.61	С-Н	Commercial	
	1.00	С-Н	Commercial	
East	1.00	R-40	Residential	Low Density Residential (1 Unit/1 to 2 Acres)
West (across	2.50	C-2 (Fayetteville)	Commercial	Highway Commercial (Fayetteville)
SR 85)	1.35	C-2 (Fayetteville)	Commercial	

# C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Commercial and Low Density Residential (1 Unit/1 to 2 Acres). As the majority of the subject property is in a Commercial land use designation, this request conforms to the Fayette County Comprehensive Plan.

### D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to C-H for the purpose of developing a Plasma Donation Center.

# **State Route Overlay**

Due to the frontage on State Route 85, development of the subject property is subject to the requirements of the State Route 85 Overlay Zone. The State Route 85 Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements, and in cases where there is a conflict between requirements, the most restrictive regulation applies. State Route 85 Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 85, a 50 foot setback for impervious surfaces from right-of-way of SR 85, and architectural standards for buildings which requires designated facades.

# Access

The Concept Plan submitted indicates one (1) access from S.R. 85.

# **Site Plan**

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with Fayette County ordinances including but not limited to: Sections 5-18. Screening Required and 5-19. Screening Standards of the Fayette County Zoning Ordinance and 8-159. Fayette County Landscape and Buffer Requirements, Article VI. Tree Retention, Protection, and Replacement, and Article VIII. Off-Street Parking and Service Requirements of the Fayette County Development Regulations.

# E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Deficiencies include, but are not limited to:

Setback for parking area along SR 85 is 50 feet (State Route 85 Overlay Zone). Front setback for structures is 100 feet (State Route 85 Overlay Zone). A 50 foot buffer is not required were adjoining property is zoned non-residential. A 50 foot buffer is required were adjoining property is zoned residential.

#### F. DEPARTMENTAL COMMENTS

# **Water System**

Access to water is on the opposite side of S.R 85. 10" C900 water main.

# **Public Works/Engineering**

Access for this parcel would be controlled by the GDOT. No other Engineering comments with respect to rezoning request.

# **Environmental Management**

**Floodplain** The property **DOES NOT** contain floodplain per FEMA FIRM

panels 13113C00102E and 13113C00106 dated Sept 26, 2008. The property **DOES NOT** contain floodplain delineated in the

Fayette County 2013 Future Conditions Flood Study.

Wetlands The property **DOES NOT** contain wetlands per the U.S.

Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. A more detailed study may be required upon staff field inspection. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers <u>prior</u> to issuance of any permits from Fayette County for any phase of

development affecting wetlands.

**Watershed** Watershed Protection **DOES NOT** apply.

**Groundwater** The property **IS NOT** within a groundwater recharge area.

**Stormwater** This development **IS** subject to the Post-Development Stormwater

Management Ordinance.

# **Environmental Health Department**

This department has no objection to the proposed rezoning of this property. However, as this property will be served by an individual septic tank system to serve the proposed development, this department does not have sufficient information to determine the suitability for a septic system with the capacity to serve such a proposal. Based on the submitted proposed site plan and the anticipated likely size of the necessary septic system, this site will be very challenging to develop for this purpose. It is strongly recommended that a level 3 soils report by a GA Certified Soil Classifier be obtained and and proposed septic system layout be developed by an engineer to allow department to being evaluation of the suitability for a septic system to serve this proposed development. Proposal will need to address proper demolition and abandonment of apparent existing residential septic system on site.

# <u>Fire</u>

Approved

# **City of Fayetteville**

The City would like you to have the developer provide an 8' sidewalk across the entire frontage of the property. Although the two adjacent properties currently have no sidewalk, this will get us closer to the City's overall effort to establish sidewalk connectivity along the entire SR85 commercial sector. Sidewalk master plan map is attached to support this request.

# **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to C-H for the purpose of developing Plasma Donation Center . Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

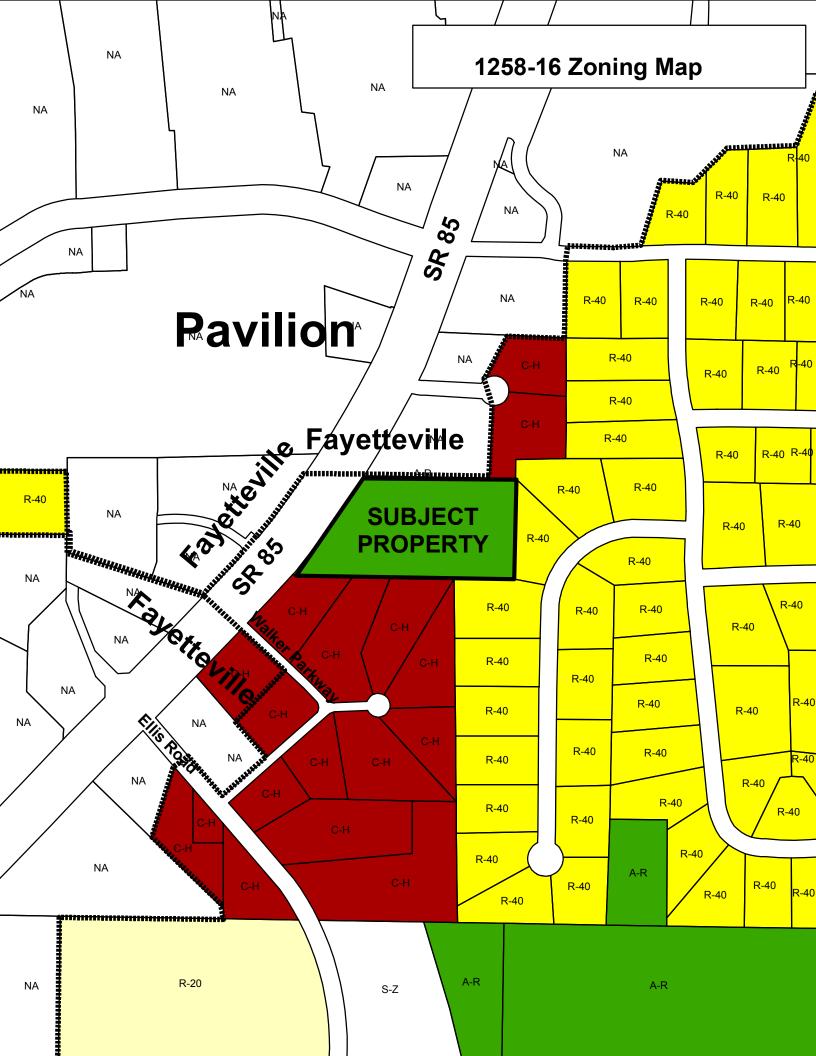
- 1. The subject property lies within an area designated for Commercial and Low Density Residential (1 Unit/1 to 2 Acres). As the majority of the subject property is in a Commercial land use designation, this request conforms to the Fayette County Comprehensive Plan.
- 2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
- 3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
- 4. Existing conditions and the area's continuing development as a non-residential district support this petition.

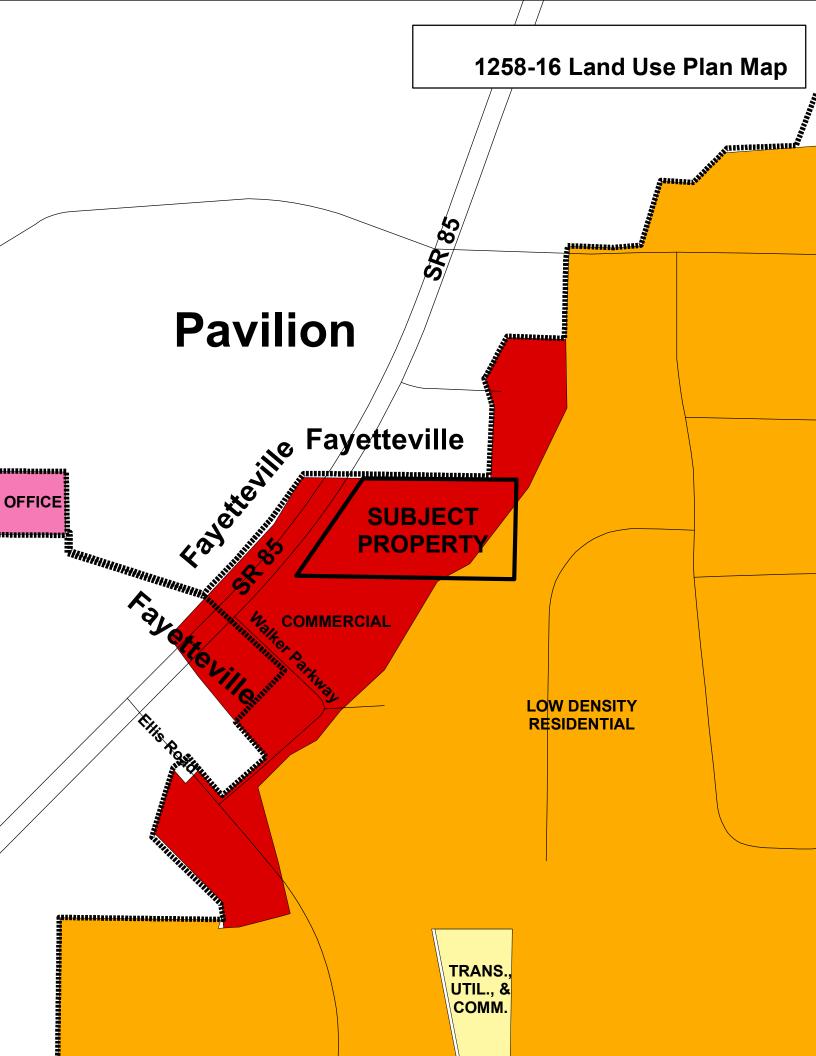
Based on the foregoing Investigation and Staff Analysis, Staff recommends APPROVAL WITH ONE (1) CONDITION.

# **RECOMMENDED CONDITIONS**

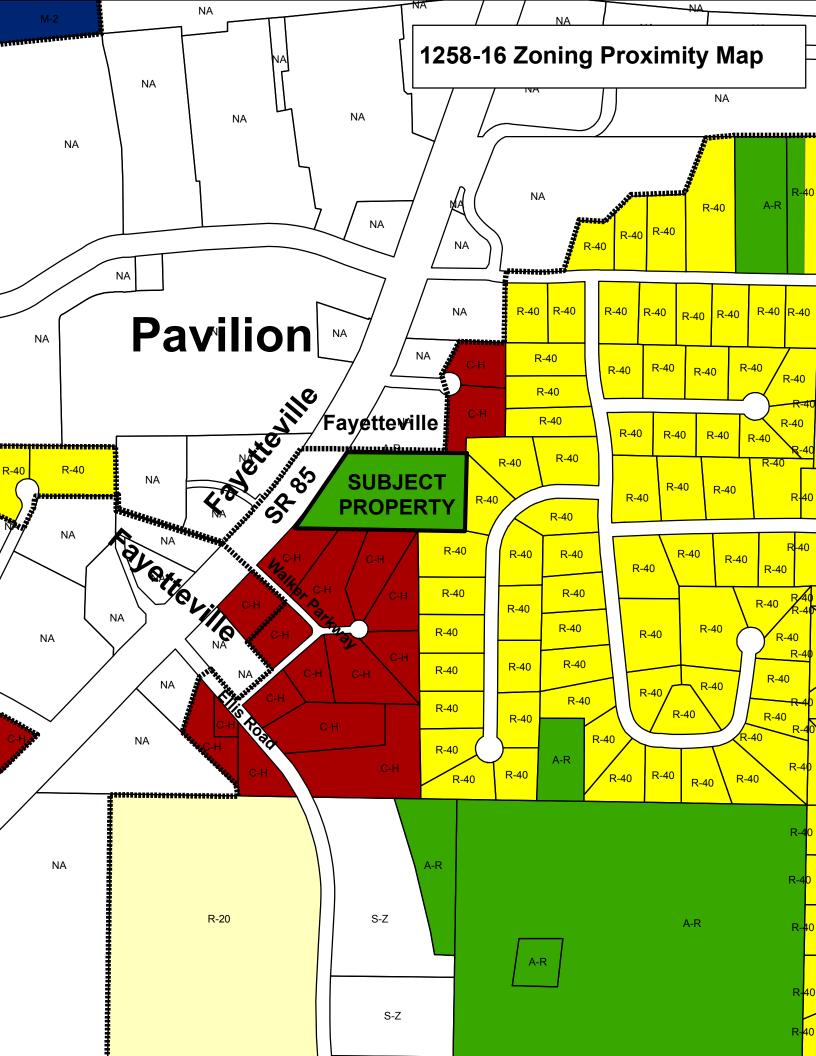
If this petition is approved by the Board of Commissioners, it should be approved **C-H CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. That the owner/developer shall provide an 8 foot sidewalk across the entire frontage of the property.









# APPLICATION TO AMEND TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: Sara M Ellis Estate Mary Kathren M-log - excellor
MAILING ADDRESS: 1373 HWY 85 N, Fayetteville, GA 30214
PHONE: 678-770-1918 E-MAIL: Mccoy, Kathyenumail. org
AGENT FOR OWNERS: Becky Crawford, BHHS Georgia Properties
MAILING ADDRESS: 320 W. Lanier ave. Ste 110, Faye + kulle 30214
PHONE: 478.480.4387 E-MAIL: Becky. Crawforde BHHS Geors's
168+185
PROPERTY LOCATION: LAND LOT 186 LAND DISTRICT 5th PARCEL 0538 026 LAND LOT LAND DISTRICT PARCEL 5.85
TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: Approx. 4.76 acres
EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: C-H
ZONING OF SURROUNDING PROPERTIES: C-H (south); R-40 (south, east), C-3 (city, north)
PRESENT USE OF SUBJECT PROPERTY: Residential/Vacant
PROPOSED USE OF SUBJECT PROPERTY: Plasma Donation Center (medical/dental office)
LAND USE PLAN DESIGNATION:Commercial
NAME AND TYPE OF ACCESS ROAD: Highway 85; State Highway
LOCATION OF NEAREST WATER LINE: Highway 85
(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 741258-16
Application Insufficient due to lack of:
by Staff: Date:
Application and all required supporting documentation is Sufficient and Complete
by Staff: ( ) Date: 6/1/2016
DATE OF PLANNING COMMISSION HEARING: July 2, 2016
DATE OF PLANNING COMMISSION HEARING:  Date: 57 July 2, 2016  Date of County Commissioners Hearing: 5uly 26, 2016
Received from <u>EXCEL FNGINFERING</u> , <u>INC.</u> a check in the amount of \$250.00 for application filing fee, and \$20.00 for deposit on frame for public hearing sign(s).  Date Paid:
5285827

# PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Sara M Ellis Estate	
Please Print Names	
Property Tax Identification Number(s) of Subject Pro	operty: 0538 026
(I am) (we are) the sole owner(s) of the above-referenced pro	
in Land Lot(s) 186 of the 5	District, and (if applicable to more than one land
district) Land Lot(s) of the	
4.76 acres (legal description corresponding to most recent re	ecorded plat for the subject property is attached herewith).
(I) (We) hereby delegate authority to	to act as (my) (our) Agent in this and all conditions of zoning which may be imposed by the
(I) (We) certify that all of the information filed with this apparts any paper or plans submitted herewith are true and correct (We) understand that this application, attachments and feed Zoning Department and may not be refundable. (I) (We) herein by me/us will result in the denial, revocation or admir further acknowledge that additional information may be application.	to the best of (my) (our) knowledge and belief. Further, (I) is become part of the official records of the Fayette County of understand that any knowingly false information given instrative withdrawal of the application or permit. (I) (We)
примини	V / V
$n_i = (i - i)$	And I Walter
May Kathyn Miley Signature of Property Owner 1	A CONTRACTOR OF A DINGMAN
Signature of Property Owner 1	Signature of Notary Public ANDREA DINGMAN Notary Public, Georgia
21 1 11/2 Park D	Fayette County My Commission Expires
260 LITTLE CREEK Dr.	U110110 Micros July 31, 2016
260 Little Creek Dr. Address Sharpsburg, GA 30277	Date
Signature of Property Owner 2	Signature of Notary Public
Address	Date
Signature of Property Owner 3	Signature of Notary Public
Address	Date
Signature of Authorized Agent	Signature of Notary Public
Address	Date

NAME:	PETITION NUMBER:
ADDRESS: 1373 Huy 85 N F	zye+ feville, CA 30214
COUNTY GEORGIA	IY IN THE UNINCORPORATED AREAS OF FAYETTE
	d property is located in a(n)A-RZoning District.
	roperty from its present classification and tenders herewith the
•	olic hearing. He/She petitions the above named to change its
classification to	
This property includes: (check one of the following)	
See attached legal description on recorded deed for	r subject property or
[ ] Legal description for subject property is as follows	<b>:</b>
PUBLIC HEARING to be held by the Planning Comm	ission of Fayette County on theday of
July, 2016a	t 7:00 P.M.
PUBLIC HEARING to be held by the Board of Comm	issioners of Fayette County on theday
of	at 7:00 P.M.
	19 000 011
SWORN TO AND SUBSCRIBED BEFORE ME THIS	S_18 DAY OF
And le smarci	Ma Koth a Mila
NOTARY PUBLIC	May Kathyp M Cog APPLICANT'S SIGNATURE
ANDREA DINGMAN	
ANDREA DINGMAN Notary Public, Georgia Fayette County My Commission Expires July 31, 2016	



# PROJECT NARRATIVE Rezoning of Property at 1373 Highway 85 North Fayetteville, GA 30214

Date: May 31, 2016

The proposed project is located on a 5.89 acre parcel located at 1373 Highway 85 North; said property is on the "south" side of Highway 85 North in the unincorporated Fayette County, Georgia. The property is currently zoned A-R (Agricultural-Residential District); the request is to rezone the property to C-H (Highway Commercial District). The existing one-story dwelling with attached carport and detached accessory structure located east of the dwelling will be razed. Thereafter, a 16,686 square foot, single-story plasma donation center containing 72 "beds" is proposed which fits into the medical/dental office category; a permitted use in the C-H District.

The proposed development will be operated by Biolife Plasma Services. In addition to the subject clinic, stormwater facilities, parking with interior access drives, and other required infrastructure is proposed for the subject property. This proposed rezoning and use matches with the existing Highway Commercial Zoning on the adjacent parcels fronting Highway 85.

Please contact me if you have any questions or if additional information is required.

Thank you,

Eric Drazkowski 920-322-1678

eric.d@excelengineer.com

# AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

Sara M. Ellis Estate  I/We, Mary Kathryn M-Coy executorsaid property owner(s) of subject property requested to be rezoned,
hereby agree to dedicate, at no cost to Fayette County,feet of right-of-way along
as measured from the centerline of the road.
Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County
Development Regulations require a minimum street width as specified below:
Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)
Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)
Sworn to and subscribed before me this
SIGNATURE OF PROPERTY OWNER SIGNATURE OF PROPERTY OWNER
NOTARY PUBLIC
ANDREA DINGMAN Notary Public, Georgia Fayette County My Commission Expires July 31, 2016

# DEVELOPMENTS OF REGIONAL IMPACT (DRI)

# Rezoning Applicant:

A.	Please review the attached "Developments of Regional Impact Tiers and Development Thresholds"
	established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project
	meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less
	than those listed) then skip to section C. below and complete.

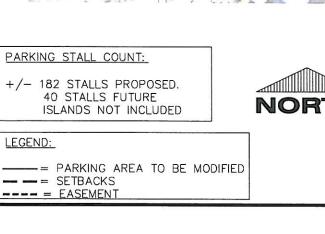
- If the project does meet or exceed the established thresholds for the type of development proposed, the B. Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: <a href="https://www.dca.state.ga.us/DRI/">www.dca.state.ga.us/DRI/</a>.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [ x ] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds
  - The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

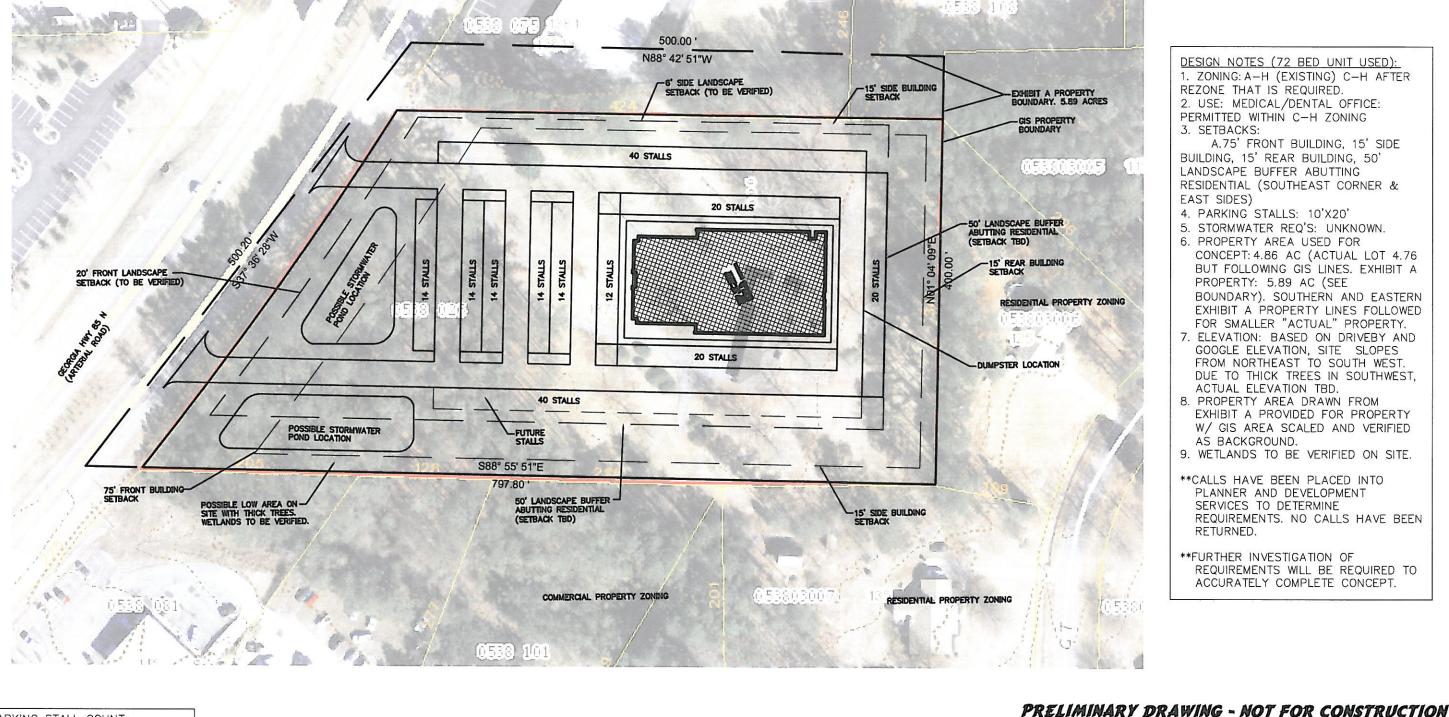
Signed this 18th day of May .20\_16.

Mare Kathun M'(Or)

APPLICANT'S SIGNATURE







DESIGN NOTES (72 BED UNIT USED):

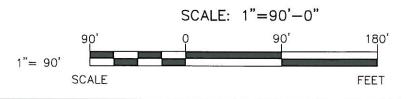
- 1. ZONING: A-H (EXISTING) C-H AFTER REZONE THAT IS REQUIRED.
- 2. USE: MEDICAL/DENTAL OFFICE: PERMITTED WITHIN C-H ZONING
- 3. SETBACKS:

A.75' FRONT BUILDING, 15' SIDE BUILDING, 15' REAR BUILDING, 50' LANDSCAPE BUFFER ABUTTING RESIDENTIAL (SOUTHEAST CORNER & EAST SIDES)

- 4. PARKING STALLS: 10'X20'
- 5. STORMWATER REQ'S: UNKNOWN.
- 6. PROPERTY AREA USED FOR CONCEPT: 4.86 AC (ACTUAL LOT 4.76 BUT FOLLOWING GIS LINES. EXHIBIT A PROPERTY: 5.89 AC (SEE BOUNDARY). SOUTHERN AND EASTERN EXHIBIT A PROPERTY LINES FOLLOWED FOR SMALLER "ACTUAL" PROPERTY.
- 7. ELEVATION: BASED ON DRIVEBY AND GOOGLE ELEVATION, SITE SLOPES FROM NORTHEAST TO SOUTH WEST. DUE TO THICK TREES IN SOUTHWEST, ACTUAL ELEVATION TBD.
- 8. PROPERTY AREA DRAWN FROM EXHIBIT A PROVIDED FOR PROPERTY W/ GIS AREA SCALED AND VERIFIED AS BACKGROUND.
- 9. WETLANDS TO BE VERIFIED ON SITE.
- \*\*CALLS HAVE BEEN PLACED INTO PLANNER AND DEVELOPMENT SERVICES TO DETERMINE REQUIREMENTS. NO CALLS HAVE BEEN RETURNED.
- \*\*FURTHER INVESTIGATION OF REQUIREMENTS WILL BE REQUIRED TO ACCURATELY COMPLETE CONCEPT.



# CONCEPT SITE PLAN



# **PRELIMINARY** PLAN DATE:

PROJECT:

BIOLIFE PLASMA CENTER FAYETTEVILLE, GA FAYETTEVILLE, GA

ENGINEERING INC.



**PETITION NO: 1259-16** 

**REQUESTED ACTION:** A-R to R-70

PROPOSED USE: Residential Subdivsion

**EXISTING USE:** Undeveloped Land

LOCATION: Ebenezer Road and Davis Road

**DISTRICT/LAND LOT(S):** 7th District, Land Lot(s) 36, 37, 60 & 61

**OWNER:** Shelly M. Godby & Regina D. Godby

**AGENT:** Rod Wright

PLANNING COMMISSION PUBLIC HEARING: July 7, 2016

**BOARD OF COMMISSIONERS PUBLIC HEARING: July 28, 2016** 

\_\_\_\_\_

# **APPLICANT'S INTENT**

Applicant proposes to develop a Single-Family Residential Subdivision consisting of 17 lots on 38.995 acres.

# **STAFF RECOMMENDATION**

APPROVAL WITH TWO (2) CONDITIONS.

# **INVESTIGATION**

# A. PROPERTY SITE

The subject property is a 38.995 acre tract fronting on Ebenezer Road and Davis Road in Land Lot(s) 36, 37, 60 and 61 of the 7th District. Ebenezer Road is classified as a Minor Arterial road and Davis Road is classified as a Collector on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

# B. SURROUNDING ZONING AND USES

The general situation is a 38.995 acres tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-70. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	18.2	A-R	Undeveloped	Low Density Residential (1 Unit/1 to 2 Acres)
South & West	5.0 5.0	A-R A-R	Single-Family Residence Single-Family Residence	Low Density Residential (1 Unit/1 to 2 Acres)
South (across Davis Road)	12.89 6.32 6.32	A-R A-R A-R	Undeveloped Single-Family Residence Single-Family Residence	
East	7.6 22.0	A-R A-R	Single-Family Residence Undeveloped	Low Density Residential (1 Unit/1 to 2 Acres)
West	2.140 2.414 2.1	R-70 R-70 A-R	Single-Family Residence Single-Family Residence Single-Family Residence	Low Density Residential (1 Unit/1 to 2 Acres)
West (across Ebenezer Road)	5.3 109.6	A-R A-R	Single-Family Residence Undeveloped	

# C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

### D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-70 for the purpose of developing a Single-Family Residential Subdivsion.

# **Platting**

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

# **Right-of-Way Requirements**

Per Engineering/Public Works, Ebenezer Road has an 80 foot right-of-way and the Concept Plan indicates the same. As a Minor Arterial, Ebenezer Road requires 100 feet of right of way. As a Collector, Davis Road requires 80 feet of right-of-way. Per Section 104.52 of the Fayette County Development Regulations, should a proposed development adjoin an existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification as indicated on the Fayette County Thoroughfare Plan of the adjoining street.

### **Access**

The Concept Plan submitted indicates one (1) access from Ebenezer Road.

# E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Deficiencies include, but are not limited to:

Lot 12 -Area along Davis Road is a front yard with a 75 foot setback. Stormwater detention has to be in a common area owned by the home owners association and not on individual lots.

# F. DEPARTMENTAL COMMENTS

**Water System** Access to 20" main on Ebenezer Road.

# Public Works/Engineering

Engineer offers the following comments for rezoning request to R-70:

- ROW dedication of 10' along Ebenezer Rd is accurate for an Arterial;
- ROW dedication of 40' from centerline of Davis is also required along back of lot 12 (Davis is Collector);
- Stormwater Detention must be on commonly-owned property; could impact lot yield.

# **Environmental Management**

**Floodplain** The property **DOES NOT** contain floodplain per FEMA FIRM

panel 13113C0091E dated Sept 26, 2008.

**Wetlands** A wetland study may be required upon staff field inspection. Per

Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers <u>prior</u> to issuance of any permits from Fayette

County for any phase of development affecting wetlands.

Watershed Watershed Protection **DOES** apply. All state waters identified

are subject to a 50 ft. Watershed Protection buffer measured from wrested vegetation and a 25 ft. setback measured from the

Wiested Vegetation and a 25 ft. setoack measure

Watershed buffer.

**Groundwater** The property **IS** within a groundwater recharge area.

**Stormwater** This development **IS** subject to the Post-Development Stormwater

Management Ordinance.

# **Environmental Health Department**

This department has no objection to the proposed rezoning. If approved, this department will need to complete a departmental required Subdivision review which will include the submission of a Level 3 soils report.

# <u>Fire</u>

Must connect to Fayette Co. Water System and provide fire hydrants every 600 feet.

# **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to R-70 for the purpose of developing Residential Subdivsion. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

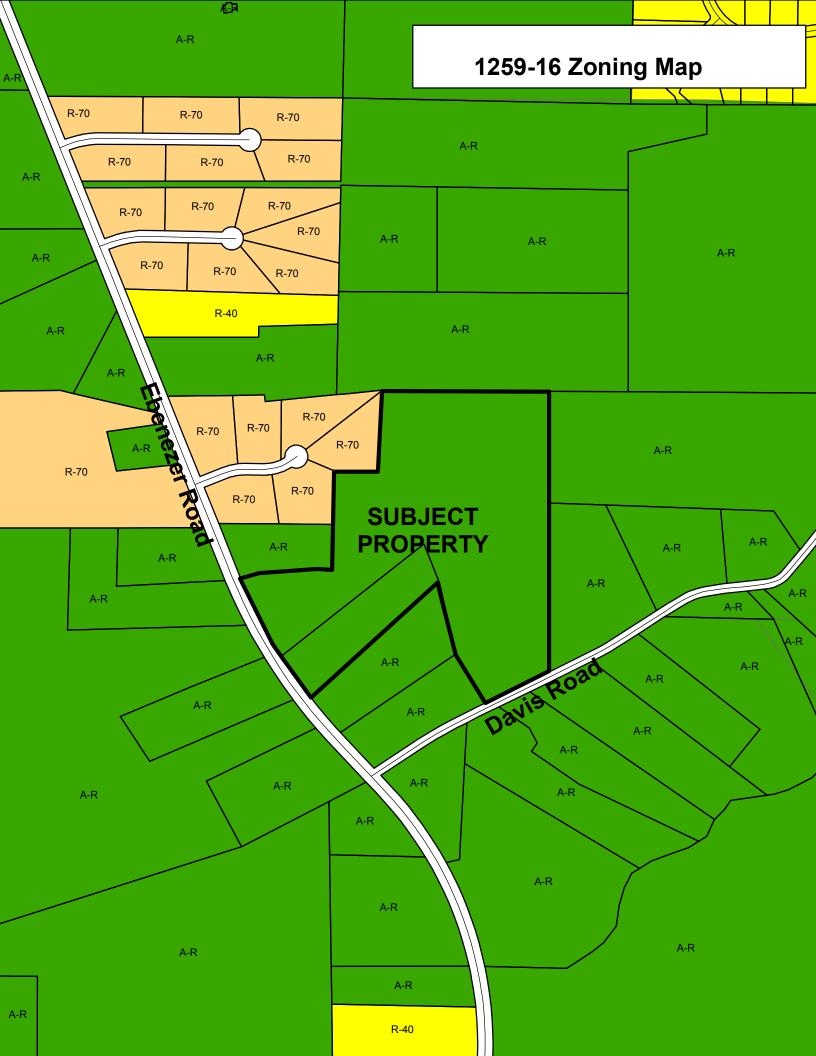
- 1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.
- 2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
- 3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
- 4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

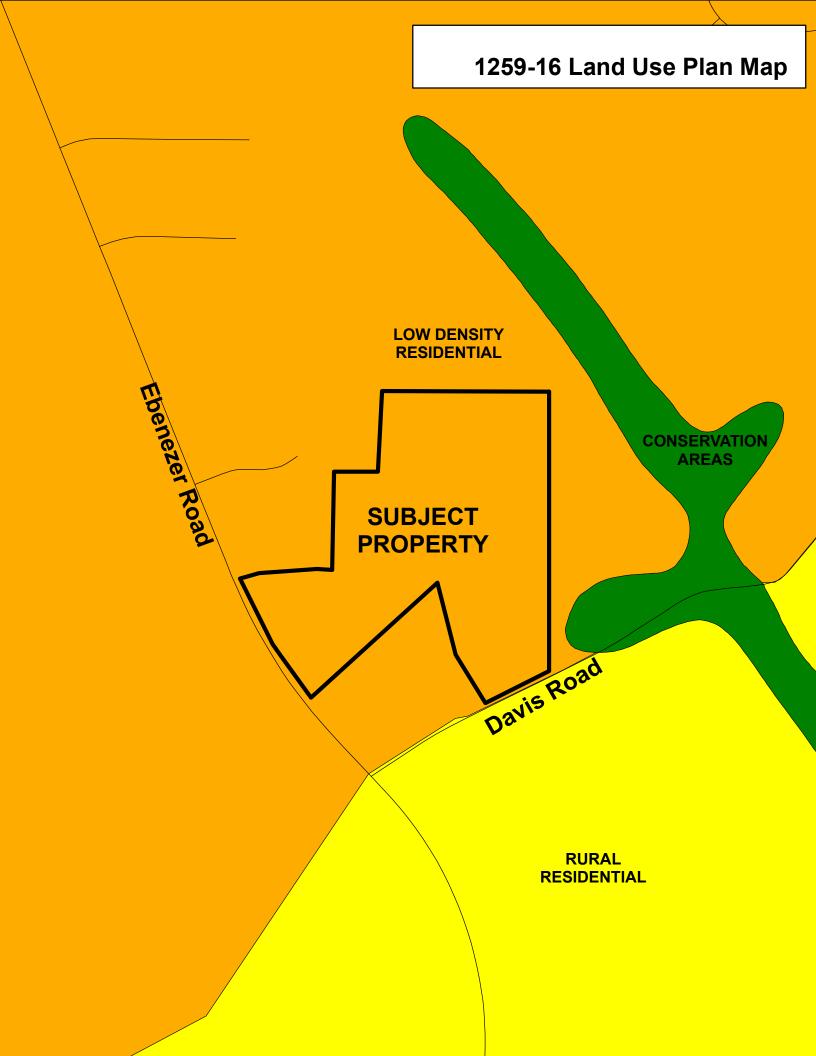
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH TWO (2) CONDITIONS.** 

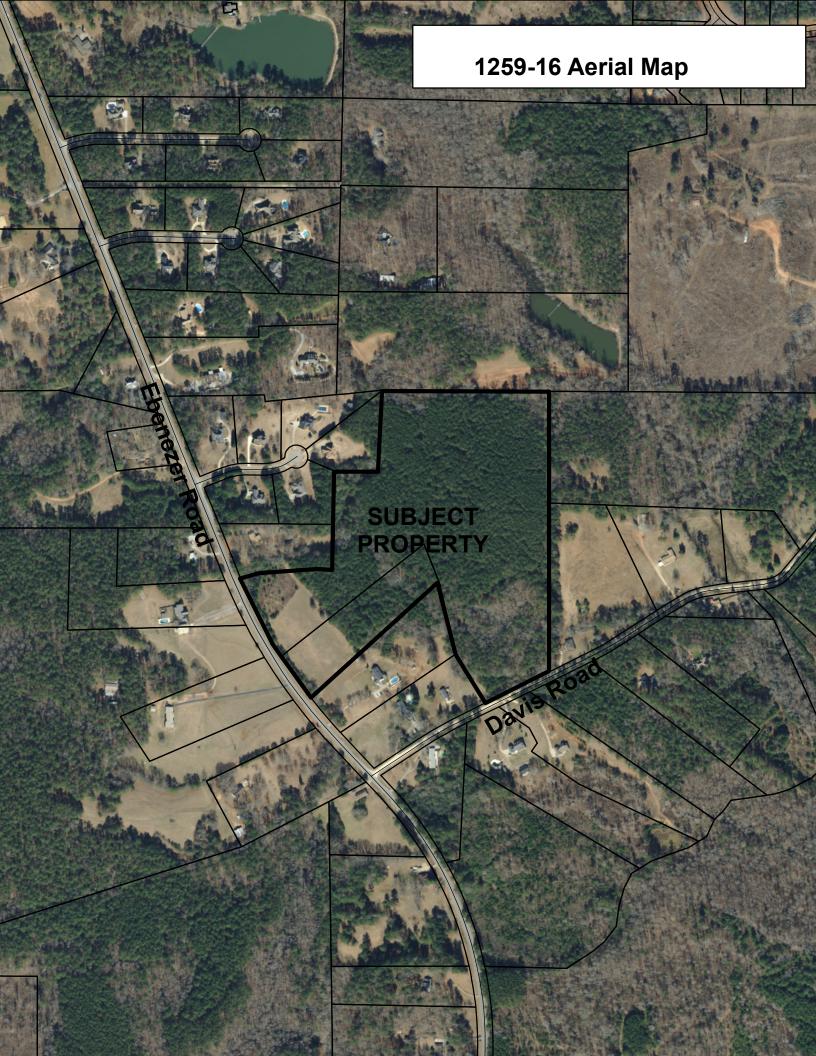
# **RECOMMENDED CONDITIONS**

If this petition is approved by the Board of Commissioners, it should be approved R-70 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

- 1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50 feet of right-of-way as measured from the centerline of Ebenezer Road prior to the approval of the Final Plats and said dedication area shall be shown on the Preliminary Plat and Final Plats. (*This condition is to ensure the provision of adequate right-of-way for future road improvements.*)
- 2. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40 feet of right-of-way as measured from the centerline of Davis Road prior to the approval of the Final Plat and said dedication area shall be shown on the Preliminary Plat and Final Plat. (This condition is to ensure the provision of adequate right-of-way for future road improvements.)









# APPLICATION TO AMEND TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: Snelly W. Godby
MAILING ADDRESS:7595 Old Jonesboro Rd., Fairburn, Ga., 30213
PHONE: E-MAIL:
AGENT FOR OWNERS: RodWrightCorp., Rod Wright
MAILING ADDRESS: P.O. Box 629, Fayetteville, Ga. 30214
PHONE:770-294-7990 E-MAIL: _thesubdivider@gmail.com
PROPERTY LOCATION: LAND LOT 37 & 60 LAND DISTRICT 7th PARCEL 0714 050 LAND LOT LAND DISTRICT PARCEL TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 5.00
EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-70
ZONING OF SURROUNDING PROPERTIES: West-(A-R) & (A-R) North-(A-R) South-(A-R) East-(A-R)
PRESENT USE OF SUBJECT PROPERTY: Undeveloped Land
PROPOSED USE OF SUBJECT PROPERTY: Residential Subdivision
LAND USE PLAN DESIGNATION: Low Density Residential
NAME AND TYPE OF ACCESS ROAD: Ebenezer Road - Minor Arterial
LOCATION OF NEAREST WATER LINE: Ebenezer Road - west side
(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: ZA-1259-16
by Staff: Date:
[ ] Application and all required supporting documentation is Sufficient and Complete
by Staff: Pele Fusium Date: 4/1/16
DATE OF PLANNING COMMISSION HEARING:
DATE OF COUNTY COMMISSIONERS HEARING:
Received from Rod world Love a check in the amount of \$\frac{460.00/ev}{450.00/ev}\$ for application filing fee, and \$\frac{4000}{400}\$ for deposit on frame for public hearing sign(s).  Receipt Number: \frac{5285902}{5285907} \frac{\$470.00}{200}\$ REZONING APPLICATION, FAYETTE COUNTY, GA
REZONING APPLICATION, FAYETTE COUNTY, GA

# APPLICATION TO AMEND TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: Regina D. Godby		
MAILING ADDRESS: 7595 Westbridge Rd., Fairburn, Ga., 30213		
PHONE: E-MAIL:		
AGENT FOR OWNERS: RodWrightCorp., Rod Wright		
MAILING ADDRESS: P.O. Box 629, Fayetteville, Ga. 30214		
PHONE: 770-294-7990 E-MAIL: thesubdivider@gmail.com		
PROPERTY LOCATION: LAND LOT 37 & 60 LAND DISTRICT 7th PARCEL 0714 014 LAND LOT LAND DISTRICT PARCEL		
TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 33.995		
EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-70		
ZONING OF SURROUNDING PROPERTIES: West-(R-70) & (A-R) North-(A-R) South-(A-R) East-(A-R)		
PRESENT USE OF SUBJECT PROPERTY: Undeveloped Land		
PROPOSED USE OF SUBJECT PROPERTY: Residential Subdivision		
LAND USE PLAN DESIGNATION: Low Density Residential		
NAME AND TYPE OF ACCESS ROAD: Ebenezer Road - Minor Arterial		
LOCATION OF NEAREST WATER LINE: Ebenezer Road - west side		
(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER:		
[ ] Application Insufficient due to lack of:		
by Staff: Date:		
[ ] Application and all required supporting documentation is Sufficient and Complete		
by Staff: Date:		
DATE OF PLANNING COMMISSION HEARING:		
DATE OF COUNTY COMMISSIONERS HEARING:		
Received from a check in the amount of \$ for		
application filing fee, and \$ for deposit on frame for public hearing sign(s).  Date Paid:  Receipt Number:		
Date Paid: Receipt Number:		

NAME:	Regina D. Godby	PETITION NUMBER:	
ADDRESS:	DDRESS:7595 Westbridge Rd., Fairburn, Ga., 30213		
PETITION 1		ARTY IN THE UNINCORPORATED AREAS OF FAYETTE  affirms that he is the owner or the specifically	
authorized a	gent of the property described below. S	aid property is located in a(n) A-R Zoning District.	
He/She respe	ectfully petitions the County to rezone the	property from its present classification and tenders herewith the	
sum of \$_49	0.00 to cover all expenses of pu	ublic hearing. He/She petitions the above named to change its	
classification	to <u>R-70</u> .		
This propert	ty includes: (check one of the following)		
[ ] See attac	ched legal description on recorded deed f	for subject property or	
[X] Legal de	scription for subject property is as follow	ws:	
	Sc	ee Attached	
PUBLIC HE July	EARING to be held by the Planning Com, 20		
PUBLIC HE		missioners of Fayette County on the day day at 7:00 P.M.	
SWORN TO	O AND SUBSCRIBED BEFORE ME TH	HIS 31 St DAY OF May ,2016	
Vicni	L.Kashari	* Regina D. Goding	
NOTARY P	UBLIC	APPLIĆANT'S SIGNATURE	

30213
VICENTARY LANGUE OF TAXABLE
NCORPORATED AREAS OF FAYETTE s that he is the owner or the specifically
ted in a(n) A-R Zoning District.
resent classification and tenders herewith the
he petitions the above named to change its
or
County on the day of
te County on the day
OF May ,20/6.
Nelly Ladby Int's signature

### PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

	Regina D. Godby	
Please P	rint Names	
(I am) (we in Land I district) l	Lot(s) 37 & 60 of the 7th  Land Lot(s) of the	erty: 0714 014  erty requested to be rezoned. Subject property is located District, and (if applicable to more than one land District, and said property consists of a total of orded plat for the subject property is attached herewith).
(I) (We)	hereby delegate authority toRod Wright	to act as (my) (our) Agent in this ad all conditions of zoning which may be imposed by the
(I) (We) c any pape (We) und Zoning D herein by	or or plans submitted herewith are true and correct to derstand that this application, attachments and fees be Department and may not be refundable. (I) (We) u work me/us will result in the denial, revocation or administ acknowledge that additional information may be	cation including written statements or showings made in the best of (my) (our) knowledge and belief. Further, (I) become part of the official records of the Fayette County inderstand that any knowingly false information given strative withdrawal of the application or permit. (I) (We) required by Fayette County in order to process this
	Segma N. Godley Signature of Property Owner 1 Parks Ave Newnan GA Address 30213	Dicke L. Kashari Signature of Notary Public  May 3, 2016 Date
_	Signature of Property Owner 2	Signature of Notary Public
Ā	Address	Date
$\bar{s}$	Signature of Property Owner 3	Signature of Notary Public
Ā	Address	Date
_		Sharon EBatte
	Signature of Authorized Agent  225 Riverask DR  Address Fayetleville 64 30215	Signature of Notary Public
A	Address Fayetleville 67 30215	Date

### PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Shelly M. Godby	
Please Print Names	
Property Tax Identification Number(s) of Subject Prop	perty: 0714 050
(I am) (we are) the sole owner(s) of the above-referenced prop	,exe,,
in Land Lot(s) 37 & 60 of the 7th	
district) Land Lot(s) of the	
5.00 acres (legal description corresponding to most recent rec	
(I) (We) hereby delegate authority to <b>Rod Wright</b> rezoning. As Agent, they have the authority to agree to any a Board.	
(I) (We) certify that all of the information filed with this applied any paper or plans submitted herewith are true and correct to (We) understand that this application, attachments and fees Zoning Department and may not be refundable. (I) (We) therein by me/us will result in the denial, revocation or adminifurther acknowledge that additional information may be application.	o the best of (my) (our) knowledge and belief. Further, (I become part of the official records of the Fayette County understand that any knowingly false information given strative withdrawal of the application or permit. (I) (We
Signature of Property Owner 1	Vicke L. Kashane Signature of Notary Public
Address	Date
Signature of Property Owner 2	Signature of Notary Public
Address	Date
Signature of Property Owner 3	Signature of Notary Public
Address	Date
	Sharan EBatta
Signature of Authorized Agent	Signature of Notary Public
225 Kivenosh Ar	6/1/10
225 Riverosh Dr Address Fryeteville GA 30215	Date

### AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We,	Regina D. Godby	_, said propert	y owner(s) of subject property requested to be rezoned,
hereby a	gree to dedicate, at no cost to Fayette County	,50	feet of right-of-way along
1.	Ebenezer Road	-	as measured from the centerline of the road.
Based of	n the Future Thoroughfare Plan Map stree	ets have one o	of the following designations and the Fayette County
Develop	ment Regulations require a minimum street v	width as specif	ied below:
Local St	reet (Minor Thoroughfare) 60 foot right-o	f-way (30' mea	sured from each side of road centerline)
Collecto	r Street (Major Thoroughfare) 80 foot	right-of-way (	40' measured from each side of road centerline)
Arterial	Street (Major Thoroughfare) 100 foot right-	of-way (50' me	easured from each side of road centerline)
Sworn t	o and subscribed before me this 31 st	day of _	May ,20]6.
L Bed SIGNA	Jins D. Golly TURE OF PROPERTY OWNER		SIGNATURE OF PROPERTY OWNER
V			
Dic NOTAR	RY PUBLIC		

### AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We,	, said property	y owner(s) of subject property requested to be rezone	d,
hereby agree to dedicate, at no cost to Fayette County,	50	feet of right-of-way alor	ng
Ebenezer Road		as measured from the centerline of the roa	ıd.
Based on the Future Thoroughfare Plan Map street	ts have one of	f the following designations and the Fayette Coun	ıty
Development Regulations require a minimum street w	idth as specific	ed below:	
Local Street (Minor Thoroughfare) 60 foot right-of-	way (30' meas	sured from each side of road centerline)	
Collector Street (Major Thoroughfare) 80 foot i	right-of-way (4	40' measured from each side of road centerline)	
Arterial Street (Major Thoroughfare) 100 foot right-o	f-way (50' mea	asured from each side of road centerline)	
Sworn to and subscribed before me this 315+	day of	may ,20 16	
		Stelle Hoolby	
SIGNATURE OF PROPERTY OWNER		SIGNATURE OF PROPERTY OWNER	
Dicker J. Kashani NOTARY PUBLIC			

### DEVELOPMENTS OF REGIONAL IMPACT (DRI)

### **Rezoning Applicant:**

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: <a href="www.dca.state.ga.us">www.dca.state.ga.us</a> DRI.</a>.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [X] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
  - [ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 31st day of may, 2016.

APPLICANT'S SIGNATURE

### DEVELOPMENTS OF REGIONAL IMPACT (DRI)

### Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
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- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
  - [X] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds
  - [ ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this 31 st day of most ,2016.

APPLICANT'S SIGNATURE

### DISCLOSURE STATEMENT

No	Yes (see attached disclosure report)
	No

# TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.



#### DISCLOSURE STATEMENT

	/	
Please check one:		
Campaign contributions -	No	Yes (see attached disclosure report)

# TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

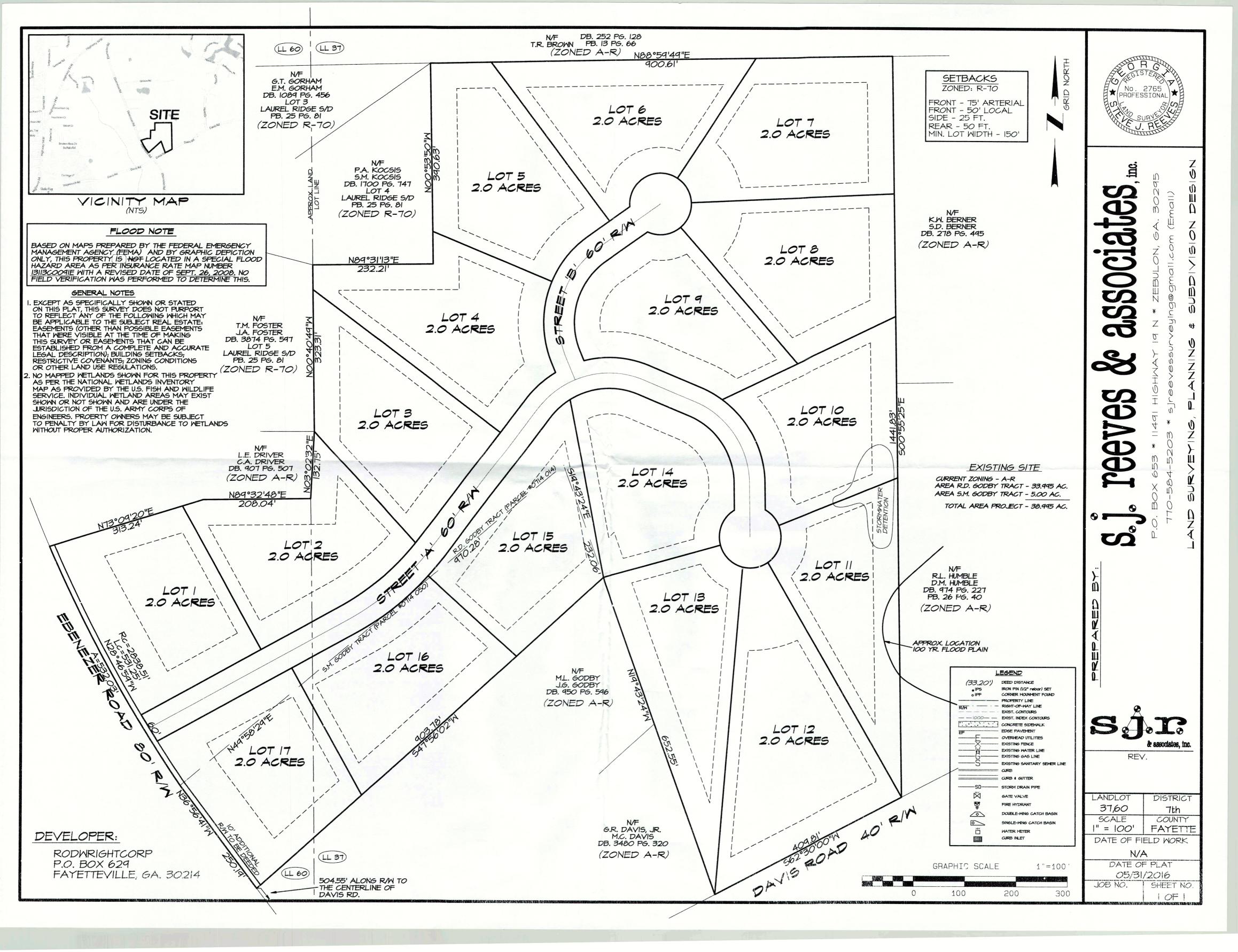
O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**HISTORY:** Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

9
REZONING APPLICATION, FAYETTE COUNTY, GA



# **ZONING ORDINANCE - SECTION 110-3 DEFINITIONS** (the following to be added in its entirety to the list of definitions)

Deer processing facility means a facility where deer is processed into various cuts of venison.

### ZONING ORDINANCE - Sec. 110-125. - A-R, Agricultural-Residential District. c. Conditional uses.

(9). *Deer processing facility.* 

# **ZONING ORDINANCE** - Sec. 110-169. - Conditional use approval. (the following to be added in its entirety to the list of Conditional Uses in A-R)

- r. The facility shall only be utilized for deer processing. The facility shall not be utilized for the processing of livestock or other wild game. Allowed in the A-R zoning district.
  - 1. Minimum lot size: five acres;
  - 2. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the County Engineer;
  - 3. Sale of the processed venison to the general public shall be prohibited. This provision shall not prohibit the processing of meat in conjunction with the Department of Natural Resources' "Hunters for the Hungry" program;
  - 4. All deer processing, including the storage of processing waste, shall take place within an enclosed structure. Said structure shall be at least 100 feet from all property lines and to the side or rear of the principal structure, as applicable. The deer processing facility shall comply with regulations for auxiliary structures (see Sec, 110-169, u.);
  - 5. The deer processing facility shall have a current Wildlife Storage Permit from the Georgia Department of Natural Resources, Wildlife Resources Division;
  - 6. The deer processing facility shall have a NPDES Permit, as applicable, from the Environmental Protection Division of the Georgia Department of Natural Resources and said permit shall be filed with the Department of Environmental Management;
  - 7. All deer processing waste, not being routed to a rendering plant or other venders, shall be disposed of in compliance with the Guidance Document Disposal of Deer Processing Waste from the Georgia Department of Natural Resources, Environmental Protection Division. Deer processing waste shall be treated as "commercial solid waste" and shall only be disposed of in Municipal Solid Waste Landfills (MSWL). The burial of any deer processing waste is prohibited;
  - 8. A vehicle drop-off area shall be provided with a circulation pattern permitting vehicles to re-enter the public street in a forward manner. The parking area shall comply with Article VIII. Off-Street Parking and Service Requirements of the Development Regulations. Graveled parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations, but shall provide the following:
    - (i) Exterior and interior parking aisles shall be terminated at both ends by a landscape island.
    - (ii) Landscape islands shall be provided for each 150 feet of continuous parking length.
    - (iii) One (1) canopy tree, six (6) feet high at planting, is required per landscape island.

Paved parking areas shall meet the Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

9. A site plan meeting the full requirements of the Fayette County Development Regulations is not required. A sketch, drawn to scale, on a survey of the lot depicting all buildings utilized for the processing facility, parking area, drop-off area/circulation pattern and any waste containment facilities/structures shall be required. The survey shall also depict FEMA and MNGWPD floodplain and elevations, and watershed protection buffers and setbacks, as applicable. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a deer processing facility, a site plan compliant with stormwater requirements of the Fayette County Development Regulations shall be required. The site will be exempt from the Nonresidential Development Landscape Requirements and Tree Retention, Protection, and Replacement of the Fayette County Development Regulations. A site located on a State Route shall comply with the applicable Transportation corridor overlay zone (Sec. 110-173) with the exception of the Architectural standards.

# **ZONING ORDINANCE-** Sec. 110-169. - Conditional use approval. (the following to be amended as follows)

- f. A-R wedding/event facility. The facility shall be utilized for private and public weddings and events by a third party who provides some form of consideration to the owner or his/her agent. The facility shall not be utilized for concerts, sporting events, or vehicle racing. A horse show, rodeo, carnival, community fair, and/or religious tent meeting shall also be allowed as regulated in this article and this section and the most restrictive conditions shall apply. Allowed in the A-R zoning district.
  - 1. Minimum lot size: fifteen acres.
  - 2. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the county engineer.
  - 3. Facilities which access an unpaved county-maintained road are limited to 12 weddings/events per calendar year. A wedding/event permit from the planning and zoning department is required prior to holding the wedding/event.
  - 4. A minimum 100 foot setback shall separate all buildings and areas utilized for weddings and events from any abutting residential zoning district. Otherwise all buildings and areas utilized for weddings and events shall meet the minimum A-R setbacks.
  - 5. Adequate off-street parking shall be required and a 50-foot setback shall separate parking areas from any abutting residential zoning district. A prepared surface is not required for the parking areas. However, any parking area with a prepared surface shall comply with Article VIII. Off-Street Parking and Service Requirements of the Development

Regulations and must be depicted on a sketch, drawn to scale on a survey of the lot. Grassed and gravel parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations. The following is required for gravel parking areas:

- (i) Exterior and interior parking aisles shall be terminated at both ends by a landscape island.
- (ii) Landscape islands shall be provided for each 150 feet of continuous parking length.
- (iii) One (1) canopy tree, six (6) feet high at planting, is required per landscape island.

Paved parking areas shall meet the Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

- 6. Hours of operation for weddings and events shall be between the hours of 9:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 11:00 p.m. on weekends. These hours of operation shall not limit the setup and cleanup time before and after the wedding or event.
- 7. All structures utilized for weddings and events shall meet all applicable building and fire codes.
- 8. Sanitation facilities shall be approved by the environmental health department.
- 9. Food service shall meet all state and local requirements.
- 10. Tourist accommodations shall not be allowed in conjunction with an A-R wedding and event facility.
- 11. Tents shall require the county fire marshal approval, as applicable of the county fire marshal.
- A site plan meeting the full requirements of the Fayette County Development Regulations is not required. A sketch, drawn to scale on a survey of the lot depicting all existing buildings and specific areas utilized for weddings and events shall be required. The survey shall also depict FEMA and MNGWPD floodplain and elevations, and watershed protection buffers and setbacks as applicable. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a wedding and event facility, a site plan compliant with stormwater requirements of the Fayette County Development Regulations shall be required. The site will be exempt from the Nonresidential Development Landscape Requirements and Tree Retention, Protection, Replacement of the Fayette County Development Regulations. A site located on a State Route shall comply with the applicable Transportation corridor overlay zone (Sec. 110-173) with the exception of the Architectural standards.

### **ZONING ORDINANCE-** Sec. 110-91. - (the following to be amended as follows)

### Sec. 110-91. -Recreational vehicles and boats.

Camping trailers, recreational vehicles, travel trailers, camper pick-up coaches, motorized homes, boat trailers and boats shall not be parked on any residential or A-R lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a dwelling nor any nonresidential lot that has not been improved with a principal building except in conjunction with the construction of a principal building for which a building permit has been issued. Application for a permit for the parking of such recreational vehicles shall be made to the zoning administrator. Such a permit shall be issued for a period not to exceed six months and shall not be renewable when associated with the construction of a dwelling. This provision shall not be interpreted as precluding the parking of such recreational vehicles for a period not to exceed 14 days. One recreational vehicle, when utilized for temporary occupancy, shall be allowed to be parked in any zoning district on a lot which contains a single-family dwelling or in A-R or any residential zoning district. The duration shall not exceed 14 days and said duration shall be allowed two times per year. Recreational vehicles shall include camping trailers and travel trailers in addition to self-propelled vehicles which do not exceed 8½ feet in width, when in travel mode, and 45 feet in length, not including the towing vehicle.

## DEVELOPMENT REGULATIONS - ARTICLE II. - NONRESIDENTIAL CONSTRUCTION PERMIT AND COMPLIANCE PROCEDURES

### • Sec. 104-27. - Use and structures.

a.

d.

e.

f.

Property shall not be used and structures shall not be constructed or modified unless it is shown that a proposed use or storage is in compliance with all county regulations as verified by a certificate of zoning compliance.

- (1)

  Building permit. Before issuing any type of building permit for the site, the building official must receive a certificate of zoning compliance approved by the zoning administrator.
- Site plan required. Prior to the issuance of the certificate of zoning compliance by the zoning administrator, a site plan must be approved for any new nonresidential structure (including additions), use, and/or a change or expansion of a use, except as otherwise exempted in the Zoning Ordinance. Exemption of the requirement for a site plan approval for a new nonessential storage structure or a minor addition to an existing structure shall be granted by the zoning administrator upon determination that it does not affect septic, stormwater, parking, circulation and/or lot coverage requirements. Exemption of the requirement for a site plan approval for a change or expansion of a use shall be granted by the zoning administrator upon determination of compliance with all of the following criteria:
  - New structures, additions, and/or expansions are not proposed for the new use, except as otherwise provided herein.
  - b.

    The proposed use is a permitted use in the zoning district (conditional uses not exempt, except as otherwise exempted in the Zoning Ordinance).
  - The proposed use is a similar or less intensive use than the last authorized use of the property.
    - Thresholds for water use, septic systems, etc., are similar or less intensive than the last authorized use of the property.
  - The site complies with the minimum parking requirements for the proposed use and all other existing uses on site.
    - The site is in compliance with all conditions of approval, and site standard in effect at the time the pervious use was authorized.

Exemption from the site plan approval process for a change of use does not also exempt the requirement for all other necessary permits and inspections.

(Code 1992, § 8-26; Ord. No. 99-08, 6-24-1999; Ord. No. 2001-06, § 1, 6-28-2001; Ord. No. 2012-01, § 1, 3-22-2012)

### • Sec. 104-28. - Site plans.

(a) Filing of site plan. The site plan shall be submitted in accordance with the schedule of established application deadlines and meeting dates, a copy of which is available in the planning and zoning department. The site plan shall be deemed filed when it has been submitted to the zoning administrator.

(b) Site plan distribution. Fifteen copies of a 24 inches by 36 inches site plan shall be submitted to the planning and zoning department for distribution and review by the applicable departments.

Site plan contents. The site plan shall:

(1)

(c)

(e)

(f)

(5)

Be prepared by an engineer of architect registered in the state;

(2) Include a recorded signed and sealed survey indicating metes and bounds; and

(3) Contain all applicable information as required on the site plan review checklist, a copy of which is available at the planning and zoning department.

(d) Department approval. Upon completion of site plan review by the required departments, each department will return its comments to the planning and zoning department, who will make the appropriate entries on the site plan review checklist and notify applicant of approval, administrative conditions of approval, or additional requirements.

*Fee.* A site plan review and compliance fee as specified in this Code will be collected and a receipt provided at the time of issuance of the certificate of zoning compliance by the zoning administrator and prior to the issuance of a building permit.

Other plans required. The following plans if applicable shall be submitted at the time of site plan submittal and shall be approved prior to site plan approval:

(1) Floodplain management plan. Reference article IV of this chapter of the development regulations for applicability and plan requirements (two sets).

(2) Landscape plan. Reference article V of this chapter for applicability and plan requirements (two sets).

(3) *Tree protection plan.* Reference article VI of this chapter for applicability and plan requirements (two sets).

(4) Soil erosion, sedimentation and pollution control plan. Reference article IX of this chapter for applicability and plan requirements (three sets).

Grading plan. Required only when a land disturbance permit is not applicable (two sets).

Clearing, grubbing or grading shall not be undertaken until a land disturbance permit has been approved by the stormwater environmental management department. If a land disturbance permit is not required, a grading plan shall be approved prior to any clearing, grubbing, or grading.

- b.

  No clearing, grubbing or grading involving the use of explosive may be undertaken until a permit has been issued by the fire marshal.
- c. No installation or removal of underground tanks for class I, II, or III flammable liquids shall be undertaken until appropriate permits and inspections have been conducted by the fire marshal.
- (6) Water plan. If required by the water system (two sets).

(2)

- (g) *Verification of lot.* In addition to an approved site plan, an applicant must provide verification that a plat of subdivision has been approved and recorded if required by article XV of this chapter.
- (h) *Approval by zoning administrator.* Upon approval of the site plan by all the applicable departments, the zoning administrator may approve the certificate of zoning compliance.
- (i) Certification of building official and fire marshal. The applicant will be notified by the zoning administrator's issuance of the certificate of zoning compliance that the site plan has been approved. A copy of the certificate of zoning compliance will be presented to the building official and fire marshal.
- Building construction plans. Two sets of building construction plans including one set in electronic media format known as a PDF (portable document file) format on a CD/RW shall be submitted to the fire marshal for review and approval by both the fire marshal and building official. Construction plans shall not be submitted to the fire marshal prior to the site plan approval process. Building construction plan documents should include:
  - (1) One PDF file on CD/RW with project manual PDF (complete set of construction drawings including site plans). Architect/engineer signed/sealed stamp required.
    - Two complete sets of architectural construction drawings with appropriate architect/engineer signed/sealed stamp. Architectural drawings—floor plans; elevations; mechanical plans; plumbing plans; fire protection plans—fire extinguishers; alarm; smoke/heat detection; sprinkler plans. Construction type by International Building Code and building square footage should be noted. In addition to the fire marshal's requirements, the permits and inspection department requirements shall include, but not be limited to the following:
      - COM check; use and occupancy classification; occupant load; electrical panels and panel schedules; ARC fault current calculations and interrupt ratings for equipment; electrical load calculations; structural load packages; engineered trust/joist packages; framing details; statement of special inspections; footing/foundation specifications; gas line isometric details; ventilation, outside air, and makeup air schedules; specific hazardous area details; energy code details/specifications.
    - Check with the permits and inspections department for specific details/requirements for the project.
    - c.

      If applicable, two sets of project manuals with specifications.
- (k)

  Site plan changes. Any deviations from an approved site plan must be shown on a revised site plan and approved by the applicable departments. Changes shall be authorized in writing on the revised site plan

by the applicable departments. A copy of the revised site plan will then be given to the building official for inclusion in the project file.

(1) Fire marshal approval. The fire marshal shall approve all construction plans and submit to the building official a written report of compliance with chapter 12, fire prevention. Prior to any building construction, the applicant must obtain a construction permit through the bureau of fire prevention. This permit will not be in lieu of required permits through the building official.

(m)

Certificate of occupancy. In no case shall a certificate of occupancy be issued by the building official unless an as-built condition is reflected on an approved site plan.

(n) Expiration of certificate of zoning compliance. If no application is made to obtain a building permit from the building official within 12 months of the date of zoning compliance, then said compliance shall be deemed null and void.

(Code 1992, § 8-27; Ord. No. 1986-13, § 2-1, 7-24-1986; Ord. of 3-24-1988; Ord. No. 1997-08, 4-24-1997; Ord. No. 1998-08; Ord. No. 2001-06, 6-28-2001; Ord. No. 2012-01, § 1, 3-22-2012)

### • Sec. 104-29. - Compliance.

(b)

Batter board and footing inspection Foundation survey. A batter board inspection signed and sealed foundation survey by a registered land surveyor shall be required in addition to after the footing inspection foundation is poured. required by the International Building Code. A batter board inspection shall be required by the planning and zoning department and the stormwater environmental management management department who shall be notified by the building official whenever a batter board inspection is requested. The planning and zoning department and the stormwater environmental management environmental management department shall inspect review the project each structure's foundation survey for compliance and/or require a surveyor's certification. The planning and zoning department and stormwater environmental management department shall certify in writing to the building official permits and inspections department that the building location and other and other aspects of the site comply with the approved site plan. Approval of a foundation survey is required prior to a footing inspection by the building official framing of the structure.

Final and 80 percent inspections. The building official shall notify the planning and zoning department and the stormwater environmental management department, and the fire marshal whenever a final inspection is requested. The planning and zoning department, the stormwater environmental management department, and the fire marshal shall inspect the project and shall certify in writing to the building official that the site is in compliance, or that proper surety, as provided for in various county ordinances, has been posted. The building official shall not allow a structure to be occupied nor issue a certificate of occupancy prior to receiving certification of approval in writing from the above named county employees. The fire marshal shall be notified directly by the owner or contractor whenever an 80 percent inspection is due.

Fire marshal inspections. In addition to requesting an 80 percent inspection directly from the bureau of fire prevention, an applicant shall notify the bureau of fire prevention for other scheduled inspections. The fire marshal shall report in writing to the building official any deficiencies noted during the inspections. Certificates of fire safety compliance issued by the fire marshal shall not grant authority to occupy a building until the appropriate certificates have been issued by the building official.

(Code 1992, § 8-27; Ord. No. 2012-01, § 1, 3-22-2012)

#### ARTICLE III. - STREET DESIGN STANDARDS AND SPECIFICATIONS

### • Sec. 104-55. - Driveway and encroachment control.

- (a)

  The latest edition of the GDOT Regulations for Driveway and Encroachment Control is incorporated into this section by reference. The rules and requirements contained within the GDOT document shall apply to county roads and streets unless a regulation is in conflict or superseded by other text in this article. On county roads and streets, the county engineering department shall act as the implementing body in lieu of the state department of transportation.
- In situations where the following provisions: Residential access, nonresidential access, access for new road construction and auxiliary turn lanes, cannot be satisfied due to unusual site characteristics, technical, or legal reasons, the number and location of curb cuts or turn lanes shall be approved by the county engineer with input from the county's technical review committee.
- Residential access.

(c)

- (1) Zoning ordinance reference. Every residential lot shall meet the minimum requirements of section 110-67, street frontage for access.
- Driveway application permits. No new driveway to county right-of-way or prescriptive casement shall be made without an approved driveway application permit from the engineering department. Residential developments on internal local roads are exempt from the driveway application permit requirement.
- Numbers of driveways. Residential lots shall have at least one (unless a shared driveway is authorized) and no more than two driveway cuts. Driveways to agricultural-residential (A-R) zoned properties for agricultural or other nonresidential purposes are exempt from the two-per-lot limit but shall meet all other residential access standards.
- (4) *Location*. Driveways shall be located at least two feet from any side or rear property line.
- (5) *Maximum width.* The maximum width of any driveway shall not exceed 24 feet at the right-of-way line. For roads with prescriptive casement, the width measurement shall be made 18 feet back from the edge of existing road.
- Multiple road frontage. Residential lots with road frontage on multiple roads shall have the driveways located on the street with the lowest functional classification unless authorized otherwise by the county engineer. Exceptions may be provided if doing so improves safety, minimizes environmental impacts, or is appropriate based on site-specific physical characteristics of the property.
- (7) Sight distance. Minimum sight distances shall be satisfied for all new driveways. Properties on local roads, or any other county road with a posted speed limit of 25 miles per hour or less, shall

have a minimum sight distance of 200 feet in either direction. Sight distance requirements and measurements for all other roads shall be per GDOT's Regulations for Driveway and Encroachment Control. The county shall be responsible for removing vegetation within the county right-of-way if the vegetation is restricting sight distance below the required amount. The owner shall be responsible for clearing vegetation or other obstructions, as needed, on private properties.

- (8) Shared driveways. A maximum of two residential lots may share a single driveway if the following conditions are satisfied:
  - The shared driveway is justified by either insufficient sight distance at one of the lots or otherwise authorized by the county engineer because doing so improves safety, minimizes environmental impacts, or is appropriate based on site-specific physical characteristics of the property;
  - The width of the shared driveway shall be a minimum of 12 feet and constructed of an allweather surface approved by the engineering department;
  - c. The driveway shall have a minimum clear zone of 20 feet that extends, continuous, from the right-of-way to both homes served by the driveway. The purpose of the clear zone is to ensure unobstructed emergency access to the homes;
  - d.
     A permanent cross-access easement shall be recorded and the easement reflected on the plat and deed of both properties; and
  - The street address of each lot shall be clearly marked at the road and at all forks in the shared driveway.
- (9) Circular driveways. Each lot may have one circular (e.g., a horseshoe drive) if the sight distance requirements can be satisfied for both entrances. Circular driveways may also connect multiple frontages if both streets have the same functional classification. Circular driveways shall count as one driveway cut with respect to limits on the number of driveways per lot.
- (10)
  Mailing address. Mailing addresses are issued by the county's building permits and inspections department.
- Nonresidential access.

(d)

- (1)
  Zoning ordinance reference. Every nonresidential lot shall meet the minimum requirements of section 110-67, street frontage for access.
- Driveway application permits. No new driveway to county right-of-way or prescriptive casement shall be made without an approved site plan and/or certificate of zoning compliance from the planning and zoning department. This requirement may be waived by the engineering department if the reason for the new driveway is a result of a county initiated project.
- (3)

  Numbers of driveways. The number of driveways for nonresidential lots shall be determined by the available road frontage and the minimum spacing criteria established in the GDOT's Regulations for Driveway and Encroachment Control.
- (4)

*Multiple road frontage*. Nonresidential lots with road frontage on multiple roads shall have the driveway located in a manner consistent with GDOT's Regulations for Driveway and Encroachment Control.

- Sight distance. Minimum sight distances shall be satisfied for all new driveways. Properties on local roads, or any other county road with a posted speed limit of 25 miles per hour or less, shall have a minimum sight distance of 200 feet in either direction. Sight distance requirements and measurements for all other roads shall be per GDOT's Regulations for Driveway and Encroachment Control. The county shall be responsible for removing vegetation within the county right of way if the vegetation is restricting sight distance below the required amount. The owner shall be responsible for clearing vegetation or other obstructions, as needed, on private properties.
- (6) Design criteria. All new or modified nonresidential driveways shall meet all applicable standards as established in the GDOT's Regulations for Driveway and Encroachment Control. Developments with site plans that requires changes to the parking area or internal drives shall improve existing driveways to meet current standards, including addition of left or right turn lanes, as applicable.
- (7) Driveway offset from property line. All driveways for nonresidential lots shall be no closer than 20 feet to any property line.
- (8) Shared driveways. Shared driveways for nonresidential lots are encouraged, although the following criteria shall be satisfied.
  - a. The width of the shared driveway shall be a minimum of 24 feet (if two-way) and paved with asphalt or concrete per the approved site plan;
  - A permanent cross-access casement shall he recorded and the easement reflected on the plat and deed of both properties;
    - The street address of each lot shall be clearly marked at locations and with markers approved by the fire and emergency services department;
  - d.

    Each lot shall have the minimum required road frontage; and
  - e. Shared driveways are exempt from the 20-foot minimum offset from property lines as specified above in (7) section 104-213.
- (9)

  Interparcel access. Interparcel access shall be provided between adjacent nonresidential properties. If the neighboring property does not have an existing stub, parking lot or driveway feasible for tie-in, then a stub shall be constructed to the side or rear property line. Access easements shall be provided, as described in subsection (d)(7) of this section for shared driveways, to allow for through traffic. This requirement may be waived by the county engineer if site circumstances make interparcel access impractical, such as natural grades in excess of 15 percent, sensitive environmental areas, incompatible uses, excessive distances, etc.
- (10)
  Mailing address. Mailing addresses are issued by the county's building permits and inspections department.

c.

In order to ensure adequate sight distance on roads and intersections no vegetation or obstruction shall block the view of oncoming traffic. Sight distance requirements and measurements shall be per GDOT's Regulations for Driveway and Encroachment Control. The county shall be responsible for removing vegetation or obstructions within the county right-of-way if sight distance is restricted below the required amount. On private properties, the property owner shall be responsible for removing vegetation or obstructions if sight distance is restricted below the required amount.

## DEVELOPMENT REGULATIONS - ARTICLE V. - NONRESIDENTIAL DEVELOPMENT LANDSCAPE REQUIREMENTS

### • Sec. 104-111. - Purpose and intent.

(a)

The purpose of this article is to establish minimum landscape requirements for landscape area and buffers in the county's nonresidential development zoning districts. It is hereby determined that:

- Landscaping preserves the aesthetic character of communities, improves the aesthetic quality of the built environment, and increases property values.
- (2)
  Trees and landscaping replace vegetative cover lost during land development. Vegetation slows soil erosion, helping to reduce nonpoint source pollution found in stormwater runoff.
- Well-chosen landscaping can improve the compatibility between different types or intensities of land uses by providing a visual buffer.
- (4)
  Landscaping visually interrupts the barren expanse of large parking lots and provides shade that cools air and surface temperatures helping negate the "heat island" effect of pave parking lots.
- (b) This article seeks to meet that purpose through the following objectives:
  - (1) Improve the appearance of the county's nonresidential properties;
  - (2)
  - Minimize noise, glare, and erosion;
  - Provide a visual separation between incompatible uses;
  - (4) Establish measures for water conservation; and
  - (5)

Reduce the adverse environmental effects of impervious parking areas.

(Code 1992, § 8-156; Ord. No. 2008-08, § II, 9-25-2008)

### • Sec. 104-112. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Arterial road means a major arterial or minor arterial in article III of this chapter.

Caliper means a method of measuring the diameter of a tree trunk to determine size, grading, and/or classification of nursery stock. Caliper measurement of the trunk shall be taken six inches above the ground up to and including four-inch caliper size. If the caliper at six inches above the ground exceeds four inches, the caliper should be measured at 12 inches above the ground.

Canopy (overstory) tree means any tree that, under normal forest conditions, will compose the top layer or canopy of vegetation and generally will reach a mature height of greater than 40 feet.

Collector road is defined as collector road in article III of this chapter.

Deciduous means plants that annually lose their leaves.

Evergreen means plants that retain foliage throughout the year.

Exterior parking aisle means a parking aisle adjoining a property line, required landscape area, and/or zoning buffer along a property line.

*Ground cover* means a plant with a low-growing, spreading habit, grown specifically to cover the ground, generally not attaining a height of more than two feet.

*Interior parking aisle* means a parking aisle that does not adjoin a property line, required zoning buffer, or building wall.

Landscape island means a minimum ten by 20-foot island placed in parking lots to guide traffic, preserve vegetation, and increase aesthetic quality.

Landscape plan means a scaled plan that clearly delineates vehicular use areas and displays and describes all landscaping.

Local road means defined as county local or internal local in article III of this chapter.

*Native plants* means plants indigenous or naturalized to a given area.

*Owner* means the legal or beneficial owner of a site, including, but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

*Shrub* means a plant with persistent woody stems and a relatively low growth habit, distinguished from a tree by producing several basal stems instead of a single trunk.

Side yard landscape area means the landscape area adjacent to a side lot line.

Street frontage landscape area means the landscape area adjacent to street frontage.

*Tree* means a self-supporting woody perennial plant that, at maturity, has one or more stems or trunks that attain a diameter of at least three inches; a more or less definitely formed crown of foliage; and a height of ten feet or more.

Zoning buffer is defined in chapter 110, zoning.

(Code 1992, § 8-157; Ord. No. 2008-08, § II, 9-25-2008)

### Sec. 104-113. - General provisions.

(a)

Applicability. This article shall be applicable to all nonresidential zoning districts; all nonresidential uses allowed within residential zoning districts; and all existing nonpaved areas that are to be developed into paved parking areas, except as otherwise exempted in the Zoning Ordinance.

(b) *Exemptions*. Existing parking areas where additional parking spaces are not required.

Administration of article. The county stormwater environmental management department shall administer this article.

Compatibility with other regulations. This article is not intended to modify or repeal any other ordinance, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of this article are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or impose higher protective standards for human health or the environmental shall control.

*Technical standards*. Standards for plant selection and installation listed as follows are incorporated by reference:

- (1)
  "American Standard for Nursery Stock" (ANSI Z60.1-2004);
- (2)
  "Manual for Woody Landscape Plants" (Michael Dirr, 2009, Stipes);
- (3)
  "Principles and Practices of Planting Trees and Shrubs" (Watson and Himelick, 1997, ISA).
  (Code 1992, § 8-158; Ord. No. 2008-08, § II, 9-25-2008)

#### • Sec. 104-114. - Landscape requirements and submittals.

(c)

(e)

(5)

Submittals. Unless specifically exempted by this article, any owner or developer proposing any land development activity, shall submit a landscape plan with the grading plan to the stormwater environmental management department. The stormwater environmental management department shall have a maximum of 14 calendar days from the submittal date, or each resubmittal date, for plan review. If the plan is not approved a deficiency checklist will be submitted back to the applicant.

(1)
Landscape plans shall be prepared by a professional landscape architect, or other licensed professional of similar design discipline.

Any deviations from the approved landscape plan must be approved by the county stormwater environmental management department prior to installation.

A final inspection and approval by the county stormwater environmental management department is required prior to the issuance of a certificate of occupancy.

(4) Trees shall have minimum caliper requirements of  $2\frac{1}{2}$  inches measures at six inches above ground at time of planting.

Plants with vigorous root systems shall not be planted within the dripline area of said plant next to any nitrification field, sanitary sewer, or public water easement including but not limited to the eastern cottonwood, willow, and Lombardy poplar.

- (6)
  Allow at least 200 square feet of contiguous soil space per overstory tree. No parking space shall be more than 40 feet from a tree.
- (7)
  Ground covers, flowers, stones, and mulch shall be utilized as needed to meet vegetative ground cover requirements.
- (b)

Landscape plan requirements. The landscape plan shall include:

(1)

Project name, design professional's name, and contact information;

(2)

Property boundary lines, all zoning buffer and landscape areas, and entire septic systems;

(3)

Locations of existing plant materials to be retained and/or new plant materials to be installed, with all details drawn at a scale of one inch to 100 feet or greater;

(4)

Plant material list, that shall include: Common and/or botanical names of all proposed plants;

(5)

Plant quantities;

(6)

Spacing;

(7)

Remarks, as necessary, for proper plant selection at installation; and

(8)

Caliper, height, and condition of plants.

(Code 1992, § 8-159; Ord. No. 2008-08, § II, 9-25-2008)

### • Sec. 104-115. - Landscape and buffer categories.

(a) Street frontage landscape areas. Landscape areas fronting on county maintained roads shall be measured from the right-of-way, or from where county maintenances stops on prescriptive easements. Trees/shrubs may be planted in groups provided that the required number of trees/shrubs is distributed along the entire length of the area to be landscaped.

(b)

Parking lot landscape areas. Landscape areas shall be provided for every other interior parking aisle. Exterior and interior parking aisles shall be terminated at both ends by a landscape island. Landscape islands shall be provided for each 150 feet of continuous parking length. All trees planted in parking lot landscape areas shall be canopy trees.

(c)

*Side yard landscape areas.* A landscape area shall be established along the side property lines of all lots. A side-yard landscape area may not be substituted when a zoning buffer landscape area is required.

(d)

Zoning buffer areas. Zoning buffer areas shall be established and maintained subject to the requirements listed as follows:

(1)

Zoning buffer areas shall consist of evergreen plant material planted in staggered double rows that will provide a screen for the purpose of visual privacy. If existing vegetation is requested to count

toward the zoning buffer area landscape requirements, such information shall be indicated on the landscape plan as required by the stormwater environmental management department.

(2) Listed below are suggested evergreen plant combinations characteristic of buffer area plantings. Additional plant choices can be found at the county website under stormwater environmental management. a. Trees, shrubs, groundcovers; b. Virginia pine, abelia, liriope; c. Red cedar, Burfordi holly, euonymus; d. Nellie R. Stevens holly, cleyera, wintercreeper; e. Cherry laurel, Asiatic jasmine; f. Cryptomeria, hetzi juniper, evergreen ferns; g. Lusterleaf holly, leucothoe, creeping raspberry; h. Loblolly pine, loropetalum, vinca, evergreen dogwood, pfitzer juniper, mondo grass; i. Laurel oak, pragense viburnum, asiatic jasmine, j. Chinese evergreen, osmanthus; k. Oak, wax myrtle; 1. Leyland cypress, yaupon holly; m. Green giant; n. Arborbvitae; 0.

## DEVELOPMENT REGULATIONS - ARTICLE VI. - TREE RETENTION, PROTECTION AND REPLACEMENT

### • Sec. 104-150. - Introduction.

p.

It is hereby determined that:

Southern magnolia; and

Eastern red cedar.

(1)

Trees are a valuable asset to the rural/urban environment of the county and can generate such benefits as: the purification of air; moderation of the microclimate; reduction of noise and glare; conservation of energy in terms of heating and cooling; prevention of soil erosion; reduced stormwater management costs; minimization of flood potential; improved water quality; enhancement and stabilization of property values; increased aesthetics; and preservation of the rural character of the unincorporated county.

(2)

Therefore, the county adopts this article to provide requirements to protect the rural and wooded character of unincorporated the county through the preservation and replanting of trees when new development occurs.

(Code 1992, § 8-176; Ord. No. 2012-02, § 1, 3-22-2012; Ord. No. 2012-12, § 1, 12-13-2012)

### • Sec. 104-151. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Certified arborist means an arborist certified by the international society of arboriculture (ISA).

Clearing means an activity that removes or disturbs the vegetative cover including trees.

Critical root zone (CRZ) means the minimum area beneath a tree which must be left undisturbed. The critical root zone shall be equal to 1½ feet of radial distance for every inch of the tree's DBH, with a minimum of eight feet.

*Deciduous tree* means any tree which drops its leaves at the end of the growing season or a tree that annually loses leaves.

Diameter-at-breast-height (DBH) means standard measure of existing tree size and is the trunk diameter measured in inches at height of  $4\frac{1}{2}$  feet above the ground. If a tree splits into multiple trunks below  $4\frac{1}{2}$  feet, then the trunk is measured at its most narrow point beneath the split. A tree that splits into multiple trunk above  $4\frac{1}{2}$  feet is measured as a single tree at  $4\frac{1}{2}$  feet.

*Dripline* means a line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground; i.e., the line enclosing the area directly beneath the tree's crown from which rainfall would drip.

*Erosion, sedimentation and pollution control plan* means a plan required by the Erosion, Sedimentation and Pollution Control Act, O.C.G.A. § 12-7-1 et seq., that includes, at a minimum, protections at least as stringent as this article.

Evergreen tree means tree that retains its green foliage throughout the year.

Existing density unit (EDU) means a tree density unit assigned for the preservation of existing trees that will remain on site and protected during construction and where EDU is equivalent to inch of DBH when the DBH is a minimum size of four inches.

Land disturbance permit means authorization to conduct a land disturbing activity under the provisions of article IX of this chapter, soil erosion, sedimentation and pollution control.

Land disturbing activity means any land change which may result in soil erosion from water or wind and the movement of sediment into state water or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land, other than federal lands.

Landscape areas means an area set aside for the installation and maintenance of ornamental planting materials.

*Landscaping* means any additions to the natural features of a plot of ground to restore construction disturbance and to make an area more attractive.

Overstory (canopy) tree means any tree that, under normal forest conditions, will compose the top layer or canopy of vegetation and generally will reach a mature height of greater than 40 feet. Examples include: oak, maple, elm, bald cypress, cryptomeria.

Replacement density unit (RDU) means a tree density unit assigned to a new tree planted to achieve the site density unit (SDU) and is equivalent to the number of inches of trunk diameter measures at six inches above the ground.

*Shrub* means a plant with persistent woody stems and a relatively low growth habit, distinguished from a tree by producing several basal stems instead of a single trunk.

*Site* means that portion of a tract of land that will be dedicated to a proposed development, including the land containing trees that will be counted toward satisfying the requirements of these provisions.

Site density unit (SDU) means the minimum number of tree density units which must be achieved on a nonresidential site after development and is equal to existing density units (EDU) plus replacement density units (RDU).

*Specimen tree* or *stand* means any tree or grouping of trees that is determined to be of high value and qualifies for special consideration for preservation because of its species, size, or historical significance.

*Tree* means a self-supporting woody perennial plant that, at maturity, has one or more stems or trunks that attain a diameter of at least three inches; a more or less definitely formed crown of foliage; and a height of ten feet or more.

Tree density units (TDU) means a unit of measurement for tree density based on the diameter of the tree.

Tree protection area means a barrier constructed around trees at construction sites sufficient to prevent damage or injury to tree trunks, limbs, and roots. The tree protection area shall be either the dripline of the tree or the critical root zone of a tree or clusters of trees to be retained, whichever is greater.

*Understory tree* means a tree that, under normal forest conditions, grows to maturity beneath overstory trees and will generally reach a mature height of at least ten feet, but less than 40 feet. Examples include dogwood, red bud, fringe tree, lusterleaf holly, and red cedar.

*Utility* means public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, stormwater systems, railroads, or other utilities identified by a local government.

*Variance* means a grant of relief from the CRZ requirements of this article that permits construction in a manner otherwise prohibited by this article.

(Code 1992, § 8-177; Code 1992, § 8-177; Ord. No. 2000-02, 1-27-2000; Ord. No. 2012-02, § 1, 3-22-2012; Ord. No. 2012-12, § 1, 12-13-2012)

### • Sec. 104-152. - General provisions.

(a)

*Purpose and intent.* The purpose of this article is to establish minimum requirements for tree retention, protection and replacement in the county and to protect the rural and wooded character of the county through the preservation and replanting of trees when new development occurs. It is the intent of this article that all site planning and design for development of land be undertaken with a survey of trees on the property and that the grading, final placement of buildings, structures, and roads, utilities, and other features minimizes the removal of existing trees, and insures aesthetic replacement and distribution.

(b) Applicability. This article shall apply to any activity that requires a preliminary plat, erosion, sedimentation, and pollution control plan or site plan as defined in article II of this chapter (except as otherwise exempted in the Zoning Ordinance). Residential subdivisions without common infrastructure are still required to submit a tree protection plan but are not required to submit tree density units.

(c) *Exemptions*.

(1)

Trees determined to be dead, diseased, or infested as determined by the state forestry commission or a certified arborist and approved by the stormwater environmental management department.

Orchards and tree nurseries in active commercial operation.

(3) Agricultural operation as defined in article IX of this chapter.

(4) Nonresidential subdivisions development projects without common infrastructure.

(5) Public roads as exempted in section 104-266.

(6) Public utilities, as exempted in <u>section 104-266(10)</u> and (11), including telecommunication towers.

(7) Commercial forestry operations, including timber harvesting.

(8)

Residential and nonresidential subdivision development projects are exempt from tree density requirements, but are required to submit a TPP.

(d)

Designation of article administrator. The county stormwater environmental management department shall administer this article.

Compatibility with other regulations. This article is not intended to modify or repeal any other ordinance, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of this article are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or impose higher protective standards for human health or the environmental shall control.

*Technical standards*. Standards for plant selection and installation listed below are incorporated by reference:

(1)

(e)

(f)

"American Standard for Nursery Stock" (ANSI Z60.1-2004).

(2)
"Manual for Woody Landscape Plants" (Michael Dirr, 2009, Stipes)."

(3)

"Principles and Practices of Planting Trees and Shrubs" (Watson and Himelick, 1997, ISA).

(4)
"American National Standards for Tree Care Operations" (ANSI A300).

University of Georgia Cooperative Extension Service Bulletin No. 625 Landscape Plants for Georgia.

(Code 1992, § 8-178; Ord. No. 2012-02, § 1, 3-22-2012; Ord. No. 2012-12, § 1, 12-13-2012)

### • Sec. 104-153. - Tree retention, protection and replacement requirements.

For all sites with three acres or less, all trees used in the SDU calculation shall be individually inventoried. For all sites over three acres industry standard sampling methods may be used to prepare a tree survey when trees are of such density to make individual tree identification impractical. In such cases the tree surveyor shall show tree stands and provide estimates of size and species on the tree protection plan.

(1) Site density requirements. The required tree density for each nonresidential site is referred to as the site density unit (SDU). Each property subject to this article shall have a minimum required SDU based on total number of disturbed acres on the project site.

The total SDU required equals existing density units (EDU) plus replacement density units (RDU).

Property subject to this article that is greater than or equal to three acres shall have or exceed an average SDU of 100 TDUs per acre.

Property subject to this article that is less than three acres shall have or exceed an average SDU of 50 TDUs per acre.

d.

Credit will be given to trees retained on a property having a DBH of four inches or more.

At least 50 percent of the EDUs per acre must be located outside of any zoning or watershed protection buffers as referenced in articles V and VII of this chapter.

Palm trees are not acceptable for SDU credit.

(2) *Specimen trees.* 

a.

(5)

a.

b.

c.

e.

f.

Criteria for determination of specimen trees or stands are as follows:

1. Any deciduous canopy tree whose DBH equals or exceeds 24 inches.

2. Any evergreen canopy tree whose DBH equals or exceeds 30 inches.

3. Any understory tree whose DBH equals or exceeds ten inches.

Any tree which has significant historical value and can be documented through historical records or otherwise.

b.

4.

Removal. Any specimen tree removed without prior approval of the stormwater environmental management department will be replaced by trees equaling two times an inch-for inch replacement of the tree removed. Size alone will determine whether a tree was of specimen quality if the tree is removed without approval and there is no evidence of its condition. Such action may result in a stop work order issued by the stormwater environmental management department.

c.

Written justification must be given for any specimen tree designated for removal. The county stormwater environmental management department may require additional information including, but not limited to, a certified arborist's appraisal of the tree's viability and anticipated life span.

d.

Any specimen tree may be removed if it is shown that at least one of the following conditions is met:

1.

The location of the tree prevents the opening of reasonable and necessary vehicular traffic lanes.

2.

The location of the tree prevents the construction of utility lines or drainage facilities which may not feasibly be relocated.

3.

The location of the tree prevents reasonable access to the property, if no alternate exists.

4.

The tree is diseased, dead, or dying to the point that repair or restoration is not practical or the disease may be transmitted to other trees.

5.

There is no reasonable assurance that if the tree is saved with proper construction precautions, it will continue to live as an asset to the site.

e.

Preservation. All reasonable efforts should be made to preserve specimen trees and incorporate them into the design of the project. Specimen trees saved by a specifically designed feature of the building, hardscape, or utilities shall be given EDU credit of two inches per inch of DBH.

(3)

*Replacement tree requirements.* All trees selected for replacement density units must meet the following requirements:

a.

Trees must be free of disease, injury, or infestation, and must be ecologically compatible with the specifically intended growing area, and planted in accordance with standards established by the international society of arboriculture.

b.

At a minimum, four species mixture of different trees, with at least three being deciduous hardwoods should be utilized.

c.

No more than 30 percent of replacement trees may be of a single species.

d.

A 50 percent mix of overstory and understory trees shall be maintained.

e.

Trees shall have a minimum caliper requirement of 2½ inches in diameter as measured at six inches above the ground at time of planting.

f.

All trees planted to fulfill the replacement tree requirements shall be in place before a certificate of occupancy is granted. In the event that the requirements of this article cannot be met at the time a certificate of occupancy is otherwise granted, refer to "buffer and landscape areas," section 104-117 performance surety, in these development regulations.

g.

All trees planted under the requirements of this article which do not survive for 24 months after issuance of a certificate of occupancy will be replaced as a condition of occupancy. Trees shall be bonded via a maintenance agreement in the amount of 100 percent of their replacement cost. Bonds will be released after the 24-month period has passed, and the health of the trees have been certified and accepted by the county. Refer to section 104-118, pertaining to general maintenance.

h.

See sections 104-115(d)(2) and 104-116 for suggested tree species. For additional tree species, especially understory (small) trees, see University of Georgia Cooperative Extension Service Bulletin No. 625 Landscape Plants for Georgia.

(4)

Tree protection requirements.

a.

A tree protection area shall be maintained around all trees and stands of trees to be retained throughout the duration of construction by tree protection fencing.

b.

The tree protection area of stand-alone trees and stands of trees shall be marked with standard tree protection fencing (orange), chainlink fencing, stakes, and/or continuous engineering tape and "Tree Protection Area" signs. At least two "Tree Protection Area" signs shall be posted at each individual tree protection area.

c.

All tree protection fencing shall be inspected for proper installation by the stormwater environmental management department during the initial erosion and sediment control inspection.

d.

During subdivision street construction, land disturbance allowed by a development permit shall be limited to areas needed for street right-of-way, drainage easements, erosion and sediment control practices and utilities. All other areas shall remain undisturbed for tree protection purposes.

e.

If utilities must run through the tree protection area and the running of those utilities will encroach into the critical root zone CRZ of any trees to be saved, the utility must be tunneled at a depth of 24 inches. When feasible, utilities will run along streets, roadways, driveways, or sidewalks. Reasonable efforts shall be made to save as many trees as possible.

If it is determined that irreparable damage has occurred to a tree or trees within a designated tree protection area, as determined by the county stormwater environmental management department, the state forestry commission, or a certified arborist, it shall be the responsibility of the developer/builder to remove and replace the tree or trees and guarantee survival after the issuance of the certificate of occupancy as references in subsection (3)(g) of this section and article V of this chapter.

(5)

*Tree protection plan.* 

a.

Procedures.

1.

The TPP shall be submitted with the preliminary plat, erosion, sedimentation and pollution control plan or the site plan, whichever is the first submittal required by the county planning and zoning department.

2.

The tree protection plan shall be prepared by either a licensed landscape architect or forester, certified arborist, or other licensed professional of similar design discipline licensed in the state.

3.

The stormwater environmental management department shall have a maximum of 14 calendar days from the submittal date, or each resubmittal date, for plan review. If the plan is not approved a deficiency checklist will be submitted back to the applicant.

b.

Submittal. The tree protection plan shall be submitted on a scale of no less than one inch to 100 feet and shall include project name, design professional's name and contact information, north arrow, graphic scale, and date. The plan should clearly show and label the following:

1.

Tree save areas noting the location, size, DBH, dripline, CRZ, and species name (common name) of each tree that will be retained to fulfill the SDU requirements. Five or more trees whose dripline and CRZ combine into one tree protection area may be outlined as a group with the exception of specimen trees.

2.

Summary table listing the DBH and species name of each RDU and EDU tree used to obtain the required SDU under "Notes."

3.

If a group of trees is outlined on the plan as a tree save area, include a summary table listing the size, DBH and species name of each tree within that group under "Notes."

4.

Location of all new replacement trees including species name and DBH that fulfill RDU requirements.

5.

Location of any specimen tree designated in a tree protection area including the DBH, CRZ and species name even if contained in a group. If construction is limited to streets, drainage easements and utilities the TPP only needs to show all specimen trees located within 100 feet of the centerline of any right-of-way, or drainage/utility easements.

6.

Location of any specimen trees designated for removal during construction including the size, DBH and species name.

7.

Location, depth and height of all existing and proposed utility lines.

8.

Boundaries of property, buffer and landscaped areas, buildings and structures, vehicle use areas, and other impervious areas.

9.

Calculations for meeting all required site density units under "notes." If a scientific method is used to determine the site density units, label all sample areas and provide estimates of trees by size and species as based on sampling method requirements.

10.

Under "notes" state the following: "No land disturbance, construction processes, or storage of equipment or materials shall take place within a designated tree protection area in order to prevent direct physical root damage that occurs during site clearing and grading and can cause transport or feeder roots to be cut, torn, or removed; indirect root damage

caused from grade changes; and trunk and crown damage caused by direct contact with land clearing machinery or galling of adjacent trees."

(Code 1992, § 8-179; Ord. No. 2000-02, 1-27-2000; Ord. No. 2012-02, § 1, 3-22-2012; Ord. No. 2012-12, § 1, 12-13-2012)

#### • Sec. 104-154. - Appeals and variances.

(a)

The following variance and appeals procedures shall apply to an applicant who has been denied a permit for a development activity or to an owner or developer who has not applied for a permit because it is clear that the proposed development activity would be inconsistent with the provisions of this article:

(1)

Requests for variances shall only be given for a reduction in the critical root zone (CRZ).

(2)

Requests for a variance from the CRZ requirements of this article shall be submitted to the stormwater environmental management department. All such requests shall be heard and decided in accordance with procedures to be published in writing by the stormwater environmental management department.

(3)

Any person adversely affected by any decision of the stormwater environmental management department shall have the right to appeal such decision to the county zoning board of appeals as established by the county in accordance with article IX of chapter 110, zoning. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.

(4)

Any person aggrieved by the decision of the county zoning board of appeals may appeal such decision to the county state court, as provided in O.C.G.A. § 5-4-1.

(5)

In reviewing such requests, the stormwater environmental management department and the county zoning board of appeals shall consider all technical evaluations, relevant factors, and all standards specified in this and other sections of this article.

(6)

Variances shall only be considered based on the follow criteria:

a.

Disturbance of the CRZ of less than 30 percent;

b.

A reduction in the CRZ based on industry standards less stringent than outlined in this article.

(7)

Conditions for variances:

a.

A variance shall be issued only when all of the following conditions are met:

1.

A finding of good and sufficient cause; and

2.

A determination that failure to grant the variance would result in exceptional hardship.

b.

Any person to whom a variance is granted shall be given written notice specifying the difference between the current CRZs requirements and the CRZs requested in the variance.

c.

The county stormwater environmental management department shall maintain the records of all appeal actions.

d.

Any person requesting a variance shall, from the time of the request until the time the request is acted upon, submit such information and documentation as the county stormwater environmental management department and the county zoning board of appeals shall deem necessary to the consideration of the request including, but not limited to, a certified arborist's appraisal of the tree's viability and anticipated life span.

e.

Upon consideration of the factors listed above and the purposes of this chapter, the county stormwater environmental management department and the county zoning board of appeals may attach such conditions to the granting of variances as they deem necessary or appropriate, consistent with the purposes of this chapter.

1.

Variances shall not be issued "after the fact."

2.

At a minimum, a variance request shall include the following information:

(i)

A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;

(ii)

A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

(iii)

A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside CRZ. The exact area of the CRZ to be affected shall be accurately and clearly indicated;

(iv)

Documentation of unusual hardship should the CRZ be maintained;

(v)

At least one alternative plan, which does not include CRZ disturbance or reduction, or an explanation of why such a site plan is not possible;

(vi)

A calculation of the total area and length of the proposed intrusion;

(vii)

Proposed mitigation, for the intrusion. If mitigation is not proposed, the request must explain why.

f.

The following factors may be considered in determining whether to issue a variance:

1.

The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

2.

The location and extent of the proposed CRZ intrusion;

3.

Whether alternative designs are possible which require less intrusion or no intrusion;

4.

The long-term impacts of the proposed variance; and

Whether issuance of the variance is at least as protective of natural resources and the

(b) Any applicant who is aggrieved by any decision of the county stormwater environmental management department relating to the application of this article shall have the right to appeal as provided under article IX of chapter 110, zoning.

(Code 1992, § 8-180; Ord. No. 2012-02, § 1, 3-22-2012; Ord. No. 2012-12, § 1, 12-13-2012)

#### • Sec. 104-155. - Violations, enforcement and penalties.

environment.

5.

(1)

(c)

Violation of application. Any action or inaction which violates the provisions of this article or the requirements of an approved stormwater environmental management application may be subject to the enforcement actions outlines in this section. Any such action or inaction, which is continuous with respect to time, is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described in subsection (c) of this section shall not prevent such equitable relief.

Notice of violation. If the stormwater environmental management department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater environmental management plan or the provisions of this article, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this article without having first secured a permit, the notice of violation shall be served on the owner of the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:

The name and address of the owner or the applicant or the responsible person;

(2) The address or description of the site upon which the violation is occurring;

(3) A statement specifying the nature of the violation;

(4)

A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater environmental management action plan or this article and the date for the completion of such remedial action; and

(5)
A statement of the penalties that may be assessed against the person to whom the notice of violation is directed.

Penalties. In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the stormwater environmental management department shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24-hours notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the stormwater environmental management department may take one or more of the following action or impose any one or more of the following penalties:

- Stop work order. The stormwater environmental management department may issue a stop work order that shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
- Withhold certificate of occupancy. The stormwater environmental management department may recommend that the county permits and inspection department refuse to issue a certificate of occupancy for the building other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
- Suspension, revocation or modification of permit. The stormwater environmental management department may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violations or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the stormwater environmental management department may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
- Citations. For intentional and flagrant violations of this article, or in the event the applicant or other responsible person fails to take the remedial measures set forth in previously issued notice of violations or otherwise fails to cure the violations within ten days, the stormwater environmental management department may issue a citation to the applicant or other responsible person, requiring such person to appear in state court of the county to answer charges of such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000.00 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

(Code 1992, § 8-181; Ord. No. 2012-02, § 1, 3-22-2012; Ord. No. 2012-12, § 1, 12-13-2012)

### DEVELOPMENT REGULATIONS - ARTICLE VIII. - OFF-STREET PARKING AND SERVICE REQUIREMENTS

#### • Sec. 104-211. - Scope of provision.

Except as provided in this article, no application for a building permit shall be approved unless there is included with the plan for such building, improvements, or use, a plot plan showing the required space reserved for off-street parking and service purposes. Occupancy shall not be allowed unless the required off-street parking and service facilities have been provided in accordance with those shown on the approved plan.

(Code 1992, § 8-215; Ord. No. 98-01, § 1, 1-14-1998)

#### Sec. 104-212. - Reduction of parking and maximum lot coverage.

Off street parking spaces for all nonresidential uses shall not be reduced by more than five percent below the minimum required number for the use or facility to which they are assigned. In addition, lot coverage (impervious surfaces) for conditional uses located in residential or A-R zoning districts shall not exceed 50 percent of the total acreage of the lot.

(Code 1992, § 8-216; Ord. No. 98-01, § 1, 1-14-1998; Ord. No. 2000-15, § 1, 10-26-2000; Ord. No. 2001-13, § 1, 10-25-2001)

Sec. 104-213. - Street access; curb cuts in other than residential districts.

Curb cut for service drives, entrances, exits and other similar facilities on public streets in other than residential zoning districts shall not be located within 50 feet of any intersection or within 40 feet of another curb cut. A curb cut shall be no greater than 50 feet in width and no closer than 20 feet to any property line.

(Code 1992, § 8-217; Ord. No. 98-01, § 1, 1-14-1998; Ord. No. 2001-11, § 1, 7-26-2001)

Sec. 104-214. - State highway department approval.

All entrances or exits of any street or drive, public or private, from or to any state highway shall be approved by the state highway department prior to the construction of such street or drive, or the issuance of any development permit for any improvement to be served by such street or drive, but permit approval shall not be held longer than 30 days.

(Code 1992, § 8-218; Ord. No. 98-01, § 1, 1-14-1998)

• Sec. 104-215. - Corner visibility clearance.

In order to ensure adequate sight distance at intersections formed by two streets, a driveway and a street, or a street and a railroad track, no fence, structure, sign, planting or other obstruction shall be constructed and maintained adjacent to such an intersection in such a manner as to block the view of oncoming traffic from a driver stopped at or approaching that intersection. The standards for sight distance are set forth in section 104–54(b).

(Code 1992, § 8-219; Ord. No. 98-01, § 1, 1-14-1998)

• Sec. 104-216. - Off-street automobile parking.

Off-street automobile parking shall be provided in accordance with all applicable provisions of this article.

(Code 1992, § 8-220; Ord. No. 98-01, § 1, 1-14-1998)

• Sec. 104-217. - Design standards.

All parking facilities, including entrances, exits and maneuvering areas, and access drives shall comply with the following provisions, except as otherwise exempted in the Zoning Ordinance:

(1)

Have access to a public street. Only single-family residences shall be allowed backward egress from a driveway onto a local street. In all other cases, maneuvering and access aisle areas shall be sufficient to permit vehicles to enter and leave the vehicular use area in a forward motion.

Be graded and paved, and be curbed when needed for effective drainage control; however, due to their limited hours of operation, parking facilities for churches, charitable or nonprofit organizations and other uses as appropriate, need only be graded and have, at a minimum, an all-weather surface approved by the county engineer, whose approval shall be based on compliance with article IX of this chapter, soil erosion and sedimentation control. Use of pervious types of pavement for required parking spaces and overflow parking areas is encouraged. Pervious types of pavement include but are not limited to pervious concrete, gravel with geo-web reinforcement, brick pavers, etc. All pervious types of pavement are subject to compliance with established specifications for that type of material which will be reviewed and approved by the county engineer. All types of pavement, pervious or impervious, are required to be maintained to the original design by the property owners.

(3) Have all spaces marked with painted lines, <del>curbstones</del> curb stops, or other similar designations.

Parking area. Parking stalls shall have a minimum width of ten feet and length of 20 feet. For any nonresidential use providing 50 or more spaces, a maximum of ten percent of the required parking spaces may be marked for compact cars, which may be a minimum of nine feet by 18 feet in size. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way. Interior driveways shall be at least 24 feet wide where used with 90-degree angle parking, at least 18 feet wide where used with 60-degree angle parking, at least 12 feet wide where used with parallel parking, or where there is no parking, interior driveways shall be at least 12 feet wide for one-way traffic movement and at least 24 feet wide for two-way traffic movement.

(5) Curb return radii shall not exceed 15 feet or be less than ten feet.

(8)

(10)

Be drained so as to prevent damage to abutting properties or public streets. Runoff from vehicular use areas shall be controlled and treated on site if possible. The drainage design shall include measures based on stormwater quality best management practices. Recommended methods for drainage and on site treatment of parking lot stormwater runoff include the use of vegetated open channels, parking lot perimeter infiltration trenches or sand filter strips, bioretention areas, and dry swales. Parking lot drainage is required to be reviewed by the county engineer; and no permit shall be issued until the drainage design is approved by the county engineer.

(7)

Be separated from sidewalks and streets by a strip of land at least ten feet wide as measured from the right of way, reserved as open space and planted in grass.

If a parking area is established within a residential zoning district for a nonresidential use permitted in a residential zoning district, a continuous visual buffer at least four feet in height between the parking area and the abutting residential zoning district property shall be provided on a strip of land at least ten feet wide adjoining the lot uses for residential purposes.

(9)
Adequate lighting shall be provided if the facilities are to be used at night. Such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties.

No parking or loading areas shall be established within the required front yard of any RMF District, provided, however, that the governing authority may at the time of consideration of the application for rezoning include within the zoning or rezoning ordinance, provisions for parking and loading in the front yard in such districts, upon a finding of fact that such front yard parking or loading would not adversely affect the appearance and aesthetic conditions and values of the particular property

and upon a further finding of fact that such front yard parking is necessary. Said governing authority shall have the authority to determine the number of front yard parking or loading areas to be allowed in each particular case based upon the space available and safety and aesthetic conditions, and any other provisions of this article to the contrary notwithstanding.

(11)

No parking or loading area shall be established in the required front yard of any residential zoning district except for a single family residential use; no more than 35 percent of the required front yard may be used for parking in such case.

The provisions of subsections (2), (3), (7), (9), and (10) of this section shall not apply to single family residential uses where three or less spaces are required.

(Code 1992, § 8-221; Ord. No. 98-01, § 1, 1-14-1998; Ord. No. 2000-15, § 2, 10-26-2000)

#### • Sec. 104-218. - Location.

All parking facilities shall be located in accordance with the following provisions:

(1)

The required space shall be provided on the same plot with the use it serves, except as provided herein;

If vehicular parking or storage space required cannot be reasonably provided on the same lot on which the principal use is conducted, the zoning board of appeals may permit such space to be provided on other off street property provided such space lies within 400 feet of the main entrance to such principal use. Such vehicular parking space shall be associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner; and

(3)

The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one may not be assigned to another use at the same time, except that one-half of the parking space required for churches, theaters, or assembly halls whose attendance will be at night or on Sunday may be assigned to a use which will be closed at nights or Sundays.

(Code 1992, § 8-222; Ord. No. 98-01, § 1, 1-14-1998)

#### • Sec. 104-219. - Recreational vehicle parking.

Camping trailers, recreational vehicles, travel trailers, camper pick-up coaches, motorized homes, boat trailers and boats shall not be parked on any residential or A-R lot that has not been improved with a dwelling nor any nonresidential lot that has been improved with a dwelling nor any nonresidential lot that has not been improved with a principal building except in conjunction with the construction of a principal building for which a building permit has been issued. Application for a permit for the parking of such recreational vehicles shall be made to the zoning administrator. Such a permit shall be issued for a period not to exceed six months and shall not be renewable when associated with the construction of a dwelling. This provision shall not be interpreted as precluding the parking of such recreational vehicles for a period not to exceed 14 days.

(Code 1992, § 8-224; Ord. No. 98-01, § 1, 1-14-1998)

#### • Sec. 104-220. - Minimum number of loading spaces required.

Industrial, wholesale and retail operations shall provide loading spaces as follows:

(1) Spaces appropriate to functions. Off-street loading spaces shall be provided as appropriate to the functions and scope of operation of individual or groups of buildings and uses.

- Design of loading spaces. Off-street loading spaces shall be designed and constructed so that all maneuvering to park and unpark vehicles for loading can take place entirely within the property lines of the premises. Loading spaces shall be provided so as not to interfere with the free and normal movement of vehicles and pedestrians on public rights-of-way.
  - Ingress and egress. Ingress and egress to off-street loading spaces shall conform to driveway entrance regulations of the county. Along state highways, ingress and egress may be limited in order to provide for safe access to the development and to provide for maintenance of adequate sight distances. Where frontage drives are required, these may be extended to the side property line in order to permit joint use by adjacent properties.

(Code 1992, § 8-226; Ord. No. 98-01, § 1, 1-14-1998)

#### • Sec. 104-221. - Number of parking spaces.

(3)

In order to assure a proper and uniform development of public parking areas throughout the area of jurisdiction of this article, to relieve traffic congestion on the streets, and to minimize any detrimental effects on adjacent properties, off-street parking spaces shall be provided and maintained as called for in the following schedule; the requirements shall be the same as a similar use as mentioned herein. Parking requirements for additions to existing uses shall be based upon the new addition even if the existing use is deficient.

(1) Duplex or multi-family dwelling

Three spaces for each dwelling unit, plus any required spaces for recreation areas, sales office, etc. as required by the zoning ordinance.

(2) Assembly, public (including auditorium and stage theater):

One space for every 200 square feet in the main assembly room.

Athletic field:

(3)

(4)

(6)

One space for every four bleacher seats or 30 spaces per field, whichever is greater.

Automobile sales and repairs:

Three spaces for every service area within the garage, or one space for every service employee, whichever is greater.

(5) Bowling alley:

Four spaces per alley, plus requirements for any other use associated with the establishment such as a restaurant, etc.

Care home:

One space for every four beds, plus one space for every employee.

(7) Car wash (principal use):

One space for each employee plus one space for every 250 square feet of gross floor area

(8) Church, temple, or place of worship:

One space for every 150 square feet of occupiable floor area.

(9)

Club or lodge:

One space for every 200 square feet of assembly area.

(10)

Combined uses:

Parking spaces shall be the total of the spaces required for each separate use established by this schedule.

(11)

Dance school:

One space for every employee plus one space for every 150 square feet of gross floor area, plus safe and convenient loading and unloading of students.

(12)

Developed residential recreational/amenity areas:

One space for every 250 square feet of clubhouse, pool house, pavilion, and swimming pool water surface area; and

Two spaces for every other amenity provided (including but not limited to tennis, volleyball, basketball, and playgrounds).

(13)

Dry cleaning/laundry plant:

One space for every 10,000 square feet of gross floor area, plus one space for every employee.

(14)

Entertainment, indoor (except bowling alleys):

One space for every 250 square feet of floor area devoted to patron use.

(15)

Entertainment, outdoor:

10 Ten spaces for every acre.

(16)

Fraternity or sorority:

One parking space for every two residents and one space for every two employees.

(17)

Funeral parlor:

One space for every three seats in the chapel plus space for each funeral vehicle.

(18)

Furniture, appliance, or carpet sales:

One space for every 500 square feet of showroom, plus one space per 750 square feet of indoor storage space.

(19)

Gas station

No parking spaces are required for gas pump uses. All other uses on the site must meet the requirements for retail, service, and repair etc.

(20)

Gas and fuel, wholesale:

One space for each employee every 250 square feet.

(21)

Golf course:

Two spaces for every hole and one space for every two employees, plus requirements for any other use associated with the golf course.

(22)

Greenhouse or nursery, retail:

One space for every 10,000 square feet plus one space for every employee.

(23)

Trade school, college, or university:

One space for every two students, one space for every 300 square feet of administrative and educational office space, plus safe and convenient loading of students, plus additional spaces for stadium, gymnasium, and auditorium uses.

(24)

Hospital:

One and one-half spaces for every two beds plus one space for every employee.

(25)

Hotel:

One space for every guest room plus one space for every two employees on the largest shift.

(26)

Industrial facility, manufacturing or processing establishment:

One space for every 1,000 square feet of gross floor area, plus one space for every employee.

(27)

Kennel, commercial:

One space for every 300 square feet of cage and retail area.

(28)

Kindergarten, nursery school, or day care center:

One space for every employee, plus a covered, safe, and convenient transient parking area for the loading/unloading of students.

(29)

Manufactured home park:

Two spaces for every manufactured home.

(30)

Medical or dental office:

One space for every employee, plus one space for every examining room.

(31)

Motel:

One space for every guest room.

(32)

Movie theater:

One space for every five seats.

(33)

Moving and storage:

One space for every 10,000 square feet of gross floor area, plus one space for every employee.

(34)

Museum, art gallery, library, or similar use:

One space for every 400 square feet of gross space to which the public has access.

(35)

Office, business or professional, bank, or similar use:

One space for every 300 square feet of gross floor area.

(36)

Personal service establishment:

One space for every 300 square feet of gross floor area, but not less than two spaces for every employee/operator.

(37)

Printing and copying services:

One space for every 250 square feet of gross floor area.

(38)

Repair services, limited (small items):

One space for every 250 square feet of gross floor area.

(39)

Restaurant or place dispensing food, drink or refreshments:

One space for every two seats provided for patron use.

(40)

Retail stores of all types not mentioned otherwise:

One space for every 300 square feet of gross floor area

(41)

School, elementary and middle:

One space for every employee, and one space for every classroom, plus safe and convenient area for loading and unloading of students.

(42)

School, high:

One space for every two students, plus one space every employee.

(43)

Self service storage facility:

One space for every 75 storage bays plus one space for every employee, plus two customer spaces.

(44)

Shopping center:

One space for every 300 square feet of gross floor area.

(45)

Stable, commercial:

One space for every 300 square feet within stable, plus one space per three animal stalls.

(46)

Swimming pool, public:

One space for every 200 square feet of water surface area plus requirements for additional uses in association with establishments such as a restaurant, etc.

(47)

Upholstery shop:

One space for every 250 square feet of gross floor area.

(48)

Vehicle sales and rental:

One space for every 500 square feet of enclosed area, plus one space for every 5,000 square feet of outdoor sales, rental, and display area, plus one space for every service bay, plus one space for every employee.

(49)

Veterinarian office or clinic:

One space for every employee plus one space for every 500 square feet of gross floor area.

(50)

Warehouse and bulk storage facility:

One space for every 2,000 square feet of gross floor area, plus one space for every employee.

(51)

Wholesale, or open yard establishment:

One space for each employee, one space for every 2,000 square feet of gross floor area, and one space for every company vehicle to be stored on the site.

(52)

Woodworking or cabinetmaking:

One space for every 250 square feet of gross floor area.

(Ord. No. 2015-01, § 1, 1-22-2015)

#### TO BE ADDED IN ITS ENTIRETY.

#### • Sec. 110-89. - Keeping of hens in conjunction with residential use.

The number of hens allowed per principal dwelling unit is limited to three (3) and, starting with a base lot size of one (1) acre, one (1) additional hen for each additional acre to a maximum of five (5) hens shall be allowed in the following zoning districts: EST, C-S, R-85, R-80, R-78, R-75, R-72, R-70, R-55, R-50, R-45, R-40, R-20, DR-15, RMF, MHP, PUD-PRD, PUD-PRL, PUD-PEF, O-I, C-C, C-H, L-C, M-1, M-2, and BTP. No roosters are allowed. No on-site slaughter is allowed. Hen houses/coops are allowed in side and rear yards only and shall be set back from all property lines a minimum of 50 feet. Hens shall be contained on the lot. The containment area shall be in side and rear yards only and shall be limited to no more than 40 percent of the lot.

## THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY ZONING ORDINANCE, SEC. 110-3. –DEFINITIONS.

Art and/or crafts studio means an establishment where an artist's works are created and sold, where pieces by various artists are displayed for sale in a gallery, where customers purchase then create their own works (canvas, pottery, glass pieces, sculpture, etc.), a studio with classes and/or an art supply store.

*Bakery* means an establishment engaged in the preparation and production of baked goods for sale and consumption both on and off the premises.

Card, gift, and/or stationery shop means an establishment which sells products such as greeting cards, wrapping paper, photo albums, picture frames, items that are suitable as gifts or souvenirs, desktop office products, paper, calendars, pencils, pens, brief cases, and art/graphic supplies.

*Check cashing* means an establishment that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose.

Clapboard siding means a siding with horizontal boards or the appearance of horizontal boards.

Convenience commercial establishment means an establishment that primarily stocks a range of groceries, snack foods, freshly-prepared foods for on and off-site consumption, and beverages, and may also provide household items, toiletries, tobacco products, newspapers, and the sale of fuel.

Copy and/or print shop means an establishment engaged in duplicating and printing services to individuals and businesses.

*Cornice* means a projecting feature surrounding the upper portion of a structure, dividing it horizontally for compositional purposes.

*Drive-up facility* means a structure or device designed and intended to provide service to customers who remain in their vehicles.

Mail services store means an establishment that provides packaging and mail services (both U.S. Postal and private service), provides mailboxes for lease and retail sale of office and stationery products.

Mullion means a heavy vertical or horizontal divider between windows and/or doors.

*Muntin* means a narrow strip that divides or gives the appearance of individual panes of glass in a traditional sash.

Parapet wall means a wall at the edge of a roof.

Pay-day loan agency means an establishment providing loans to individuals in exchange for personal checks as collateral.

Pawn establishment means any business that loans money on deposit of personal property and /or a title of ownership.

*Transom* means a horizontal opening over a door or window.

## THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY ZONING ORDINANCE.

#### Sec. 110-145. - L-C-1, Limited-Commercial (1) District.

- (a) *Intent*. The intent of the L-C-1 zoning district is to establish small scale business areas which do not generate large amounts of traffic, noise or light. The L-C-1 zoning district includes small retail establishments, personal services, and business and professional offices. The L-C-1 zoning district will control architectural character and scale. The adaptive use of existing structures is encouraged when possible.
- (b) *Permitted principal uses*. The following permitted principal uses shall be allowed in the L-C-1 zoning district:
  - (1) Antique shop, vintage store, thrift/second hand store, consignment store;
  - (2) Art and/or crafts studio;
  - (3) Bakery;
  - (4) Bank and/or financial institutions such as a brokerage firm, credit union, financial planning, or mortgage brokerage (no Pay Day Loan, Check Cashing or Pawn Establishments);
  - (6) Book store,
  - (7) Card, gift, and/or stationery shop;
  - (8) Cellular phone sales and service;
  - (8) Clothing and/or accessories such as belts and suspenders, boots and shoes, gloves, hats, jewelry, purses and handbags, ties, sashes, scarves, shawls, socks, and stockings, umbrellas, or watches.
  - (9) Educational/instructional/tutoring facilities, including, but not limited to: academic; art; computer; dance; driving and/or DUI; music; professional/business/trade; martial arts; and similar facilities;
  - (10) Florist shop;
  - (11) Gift shop;

- (12) Hardware store;
- (13) Home furnishings and accessories such as area rugs, decorative items, cutlery, dishware, glassware, lamps, pictures, pillows and tablecloths;
- (14) Jewelry shop;
- (15) Mail services store;
- (16) Medical/dental office (human treatment);
- (17) Office (business and/or professional);
- (18) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon; and
- (19) Restaurant/restaurant takeout and catering.
- (c) *Conditional uses*. The following conditional uses shall be allowed in the L-C-1 zoning district provided that all conditions specified in article V of this chapter are met:
  - (1) Single-family residence and accessory structures and uses (see article III of this chapter); and
  - (2) Home occupation.
- (d) *Regulations*. The following regulations shall apply to the L-C-1 zoning district in addition to any other applicable regulations.
  - (1) These structures shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan. Properties within an Overlay Zone shall comply with the applicable Architectural Standards of the Overlay Zone in lieu of the architectural requirements below:
    - a. A pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot and shall be of a type and construction complementary to the facade. A pitched mansard roof facade with a minimum pitch of 4½ inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
    - b. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
    - c. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows;
    - d. Accessory structures shall maintain the same architectural character of the principal structure, including the pitched peaked (gable or hip) roof with a minimum pitch of

4½ inches in one foot, and shall be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan.

- (2) No outside storage will be permitted.
- (3) The lot shall have direct access to an arterial street.
- (4) No drive-through, drive-in, or drive-up facilities allowed.
- (e) *Dimensional requirements*. The minimum dimensional requirements in the L-C-1 zoning district shall be as follows:
  - (1) Lot area:
    - a. Where public water is available: 43,560 square feet (one acre).
    - b. Where public water is not available: 65,340 square feet ( $1\frac{1}{2}$  acres).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      - 1. Arterial: 75 feet.
      - 2. Collector: 60 feet.
    - b. Minor thoroughfare: 55 feet.
  - (4) Rear yard setback: 15 feet.
  - (5) Side yard setback: 15 feet.
  - (6) Height limit: 35 feet.
  - (7) Floor to area ratio: (gross square footage of site times 0.1 equals square footage of structure). The total maximum square footage for all structures combined on the lot shall not exceed 10,000 square feet. However, to discourage the development of one linear building and to encourage the development of separate clustered buildings on the site, the square footage for the structures may be increased by fifteen (15) percent when more than one (1) building is developed. The distance between structures shall be a minimum of twenty-six (26) feet. In addition to the area required to facilitate vehicular access, each building wall bordering the space between structures shall have a five (5) foot landscaped area consisting of five (5) shrubs, two (2) feet tall at planting, per twenty-five (25) linear feet of building wall. (8) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to such lot line shall be provided in addition to the required setback (the setback shall be measured from the buffer).
  - (9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

## SEC. 110-145. – LIMITED-COMMERCIAL DISTRICT WILL BE AMENDED AS FOLLOWS IN THE FAYETTE COUNTY ZONING ORDINANCE:

#### Sec. 110-1465. L-C-2, Limited-Commercial (2) District.

- (a) Intent. The intent of the L-C-2 zoning district is to establish small scale business areas which do not generate large amounts of traffic, noise or light. The L-C-2 zoning district includes small retail and convenience commercial establishments, personal services and business and professional offices. The L-C-2 zoning district will control architectural character and scale. The adaptive use of existing structures is encouraged when possible. The L-C-2 zoning district would discourage the development of a strip commercial building.
- (b) *Permitted principal uses*. The following permitted principal uses shall be allowed in the L-C-2 zoning district:
  - (1) Antique shop, vintage store, thrift/second hand store, or consignment store;
  - (2) Art and/or crafts studio;
  - (3) Bakery;
  - (4) Bank and/or financial institutions such as a brokerage firm, credit union, financial planning, insurance company, or mortgage brokerage (no Pay Day Loan, Check Cashing or Pawn Establishments);
  - (5) Barbershop and/or beauty shop:
  - (5) Book store,
  - (6) Book Card, gift, and/or stationery shop;
  - (7) Cellular phone sales and service;
  - (8) Clothing and/or accessories such as belts and suspenders, boots and shoes, gloves, hats, jewelry, purses and handbags, ties, sashes, scarves, shawls, socks, stockings, umbrellas, or watches.
  - (9) Copy and/or print shop;
  - (10) Educational/instructional/tutoring facilities, including, but not limited to: academic; art; computer; dance; driving and/or DUI; music; professional/business/trade; martial arts; and similar facilities;
  - (8) Dance school and/or studio;
  - (11) Florist shop;
  - (10) Gift shop;
  - (12) Hardware store;
  - (13) Home furnishings and accessories such as area rugs, decorative items, cutlery, dishware, glassware, lamps, pictures, pillows and tablecloths;
  - (14) Jewelry shop;
  - (15) Laundry and/or dry clean pickup station; Mail services store;

(16) Medical/dental office (human treatment); and

#### (15) Music teaching studio;

- (17) Office (business and/or professional);
- (18) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon; and

#### (17) Photography studio;

(19) Restaurant/restaurant takeout and catering (no drive-through or drive-in allowed).

#### (20) Shoe repair.

- (c) *Conditional uses*. The following conditional uses shall be allowed in the L-C-2 zoning district provided that all conditions specified in article V of this chapter are met:
  - (1) Convenience commercial establishment;
  - (2) Single-family residence and accessory structures and uses (see article III of this chapter); and
  - (3) Home occupation.
- (d) *Regulations*. The following regulations shall apply to the L-C-2 zoning district in addition to any other applicable regulations.
  - (1) These structures shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan. Properties within an Overlay Zone shall comply with the applicable Architectural Standards of the Overlay Zone in lieu of the architectural requirements below:
    - a. A pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot and shall be of a type and construction complementary to the facade. A pitched mansard roof facade with a minimum pitch of 4½ inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
    - b. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
    - c. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows;
    - d. Accessory structures shall maintain the same architectural character of the principal structure, including the pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot, and shall be constructed of the same materials or materials

which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan.

- (2) No outside storage will be permitted.
- (3) The lot shall have direct access to an arterial street.
- (4) No drive-through, drive-in, or drive-up facilities allowed.
- (e) *Dimensional requirements*. The minimum dimensional requirements in the L-C-2 zoning district shall be as follows:
  - (1) Lot area:
    - a. Where public water is available: 43,560 square feet (one acre).
    - b. Where public water is not available: 65,340 square feet ( $1\frac{1}{2}$  acres).
  - (2) Lot width: 125 feet.
  - (3) Front yard setback:
    - a. Major thoroughfare:
      - 1. Arterial: 75 feet.
      - 2. Collector: 60 feet.
    - b. Minor thoroughfare: 55 feet.
  - (4) Rear yard setback: 15 feet.
  - (5) Side yard setback: 15 feet.
  - (6) Height limit: 35 feet.
  - (7) Floor to area ratio: (gross square footage of site times 0.1 equals square footage of structure). The total maximum square footage for all structures combined on the lot shall not exceed 10,000 square feet. However, to discourage the development of one linear building and to encourage the development of separate clustered buildings on the site, the square footage for the structures may be increased by fifteen (15) percent when more than one (1) building is developed. The distance between structures shall be a minimum of twenty-six (26) feet. In addition to the area required to facilitate vehicular access, each building wall bordering the space between structures shall have a five (5) foot landscaped area consisting of five (5) shrubs, two (2) feet tall at planting, per twenty-five (25) linear feet of building wall. The total maximum square footage for all structures combined on the site shall not exceed 8,500 square feet.
  - (8) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to such lot line shall be provided in addition to the required setback (the setback shall be measured from the buffer).
  - (9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

(NOTE: all subsequent sections shall be renumbered as applicable.)

## SEC. 110-169. CONDITIONAL USE APPROVAL., Q., WILL BE AMENDED AS FOLLOWS IN THE FAYETTE COUNTY ZONING ORDINANCE:

- q. Convenience commercial establishment. Facility is limited to the sale of prepackaged food products, gasoline, household items, newspapers, magazines, sandwiches, and other freshly prepared foods for off site consumption. Allowed in the L-C-2 zoning district.
  - 1. Maximum floor area: 3,500 square feet.
  - 2. Accessory structures, including service area canopies used in conjunction with the sale of gasoline, shall maintain the same architectural character of the principal structure including the pitched roof, and shall be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan Properties within an Overlay Zone shall comply with the applicable Architectural Standards of the Overlay Zone.
  - 3. Motor vehicle vacuum cleaners shall be located to the side or rear of the principal structure.
  - 4. Underground storage tanks shall be set back at least 20 feet from all property lines.
  - 5. The number of gasoline pumps shall be limited to no more than six or with a total of 12 pumping stations.

## SEC. 110-173. - TRANSPORTATION CORRIDOR OVERLAY ZONE. (3) GENERAL STATE ROUTE OVERLAY ZONE WILL BE AMENDED AS FOLLOWS IN THE FAYETTE COUNTY ZONING ORDINANCE:

(3) General state route overlay zone. All property and/or development which have road frontage and/or access on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This overlay zone specifically excludes SR 54 West, SR 85 North, SR 138 and SR 314 North, Starr's Mill Historic District Overlay Zone at the SR 74, SR 85, & Padgett Road Intersection and SR 74 North for which other overlay zones have been established herein. The architectural standards of this overlay zone specifically excludes the L-C zoning district, for which other architectural standards have been established.

# SEC. 110-174. – COMMERCIAL DEVELOPMENT STANDARDS. WILL BE DELETED IN ITS ENTIRETY AND THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY ZONING ORDINANCE

#### Sec. 110-174. – Historic district overlay zone

Starr's Mill Historic District Overlay Zone at the SR 74, SR 85, & Padgett Road Intersection. All property and/or development located at this intersection with nonresidential use or zoning as depicted on the Future Land Use map shall be subject to the following regulations, in addition to

the zoning district requirements, and other development regulations as applicable. The General State Route Overlay Zone shall not apply to this area.

- (1) The purpose of the Starr's Mill Historic Overlay Zone at the SR 74, SR 85, and Padgett Road Intersection is to achieve the following:
  - a. To maintain the historic character of the area;
  - b. To control the intensity and aesthetic quality of development at the intersection as it is the southern gateway into Fayette County;
  - c. To promote and maintain orderly development for an efficient traffic flow in highway corridors; and
  - d. To protect existing and future residential areas outside of the intersection.

#### (2) Access.

Access to each nonresidential property and/or development shall be from SR 74, SR 85, or Padgett Road. All access points shall be required to comply with Georgia Department of Transportation regulations and/or Fayette County Development Regulations, as applicable.

- (3) Dimensional Requirements.
  - a. All parking areas shall be located at least 50 feet from SR 74, SR 85, and Padgett Road right-of-way.
  - b. Front yard setbacks on SR 74, SR 85, and Padgett Road for all structures, including gasoline canopies, shall be 100 feet.
  - c. Berms for nonresidential zoning districts: Berms when required as a condition of zoning, shall be a minimum of four (4) feet in height, and shall be placed to the inside of the applicable buffer.
  - d. If the side yard abuts a nonresidential zoning district, all nonstructural improvements, other than approved access, shall be located a minimum of 10 feet from the side property line.
- (4) Architectural Forms and Standards. All new structures shall maintain the historical and aesthetic character of the area. Starr's Mill was built in the late 1800's and is a significant historic resource in Fayette County. Starr's Mill is indicative of turn of the century architectural character common in rural areas and is a building of influence in this area. Other architectural styles such as One-Part Commercial Block and Two-Part Commercial Block associated with this period are acceptable for this overlay. Architectural examples are on file in the Planning and Zoning Department

Architectural Review. An owner/developer may obtain an administrative staff approval for structures by submitting elevation drawings denoting compliance with these architectural forms and standards. Staff review and approval will take place as part of the site plan approval process.

An owner/developer may exercise an architectural option for structures within the overlay zone. The purpose of this option is to allow the owner/developer to present a creative interpretation of the architectural intent of the overlay. Elevation drawings, submitted as part of the site

plan approval process, shall be reviewed and approved by the Board of Commissioners in a public meeting with a recommendation from the Planning Commission and Staff.

- Starr's Mill: Starr's Mill is a two story structure with a gable roof. The roof is corrugated metal. The façade is wood clapboard siding and runs in a horizontal pattern. The structure sits on a stacked stone foundation and stacked stone pillars. Windows are wood framed with a grid muntin pattern. Doors are also wood framed. The structure has a covered porch with stairs and a wood picket rail banister. The building is red, the window and door frames are white, the doors are red, the stairs, porch framing and banisters are white, the stair landings and porch decking are grey and the roof and porch covering is a grey corrugated metal.
  - 1. Roof: Gable roof with a minimum pitch of 4.5 inches in one (1) foot. Roofing material shall be grey corrugated metal.
  - 2. Façade Material: Clapboard siding running in a horizontal pattern on all walls. Acceptable sidings include wood and fiber-cement siding (i.e., Hardiplank). The foundation shall have the appearance of stacked stone. Façade colors shall match with the color palette on file in the Planning and Zoning Department.
  - 3. Doors and Windows: Doors and windows shall have a frame and grid muntin pattern as established by Starr's Mill. Door and window frames shall be white with a minimum width of four (4) inches. Large display windows and glass doors shall give the appearance of grid pattern muntins and framing consistent with Starr's Mill. Grid pattern muntins shall be white. Large display or storefront windows shall have a minimum two foot high bulkhead consistent with the Façade Materials above.
  - 4. Covered Entrance: Covered entrances shall be in character with the Starr's Mill porch consisting of a gray corrugated metal matching the roof of the main structure. A white wood picket rail banister with a minimum height of three (3) feet shall extend the full length of the covered entrance with a maximum entrance space of three (3) feet. All support structures shall be white.
- b. One-Part Commercial Block: A popular commercial design from the mid-19th to the early 20th century. The one-part commercial block is a simple, one-story box with a flat or shed roof. Common façade materials consist of brick with decorative block, stone, and concrete accents. The focal point of front facade is the entrance and windows, consisting of a recessed doorway and display windows with a transom resting on a bulkhead (the lower panels

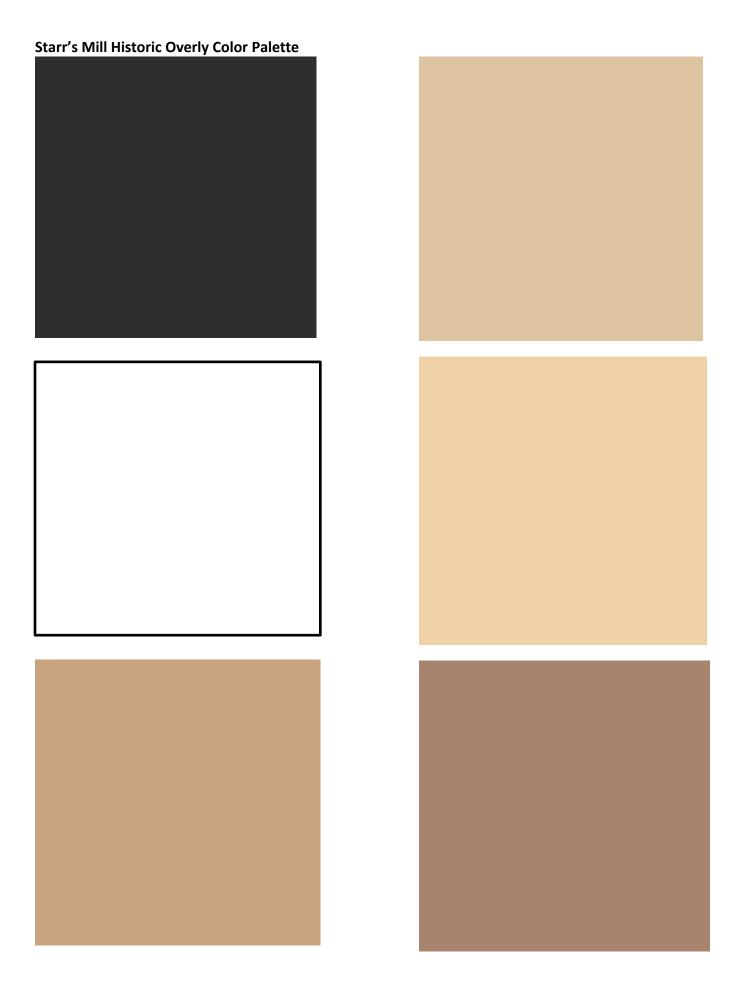
on which the windows rest) framed by pilasters. Architectural features include a cornice, belt course and parapet wall.

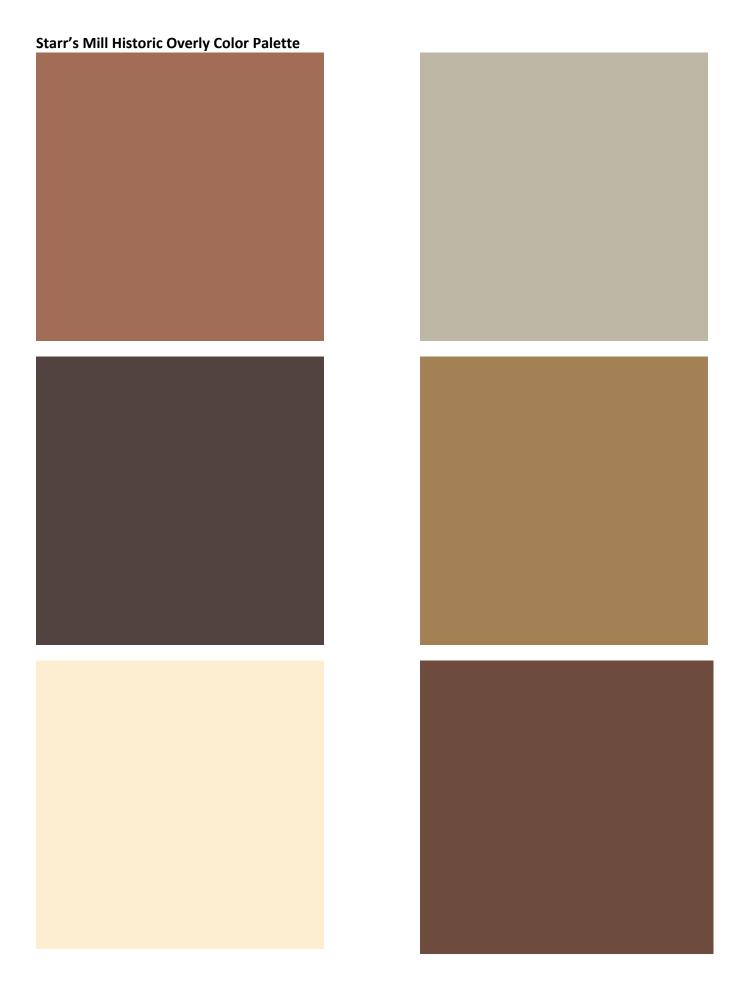
- 1. Façade Material: Brick/brick veneer shall be utilized on all walls as the primary facade material comprising a minimum of 65 percent of the wall, excluding doors, windows and associated framing. The brick color shall match with one of the colors in the brick palette on file in the Planning and Zoning Department. Painted brick shall not be allowed. The remaining 35 percent of the wall may have the appearance of a contrasting brick color, rough face decorative block, stone, and/or concrete accents and the colors shall match with the color palette on file in the Planning and Zoning Department.
- 2. Entrance Doors and Windows: The entrance door and window component shall consist of entrance door(s), display windows, door and window transoms, and bulkhead. Door and window frames may be constructed with wood, metal, or vinyl. An anodized silver finish shall not be allowed for door and window frames and all colors shall match with the color palette on file in the Planning and Zoning Department. Transoms shall be a minimum of two (2) feet high and shall be separated from the windows and door by a mullion with a minimum width of four (4) inches. A minimum two (2) foot high bulkhead consistent with the Façade Materials above shall be required.
- 3. Architectural Features: A cornice is required. The cornice shall be a minimum of one (1) foot in height with a minimum projection of four (4) inches from the main façade. The projection may be gradual. A parapet wall is required along the front and side walls of the structure and shall be a minimum of two (2) feet in height. Colors shall match with the color palette on file in the Planning and Zoning Department.
- c. Two-Part Commercial Block: A popular commercial design from the mid-19th to the early 20th century. These buildings have two primary components first floor storefronts (similar in design to a One-Part Commercial Block) and upper floors which historically were used for residential or office space. The focal point of the first floor is the entrance and windows, consisting of a recessed doorway and display windows with a transom resting on a bulkhead (the lower panels on which the windows rest) framed by pilasters. Upper floors have one or more floors of smaller symmetrically positioned windows. Architectural features include a cornice, belt course and parapet wall. Common façade materials consist of brick with decorative block, stone, and concrete accents.
  - 1. Facade Material: Brick/brick veneer shall be utilized on all

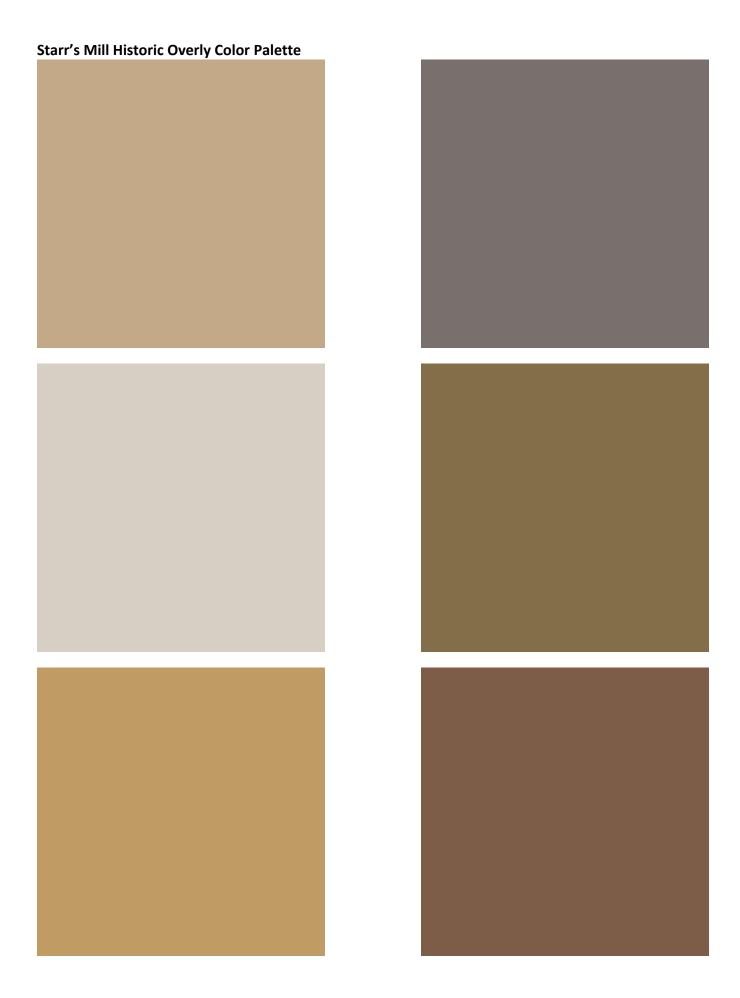
- walls as the primary facade material comprising a minimum of 65 percent of the wall, excluding doors, windows and associated framing. The brick color shall match with one of the colors in the brick palette on file in the Planning and Zoning Department. Painted brick shall not be allowed. The remaining 35 percent of the wall may have the appearance of a contrasting brick color, rough face decorative block, stone, and/or concrete accents and the colors shall match with the color palette on file in the Planning and Zoning Department.
- 2. Entrance Doors and Windows (first floor storefronts): The entrance door and window component shall consist of entrance door(s), display windows, door and window transoms, and bulkhead. Door and window frames may be constructed with wood, metal, or vinyl. An anodized silver finish shall not be allowed for door and window frames and all colors shall match with the color palette on file in the Planning and Zoning Department. Transoms shall be a minimum of two (2) feet high and shall be separated from the windows and door by a mullion with a minimum width of four (4) inches. A minimum two (2) foot high bulkhead consistent with the Façade Materials above shall be required.
- 3. Upper Floor Windows: Upper floor windows shall be symmetrically positioned. All window frames shall match with the color palette on file in the Planning and Zoning Department.
- 4. Architectural Features: A cornice is required. The cornice shall be a minimum of one (1) foot in height with a minimum projection of four (4) inches from the main façade. The projection may be gradual. A belt course with a minimum projection of one (1) inch from the main façade shall be required between the first floor and the second floor. A parapet wall is required and shall be a minimum of two (2) feet in height. Colors shall match with the color palette on file in the Planning and Zoning Department.
- d. Lighting:
  - 1. All wall lighting shall consist of period lantern or goose neck pendant lighting. These restrictions shall not apply to wall lighting required by the Fire Marshal.
  - 2. All pole lighting shall consist of period post top globe, lantern, or pendant luminaries with rapid-ship posts.
- e. Within the 50 foot front landscape area, a wall or fence is required to run along a minimum of 40 percent of the frontage. The wall or fence shall be a minimum three (3) foot high wall with the appearance of stacked stone or a minimum four (4) foot high fence

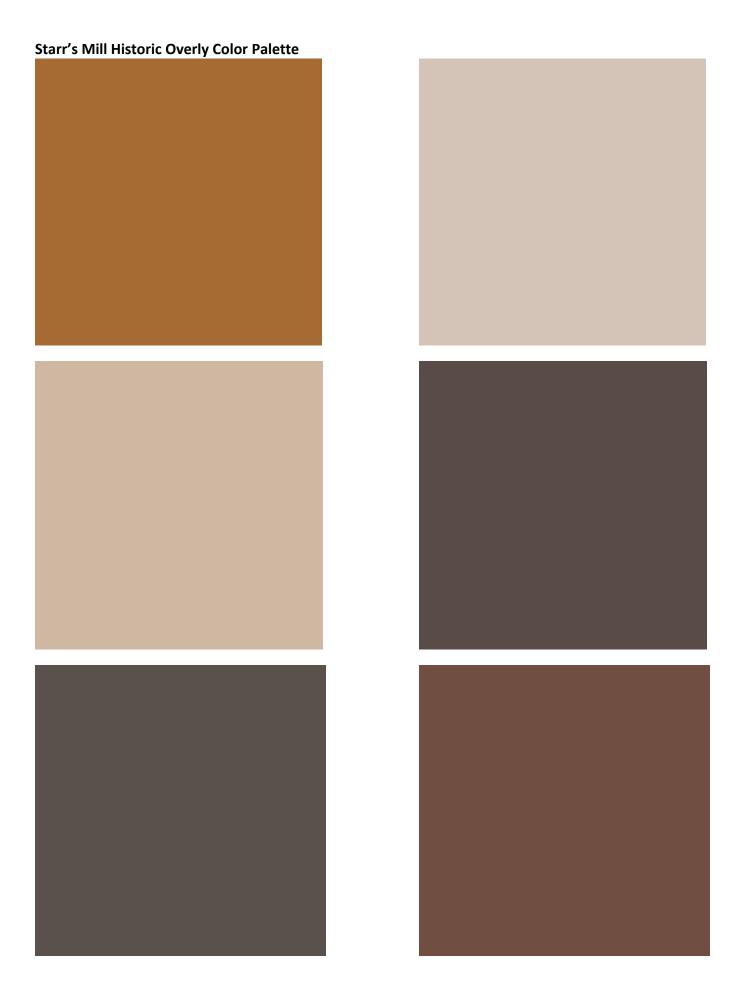
- with the appearance of wrought iron, picket, split rail or horse rail fence. Fence materials are limited to metal, vinyl/plastic, pre-cast concrete and masonry for columns.
- f. *Color Palette*. Only those colors indicated on the color palette on file in the Planning and Zoning Department shall be allowed for structures. Any changes to the color of structures in this overlay must be submitted to Staff for approval.
- g. The design of ancillary buildings and sign structures shall be consistent with the architectural style and color inherent in the principal structure on the property.
- (5) Landscape Requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the Overlay Zone:
  - Street Frontage. Landscape area: 50 feet along the right-of-way of a. SR 74, SR 85, and Padgett Road. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the Environmental Health Department and the Environmental Management Department. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
  - b. Side Yard Landscape Area: 10 feet in depth along the side property lines unless adjacent to a residential district where buffer requirements will apply.
- (6) Use of Existing Structure: When property containing legal conforming or legal nonconforming structures, under the current zoning, is rezoned to a nonresidential zoning district the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.
- (7) Lighting and shielding standards. Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
- (8) Special Locational and Spatial Requirements.
  - a. No more than 50 percent of the required parking can be located in the front yard along a State Route as established by the front building line of any structure located on the site. Sites with existing parking are exempt.

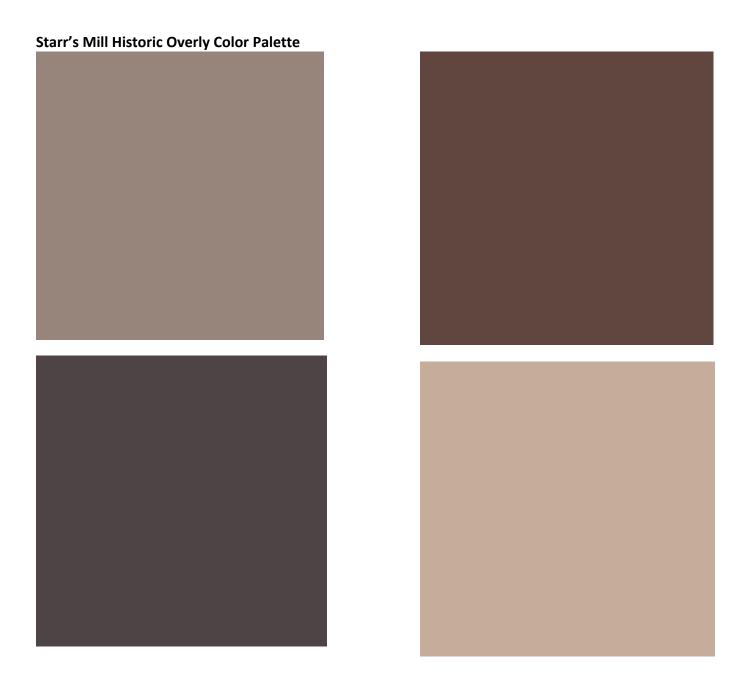
- b. No outside storage allowed.
- c. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.

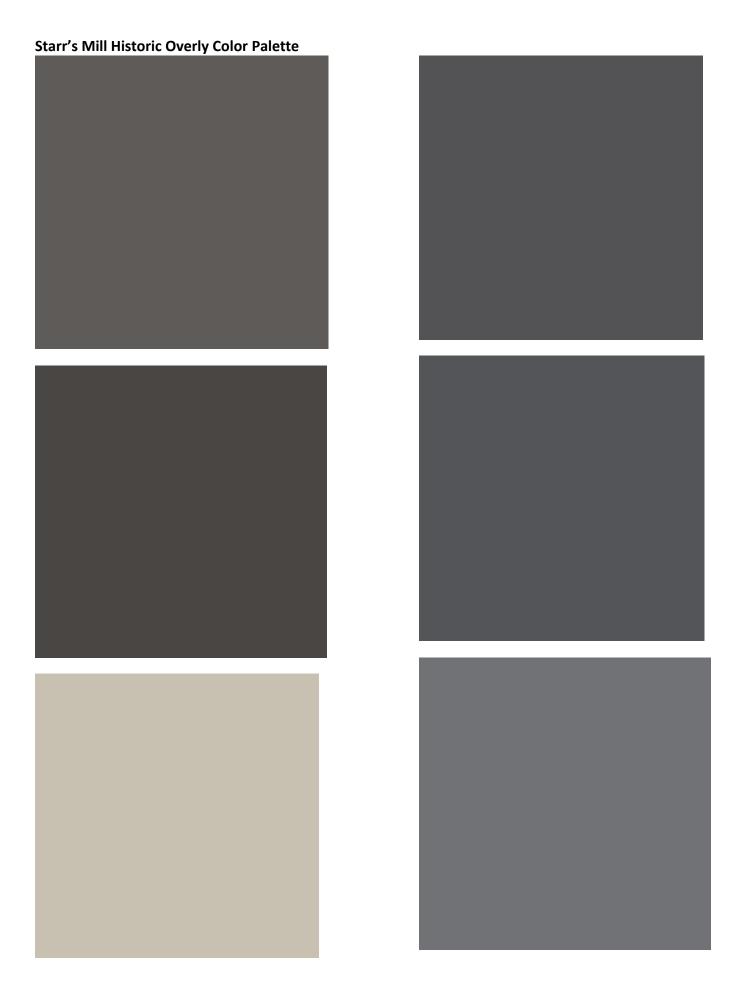




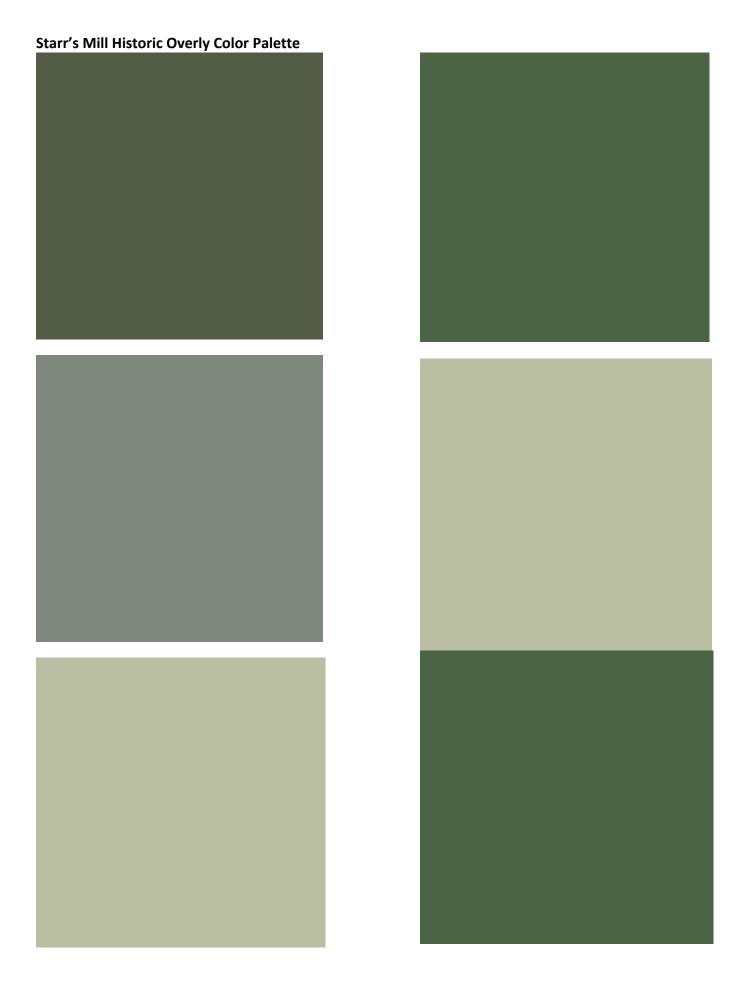


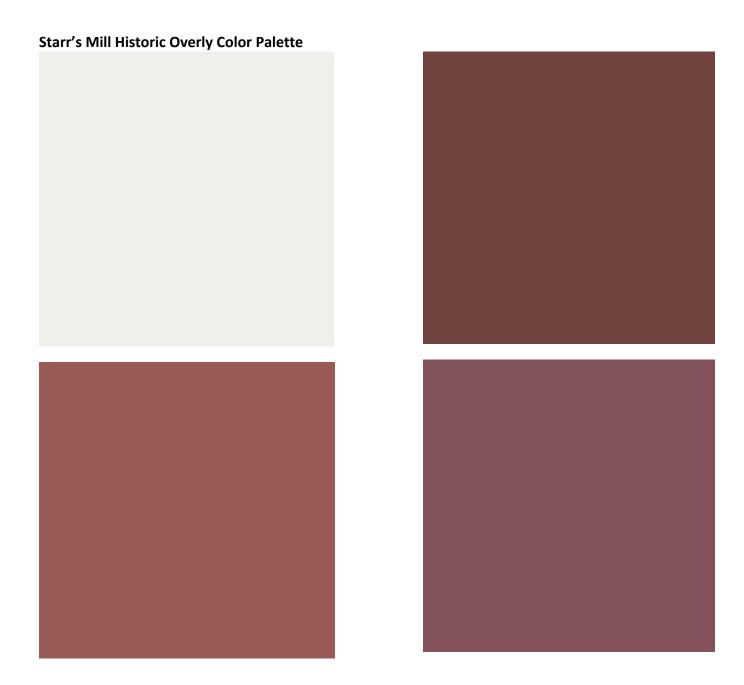


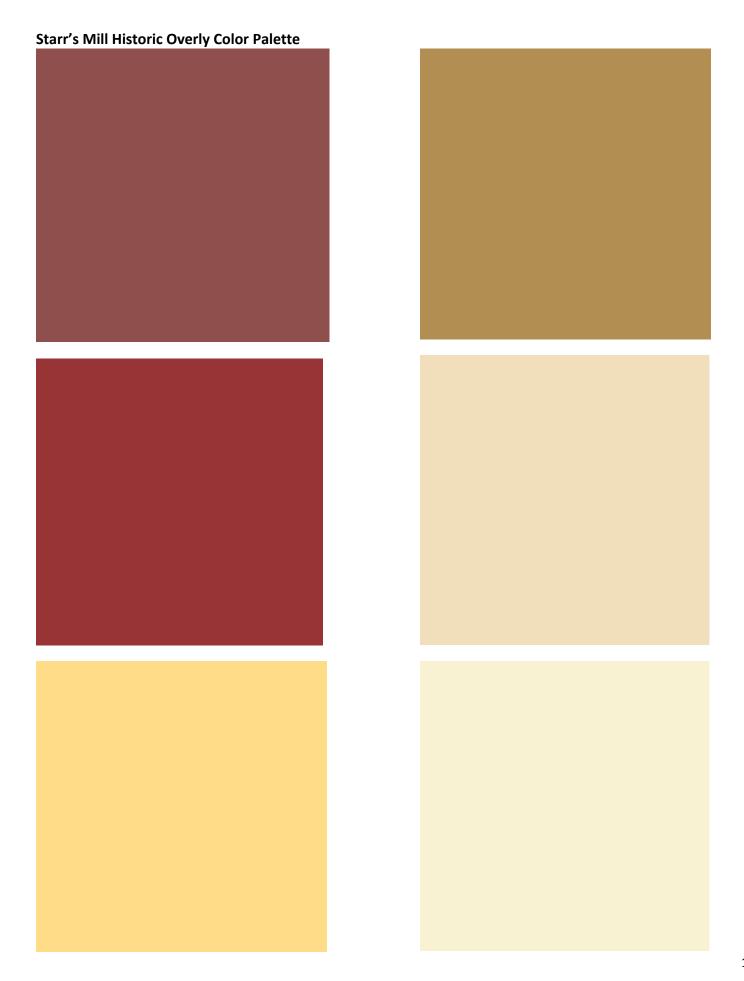


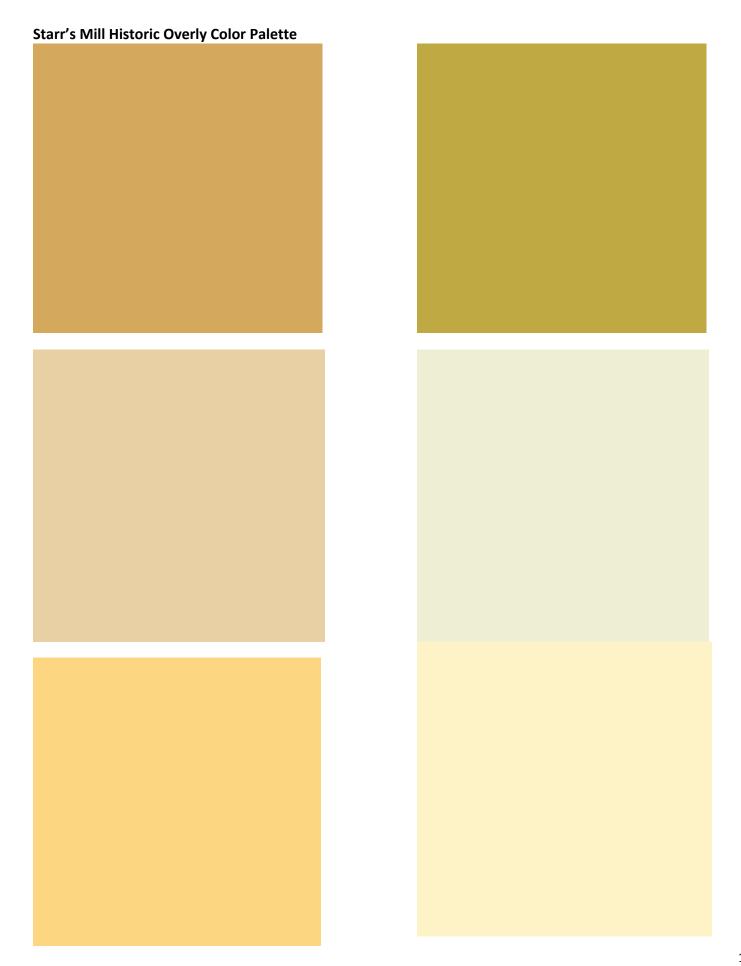


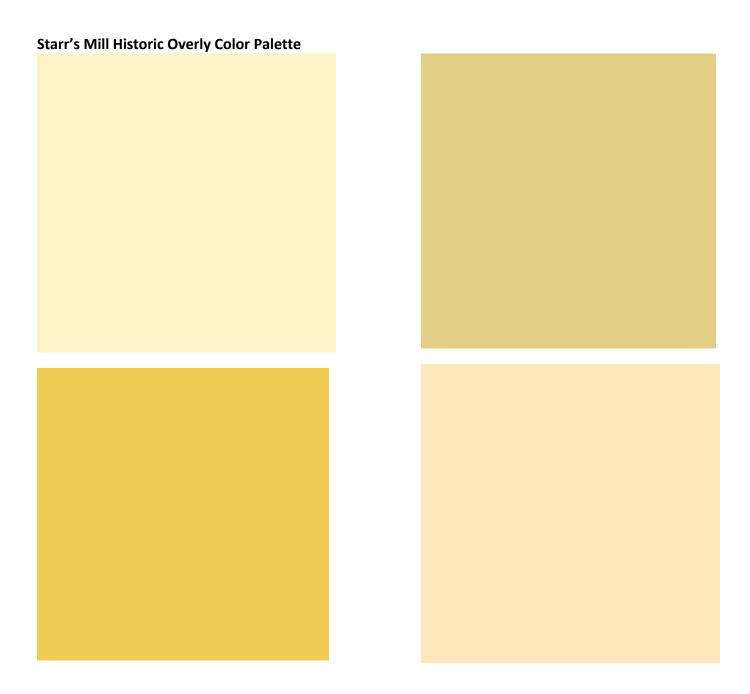


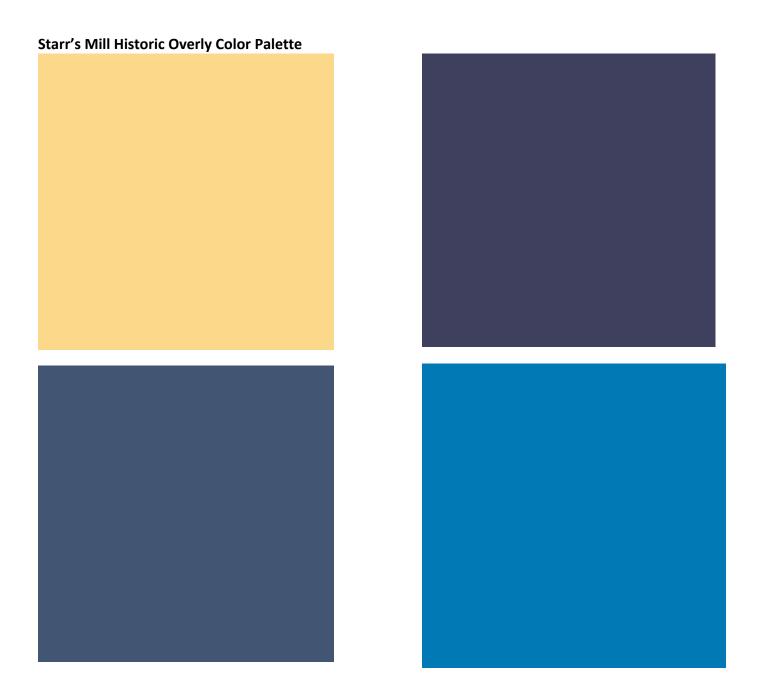










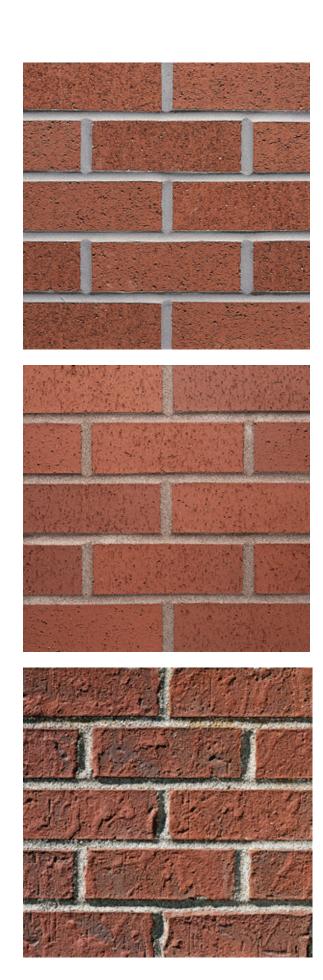




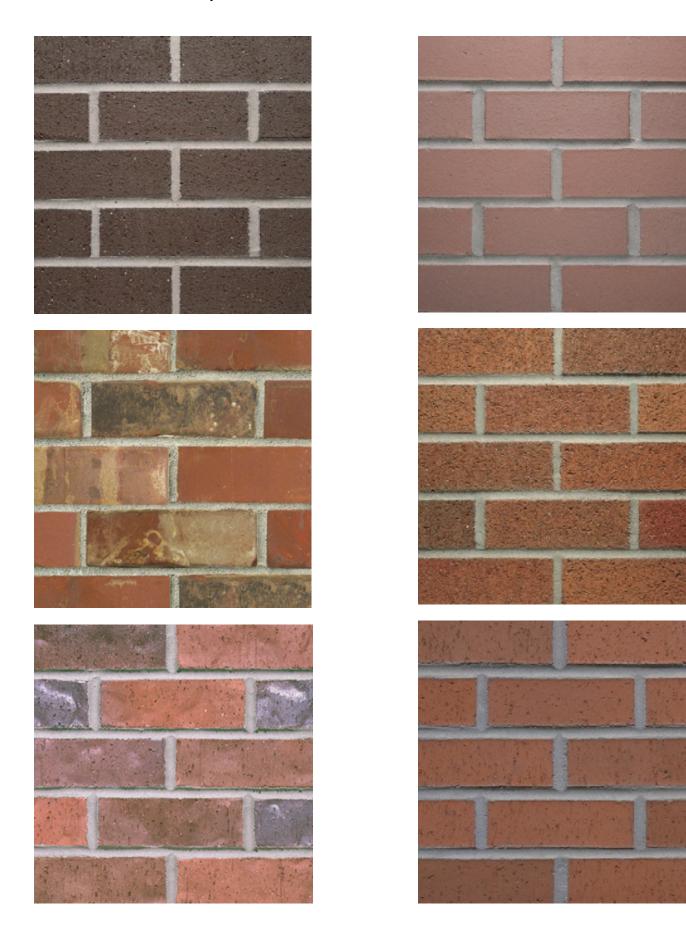


Starr's Mill Historic Overlay Brick Palette



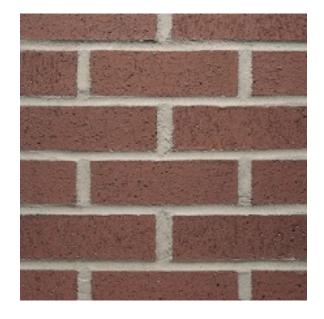


### Starr's Mill Historic Overlay Brick Palette



Starr's Mill Historic Overlay Brick Palette





# THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY COMPREHENSIVE PLAN, LAND USE ELEMENT, FUTURE LAND USE MAP AND NARRATIVE, COMMERCIAL

### **Limited Commercial (One & Two)**

This category designates properties where specifically small scale businesses which do not generate large amounts of traffic, noise or light are to be located. For more descriptive purposes, Limited Commercial land use is subdivided into "Limited Commercial One" and "Limited Commercial Two" categories:

**Limited Commercial One**: This category identifies properties where the L-C-1, (Limited-Commercial (1) District) is recommended.

**Limited Commercial Two**: This category identifies property where the L-C-2, (Limited-Commercial (2) District) is recommended.

SR 74, SR 85, & Padgett Road Intersection (Starr's Mill Historic District): This intersection is in close proximity to historic Starr's Mill. This area represents a newly developing nonresidential node where the L-C-1, (Limited-Commercial (2) District) and O-I, Office-Institutional zoning districts are recommended as depicted on the Future Land Use Plan map. The C-C, (Community Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited-Commercial (2) District) are not designated for this area.

# THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY COMPREHENSIVE PLAN, LAND USE ELEMENT, FUTURE LAND USE MAP AND NARRATIVE, FUTURE DEVELOPMENT FACTORS

#### **Historic District**

### Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road Intersection:

Starr's Mill is a significant historic resource and is identified and discussed in the Natural and Historic Resources Element of this Plan. This Overlay District identifies the county's goals and recommendations for the Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road intersection. Both SR 74 and SR 85 are Major Arterials and serve as commuting routes. SR 74 connects to Peachtree City, Tyrone and Interstate 85 to the north. SR 85 runs through Fayetteville to Clayton County and connections to SR 92, SR 314, and SR 279 can be made along this route. The widening of SR 74 from two to four lanes was completed in early 2012. As a result of this project Padgett Road was realigned to alleviate its offset from SR 74. SR 85 is planned to be widened from two to four lanes in the future.

**Historic Resources:** Starr's Mill is located to the northeast of this intersection on Whitewater Creek. Starr's Mill is one of the most significant historical structures in Fayette County. The mill and surrounding property containing the mill pond is owned by the Fayette County Water System and serves as a water intake location and passive park. The present mill was built in 1888 and was central to the Starr's Mill Community that also contained a post office, stores, a church, a cotton gin, and a saw mill. These facts are discussed in the Natural and Historic Resources Element of the comprehensive plan.

Also located at the intersection in close proximity to Starr's Mill is the Starr's Mill Baptist Church. It is estimated that the church was constructed in 1887 according to the Natural and Historic Resources Element. The church is owned and utilized by New Hope Baptist Church which is located across SR 74.

**Existing Development:** Properties at this intersection are residentially zoned and the Future Land Use Plan designates these properties as residential. Most lots contain single-family residences with the exception of a lot of approximately eight acres that contains the aforementioned Starr's Mill Baptist Church. Some of the lots are nonconforming and a few are less than one acre in size. A legal nonconforming commercial structure was removed due to the realignment of Padgett Road.

Several single-family residential subdivisions are located in close proximity to the intersection. These subdivisions include Mill Pond Manor (R-45), Southmill (C-S), Starr's Mill Ridge (R-20), and Starr's Mill Estates (R-20). While Starr's Mill Estates is zoned for one acre lots, the lots range in size from four to eight acres.

**Future Development:** Due to the improvements to this intersection through the SR 74 widening project and the future widening of SR 85, it is anticipated that property owners at this intersection will pursue nonresidential development. The preferred development pattern is for properties closest to the intersection to contain the more intense uses and land use intensity will generally decrease in intensity as it moves away from the intersection. The maintenance of an efficient flow of traffic at this intersection is essential. The historic character of the area should be taken into consideration in the development of this area.

The goals of the Starr's Mill Historic District Overlay at the SR 74, SR 85, & Padgett Road Intersection are: (1) maintain the historic character of the area, (2) control the intensity and aesthetic quality of development at the intersection as it is the southern gateway into Fayette County, (3) maintain an efficient flow of traffic at the intersection, and (4) protect existing and future residential areas outside of the intersection.

**Recommendations:** The land use of this area associated with this intersection will be depicted on the Future Land Use Plan and corresponding Overlay Zone requirements for nonresidential development will be added to the Zoning Ordinance. The nonresidential land use designations at this intersection will consist of Limited Commercial One and Office. Some fringe areas will have a residential land use designation of Low Density Residential (1 Unit/1 to 2 Acres). The C-C, (Community Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited-Commercial (2) District) are not designated for this area.

### THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE PLAN MAP

Starr's Mill Historic Overlay District and Overlay Zone
Overlay District (see Fayette County Comprehensive Plan, Land Use Element)
Overlay Zone (see Fayette County Zoning Ordinance, Sec. 110-174 Historic District Overlay

Zone)

