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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Engineering

Department Head: Phil Mallon

Presenter, if needed: Nancy Howard

Preferred Meeting Date: Wednesday, July 2, 2008

Wording for the Agenda:

Consideration of staff's recommendation for changes to the "suggested planting materials" listed in Article V, Buffer and Landscape Requirements, of the Fayette County Development Regulations.

Background/History/Details:

The suggested planting materials in Sections 8-157 and 8-161 of the Development Regulations lists several plant species that are not appropriate for Fayette County's climate zone and/or are very susceptible to disease. In addition, some of the plants are considered invasive and pose a threat to the natural areas of Georgia. The revised planting lists will omit the undesirable plant species and includes only those plants suited to the climate of Fayette County, are known to be disease-resistant, and are not considered invasive.

Sources for the revised list include the University of Georgia publications "Landscape Plants for Georgia" and "Xeriscape: A Guide to Developing A Water-Wise Landscape." The draft revised list (attached) is currently being reviewed by several qualified horticultural specialists in Fayette County.

What action are you seeking from the Board of Commissioners?

Approval to proceed with suggested revisions to Article V of the Development Regulations. The Planning Commission will need to hear this issue, followed by a public hearing before the Board of Commissioners.

If this item requires funding, please describe:

Not applicable

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

Approved by Finance? Yes

Reviewed by Legal? Yes

Approved by Purchasing? Yes

Approved by Administrative Staff? Yes

Staff Notes

Administrator's Approval Yes

Confirmed Meeting Date Wednesday, July 2, 2008

- ○ Recognition/ Presentation
- ○ Public Hearing
- ○ Old Business
- ◉ New Business
- ○ Consent
- ○ Report
- ○ Other

ARTICLE V. BUFFER AND LANDSCAPE REQUIREMENTS

Sec. 8-156. Purpose. The purpose of this Article is to establish minimum requirements for landscape areas and buffers in Fayette County's commercial (including Limited Business), industrial, office-institutional, and multi-family zoning districts. Said requirements are designed to: improve the appearance of Fayette County's commercial and industrial corridors; minimize noise, glare, and erosion; provide a visual separation between incompatible uses; and establish measures for water conservation. E.g., in a C-C, C-H, M-1 and M-2 Zoning District where a lot abuts any residential or A-R Zoning District, a buffer shall be provided as specified in the following sections of the Fayette County Zoning Ordinance: 6-14 (D)(6) for C-C; 6-15 (D)(6) for C-H; 6-17(D)(6) for M-1 and 6-18(D)(6) for M-2. Off street parking associated with such uses shall be governed by such requirements within these Development Regulations.

Sec. 8-157. Landscape and Buffer Categories.

A. Street Frontage Landscape Areas. A landscape area shall be established along the rights of way of add adjoining streets as specified under this Article. A developer of property owner may substitute a planted buffer (greenbelt) as specified under this Article in lieu of a landscape area.

B. Parking Lot Landscape Areas. Off-street parking lots shall be landscaped in accordance with this Article. For the purpose of this Ordinance, an exterior parking aisle shall refer to all parking aisles which adjoin a property line or a required landscape area or buffer along a property line, and an interior parking aisle shall refer to parking aisles which do not adjoin a property line, a required buffer, or a building wall. Exterior and interior parking aisles shall be terminated at both ends by a landscape island (three (3) feet in width by 20 feet in length, typical). Landscape islands shall be provided for each 150 feet of continuous bay length.

C. Side Yard Landscape Areas. A landscape area shall be established along the side property lines of all lots as specified under this Article. A developer or property owner may substitute a planted buffer (greenbelt) as specified under this section in lieu of a landscape area. However, where a side yard buffer is required pursuant to other provisions of this Ordinance, a landscape area may not be substituted therefor.

D. Buffer Areas (Greenbelt). Buffer areas required by this Ordinance shall be established and maintained by the property owner subject to the requirements listed below and those specified under this Article.

1. Listed below are suggested evergreen plant combinations characteristic of buffer area plantings: New under canopy shrubs required in buffer areas shall provide a visual screen to a minimum height of four (4) feet upon planting, singularly or in combination with various plant types.

Trees	Shrubs	Groundcovers
Virginia Pine	Fruitland Eleagnus	Wintercreeper
Magnolia	Southern Waxmyrtle	Ivy
Red Cedar	Devilwood Osmanthus	Liriope
	Burfordi Holly	
	Cleyera	
	Photinia	

2. Buffer areas may include hardwood or perennial plant materials. Although it is not required that buffer areas be totally planted, such areas must provide an evergreen visual screen from the ground to a height of four (4) feet upon planting or supplemental planting, and when so planted must include evergreen trees which will provide at least 60% evergreen crown cover within three (3) years, assuming normal weather conditions. Where required buffers adjoin undeveloped property, the Zoning Administrator may specify less mature plantings than those specified above.

Sec. 8-158. Landscape Plan Requirements. Landscape Plans must be submitted prior to the issuance of Certificate of Zoning Compliance for any development project. Said plans by be submitted as part of a Tree Protection Plan (TPP), as part of a Site Plan, or separately. At a minimum, said plan shall include:

A. The boundary lines of all buffer and landscape areas;

B. 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 (1) inch to 100 feet or greater.

C. A plant material list, which shall include:

1. Common and/or botanical names of all proposed plants.

2. Plant quantities.

3. Size and condition of plants. (Example: 1 ½ caliper, 8-foot height, balled and burlapped).

4. Spacing.

5. Remarks as necessary to proper plant selection upon installation.

D. Project name and developer’s name and telephone number.

Sec. 8-159. Fayette County Landscape And Buffer Requirements.

TYPE	SIZE OF AREA LANDSCAPED	REQUIRED TREES*		REQUIRED SHRUBS	
		Number	Height	Number	Height
Street Frontage	Arterials: 20' Collectors: 15' Locals: 10'	1 per 20' 1 per 20' 1 per 20'	10' 10' 10'	7 per tree 7 per tree 7 per tree	2' 2' 2'
Parking Lot	Exterior Aisles 10'	1 per 30'	6'	5 per tree	2'
	Interior Aisles 7'	1 per 30'	6'	5 per tree	2'
	Buildings or Walls 5' (Excluding walls not visible from street)			5 per 25 linear feet of building wall.	2'
	Landscape Islands 3'	1 per island		5 per island	2'
Side Yard	Side Property Lines 6'	1 per 40'	6'	3 per tree	2'
Buffer (Greenbelt)	O-I: 20'	1 per 10'	6'	As needed to provide visual screen	4'
	C-C, C-H, L-B: 30'	1 per 10'	6'		4'
	L-I 50'	1 per 10'	6'		4'
	M-1, M-2 75'	1 per 10'	6'		4'

*Trees to be uniformly distributed along useable area to be landscaped.
(ORD. No. 98-01, § 1, 1-14-98)

Sec. 8-160. Other Requirements:

A. Groundcovers, flowers, stones, and mulch shall be utilized as needed to meet coverage requirements.

B. Grass coverage shall not exceed 25 percent (25%) of required street frontage, parking lot, and side yard landscape areas.

C. Islands shall be required at ends of interior parking aisles and per each 150 feet of continuous aisle length.

D. Required heights listed above shall be height at time of planting.

E. Landscape strips shall be provided for every other interior-parking isle.

F. Buffers are required where property adjoins residential or A-R Zoning Districts. Evergreen trees are required in required buffers. Berms, and/or opaque fences may be used to supplement required buffers. Existing vegetation shall not be removed.

G. Trees shall have a minimum caliper of one and one-half inches (1 ½) at a height of four feet (4) at time of planting.

H. Buffers and landscape areas fronting on County maintained roads shall be measured for the right-of-way.

I. All disturbed areas not otherwise addressed in this Ordinance shall have a vegetative ground cover for erosion control purposes.

Sec. 8-161. Planting Materials.

A. Xeriscape Requirements. All street frontage, parking lot, and side yard landscape areas shall be planted with water-conserving groundcover and vegetation. Other conservation measures are encouraged, including:

1. Irrigation systems which are electronically set for night and/or early morning irrigation;

2. Designs which collect and recycle water; and

3. The minimization of overspray onto non-landscaped areas to avoid wasting water.

B. Suggested Planting Materials.

1. Plants Which Are Native to Georgia

Trees	Small Shrubs (1-8 feet)	Large Shrubs (8ft. & up)
Redbud/Judas Tree	Sweet Shrub	Oakleaf Hydrangea
Dogwood	Mountain Laurel	Myrtle Holly
Red Maple	Flame Azalea	Yaupon Holly
Southern Crabapple	Florida Azalea	Spanish Dagger
Sugar Maple	Mound-Lily Yucca	
Tuliptree		
Southern Magnolia		

Groundcovers	Vines
Liriope	Carolina Yellow Jessamine
Creeping Liriope	Virginia Creeper
Adam's Needle or Beargrass	Lanceleaf Greenbrier or Smilax

2. Other Drought-Tolerant Plants

Trees	Shrubs	Flowers
Sycamore	Forsythia	Geraniums
Laurel Oak	Abelia	Gomphrena
Crape Myrtle	Pampas Grass	Rudbecia
Japanese Zelkas	Japanese Barberry	Daisies
Nandina	Lantana	Ageratum

Sec. 8-162. Prohibited Plants. No plants with vigorous root systems shall be planted within any sanitary sewer or public water easement. Such plants include the following:

Eastern Cottonwood
Willow
Lombardy Poplar

Sec. 8-163. Performance Surety.

A. No occupancy permit shall be issued prior to complying with the specifications of this Ordinance and all conditions of zoning.

B. Landscape Performance Surety. In the event that the requirements of this Article have not been met at the time that a Certificate of Occupancy could otherwise be granted, the owner or his agent shall post a Landscape Performance Bond or other County approved surety in an amount equal to 110 percent of the cost of materials, labor, and other attendant costs, incidental to the installation of the required landscaping.

Said surety shall:

1. Be drawn in favor of the Board of Commissioners.

2. Be in a form satisfactory to the County Attorney.

3. Specify the time for the completion of the landscaping requirements of this Article which shall not be longer than six (6) months following the issuance of a temporary Certificate of Occupancy.

Sec. 8-164. General Maintenance. Plants required pursuant to the provisions of this Ordinance shall be attractively maintained. All dead and/or diseased plants shall be replaced annually as a condition of occupancy.

Sec. 8-165 - 8-175. Reserved.

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Suggested "Plant Material List" changes to the Fayette County Development Regulations

Article V. Buffer and Landscape Requirements

Sec. 8-157. Landscape and Buffer Categories

D. Buffer Areas (Greenbelt)

1. Listed below are suggested evergreen plant combinations characteristic of buffer area plants: New under canopy shrubs required in buffer areas shall provide a visual screen to a minimum height of four (4) feet upon planting, singularly or in combination with various plant types. Additional plant choices can be found at the Fayette County Engineering Department's website: http:www.fayettecountyga.gov/engineering.

Trees

Virginia Pine
Southern Magnolia
Red Cedar
Nellie R. Stevens Holly
Cryptomeria

Shrubs

Osmanthus
Burford Holly
Cleyera
Loropetalum
Yaupon Holly

Groundcovers

Euonymus Wintercreeper
Liriope
Asiatic Jasmine
Creeping Raspberry
Vinca

Sec. 8-161. Planting Materials

B. Suggested Planting Materials

1. Plants Which Are Native to Georgia

Trees

Redbud
Dogwood
Fringe Tree
Scarlet Oak
Overcup Oak
Red Maple
Bald Cypress
Southern Magnolia

Small Shrubs (1-8 feet)

Virginia Sweetspire
Sweet Shrub
Florida Azalea
Mound-Lily Yucca
Dwarf Yaupon Holly
Inkberry Holly
Clethra

Large Shrubs (8 ft. & up)

Oakleaf Hydrangea
Devilwood Osmanthus
Yaupon Holly
Yucca/Spanish Dagger
Southern Wax Myrtle
Small Anise-Tree

Groundcovers

Liriope
Creeping Liriope
Yucca/Adams's Needle

Vines

Swamp Jessamine
Carolina Yellow Jessamine
Crossvine
Trumpet Honeysuckle

2. Other Suitable Plants

Trees

Trident Maple
Chinese Pistache
Legacy Sugar Maple
Shumard Oak
Willow Oak
Red Oak
Lacebark Elm
Japanese Zelkova
Crape Myrtle

Shrubs

Beautyberry
Forsythia
Abelia
Japanese Barberry
Holly
Juniper

Perennials

Daylily
Rudbeckia
Coneflower
Yarrow
Sedum
Daisy
'Miss Huff' Lantana

3. In addition to those listed above, acceptable plant choices can be found at the Fayette County Engineering Department's website:
http:www.fayettecountyga.gov/engineering