

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman
Danny England, Vice-Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
July 16, 2020
7:00 pm

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

1. Consideration of Minutes of the Planning Commission meeting held on June 18, 2020.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Sagon Estate. The property will consist of three (3) lots zoned A-R, is located in Land Lot(s) 39, 40, & 57 of the 5th District and fronts on S.R. 92 South.
3. Consideration of a Minor Final Plat of Damron Estates. The property will consist of three (3) lots zoned R-20, is located in Land Lot 118 of the 5th District and fronts on County Line Road.

OLD BUSINESS

4. Discussion of the Flat Creek Trail Corridor
5. Discussion of the Fayette County Sign Ordinance
6. Discussion of O-I and the SR 54 Special Development District

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 10, 2020
Subject: Minor Final Plat to be considered on July 16, 2020

MINOR FINAL PLAT

Sagon Estate

OWNER/APPLICANT

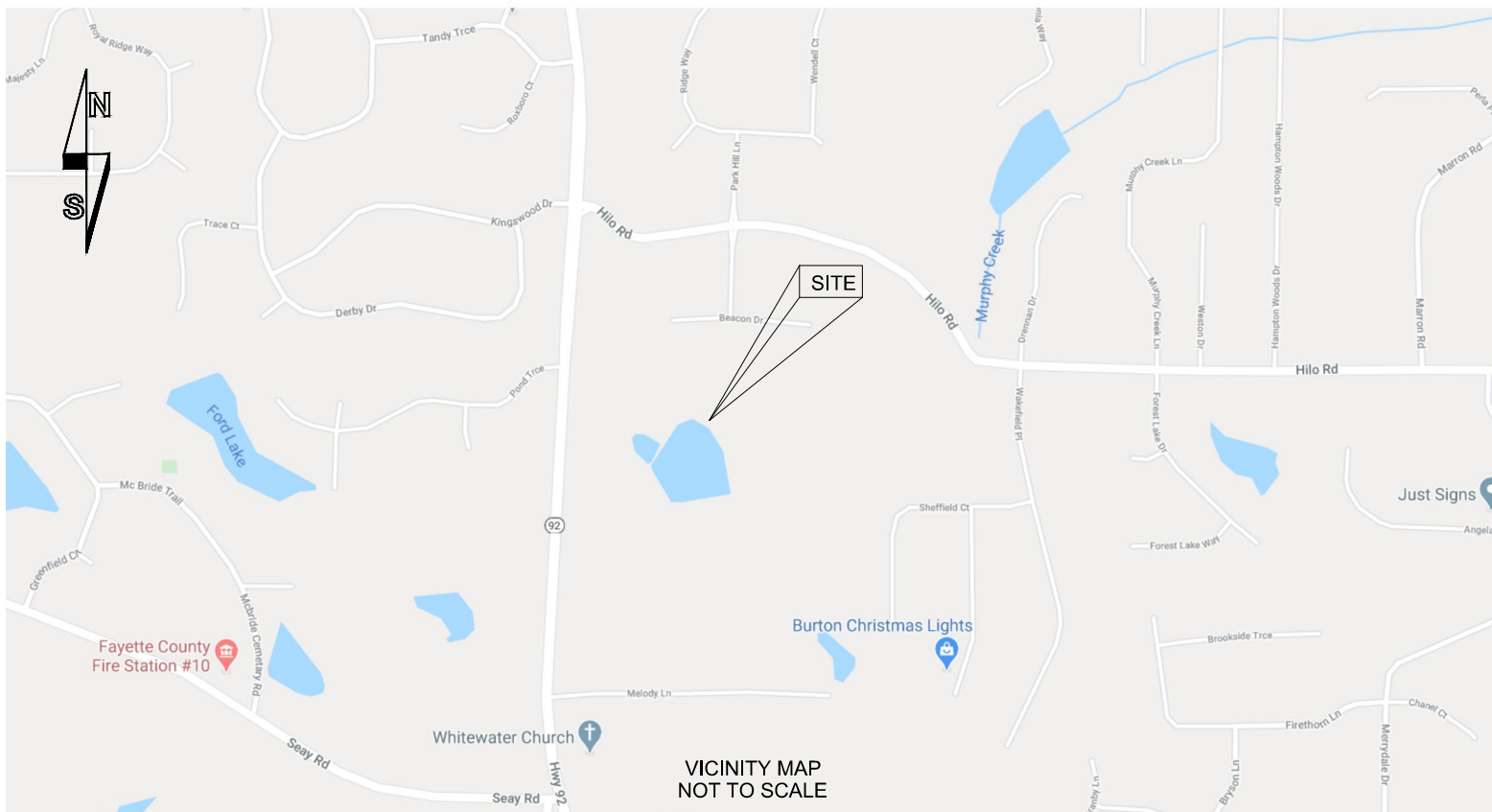
The Sagon Family Trust & Carolyn Joyce Sagon

Recommend **APPROVAL** for the Final Plat.

MINOR FINAL PLAT
OF
THE SAGON ESTATE

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
EP= EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ____/____/____

DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE _____ SIGNED _____
FIRE MARSHAL

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: Swinson A. Gaskins
BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 05/28/20

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE SAGON ESTATE, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

GENERAL NOTES

- OWNERS:
THE SAGON FAMILY TRUST DATED MARCH 1, 2011
TRUSTEES - CRAIG SAGON AND HEATH SAGON
404 OLD SENOIA ROAD
FAYETTEVILLE, GA 30215
678-873-9428

CAROLYN JOYCE SAGON
1042 HIGHWAY 92 SOUTH
FAYETTEVILLE, GA 30215
404-456-2630
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 25.292 **ACRES**

3 LOTS- ZONED A-R

PETITION NUMBER A-717-20 - FEBRUARY 24, 2020
FAYETTE COUNTY ZONING BOARD OF APPEALS HAS HEARD THE REQUEST OF THE SAGON FAMILY TRUST, ON THE 24th DAY OF FEBRUARY, 2020. SAID REQUEST BEING AS FOLLOWS: 1) VARIANCE TO SEC.110-125. A-R, (d)(6), TO REDUCE TE NORTHERN SIDE YARD SETBACK FROM: a) 50 FEET TO 10 FEET TO ALLOW A RESIDENTIAL ACCESSORY STRUCTURE TO REMAIN, AND b) 50 FEET TO 40 FEET TO ALLOW A TENNIS COURT TO REMAIN ON PROPOSED LOT. 2) VARIANCE TO SEC. 110-125. A-R, (d)(6), TO REDUCE THE SOUHTERN SIDE YARD SETBACK FROM 50 FEET TO 34 FEET TO ALLOW AN EXISTING TENNIS COURT TO REMAIN ON PROPOSED LOT. 3) VARIANCE TO SEC. 110-79. RESIDENTIAL ACCESSORY STRUCTURES AND THEIR USES, (b) STRUCTURE LIMITATIONS, TO ALLOW A RESIDENTIAL ACCESSORY STRUCTURE TO REMAIN WITHOUT A PRINCIPAL STRUCTURE ON THE PROPOSED LOT. THIS PROPERTY IS LOCATED IN LAND LOT(s) 39,40,57 OF THE 5th DISTRICT, FRONTS ON GA STATE HWY 92, AND IS ZONED A-R

MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA: 5 ACRES
LOT WIDTH: 250 FT
FLOOR AREA: 1,200 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET
REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT

4. SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.

5. WATER TO BE PROVIDED BY INDIVIDUAL WELLS.

6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.

7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

8. THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.

9. 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0112E, DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

11. EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

12. THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

13. THERE ARE STATE WATERS ON THIS PROPERTY.

14. THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY.

15. M.F.F.E. = 927.00' FOR LOTS 2 & 3 ESTABLISHED AS 3 FEET ABOVE THE HIGHEST ELEVATION ON THE DAM OF THE LAKE.

SOILS CLASSIFICATION DELINEATION

I, ERIC HAMILTON, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

DATE _____
SIGNATURE OF SOIL CLASSIFIER
ERIC HAMILTON
REGISTRATION NO. 224
APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE SUITE 327
NEWNAN, GA 30265 (678)-262-4020

Job No. 19-063

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 05/29/20

F.W.P.D.: 06/05/19

Revisions Date
COUNTY COMMENTS 06/19/20

PAGE 1 OF 2



MINOR FINAL PLAT FOR:

THE SAGON FAMILY TRUST

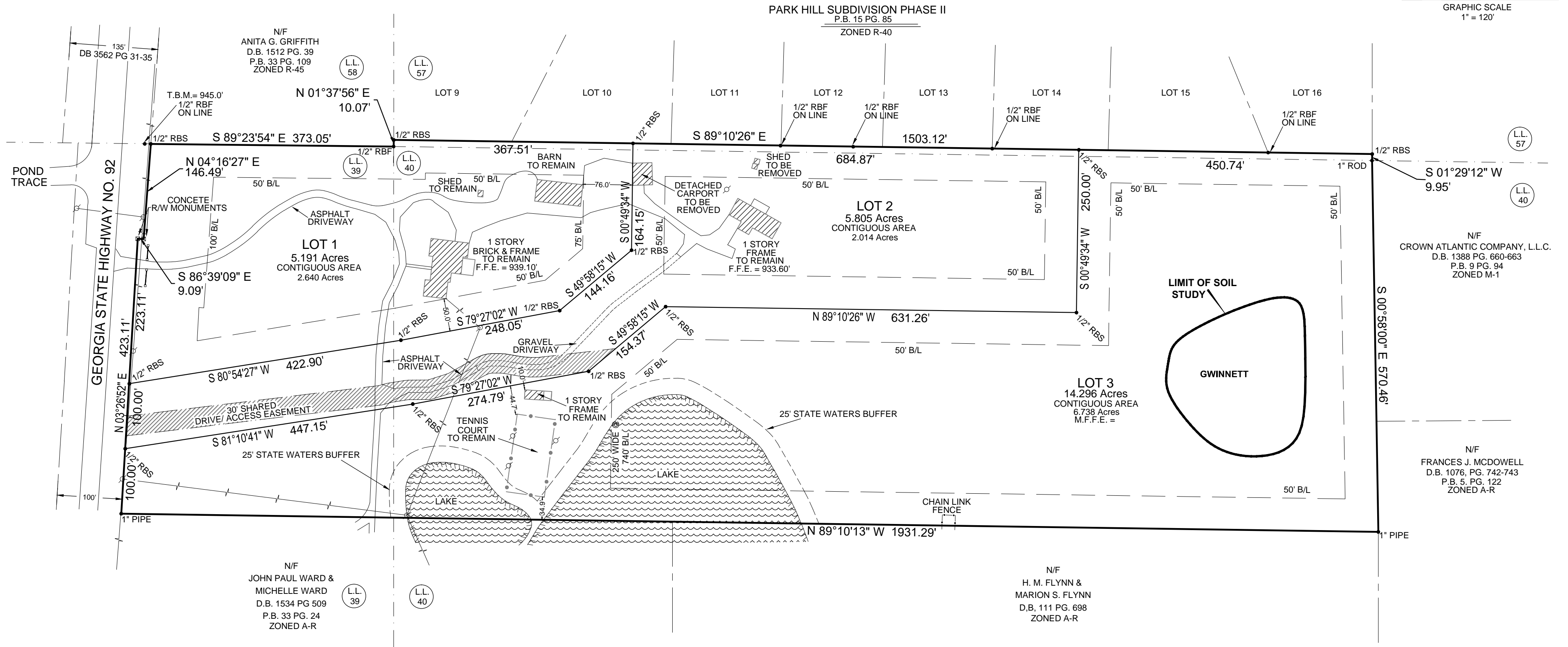
Property Location

Land Lot 39, 40 & 57 Of The 5th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

###=HOUSE NUMBER



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Gwinnett	>72	>72	2-8	36-48	60	----	N3

SOIL SUITABILITY CODE LEGEND

N3 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Soils contain somewhat shallow parent material, saprolite and seams of soft weathered rock. Hand auger borings have been advanced to 6 feet and parent material is generally suitable for conventional absorption field installation.

Drawn By: R.D.G.	Reviewed By: R.M.B.
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Issue Date: 05/29/20

Revisions	Date
COUNTY COMMENTS	06/19/20

PAGE 2 OF 2



MINOR FINAL PLAT FOR:

THE SAGON FAMILY TRUST

Property Location

Land Lot 39, 40 & 57 Of The 5th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 42,167 FEET AND AN ANGULAR ERROR
OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN
ADJUSTED USING THE COMPASS RULE
METHOD.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 10, 2020
Subject: Minor Final Plat to be considered on July 16, 2020

MINOR FINAL PLAT

Damron Estates

OWNER/APPLICANT

Wayne Damron Jr.

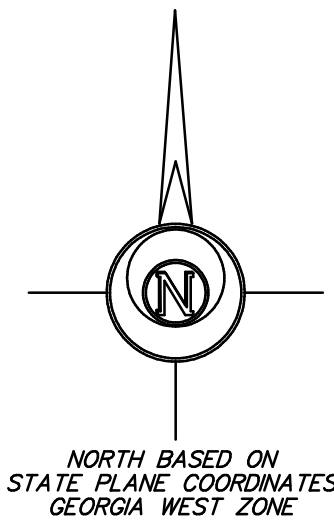
Recommend **APPROVAL** for the Final Plat.

FOR REVIEW ONLY

RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

A/C = AIR CONDITIONER
B/L = BUILDING LINE
CONC. = CONCRETE
CMP = CORRUGATED METAL PIPE
F.F.E. = FINISHED FLOOR ELEVATION
L.L. = LAND LOT
N/F = NOW OR FORMERLY
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
OH-U = OVERHEAD UTILITIES
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
U/P = UTILITY POLE
W.M. = WATER METER
X = SPOT ELEVATION
WATER LINE =



LEVEL III SOILS SURVEY

I, Larry F. McEver, do hereby certify that the Level III Soil Survey information provided on this plot was performed by Resource Engineers, Inc. in accordance with the procedures specified in the Georgia Department of Human Resources current Manual for On-Site Sewage Management Systems.

Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer Registration No.

8305 Spence Road
Fairburn, Georgia 30213
Phone: 770-969-8923
Cell: 404-219-1196

OUT LOT SEPTIC LINE CALLS		
COURSE	BEARING	DISTANCE
1	S 46°51'37" W	18.52'
2	S 70°17'36" W	27.76'
3	S 88°03'44" W	17.24'
4	N 86°03'24" W	34.55'
5	S 03°56'36" W	15.00'
6	S 86°03'24" E	35.32'
7	N 88°03'44" E	20.36'
8	N 70°17'36" E	33.21'
9	N 46°51'37" E	37.59'

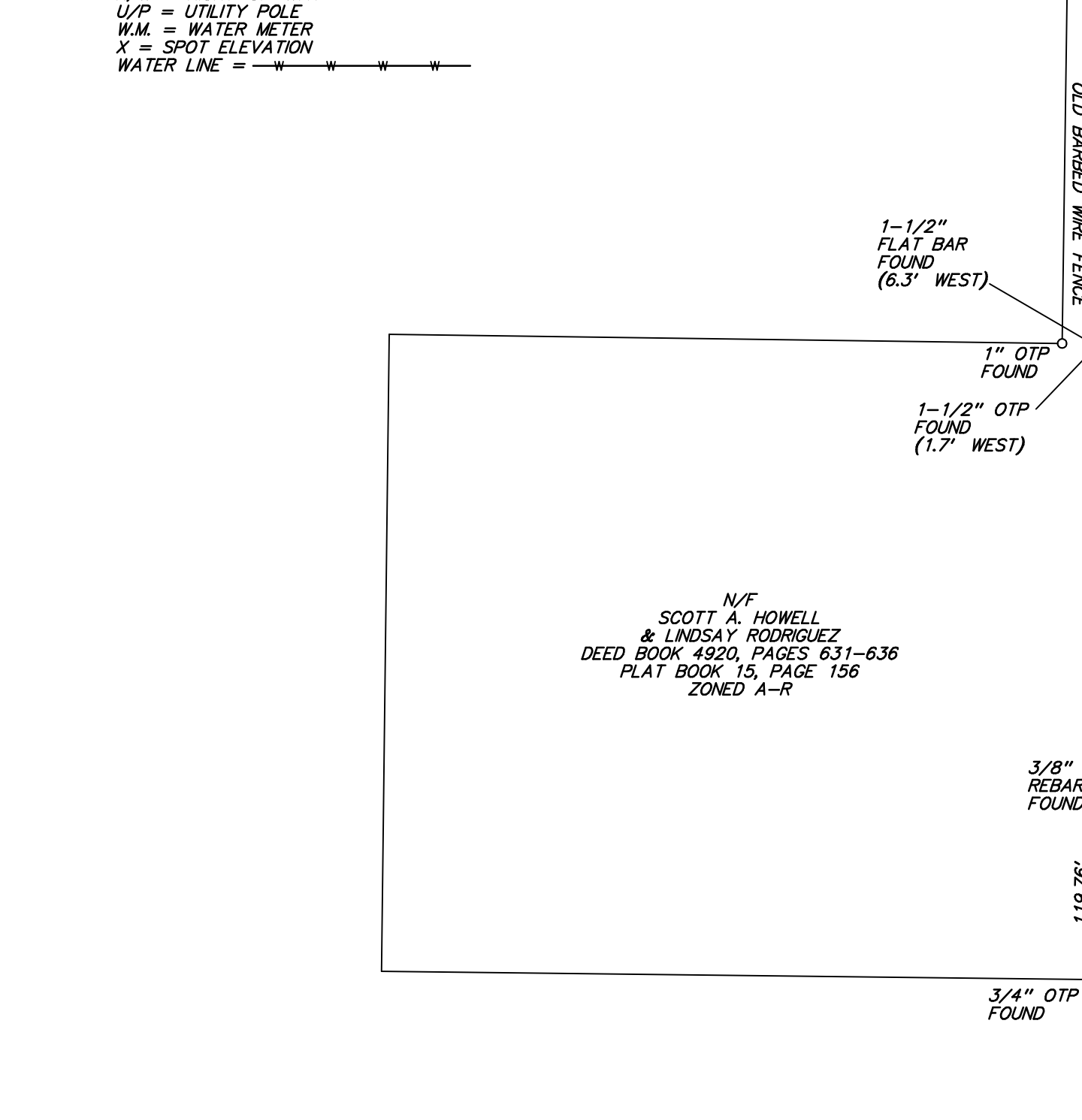
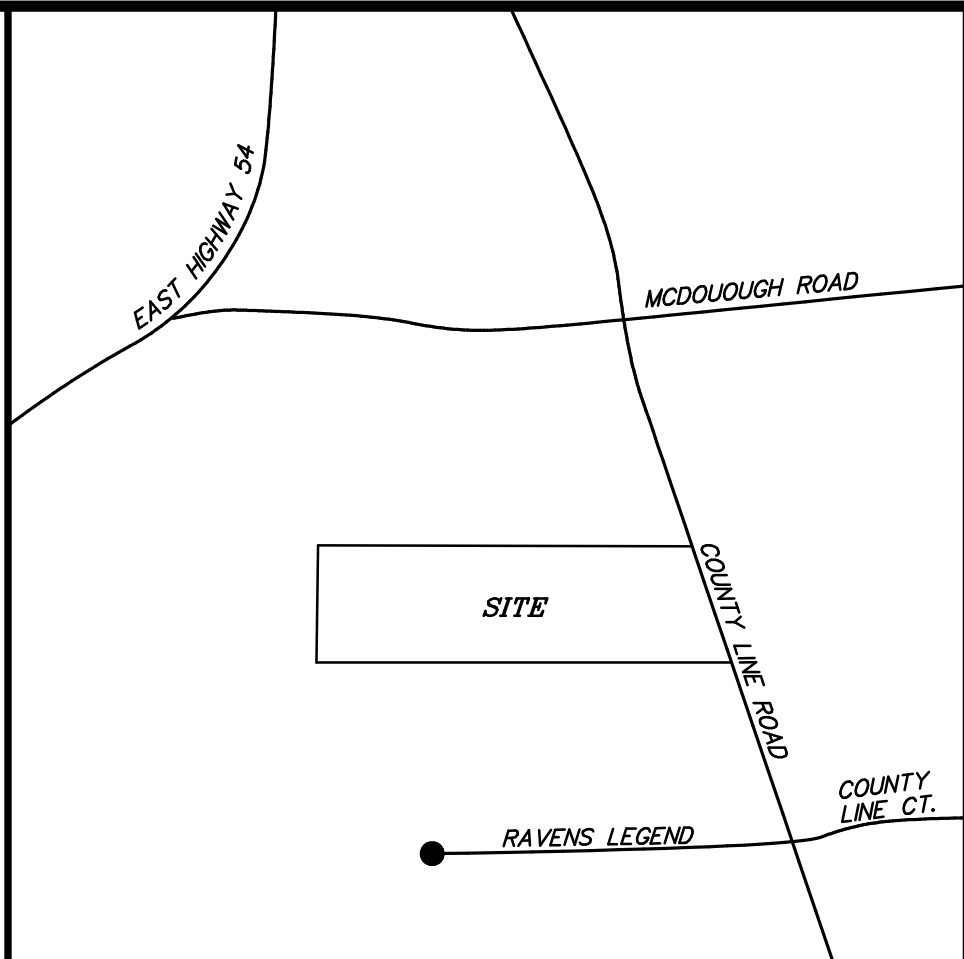
LOT 2 SOILS DATA

SOL TYPE	Slope%	Water inches	Resistance inches	Code	Trench Depth inches	Perk Rate min/in	Infil Rate gal/af/day
Alcovy	3-8	≤30	>72	C	8-18	75@18"	0.10
Cecil	2-8	>72	>72	A	24-48	45@40"	0.10
Hulett	2-8	>72	>72	A*	24-48	45@36"	0.10
Madison	2-8	>72	>72	A	24-48	45@20"	0.10
Pacolet	2-8	>72	>72	A	24-48	45@30"	0.10
Rion	2-8	>72	>72	A	24-48	45@36"	0.10

p = perched water table, a = apparent water table, nsd = Not Sufficient Data
*DRAINAGE ACROSS HULETT AND DURHAM WET VARIANTS SOIL MAKES THAT AREA SOMEWHAT UNSUITABLE FOR FIELD LINES. USE AREAS AWAY FROM OVERWASH.

CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soils series should have ability to function as suitable absorption field with proper design, installation, and maintenance.
B	Some rock and or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be not rock limiting. Holes have been bored at least 72" deep within this unit with a hand auger.
C	Due to water table, flooding, and or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. (Your Health Department can discuss with you if an alternate system might be an option for your situation).
F	Normally considered unsatisfactory for use for conventional absorption fields.

VICINITY MAP (NOT TO SCALE)



NOTE: ALL 1/2" REBARS SET ARE 18" IN LENGTH WITH YELLOW PLASTIC CAP STAMPED GA. LSF 000701

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6--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.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FOR REVIEW ONLY 06-15-2020
Larry C. Shimshick, Ga. PLS No. 2343 Date

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Map Number: 13113C0108E & 13113C0109E Dated: SEPTEMBER 26, 2008



SITE DATA:

ZONED: R-20 PER REZONING PETITION No. 19-63 APPROVED 11-23-1963

MINIMUM LOT AREA = 1.00 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE = 150 FEET
MINIMUM HOUSE SIZE = 1,200 SQUARE FEET
FRONT YARD SETBACK = 60 FEET
SIDE YARD SETBACK = 15 FEET
REAR YARD SETBACK = 30 FEET

NUMBER OF LOTS = 3 PLUS "OUT LOT" (30.02 ACRES+/-)
RIGHT-OF-WAY TAKE = 0.16 ACRES+/-
TOTAL ACRES = 30.18 ACRES+/-

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 163,719. It is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 850,045 feet.

NOTE: WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.

FINAL SURVEYOR'S CERTIFICATE:

It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type and material are correctly shown. This plot conforms to all requirements of the Georgia Plat Act.

FOR REVIEW ONLY

By: Georgia Professional Land Surveyor No. 2343

Date: 06-15-2020

NOTES:

- THIS IS A RECONFIGURATION OF EXISTING TRACTS AS RECORDED IN DEED BOOK 4913, PAGES 461-463, FAYETTE COUNTY, GEORGIA RECORDS, ALSO REFERENCED PLAT BOOK 52, PAGE 1.
- CURRENT OWNER: WAYNE DAMRON, JR. AS TRUSTEE OF THE WAYNE DAMRON, JR. REVOCABLE TRUST PER DEED BOOK 4913, PAGES 461-463, FAYETTE COUNTY, GEORGIA RECORDS AS OF 08-20-2019.
- THIS SURVEY WAS AUTHORIZED BY DEBBIE DAMRON.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS BASED ON STATE PLANE COORDINATES, (GEORGIA WEST ZONE) PER EGPS REAL TIME NETWORK READINGS.
- THERE ARE WETLANDS ON THIS PROPERTY PER FAYETTE COUNTY GIS (GPUBLIC.NET).
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE INDICATED ON THIS PLAT.
- A PORTION OF THIS PROPERTY IS IN A GROUNDWATER RECHARGE AREA PER FAYETTE COUNTY GIS (GPUBLIC.NET).
- EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS ON ANY KIND.
- NO VISIBLE CEMETERY OR BURIAL GROUNDS WERE OBSERVED ON THIS PROPERTY BY THE SURVEYOR AT THE TIME OF THE SURVEY.
- ALL STRUCTURES ARE TO REMAIN.
- THERE ARE STATE WATERS SHOWN ON THIS PROPERTY.
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
- SEWERAGE TO BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM.
- SITE BENCHMARK: MAGNETIC NAIL AT CENTERLINE OF DRIVEWAY AT EDGE OF COUNTY LINE ROAD - ELEVATION = 879.46 (NAVD1988).
- EASEMENTS AROUND EXISTING UTILITIES SERVING THE OUT LOT SHOULD BE SECURED BY THE OWNER. NO EASEMENTS WERE PROVIDED TO OR RECOVERED BY THIS OFFICE FOR UTILITIES. LOCATION OF UNDERGROUND UTILITIES ARE NOT APPARENT.
- CONVEYANCE BY DEED MAY BE NECESSARY.
- SHEDS ON THE OUT LOT WERE CONSTRUCTED PRIOR TO THE FAYETTE COUNTY ZONING ORDINANCE BEING ESTABLISHED IN THE 1980'S.
- PER COMMENTS FROM FAYETTE COUNTY, A CONDITION FOR APPROVAL OF THIS MINOR FINAL PLAT IS TO DEDICATE AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY ON THE WEST SIDE OF COUNTY LINE ROAD. THIS MAKING THE RIGHT-OF-WAY 50 FEET FROM THE CENTERLINE.

LOT 3 SOILS DATA

SOL TYPE	Slope%	Water inches	Resistance inches	Code	Trench Depth inches	Perk Rate min/in	Infil Rate gal/af/day
Appling	2-8	>72	>72	A	24-48	65@40"	0.10
Appling Wet Var	3-8	≤48	>72	A	18-24	75@24"	0.10
Bethlehem	3-8	>60	36	B	18-36	65@24"	0.10
Cecil	2-8	>72	>72	A	24-48	45@40"	0.10
Durham	2-8	>72	>72	A	24-48	85@40"	0.10
Durham Wet Var	3-8	≤48	>72	A*	18-24	90@24"	0.10
Hulett	2-8	>72	>72	A*	24-48	45@36"	0.10
Rion	2-8	>72	>72	A	24-48	45@36"	0.10

p = perched water table, a = apparent water table, nsd = Not Sufficient Data
*DRAINAGE ACROSS HULETT AND DURHAM WET VARIANTS SOIL MAKES THAT AREA SOMEWHAT UNSUITABLE FOR FIELD LINES. USE AREAS AWAY FROM OVERWASH.

CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soils series should have ability to function as suitable absorption field with proper design, installation, and maintenance.
B	Some rock and or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be not rock limiting. Holes have been bored at least 72" deep within this unit with a hand auger.
C	Due to water table, flooding, and or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. (Your Health Department can discuss with you if an alternate system might be an option for your situation).
F	Normally considered unsatisfactory for use for conventional absorption fields.

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the DAMRON ESTATES, Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other grounds shown on this plat.

Owner	Date	Mortgagee	Date



W.D. Gray and Associates, Inc.

LSF000701

land surveyors - planners

160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

OWNER/DEVELOPER:

WAYNE DAMRON, JR.
227 COUNTY LINE ROAD
FAYETTEVILLE, GA. 30215
PHONE: 770-757-0655

MINOR FINAL PLAT OF DAMRON ESTATES

LAND LOT: 118	DATE OF SURVEY: 04-24-20 TO 05-07-20
5th DISTRICT	DATE OF DRAWING: 06-15-20
FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 100'	JOB NO. 2004017

Resolution 2020-07 (To be added in its entirety to the Land Use Element of the Comprehensive Plan.)

Flat Creek Trail Overlay District: This District identifies the county's goals and recommendations for lots fronting on Flat Creek Trail north of SR 54 and south of Tyrone Road and sets out the preferred development pattern for this area. Flat Creek Trail is classified as a Collector on the Fayette County Thoroughfare Plan. As a connection between SR54 (Major Arterial) and Tyrone Road (Minor Arterial), Flat Creek Trail has become a cut through road.

Existing Development: There are 18 lots fronting on Flat Creek Trail north of SR 54 and south of Tyrone Road with a total acreage of approximately 80 acres. Eight lots front on the east side of the road and ten lots front on the west side of the road.

Ten lots have a nonresidential use and/or zoning and the total acreage associated with these lots is approximately 49 acres. Three places of worship and a cemetery lot owned by one of the places of worship, all zoned A-R, make up the majority of these nonresidential lots and combined they equal approximately 40 acres. In terms of nonresidential zoning, four lots, are zoned O-I with two developed and two undeveloped, and one lot is zoned C-H but is presently being used as a residence. A County Fire Station is located on a 3.8 acre A-R lot.

Eight lots are zoned residential with seven lots zoned A-R and one lot zoned R-70. These residential lots equal approximately 31 acres. Five of these lots are non-conforming with the minimum lots size required by the associated zoning. Seven of these lots contain a single-family residence and one lot is currently undeveloped.

Current Comprehensive Plan Land Use: The future land use designation for this District is Rural Residential - 2 (1 unit/2 acres). There is one area of 15 acres consisting of three existing lots (two contain single-family residences and one is vacant) on the west side of Flat Creek Trail that has the potential for new residential subdivision development with an internal road. These parcels also contain a pond and possible stream affected by Watershed Protection which could affect lot yield. Two lots have the potential for the subdivision of residential lots fronting on Flat Creek Trail.

Tyrone Road – Palmetto Road - Transportation Corridor Study: The study recommends improvements at the intersection of Tyrone Road and Flat Creek Trail. Recommended improvements consist of a roundabout or a signalized intersection with expanded turn lanes.

Future Development: As previously mentioned, this portion of Flat Creek Trail is becoming a cut through road connecting two major thoroughfares, SR 54 and Tyrone Road. With a majority of the lots being used and/or zoned for nonresidential uses coupled with the Rural Residential - 2 (1 unit/2 acres) land use designation, future residential subdivision development with an internal road seems unlikely. There is potential for the subdivision of residential fronting on Flat Creek Trail.

The goals of the Flat Creek Trail Overlay District are: (1) maintain the residential and institutional character of the area and (2) control the architectural character and aesthetic quality of the nonresidential development.

Recommendations: Maintain the underlying land use designation of Rural Residential - 2 (1 unit/2 acres) with the consideration of O-I zoning for lots fronting Flat Creek Trail within the Flat Creek Trail Overlay District for conversion of existing homes and construction of new office buildings. Office development is low intensity nonresidential development. Create a corresponding Flat Creek Trail Overlay Zone in the Fayette County Zoning Ordinance. Conditions could be placed on property at the time of rezoning to address unique situations.

(To be added as a note and label to the Future Land Use Plan Map of the Comprehensive Plan.)

(Note)

Flat Creek Trail Overlay District and Overlay Zone

Overlay District (see Fayette County Comprehensive Plan, Land Use Element

Overlay Zone (see Fayette County Zoning Ordinance, Sec. 110-173)

(Label)

Flat Creek Trail Overlay District and Overlay Zone (see note below)

(6) Flat Creek Trail Overlay Zone. All property with a nonresidential zoning which has road frontage on Flat Creek Trail shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations which apply. The existing O-I properties on the northeast corner of Flat Creek Trail and SR 54 shall be exempt from these requirements as they were established under the SR 54 West Overlay Zone and that overlay zone will continue to apply to those properties. The intent of the overlay zone is to set standards specifically to Flat Creek Trail between SR 54 and Tyrone Road.

a. The purpose of the SR 54 West Overlay Zone is to achieve the following:

1. To maintain the residential and institutional character of the area; and
2. To control the architectural character and aesthetic quality of the development property with a nonresidential zoning.

b. Architectural standards. Structures shall maintain a residential character and these standards shall apply to new structures built on property with a nonresidential zoning. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:

1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot, including accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 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 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;
2. 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, stucco (including synthetic stucco), or finished/baked enamel metal siding which establishes a horizontal pattern; and
3. 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. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) or finished/baked enamel metal siding which establishes a horizontal pattern.

c. Additional requirements.

1. All roof-top heating, ventilation, and air conditioning equipment and 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.
2. No outside storage shall be allowed
- ~~3. No more than 50 percent of the required parking shall be located in the front yard as established by the front building line of any structure located on the site. This requirement shall apply in conjunction with a new structure of 3,000 square feet or greater built on non-residentially zoned property.~~

NOTES:

~~—Existing homes range in size from 1,200 to 1,700 square feet—1 parking space per 300 square feet—equals 4 to 6 required spaces plus handicapped—50 % rule above would not apply in this case~~

~~—Existing office development ranges in size from 6,500 to 8,000 square feet and this could be the standard for new development—50 % rule above would apply in this case with a threshold of 3,000 square feet (?) where ten space plus handicapped would be required.~~

Chapter 108 - SIGNS^[1]

Footnotes:

--- (1) ---

State Law reference— Outdoor advertising, O.C.G.A. § 32-6-70 et seq.

ARTICLE I. - IN GENERAL

Sec. 108-1. - Title.

This chapter shall hereafter be known and cited as the "Fayette County Sign Ordinance."

(Code 1992, § 21-1-1; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-2. - Purpose and intent.

- (a) The board of commissioners of the county understands that signs are an integral part of the ability of every person to exercise their right to freedom of speech. It is, however, important to understand that there is a fundamental need to protect the county as a whole from the unchecked proliferation of unregulated signage. It is with this understanding in mind that the board of commissioners of the county provides the following purposes for the regulation of signage:
- (1) To encourage the effective use of signs as a means of communication in the unincorporated county;
 - (2) To maintain and enhance the aesthetic environment and the county's ability to attract sources of economic development and growth;
 - (3) To improve pedestrian and traffic safety;
 - (4) To minimize the possible adverse effect of signs on nearby public and private property; and
 - (5) To enable the fair and consistent enforcement of these sign restrictions.
- (b) This sign chapter is adopted under the zoning authority of the county in furtherance of the more general purposes set forth in chapter 110, zoning.

(Code 1992, § 21-1-2; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-3. - Definitions.

Words and phrases used in this chapter shall have the meanings set forth in this section. Terms and phrases not defined in this section, but defined in the zoning chapter of the county shall be given the meanings set forth in such chapter. Principles for computing sign area and sign height are contained in article IV of this chapter.

Animated sign means any sign, or part of a sign, that uses any movement or change of lighting or color to depict action or create a special effect or scene **typically in a manner where the sign image dissolves, fades, flashes, scrolls, or travels.** (prohibited).

***Awning* means a structural protective covering over a window, doorway, or deck typically consisting of a sheet of fabric, plastic or other material stretched on a frame.**

~~*Awning/canopy sign* means any sign that is a part of, or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy (prohibited).~~

Banner means any sign of lightweight fabric or similar material that is intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic or fabric of any kind.

Beacon means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move (prohibited). (????)

Billboard means any sign which exceeds 60 square feet in area.

Building official means the person, officer or official whom the board of commissioners has so designated or his designee.

~~*Canopy/awning sign. See Awning/canopy sign means a roof-like projection over the entrance to a building which typically has a fabric or metal covering.*~~

Changeable copy signs means a sign or portion thereof with letters, numerals, or graphics that can be changed either manually or electronically. ~~The electronic change of letters, numerals, graphics must be a static change and cannot dissolve, fade, travel, or scroll and must not change more than once every 30 seconds. A sign on which the letters, numerals, or graphics change more than once every 30 seconds shall be considered an animated sign (prohibited) and not a changeable copy sign for purposes of this chapter.~~

Decorative wall means a freestanding wall sometimes used in association with landscaping.

Dissolve means a mode of message transition accomplished by varying the light intensity or pattern where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Double-face sign means a sign where the message is displayed back to back. If the sign is constructed in the form of a "V," at no point shall the angle of the "V" be greater than 45 degrees ~~can the backs of the sign faces be separated by a distance greater than two feet.~~ Only one side of the sign face shall be measured in computing the sign area.

Drive-through/drive-in facility means any location where products and/or services are distributed to, or business is transacted with, a person seated in a motor vehicle.

Fade means a mode of message transition accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Flag means any fabric or bunting containing colors, patterns, or symbols.

Flashing sign means a sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects (prohibited).

Freestanding sign means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

~~*Gasoline canopy* means a structure built over the gasoline pumps located at a gas station/convenience store.~~

Illuminated sign, external, means a sign illuminated by an external light source. Such source cannot be a device that changes color, flashes, or alternates.

Illuminated sign, internal, means a sign illuminated by an internal light source.

Kiosk means a small, freestanding structure requiring a building permit which has more than two surfaces (prohibited).

Lot means a parcel of land that is of sufficient size to meet minimum zoning requirements for lot area, coverage, and use, and that can provide such yards and other open spaces as required by chapter 110, zoning.

Marquee ~~or marquee sign~~ means any permanent roof-like structure projecting ~~beyond from~~ a building or extending ~~along and projecting beyond~~ the wall of the building, generally designed and constructed to provide protection from the weather ~~(prohibited)~~.

Moving sign means a sign which revolves, rotates, swings, undulates, or otherwise attracts attention through the structural movement of parts (prohibited).

Mural. See *Wall sign*.

Nonresidential zoning district ~~means a zoning district which the Permitted Uses are nonresidential in nature. The following are considered nonresidential zoning districts within this chapter: O-I, C-C, C-H, M-1, M-2, and L-C.~~

Out-of-store marketing device means any facility which is located outside of a primary building on a site zoned for nonresidential uses. Examples of out-of-store marketing devices include fuel pumps, bank ATM units, newspaper racks, drink machines, ice boxes, and phone booths.

Pennant or *streamer* means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind (prohibited).

Permanent sign means any sign which, when installed ~~on a footing~~, is intended for permanent use. A permanent freestanding sign shall be of a type and construction as to not be easily or readily removed from the lot on which it has been erected.

Permit means a sign permit reviewed, approved, and issued by the county planning and zoning department.

Portable sign means any sign which is capable of being transported, either by trailer or on its own wheels.

Principal building means the building in which the principal use of the lot is conducted. Nonresidential lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

Public sign means any sign erected by a governmental entity.

Residential zoning district ~~means a zoning district which the Permitted Uses are single-family residential in nature. The following are considered residential zoning districts within this chapter: A-R, EST, R-80, R-72, R-70, R-60, R-55, R-50, R-45, R-40, R-20, DR-15, RMF, MHP, PUD-PRD, and C-S.~~

Roof sign means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure (prohibited).

Scroll means a mode of message transition where the message appears to move vertically across the display surface.

Sign means any device, fixture, placard, or structure affixed to, supported by, or suspended by a stationary object, building, or the ground that uses any color, form, graphic, illumination, symbol, or writing, to communicate information of any kind to the public.

Sign face means the area or display surface of a sign which is used for the message.

Sign structure means the aboveground poles, beams, columns, posts, foundations, or framing providing structural support for the sign face.

Suspended sign means any sign which is suspended from the eave or soffit of the building.

Temporary sign means any sign that is not permanently mounted ~~to a footing~~.

Travel means a mode of message transition where the message appears to move horizontally across the display surface.

Wall means the side of a building connecting floor to ceiling or foundation to roof.

Wall sign means any sign attached parallel to a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface. No wall sign shall extend more than six inches from any wall, building, or structure.

Window sign means any sign that is placed inside a window or upon the window panes or glass either inside or outside the building, and is visible from the exterior of the structure.

Zoning administrator means the person, officer or official whom the board of commissioners has so designated, or his designee.

(Code 1992, § 21-1-3; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-4. - Powers and duties of personnel.

The zoning administrator is hereby authorized and directed to administer this chapter. Unless otherwise specifically provided by resolution of the county board of commissioners, the enforcement of this chapter shall be within the jurisdiction of the county marshal.

(Code 1992, § 21-1-4; Ord. No. 2011-01, § 1, 1-13-2011)

Secs. 108-5—108-26. - Reserved.

ARTICLE II. - PERMITTING

Sec. 108-27. - Permits required.

All signage listed herein requiring a permit must meet the requirements of subsection (1) of this section when applying for a permit.

- (1) *Applications for signage.* Applications for sign permits required by this article shall be filed with the county planning and zoning office during normal business hours and shall include the following to be considered by the zoning administrator:
 - a. The name, street address, and phone number of the owner of the property where the sign is to be installed along with a site plan showing the proposed location of the sign on the property.
 - b. If the applicant is not the owner of the property, a signed and notarized authorization by the property owner shall be included with the application.
 - c. A description of the type of sign to be erected which shall include a schematic drawing of the sign indicating overall dimensions (height, width, square footage, shape, and number of faces).

All applications for signage shall be on a form provided by the county planning and zoning.

- (2) *Review and notification.* Review of an application deemed to be complete by the county planning and zoning department and notification to the applicant of either approval or denial shall in no case extend for a period of time exceeding 30 days from the date of the county planning and zoning department's receipt of the completed application. Notification to the applicant can be made either by certified mail return receipt requested, by fax to the number provided on the application, or by hand delivery by the county marshal's office on or before the

30th day after the county planning and zoning department's receipt of the application. Should the process exceed 45 days, it shall be deemed that the application is approved and the zoning administrator shall issue a permit to the applicant. Issuance of a permit shall in no way prevent the county from later declaring the sign to be illegal if the structure fails to substantially comply with the specifications submitted in the application or some new information of illegality is discovered.

(Code 1992, § 21-2-1; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-28. - Denial, revocation, and suspension.

- (a) *Compliance to chapter.* The zoning administrator shall deny all applications for signs that do not comply with this article. Written notification to the applicant listing the reasons for denial shall be provided as set forth in section 108-27(2).
- (b) *Revocation of permits and certificates.* The zoning administrator may revoke a sign permit or certificate of compliance in those cases where an administrative determination has been duly made that false statements or misrepresentations existed as to material facts in the application or plans upon which the permit of approval was based.
- (c) *Suspension of permits and certificates.* The zoning administrator may suspend a sign permit or certificate of compliance where an administrative determination has been duly made that an error or omission on the part of either the permit applicant or a government agency existed in the issuance of the permit or certificate. A new permit or certificate shall be issued in place of the incorrect permit or certificate after correction of the error or omission.
- (d) *Appeals.* Any individual whose application has been denied or revoked may appeal the decision of the zoning administrator to the county zoning board of appeals within 30 days of notification of denial or revocation. Once an applicant has notified the county of their intent to appeal, a hearing will take place within 90 days of the appeal being filed with the zoning administrator. If a hearing cannot take place within the 90-day limit then the appeal is determined in favor of the applicant.

(Code 1992, § 21-2-2; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-29. - Signs which require no permit.

The following types of signs shall not count toward the total amount of signage allowed in sections 108-135, 108-161 and 108-162:

- (1) Numeral displayed for the purpose of identifying property location not to exceed eight inches in height;
- (2) Flags; see sections 108-138 and 108-167;
- (3) Window signs; see sections 108-136 and 108-163;
- (4) Doors signs not to exceed one square foot in size and not more than one sign per door; and
- (5) Temporary signs in all districts.

(Code 1992, § 21-2-4; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-30. - Prohibited signs and devices.

- (a) The following signs shall be prohibited under this article. Such signs include, but are not limited to:
 - (1) Animated ~~or flashing~~ signs;

- (2) Rotating signs, or any sign which requires either natural or artificial wind current for motion or gives the appearance of movement;
 - (3) Portable signs when not attached to a motor vehicle including signs attached to or painted on vehicles which prevent the vehicle from being used for its intended purpose and that are legible from the public right-of-way are also considered portable signs;
 - (4) Searchlights, beacons, or similar devices; (?????)
 - (5) Roof signs;
 - (6) Pennants, streamers;
 - (7) Attention-getting devices, including but not limited to balloons (including all inflatable air signs and lights), shall not be used to attract attention to any sign or business. This includes neon tubing or bare bulb lights encircling a window or outlining the structure;
 - (8) Signs or other advertising structures that contain obscene or indecent material;
 - ~~(9) No lettering, logos or other graphics are allowed on any awning, canopy (including a gasoline canopy), marquee, or other similar devices;~~
 - (10) Kiosks;
 - (11) All signs attached to light poles, power poles or trees (when in the right-of-way);
 - (12) Any privately owned sign located within or partially within any public right-of-way;
 - (13) Billboards; and
 - (14) Wall signs in residential districts.
- (b) Material is obscene if all of the following apply:
- (1) To the average person, applying contemporary community standards, taken as a whole, it predominantly appeals to the prurient interest, that is, a shameful or morbid interest in nudity, sex, or excretion; and
 - (2) The material depicts or describes, in a patently offensive way, sexual conduct specifically defined in subsections (b)(2)a. through e. of this section:
 - a. Acts of sexual intercourse, heterosexual or homosexual, normal or perverted, actual or simulated;
 - b. Acts of masturbation;
 - c. Acts involving excretory functions or lewd exhibition of the genitals;
 - d. Acts of bestiality or the fondling of sex organs of animals; or
 - e. Sexual acts of flagellation, torture, or other violence indicating a sadomasochistic sexual relationship.
- (c) Material is indecent if the sign depicts the following portions of human anatomy:
- (1) Any portion of the female breast below the top of the areola;
 - (2) Any portion of the male or female pubic hair, anus, cleft of the buttocks, vulva and genitals.

(Code 1992, § 21-2-5; Ord. No. 2011-01, § 1, 1-13-2011)

State Law reference— Obscenity, O.C.G.A. § 16-12-80.

Secs. 108-31—108-50. - Reserved.

ARTICLE III. - ENFORCEMENT

Sec. 108-51. - Violations, penalties.

- (a) No person shall erect on any premises owned or controlled by him any sign which does not comply with the provisions of this chapter.
- (b) No person shall maintain or permit to be maintained on any premises owned or controlled by him any sign which is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises, or as otherwise provided for in this chapter.
- (c) Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions herein.
- (d) Any violation of this chapter is hereby declared to be a public nuisance.
- (e) In case any sign or other device covered by this chapter is, or is proposed to be, erected, constructed, altered, converted or used in violation of any provision of this article, the county marshal shall issue a citation. Additionally, the county may seek an injunction for a continuing violation or take other appropriate action to prevent such unlawful erection, construction, alteration, conversion, or use to correct or abate such violation. Any violation of this article shall be a misdemeanor and the violator will be subject to a fine of up to \$1,000.00 or imprisonment for up to 60 days.

(Code 1992, § 21-3-1; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-52. - Nonconforming signs.

- (a) *Nonconforming existing signs.* A freestanding or wall sign for which a sign permit was issued which was in existence on November 10, 2005, or which was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, design or construction is not in conformance with the requirements of this article, shall be considered a nonconforming sign. Such a sign shall be allowed to remain in place and be maintained (provided that no action is taken which increases the degree or extent of the nonconformity) until there is a change of business name (single business), a change of complex name (multi-business), or the sign and/or supporting structure is totally destroyed as a result of natural causes, acts of God, vandalism or any other cause. In the case of a change of ownership where the business name and existing signage (face and structure) remain the same, said sign shall be allowed to remain in place.
- (b) *Lapse of nonconforming sign permit.* A nonconforming sign permit shall lapse and become void under the same circumstances as those under which any other sign permit may lapse and become void.

(Code 1992, § 21-3-2; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-53. - Removal of unlawful or dangerous signs.

- (a) *Removal.* The county may order the removal of any sign in violation of this chapter by written notice to the property owner. If a permit has been issued, such notice shall operate to revoke the permit.
- (b) *Procedure following removal order.* If the sign is not removed within 14 days after the order of removal (or 14 days after the date any appeal becomes final), the county shall remove or cause to be removed the sign and to collect the costs thereof as provided in subsection (d) of this section.
- (c) *Removal without notice.* The county shall remove any sign in violation of this chapter, without giving notice to any party, if:
 - (1) Said sign is upon the public right-of-way or upon other public property; or

- (2) Said sign poses an immediate safety threat to the life or health of any members of the public.
- (d) *Reclamation/fees.* Following such removal or repair, the county may collect the costs as set by the county board of commissioners for any reclaimed signs. Signs not claimed will be destroyed after 14 days.

(Code 1992, § 21-3-3; Ord. No. 2011-01, § 1, 1-13-2011)

Secs. 108-54—108-79. - Reserved.

ARTICLE IV. - MEASUREMENT; CONSTRUCTION AND MAINTENANCE STANDARDS

Sec. 108-80. - Sign location.

- (a) *Obstructions to doors, windows, or fire escapes.* No sign shall be erected, relocated or maintained so as to prevent free ingress or egress from any door, window, or fire escape.
- (b) *Signs not to constitute traffic hazard.* No sign or part thereof, except authorized traffic signs, shall be located in any state or county right-of-way. No sign may be located any closer than 20 feet from an intersection as measured from the intersection of the two rights-of-way.

(Code 1992, § 21-4-1; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-81. - Measurement of sign face area; freestanding sign.

The area of a sign face shall be computed as the entire area within the continuous perimeter, enclosing the limits of all writing, representation, emblem, or any figure or similar character. This shall also include any open spaces or colors, forming an integral part of the display or used to differentiate such.

(Code 1992, § 21-4-2; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-82. - Measurement of sign height.

- (a) The height of a sign shall be computed as to the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:
 - (1) Existing grade prior to construction; or
 - (2) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- (b) In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is greater. Where the normal grade is below the normal grade of a public street, the sign base can be raised to the elevation of the normal grade of the street before the height limitations are applied (surveyor's certificate required).

(Code 1992, § 21-4-3; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-83. - Construction standards.

- (a) All signs permitted under this Code shall be constructed and maintained in accordance with the applicable county building codes. The county may remove after due notice per section 108-53 any sign which shows neglect or becomes dilapidated.
- (b) Face of sign shall be smooth. No sign or other advertising structure shall be constructed so as to have nails, tacks, or wires protruding therefrom.
- (c) Illumination of signs. Signs, when illumination is permitted, may be illuminated internally or externally. Neon tubing may be used to spell the business name on a wall sign only, and shall be entirely encased within a sign cabinet.
- (d) Landscaping, weeds, and grass shall be kept cut in front of, behind, underneath, and around the base of ground signs.

(Code 1992, § 21-4-4; Ord. No. 2011-01, § 1, 1-13-2011)

Secs. 108-84—108-109. - Reserved.

ARTICLE V. - RESTRICTIONS BASED ON LOCATION

DIVISION 1. - GENERALLY

Sec. 108-110. - Zoning districts.

- (a) Sign standards by district apply to all zoning districts in the county. The districts are defined herein as being either residential or nonresidential.
- (b) Residential zoning districts allow for both residential and nonresidential uses and as such will be governed by the respective articles of this chapter based on the approved use. For all unimproved residential property the residential sign regulations shall apply. For all nonresidential uses permitted in residential zoning districts, the signage allowances for those uses shall be determined to be under division 3 of this article.
- (c) Nonresidential zoning districts allow for both nonresidential and residential uses and as such will be governed by the respective articles of this chapter based on the approved use. For all unimproved nonresidential property the single business sign regulations shall apply (see section 108-161). For all residential uses permitted in the nonresidential zoning district, the signage allowances for those uses shall be determined to be under division 2 of this article.

(Code 1992, § 21-5-1; Ord. No. 2011-01, § 1, 1-13-2011)

Secs. 108-111—108-133. - Reserved.

DIVISION 2. - RESIDENTIAL DISTRICTS

Sec. 108-134. - Signs allowed within residential zoning districts.

The following signs shall be allowed in all residential zoning districts:

- (1) Freestanding signs; see section 108-135;
- (2) Window signs; see section 108-136;
- (3) Signage during construction; see section 108-137; and
- (4) Flags; see section 108-138.

(Code 1992, § 21-5-21; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-135. - Residential freestanding signs. (NOTE: Consider different sign standards for A-R)

- (a) Unless otherwise provided for herein, lots located in a residential zoning district shall be allowed no more than three freestanding signs and not more than one such sign can be permanent. The sign face shall not exceed six square feet in area or four feet in height. Sign structures shall not exceed five feet in height. Banners shall be exempt from this section. All permanent signs shall require a permit. If the sign or sign structure is attached to a decorative wall or fence, it shall be considered to be permanent and said decorative wall or fence must meet the requirements of section 110-72. Permanent signs shall not be internally illuminated. Temporary signs shall not be illuminated. Signage for a tourist accommodation, as defined and/or regulated in Chapter 8, Article VI, shall be regulated under this paragraph with the exception of an A-R bed and breakfast inn that is compliant with section 110-169 (see section 108-161).
- (b) Unless otherwise provided for herein, no more than two freestanding signs shall be allowed to be placed at each entrance of a residential subdivision. These signs must be placed on common property under the ownership of the homeowners' association (HOA) and shall not be allowed to be on private property. The sign face shall not exceed 35 square feet in area or five feet in height. Sign structures shall not exceed six feet in height. If the sign or sign structure is attached to a decorative wall or fence, the decorative wall or fence shall not exceed four feet in height. The post and/or columns of the decorative wall or fence shall not exceed six feet in height. Such signs shall not be internally illuminated. A permit shall be required. Said permit shall not be issued until after the final plat has been recorded.
- (c) Banners shall not be more than 24 square feet in size to be displayed not more than 30 days in a calendar year. No banner shall be mounted so as to extend above the horizontal plane of the roof where the building wall and roof meet and shall not extend more than four feet above grade when mounted on the ground. A permit shall be required. (NOTE: Need to address Feather signs)
- (d) Unless otherwise provided for herein, for any multifamily residential property, the number of allowable temporary freestanding signs shall not exceed six signs. The sign face shall not exceed six square feet in area or four feet in height. Sign structures shall not exceed five feet in height. Temporary signs shall not be illuminated. Multifamily developments shall also be entitled to two permanent signs at the entrance to the development as regulated per the dimensional requirements in subsection (b) of this section and these signs shall require a permit. The property owner shall be responsible for all signage posted on the property.

(Code 1992, § 21-5-22; Ord. No. 2011-01, § 1, 1-13-2011; Ord. No. 2018-13, § 1, 10-25-2018)

Sec. 108-136. - Window signs.

Not more than three window signs shall be allowed in all residential districts and shall not be larger than six square feet or cover more than 25 percent of the area of each window in which a sign is placed, whichever is less.

(Code 1992, § 21-5-23; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-137. - Signage during construction.

- (a) One additional sign shall be allowed during construction. Said sign shall not be internally illuminated. A permit shall be required.

- (1) *Duration.* Said sign shall be allowed beginning with the issuance of a land disturbance permit and ending with the issuance of a certificate of occupancy or installation of a permanent sign, whichever occurs first.
 - (2) *Size.* Said sign shall not exceed 12 square feet in area nor five feet in height.
- (b) This sign is in addition to the number of signs allowed in section 108-135.

(Code 1992, § 21-5-24; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-138. - Flags.

~~Every parcel may display no more than one flag and/or flagpole.~~ The flagpole shall not exceed 35 feet in height. Flag dimensions shall be proportional to the pole such that the hoist side of the flag is not more than 50 of the vertical height of the flagpole.

(Code 1992, § 21-5-25; Ord. No. 2011-01, § 1, 1-13-2011)

Secs. 108-139—108-159. - Reserved.

DIVISION 3. - NONRESIDENTIAL DISTRICTS

Sec. 108-160. - Signs allowed within nonresidential zoning districts.

The following signs shall be allowed in all nonresidential zoning districts:

- (1) Freestanding signs; see section 108-161;
- (2) Wall signs; see section 108-162;
- (3) Window signs; see section 108-163;
- (4) Banners; see section 108-164; (NOTE: Need to address Feather signs)
- (5) Signage during construction; see section 108-165;
- (6) Out-of-store marketing device; see section 108-166; and
- (7) Flags; see section 108-167.

(Code 1992, § 21-5-31; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-161. - Freestanding signs.

- (a) Unless otherwise provided herein, lots located in a nonresidential zoning district containing a single business shall be allowed no more than one freestanding permanent sign. The sign face shall not exceed 50 square feet in area or six feet in height. Sign structures shall not exceed seven feet in height. A permit shall be required. Such sign may be internally or externally illuminated.
- (b) Unless otherwise provided herein, lots located in a nonresidential zoning district containing multi-businesses shall be allowed no more than one permanent freestanding sign. The sign face shall not exceed 60 square feet in area or seven feet in height. Sign structure shall not exceed eight feet in height. Individual business names are included in the total square footage. A permit shall be required. Such signs may be internally or externally illuminated.
- (c) Signs as part of a drive-through or drive-in facility, not legible by the traveling public, shall not exceed six feet in height. Such signs may be internally or externally illuminated.

- (d) Temporary signage. Unless otherwise provided herein, each parcel containing a single business shall be allowed not more than two temporary signs. Unless otherwise provided herein, each parcel containing multiple businesses shall be allowed not more than four temporary signs. Signs shall not exceed 12 square feet in area. Signs shall not exceed four feet in height. Sign structures shall not exceed five feet in height. For all lots containing multiple businesses, the property owner shall be responsible for all signage placed on the property, regardless of who erects the sign. Such signs shall not be illuminated.
- (e) Unless otherwise provided herein, no more than two signs shall be allowed to be placed at each entrance of a nonresidential subdivision. These signs must be placed on common property under the ownership of the property owners' association (POA) and shall not be allowed to be on private property. The sign face shall not exceed 35 square feet in area or five feet in height. Sign structures shall not exceed six feet in height. If the sign or sign structure is attached to a decorative wall or fence, the decorative wall or fence shall not exceed four feet in height. The post and/or columns of the decorative wall or fence shall not exceed six feet in height. A permit shall be required. Said permit shall not be issued until after the final plat has been recorded. Such signs may be internally or externally illuminated.
- (f) An A-R property which contains an A-R Bed and Breakfast Inn that is compliant with section 110-169 shall be allowed one free-standing sign. The sign face shall not exceed 35 square feet in area or five feet in height. Sign structures shall not exceed six feet in height. The sign shall not be internally illuminated. The sign shall require a permit.

(Code 1992, § 21-5-32; Ord. No. 2011-01, § 1, 1-13-2011; Ord. No. 2018-13, § 2, 10-25-2018)

Sec. 108-162. - Wall signs.

- (a) Wall signs shall be placed on the principal structure only, and may be internally and externally illuminated. A permit shall be required.
 - (1) *Number.* Each parcel containing a single business shall be allowed not more than one wall sign. On parcels containing multiple businesses, each business shall be allowed a wall sign.
 - (2) *Location.* No wall sign shall be placed on any roof or on top of any structure. ~~In addition, no part of a wall sign shall be at an elevation higher than 25 feet above the average ground level elevation along the side of the building on which the wall sign is installed. If a building has two or more stories, no signs shall be installed at a level above the bottom of the second floor windows, unless the building is a multitenant office or multitenant commercial structure wherein tenants have primary, direct access from their space to the outside. This access must include outside walkways and stairways properly designed for public use.~~
 - (3) *Erection.* All wall signs shall be safely and securely attached to the building wall, subject to the approval of the building official.
 - (4) *Size/calculation.* The allowable front wall sign area for each building shall not exceed two square feet per linear foot of the front length of the building or portion thereof occupied. If the sign is a panel or box, the total area including background is included. If a sign consists of individual letters, each attached directly to a building or structure, the area of the sign shall be measured by the area of the smallest rectangle or series of contiguous rectangles which enclose all the letters.
- (b) Mural graphics shall be permitted. Such signs may not be internally illuminated. Murals are allowed in lieu of wall signage but cannot cover more area than would be allowed in subsection (a)(4) of this section. A permit shall be required.

(Code 1992, § 21-5-33; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-163. - Window signs.

Any visible sign inside a building within ten feet of a window is considered a window sign. No more than 50 percent or 35 square feet, whichever is less, of the total available advertising space (glass area) shall be used to display window signs. ~~Such signs may not be illuminated. No window signs are allowed above the first floor unless the building is a multitenant office or commercial structure wherein tenants have primary direct access from their space to the outside. This access must include outside walkways and stairways properly designed for public use. In no case shall any window signs be installed above the level of the second floor windows.~~ No permit shall be required.

(Code 1992, § 21-5-34; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-164. - Banners.

Banners shall be allowed for a period not exceeding 14 days with not more than three such 14-day periods being permitted per calendar year per lot. In the case of lots which contain multiple businesses, each business will get a banner. (NOTE: Need to address Feather signs)

- (1) Banners shall not be more than 32 square feet. A permit shall be required.
- (2) No banner shall be mounted so as to extend above the horizontal plane of the roof where the building wall and roof meet or shall not extend more than five feet above grade when on the ground.

(Code 1992, § 21-5-35; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-165. - Signage during construction.

- (a) One additional sign shall be allowed during construction. Said sign shall not be internally illuminated. A permit shall be required.
 - (1) *Duration.* Said sign shall be allowed beginning with the issuance of a land disturbance permit and ending with the issuance of a certificate of occupancy or installation of a permanent sign, whichever occurs first.
 - (2) *Size.* Said sign shall not exceed 20 square feet in area nor five feet in height.
- (b) This sign is in addition to the number of signs allowed in section 108-161.

(Code 1992, § 21-5-36; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-166. - Out-of-store marketing device.

One sign shall be allowed on an out-of-store marketing device. Said sign shall not exceed two square feet. The height of the sign shall not be more than two feet above the device. Said sign shall not be illuminated except for illumination intrinsic to the device. No permit shall be required.

(Code 1992, § 21-5-37; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-167. - Flags.

~~Every parcel may display no more than three flags and/or flagpoles.~~ Flagpoles shall not exceed 70 feet in height. Flag dimensions shall be proportional to the pole such that the hoist side of the flag is not more than 50 percent of the vertical height of the flagpole.

(Code 1992, § 21-5-38; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-168. - Suspended signs.

In a multitenant commercial or office building, in addition to all other permitted signs, one projecting nonilluminated sign per entrance used shall be allowed to identify the location of each tenant's premises. A permit shall be required. Suspended signs shall adhere to the following:

- (1) Does not exceed three square feet in area;
- (2) Is uniform in size, material, color and shape and is placed in an equivalent location to other such signs located on the same building;
- (3) Is suspended from the eave or soffit of the building; and
- (4) Maintains a minimum of seven feet clearance between the bottom of the sign and the walkway below.

(Code 1992, § 21-5-39; Ord. No. 2011-01, § 1, 1-13-2011)

Sec. 108-169. – Changeable copy signs

The electronic change of letters, numerals, graphics must be a static change and cannot dissolve, fade, flash, travel, or scroll and must not change more than once every **30** seconds. A sign on which the letters, numerals, or graphics change more than once every **30** seconds shall be considered an animated sign (prohibited) and not a changeable copy sign for purposes of this chapter. (NOTE: Sign industry standard for change is 10 to 15 seconds)

Sec, 108-170 – Signs on awnings, canopies, gasoline canopies, marquees, or other similar structures

- (1) Lettering, logos or other graphics shall be allowed to be placed on an awning or canopy. No permit shall be required.
- (2) Lettering, logos or other graphics shall be allowed to be placed on the face of a gasoline canopy, marquee, or other similar structure. No sign shall be placed on top of the aforementioned structures. No permit shall be required

(h) State Route 54 West Special Development District

- (1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.
- (2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:
 - a Businesses that supply services, equipment and/or resources to the film industry
 - b Call center
 - c Cellular phone/communication device sales and/or service
 - d Computer technology service, sales and/or repair
 - e Medical equipment sales, rental and/or repair.
 - f Restaurant, (no drive-through or drive-in)
 - g Television/radio broadcasting studio, movie/music/media productions or telecommunications
 - h Server farm/data center
 - i Internal access self-storage facility
 - (i) No direct exterior access to individual storage units shall be allowed, all individual storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet
 - (ii) Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the self-storage facility shall require a canopy. Vehicle loading/unloading bays also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.
 - (iii) Office, business and building contractor space with inside storage shall constitute a minimum of 20 percent of the total building footprint area proposed for the site excluding the footprint of a vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility.
 - (iv) No outside storage of materials or equipment shall be allowed.
 - (v) A vehicle, boat, and/or trailer storage structure shall be fully enclosed. This use shall only be allowed in conjunction with an internal access self-storage facility.
- (3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.

- (4) Mixed residential/office use. Based the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.

Sec. 110-173. - Transportation corridor overlay zone.

For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

- (2) *SR 54 West Overlay Zone.* All property and/or development which have road frontage and/or access on SR 54 West 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. The intent of the overlay is to set standards specifically to Hwy 54 from Fayetteville to Peachtree City.
- a. The purpose of the SR 54 West Overlay Zone is to achieve the following:
 - 1. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 - 2. To maintain a non-urban separation between Fayetteville and Peachtree City along SR 54 West; and
 - 3. To protect the aesthetics for existing and future residential areas in this highway corridor.
 - b. Access to each nonresidential property and/or development shall be from SR 54 West or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points shall be required to comply with chapter 104.
 - c. Dimensional requirements.
 - 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 - 2. Front yard setbacks on SR 54 West for all structures, including gasoline canopies, shall be 100 feet.
 - 3. Berms for nonresidential zoning districts: Berms when required as a condition of zoning, shall be a minimum of four feet in height, and shall be placed to the inside of the applicable buffer.
 - 4. If the side yard abuts a nonresidential zoning district, all impervious surfaces, other than approved access, shall be located a minimum of ten feet from the side property line.

- d. Architectural standards. Structures shall maintain a residential character. Applicants for rezoning shall submit elevation drawings of proposed structures. These elevations should be detailed enough to convey the design intent of the project and should communicate the overall size, shape and mass of the structure, as well as details and architectural features of note such as roof structure, building materiality, windows and doors, entry canopies/awnings, etc. Elevation drawings will be to a common architectural scale and must contain the following information: overall building height to roof eave, and top of roof, overall building width, per elevation, height of each floor plate, locations and design of windows and doors and exterior materials. Subsequent to rezoning approval, elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:
1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 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.
 2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.
 3. 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, stucco (including synthetic stucco) and/or finished baked enamel metal siding which establishes a horizontal pattern.
 4. 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. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high knee wall consisting 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).

5. The design of accessory/out lot buildings shall be consistent with and coordinate with the architectural style inherent in the principal structure on the property.
 6. When an existing structure, that is nonconforming to the aforementioned architectural standards, is enlarged, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure.
- e. Architectural option. An owner/developer may exercise an architectural option for structures within the overlay zone on lots adjacent to a municipality where a nonresidential architectural character has been established in the area. The purpose of this option is to achieve compatibility with surrounding areas, consistency throughout the development and greater creativity. A photographic architectural character inventory of the buildings within the area shall be submitted. Full color architectural elevation drawings of the proposed nonresidential architectural style for all building facades shall be submitted. Multiple buildings within a development shall have comparable architectural characteristics consisting of similar architectural design and elements, building materials and colors. Elevations shall be reviewed and approved by the board of commissioners and shall follow the procedure established in article IX of this chapter. Any change to the approved architectural elevation drawings shall follow the aforementioned procedure.
 - f. Landscape requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
 1. *Street frontage.* Landscape area: 50 feet along the right-of-way of SR 54 West. 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 county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
 2. *Side yard landscape area.* Ten feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
 - g. Use of existing structure: When property containing legally conforming structures, under the current zoning, is rezoned to O-I 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.
 - h. Lighting and shielding standards. Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
 - i. Special locational and spatial requirements.

1. No more than 50 percent of the required parking can be located in the front yard along the state route as established by the front building line of any structure located on the site.
2. No outside storage allowed.
3. 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.
4. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 54.