



SITE INVESTIGATION REPORT

RACETRAC PROJECT # 6726
2670 LAKE OCONEE PKWY (SR 44) @ TOWNE CENTER
PKWY
PARCEL I.D. NUMBER 052000024A
AREA 2.32 AC.
GREENE COUNTY, GA
CITY OF GREENSBORO

PREPARED BY:
RASHEED MATTIS
CARTER HARKLEROAD GROUP
1608 TREE LANE
SUITE A-100
SNELLVILLE, GA 30078
770-982-1996

DATE:
2/28/2023

UPDATED:
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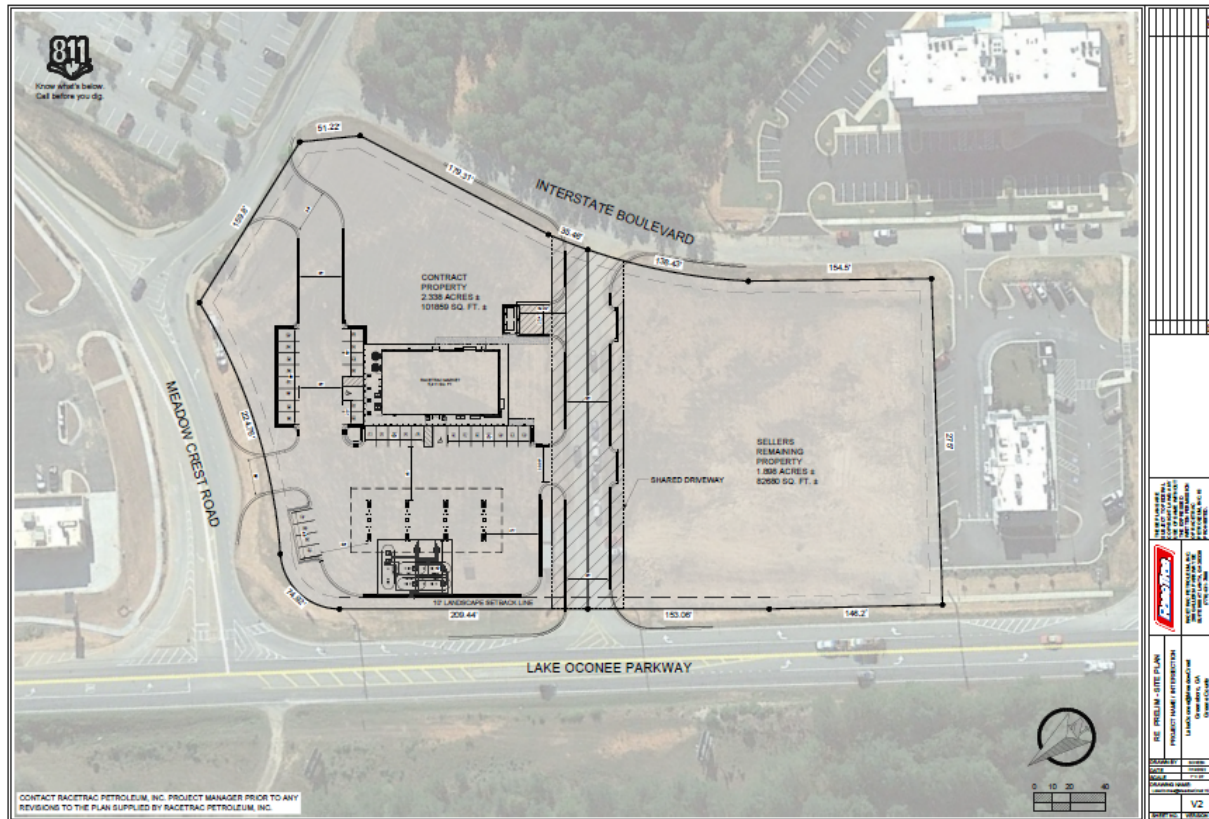
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EXECUTIVE SUMMARY

(DESCRIBE ALL CRITICAL ISSUES AND A PROJECT SUMMARY)

THIS PROJECT SCOPE INCLUDES ACQUIRING 2.338 ACRES OF AN EXISTING GRASSED VACANT 4.05 ACRE PLOT OF LAND LOCATED AT THE INTERSECTION OF LAKE OCONEE PARKWAY AND TOWNE CENTER PARKWAY, IN GREENSBORO GA. THE 2.338 ACRES IMMEDIATELY ADJACENT TO TOWNE CENTER PARKWAY WILL BE USED TO CONSTRUCT A NEW RACETRAC MARKET WITH 16 AUTOMOBILE FUEL PUMPS.

BELOW IS THE PRELIMINARY SITE USED TO COMPILE THIS REPORT:



THE EXISTING TRACT IS ZONED B-2 GENERAL COMMERCIAL HIGHWAY ORIENTED DISTRICT AS SHOWN ON THE CITY OF GREENSBORO ZONING MAP.

THERE ARE EXISTING WATER, ELECTRICITY AND NATURAL GAS LINES RUNNING ADJACENT TO PROPERTY.

CONSULTANT'S RESOURCE CHECKLIST

RT PROJECT MANAGER IS TO PROVIDE THE ENGINEER THE FOLLOWING ITEMS
WHEN NEEDED

PROVIDED TO CONSULTANT BY RACETRAC
1. PROJECTMATES LOGIN & SET-UP/ORIENTATION
2. RT RFP WITH DETAILED SCOPE
3. RT APPROVED PURCHASE ORDER WITH TERMS AND CONDITIONS
4. RT ANYTOWN TEMPLATE INCLUDING STANDARD DETAIL SHEETS
5. RT GATE REVIEW TEMPLATE
6. DESIGN RELATED ITEMS FROM THE REAL ESTATE CONTRACT
7. RT OBLIGATIONS FOR ON-SITE EASEMENTS BENEFITING SELLER OR ANY PUBLIC OR PRIVATE THIRD PARTY?
8. RT REQUIREMENTS FOR OFF-SITE EASEMENTS, IF ANY
9. APPLICABLE ZONING PLANS & CONDITIONS
10. COVENANTS, CODES, & RESTRICTIONS/ASSOCIATION DOCS
11. AS-BUILT INFORMATION AVAILABLE THROUGH THE SELLER
12. RT CIVIL REVIEW CHECKLIST
13. RT PLATS, ALTA, DOT, WETLANDS, TOPOGRAPHIC, TREE SURVEYS
14. RT SCHEDULE BASED ON REAL ESTATE CONTRACT DATES
15. RT GEOTECHNICAL REPORT FOR USE, REVIEW & COMMENT?
16. JURISDICTIONAL WATERS AND ENDANGERED SPECIES REPORT FOR USE, REVIEW & COMMENT, IF APPLICABLE?
17. RT TRAFFIC STUDY, IF APPLICABLE?
18. RT APPROVED SITE PLAN FOR USE, REVIEW & COMMENT
19. RT APPROVED GRADING PLAN FOR USE, REVIEW & COMMENT
20. RT APPROVED LANDSCAPE PLAN FOR USE, REVIEW & COMMENT
21. RT STANDARD SIGN PACKAGE
22. RT TANK DETAIL SHEETS FOR USE, REVIEW & COMMENT
23. RT BUILDING ELEVATIONS FOR FRONT, SIDE & REAR
24. RT BUILDING FLOOR PLAN IN PDF AND CAD FORMAT
25. RT BUILDING PLUMBING PLANS IN PDF AND CAD FORMAT
26. RT BUILDING ELECTRICAL PLANS IN PDF AND CAD FORMAT
27. RT SITE & CANOPY PHOTOMETRIC PLANS
28. KNOWN ENVIRONMENTAL CONSTRAINTS, IF ANY

PERMITTING AGENCY/UTILITY CONTACTS

DEPT/UTILITY	COMPANY INFORMATION	CONTACT NAME	ADDRESS	PHONE	EMAIL
PLANNING DEPARTMENT	BUREAU VERITAS NORTH AMERICA, INC.	HAL CHITWOOD	67 ATHENS STREET JEFFERSON, GA 30549	706-818.4668	HAL.CHITWOOD@BUREAUVERITAS.COM
ZONING	BUREAU VERITAS NORTH AMERICA, INC.	HAL CHITWOOD	67 ATHENS STREET JEFFERSON, GA 30549	706-818.4668	HAL.CHITWOOD@BUREAUVERITAS.COM
FIRE DEPARTMENT	BUREAU VERITAS NORTH AMERICA, INC.	HAL CHITWOOD	67 ATHENS STREET JEFFERSON, GA 30549	706-818.4668	HAL.CHITWOOD@BUREAUVERITAS.COM
PLATTING	BUREAU VERITAS NORTH AMERICA, INC.	HAL CHITWOOD	67 ATHENS STREET JEFFERSON, GA 30549	706-818.4668	HAL.CHITWOOD@BUREAUVERITAS.COM
BUILDING	BUREAU VERITAS NORTH AMERICA, INC.	HAL CHITWOOD	67 ATHENS STREET JEFFERSON, GA 30549	706-818.4668	HAL.CHITWOOD@BUREAUVERITAS.COM
ENGINEERING	THE ENGINEERING GROUP, INC.	MIKE BLEDSOE	PO BOX 1224 GA, WATKINSVILLE 30667	706-769-5259	MPB@TEGI-GA.COM
STORM WATER	BUREAU VERITAS NORTH AMERICA, INC.	HAL CHITWOOD	67 ATHENS STREET JEFFERSON, GA 30549	706-818.4668	HAL.CHITWOOD@BUREAUVERITAS.COM
TRAFFIC	CITY OF GREENSBORO – GRN	JOHNNY PORTER	212 N MAIN ST GREENSBORO, GA 30642	706-453-7967	JOHNNYPORTER@GREENSBOROGA.GOV
WATER	CITY OF GREENSBORO – GRN50	FREDDIE EVANS	212 N MAIN ST GREENSBORO, GA 30642	706-453-7967	FLEVANS71@YAHOO.COM
SANITARY SEWER	CITY OF GREENSBORO – GRN51	FREDDIE EVANS	212 N MAIN ST GREENSBORO, GA 30642	706-453-7967	FLEVANS71@YAHOO.COM
GAS	TRI-COUNTY NATURAL GAS	WENDELL MATHEWS	107 SCOTT STREET UNION POINT, GA 30669	706-817-9424	WMMTCNG@GMAIL.COM
ELECTRIC	GA POWER – GP280	CLAUD MATHIS		404-402-7575	
TELEPHONE	HARGRAY TELEPHONE – ALC06	RODNEY CANNON	865 HARMONY RD EATONTON, GA 31024	843-227-0183	RODNEY.CANNON@HTC.HARGRAY.COM
CABLE					
DEPT OF AG	GEORGIA DEPT. OF AGRICULTURE	GEORGIA DEPT. OF AGRICULTURE	CAPITOL SQUARE ROOM 312 ATLANTA, GA 30334	404-656-3627	CHRIS.PEASLEY@AGR.GEORGIA.GOV
STATE FIRE MARSHAL	GEORGIA STATE FIRE MARSHAL	JASON PRITCHETT	620 WEST TOWER, FLOYD BLDG.	404-357-4340	JPRITCHETT@SFM.GA.GOV

	GEORGIA SAFETY FIRE COMMISSION R		2 MARTIN LUTHER KING, JR. DRIVE ATLANTA, GA 30334		
GSWCC	GEORGIA SOIL AND WATER CONSERVATION CENTER	TENISHA HARPER	4310 LEXINGTON RD ATHENS, GA 30605		TENISHA.HARPER@GASWCC.GA.GOV

PROJECT SCHEDULE

BELOW IS SCREENSHOT OF THE SCHEDULE TEMPLATE AVAILABLE IN PROJECTMATES PROJECT FOLDER

#	WBS	Description	Duration	Start	Finish	%Complete	Pred.	
1		☐ Contract Dates	205d	01-Sep-2011	13-Jun-2012	100%		
13		☐ Land Under Contract	1d	01-Sep-2011	01-Sep-2011	0%	2	
14		☐ Real Estate Kick-Off Mtg	1w	02-Sep-2011	08-Sep-2011	0%	13	
15		☐ Survey Received	3w	02-Sep-2011	22-Sep-2011	0%	13	
16		☐ Title Received	1d	31-Oct-2011	31-Oct-2011	0%	3	
17		☐ Entitlements Final	3d	03-Jan-2012	05-Jan-2012	0%		
22		☐ Site Plan	1d	01-Feb-2012	01-Feb-2012	0%		
23		☐ Grading Plan	1d	20-Feb-2012	20-Feb-2012	0%		
24		☐ 1st Civil Submittal	3w	21-Feb-2012	12-Mar-2012	0%	23	
25		☐ Landscape Plan	1d	06-Mar-2012	06-Mar-2012	0%	24	
26		☐ Plan Order Review	1w	29-Feb-2012	06-Mar-2012	0%	27	
27		☐ Building Plan Ordered	3w	06-Mar-2012	26-Mar-2012	0%	24	
28		☐ All Permits in Hand	1d	13-Mar-2012	13-Mar-2012	0%		
32		☐ Civil Review	1w	13-Mar-2012	19-Mar-2012	0%	24	
33		☐ Title/Survey Objection Letter	1w	26-Mar-2012	30-Mar-2012	0%	34	
34		☐ Feasibility Expires	1d	30-Mar-2012	30-Mar-2012	0%	11	
35		☐ ...	1d	03-Jun-2012	03-Jun-2012	0%	10	

ENTITLEMENTS

REVIEWS & SCHEDULES

PERMIT/AGENCY DESCRIPTION	REVIEW TIME (WEEKS)	DESCRIBE SUBMITTAL SEQUENCE AS IT RELATES TO THE PROJECT SCHEDULE (INCLUDE ALL PREREQ'S AND CONCURRENCIES)
SPECIAL / CONDITIONAL USE		
REZONING/LAND USE AMENDMENTS/VARIANCE		
PLATTING/SUBDIVISION		
REVIEW	12	
R/W AND EASEMENT – DEDICATION/VACATION		
SITE PLAN		
	12	To be reviewed by the Greensboro Architectural Approval Board (GAAB) during a Public Hearing
SITE DEVELOPMENT PERMITS		
	12	To be reviewed by the GAAB during a Public Hearing
ALCOHOL APPROVALS/PERMITS		
BUILDING / CANOPY / UST PERMITS		
	8	To be reviewed by the GAAB during a Public Hearing
TRANSPORATION APPROVALS/PERMITS		
JURISDICTIONAL WATERS & FLOODPLAIN		
STORMWATER & EROSION CONTROL		
	12	
SIGN PERMITS		
	2	To be reviewed by the GAAB during a Public Hearing
FENCE & WALL PERMITS		
UTILITY PERMITS		
ENVIRONMENTAL HEALTH PERMITS		
VEGETATION & CLEARING PERMITS		
BONDS & ASSURANCES		
EXISTING PERMITS BONDS & ASSURANCES		
MISCELLANEOUS APPROVALS & PERMITS		
SITE LIGHTING APPROVAL/PERMIT		

Total Review Time: _____16_____ Weeks

MASTER DEVELOPMENT

1. Is the RaceTrac/RaceWay site part of a master development? **NO**
2. Provide references for documents that control the master development. (ECR/CCR/TITLE) **N/A because this site is not apart of a Master Development.**
3. What infrastructure is intended to be shared in the proposed master plan, i.e. Storm water ponds, lift stations, utility lines, ingress/egress, parking, signage, amenities, etc.? **N/A because this site is not apart of a Master Development.**
4. LIST ANY CRITICAL ISSUES THAT COULD AFFECT THE SITE PLAN DESIGN. **The plans will be reviewed by Greensboro Architectural Approval Board and go through a Public Hearing. Canopy and pump islands between the right-of-way and the building is not permitted according to the Greensboro Corridor Design Guidelines. Be prepared to present reasoning to justify having the pumps located in between the right-of-way and the building. This reasoning will be presented at the public hearing for the Certificate of Appropriateness.**

FUTURE LAND USE, ZONING, & SPECIAL USE

1. What existing zoning or special use ordinances, amendments, designations, and/or conditions apply to the contract property today? **City Code of Ordinances and Greensboro County Design Guidelines.**
2. What is the current zoning of the property? Is the Racetrac prototype design, 24-hour convenience store permitted with fuel and alcohol sales? **B-2 General Commercial Highway Oriented District, Fuel and Alcohol sales are permitted.**

References

Sec. 121-126. B2 General Commercial Highway Oriented District.

(b) *Permitted uses.* Within the B2 district, only the following uses are permitted:

(8) Automobile and boat service areas, provided that the requirements of section 121-192 are met.

3. If not, what zoning, special use permits, and conditions will be required for the proposed 24-hour convenience store with fuel and alcohol sales? **N/A because a 24-hr Convenience Store with fuel and alcohol sales is permitted.**
4. Describe the rezoning and special use permit process and schedule. **N/A because there will be no rezoning or special use permitting required to accomplish this development.**
5. Attach the rezoning, special use, and variance filing schedules for twelve months. **N/A because there will be no rezoning or special use permitting required to accomplish this development.**
6. Will a land use amendment be required as part of the rezoning? **N/A because there will be no rezoning required to accomplish this development.**

7. What governing body/board reviews and approves the rezoning or special use permit? **N/A because there will be no rezoning or special use permitting required to accomplish this development.**
8. What overlay districts apply to the property? **The Greensboro Corridor Design Guidelines is applicable to this site.**
9. What is the adjacent zoning and current use of surrounding property?

		Adjacent Zoning	Land Use
Front	(North-West)	B-2	Vacant
Back	(South-East)	B-2	Vacant
Back	(East)	C-3	The Home Depot
Side	(South-West)	B-2	Vacant
Side	(North-East)	B-2	Chik-fil-A
10. What are the Special Requirements Due to Adjacent Zoning: **N/A because the adjacent zoning does not differ from the site zoning.**

VARIANCES & EXCEPTIONS

1. Describe the variance application process. Can variances be included with any rezoning, cond. use, etc? **See below.**

References

Sec. 121-230. Conditional use and variance procedures.

All petitions for conditional use or variance approval shall be submitted to the zoning administrator at least 20 days prior to a regularly scheduled planning and zoning commission meeting on application forms supplied by the zoning administrator along with a fee as determined by the city council. Incomplete applications will not be placed on the agenda. Applications for conditional uses or variance must be accompanied by the following information:

2. Attach the variance application schedule with submittal deadlines and hearing dates for the next 12 months. **See below.**

References

Sec. 121-231. Procedures.

(c) The city council shall issue its findings within 40 days of the receipt of the planning commission

3. IS A VARIANCE REQUIRED FOR 24 HOUR OPERATION? **No, 24-hr operation is permitted within the sites current zoning.**
4. Can construction plans be submitted concurrently? **Yes.**
5. List any anticipated variances from the provided preliminary site plan and sign package. **To be determined**

PLATTING, SUBDIVISION, & ADDRESSING

1. What subdivision plats, lot split, or lot combination is required to improve the contract property to allow the proposed use? **Lot split of an existing tract owned by others.**

2. Describe the platting/subdivision/combination process, including all required administrative or public hearings. What are the timelines for approval? **Prepare and submit a plat concurrent with the civil plan review, once approved administratively, the plat will be recorded, 12 weeks.**
3. What exemptions apply to the property as a result of it being a platted lot (s) of record? **None specified.**
4. What are the submittal deadlines, public hearing dates for platting the property? **None specified.**
5. Attach the hearing/submittal schedule for the next 12 months. **None found.**
6. Under what conditions can platting run concurrent with other plan reviews? **All**
7. What is the name of the agency/board/commission that will approve/deny the plat? **City Planning and Development/ City Manager**

SITE FEATURES & NEIGHBORHOOD CONTEXT

1. Attach a color, aerial map of the site. **See end of report**
2. Attach photos of the site and the adjacent rights of way. **See end of report**
3. Has the site been cleared, cut or filled? Describe. **Site appears to have been cleared and pad graded.**
4. Are previously prepared geotech studies, compaction reports, or soil density tests available for proposed site? If so, include copies. **To be provided by others.**
5. What easements exist on or adjacent to the contract property? **To be determined.**
6. Does the F.I.R.M. panel map indicate the presence of a floodplain on-site? **No** Attach the map. **See end of report**
7. Does the U.S.G.S. quadrangle map indicate a blue line stream on the contract property? Attach the map. **No, See end of report**
8. Do the US wetland inventory maps indicate the presence of a wetland on-site? Attach the map. **No, See end of report**
9. What known roads, utilities, or structures exist on the site? **To be determined**
10. What schools, churches, and/or other organizations are in the surrounding area that could affect development? (Supply applicable code section) What's the distance requirement and how is it measured? **N/A because there are no schools or churches within a one mile radius of the site.**

DEVELOPMENT FEES N/A

1. What impact fees will be applicable to this project? **Sanitary Sewer Capacity and Tap Fees, Domestic Water Capacity/Impact and Water Meter Fee, Irrigation Water Capacity/Impact and Water Meter Fee, and a Fire Protection Tap Fee.**
2. How are the impact fees calculated? **Calculated via the Water and Sewer Fees section of the Public Works/Utilities Website.**

3. What impact fee moratoriums are existing or proposed? What are the qualifying conditions of the moratorium? Provide effective dates for fee moratoriums. **None found.**
4. Complete the table with all impact fees associated with this project.

PERMIT & IMPACT FEE TABLE		
DESCRIPTION	AMOUNT	EXPLANATION/ASSUMPTIONS
LAND USE AMENDMENT APPLICATION	\$0.00	
REZONING APPLICATION	\$0.00	
SPECIAL USE APPLICATION FEES	\$0.00	
VAR./WAIVER/DEVIATION APP FEES	\$150.00	
PLATTING FEES	\$0.00	
PLAN REVIEW FEES	\$150.00	\$150.00 FOR CERTIFICATE OF APPROPRIATNESS SUBMITTAL REVIEW.
CIVIL PLAN REVIEW FEE	\$176.00	GSWCC REVIEW/PERMIT FEE
BUILDING PERMIT	\$0.00	BASED ON EXPECTED CONSTRUCTION COST
SAN. SEWER CAPACITY FEE	\$0.00	\$3.75 PER GALLON OF PROJECTED DAILY DISCHARGE
SAN. SEWER TAP FEE	\$650.00	6" SEWER INSTALLATION FEE
DOMESTIC WATER CAPACITY/IMPACT FEE	\$1,000.00	2" WATER METER INSTALLATION FEE
DOMESTIC WATER METER FEE	\$3,150.00	2" WATER METER CONNECTION FEE
IRRIGATION WATER CAPACITY/IMPACT FEE	\$930.00	1 ½" WATER METER INSTALLATION FEE
IRRIGATION WATER METER FEE	\$1,550.00	1 ½" WATER METER CONNECTION FEE
FIRE PROTECTION TAP FEE	\$650.00	2" COMMERCIAL HYDRANT WATER FEE
STORM WATER MGMT FEES	\$0.00	
PRE-CONSTRUCTION MEETING FEES	\$0.00	
IMPACT FEES	\$0.00	
SCHOOL IMPACT FEES	\$0.00	
STORMWATER IMPACT FEES	\$0.00	
OTHER FEES (DESCRIBE)	\$0.00	

1. What economic incentives (ie: tax credits, impact fee credits, tax incentives, ect) are available for new development? **None found.**
2. Which agency / department are the above incentives coordinated through? Please provide contact information for the agency / department handling the economic incentives for future discussion. **City Manager.**

SITE DESIGN

SETBACK TABLE	
BUILDING SETBACKS N/A	
FRONT	50 FT FROM R/W
REAR	20 FT FROM R/W
SIDE (CORNER)	20 FT FROM R/W
SIDE (INTERIOR)	20 FT FROM R/W
CANOPY SETBACKS	
FRONT	15 FT FROM R/W
REAR	15 FT FROM R/W
SIDE (CORNER)	15 FT FROM R/W
SIDE (INTERIOR)	15 FT FROM R/W
DUMPSTER SETBACKS	
FRONT	REGULATED BY MAYOR
REAR	REGULATED BY MAYOR
SIDE (CORNER)	REGULATED BY MAYOR
SIDE (INTERIOR)	REGULATED BY MAYOR
TANK SETBACKS	
FRONT	NOT REGULATED
REAR	NOT REGULATED
SIDE (CORNER)	NOT REGULATED
SIDE (INTERIOR)	NOT REGULATED
CURB/PARKING SETBACKS	
FRONT	10 FT FROM R/W
REAR	10 FT FROM R/W
SIDE (CORNER)	10 FT FROM R/W
SIDE (INTERIOR)	10 FT FROM R/W
SIGN SETBACKS	
FRONT	SHALL NOT BE PLACED IN R/W
REAR	SHALL NOT BE PLACED IN R/W
SIDE (CORNER)	SHALL NOT BE PLACED IN R/W
SIDE (INTERIOR)	SHALL NOT BE PLACED IN R/W
FUEL DISPENSER SETBACKS	
FRONT	15 FT FROM R/W
REAR	30 FT FROM R/W, 60 FT FROM COLLECTOR ST CENTERLINE
SIDE (CORNER)	30 FT FROM R/W, 60 FT FROM COLLECTOR ST CENTERLINE
SIDE (INTERIOR)	30 FT FROM R/W, 60 FT FROM COLLECTOR ST CENTERLINE

References

Sec. 22-23. Enforcement.

- (a) *In general.* The mayor or his designee shall be responsible for the administration and enforcement of the provisions of this article. In the exercise of his solid waste management duties, the mayor or his designee shall:
 - (5) Establish the location of all dumpsters serviced by the city.

Sec. 121-192. Automobile service areas.

Within the districts permitting gasoline service areas, the following requirements shall apply:

- (1) *Location.* The property on which a gasoline service area is located shall not be within 100 feet of any residential district, or any property containing a school, public playground, church, hospital, and public library, institution for children or dependents.
- (2) *Site requirements.* Gasoline service areas shall have a minimum frontage on the primary street of 120 feet and a minimum area of 12,000 square feet. All buildings shall be set back 40 feet from all street right-of-way lines and all canopies shall be set back 15 feet from all street right-of-way lines.
- (3) *Access to site.* Vehicular entrances or exits at gasoline service areas:
 - a. Shall not be provided with more than two curb cuts for the first 120 feet of street frontage or fraction thereof.
 - b. Shall contain an access width along the curbline of the street of not more than 30 feet as measured parallel to the street at its narrowest point and shall not be located closer than 50 feet from the intersecting point of the two streets rights-of-way or ten feet to the adjoining property.
 - c. Shall not have any two driveways, or curb cuts, any closer than 20 feet at both the right-of-way line and the edge of the pavement.
- (4) *Gasoline pump islands.* All gasoline pump islands shall be set back at least 15 feet from the right-of-way line, or where a future widening line has been established, the setback line shall be measured from such line, and where pump islands are constructed perpendicular to the right-of-way line, the pump island shall be located not less than 30 feet from the right-of-way line; however, the pump island shall be at least 60 feet from the centerline of a collector street and 45 feet from the centerline of other streets.

SITE PLAN REQUIREMENTS

1. What existing and proposed off-site conditions impact RaceTrac's proposed design regarding visibility, access, parking, grading, easements, schedule, operations, etc.? **To be determined**
2. How are building setbacks measured? **From the property line.**

References

Sec. 121-192. Automobile service areas.

Within the districts permitting gasoline service areas, the following requirements shall apply:

- (1) *Location.* The property on which a gasoline service area is located shall not be within 100 feet of any residential district, or any property containing a school, public playground, church, hospital, and public library, institution for children or dependents.
 - (2) *Site requirements.* Gasoline service areas shall have a minimum frontage on the primary street of 120 feet and a minimum area of 12,000 square feet. All buildings shall be set back 40 feet from all street right-of-way lines and all canopies shall be set back 15 feet from all street right-of-way lines.
3. Are there any zoning buffers relative to adjacent properties? **No.** If so, explain.
 4. How are the canopy setbacks measured? **From the property line, see above.**
 5. What is the minimum parking setback from the property line? **10 ft Landscape Strip along front property line.**
 6. RaceTrac requires the price sign to be clearly visible from the R/W. What site plan adjustments should be made now to ensure the sign will be visible? **To be determined.**
 7. Ice and propane display (outdoor merchandising) restrictions **No restrictions found in City Code.**

8. Air/vacuum stand restrictions? **No restrictions found in City Code.**

<u>PARKING REQUIREMENTS</u>	
MAX NUMBER OF STALLS	
MINIMUM # OF STALLS	15
MIN. DRIVE AISLE WIDTH	24 FT
MAX DRIVE AISLE WIDTH	
MIN. STALL DIMS	10'X18'
MIN # OF HANDICAP STALLS	2
MAX # OF STALLS IN A ROW	
MIN LOADING ZONE DIMS (AS REQ'D)	

1. Consultant to complete parking requirements table above. What codes are applicable; provide code references and copies of code in the Attachments. **Not specified.**
2. How are fueling positions accounted for in the on-site parking requirements? **Fueling stations will count toward the total number of parking spots.**
3. What length (in feet) of a parked vehicle can overhang into the landscaped areas? **Not specified.**
4. Are terminal landscape islands required at the end of each parking row? If so, what size? **Yes, 9'x18'.**
5. What loading/delivery zones are required? Where does it have to be located onsite? **Not specified.**

SIDEWALKS, BIKE PATHS, BUS STOPS

1. Describe the location, condition, and ownership of any existing sidewalks, ramps, crosswalks, bike paths, and bus stops/shelters that are located within the subject property or adjacent R/W. **None**
2. What are the requirements for sidewalks and/or hike/bike trails to be installed in the R/W as part of the development? **Sidewalks will be required along all road frontages. Sidewalks must provide pedestrian accessibility to the building from all road frontages. New sidewalks shall be set fifteen (15) to thirty (30) feet off the road. There shall be plantings between the street and sidewalk.**
3. Does the jurisdiction require a sidewalk to connect the store with the sidewalk located in the R/W? **Yes.**
4. What are the bicycle parking or bike rack requirements for the proposed RaceTrac? **Not specified.**

LANDSCAPING REQUIREMENTS

1. What landscape and tree protection ordinances govern the proposed project? (Provide code reference and copy of code in the Attachments #)
2. Describe any tree spacing requirements within the parking lot and along any frontages. **See below.**

References

Sec. 10-29. Landscape strips; parking islands.

- (d) *Trees.* Trees within landscape strips should be planted to adhere to the following:
 - (1) Landscape strips 25 feet wide or less shall contain a minimum of one tree for every 30 linear feet of landscape strip.
 - (2) Landscape strips greater than 25 feet wide shall contain a minimum of one tree for every 20 linear feet of landscape strip.
 - (3) Trees do not have to be planted in straight lines; clumping is permitted.

Sec. 121-97. Buffer areas and lighting.

- (a) All required buffer areas and landscape strips are in addition to area, yard, and height requirements for the zoning district as specified in article VI of this chapter.
- (b) In any business (B1, B2, C3) or industrial (LI) district, any operation not conducted within a building, such as outdoor recreation, outdoor storage of materials, and outdoor servicing activities, a ten-foot vegetated landscaped buffer area is to be maintained on the front property line. Twenty percent of the total area is to consist of landscaped materials of not less than two feet tall or a decorative fence of not less than two feet in height. The planning and zoning board shall, based on the character of the area, determine whether the applicant must install the landscape material or the decorative fence. All non-operating inventory must be stored behind the landscaped area or the decorative fence.

- 3. Is the Site Heavily wooded/vegetated? **No**
 - o What tree survey information is recommended or required for the arborist or surveyor to document the type, size, condition, and life expectancy of the existing on-site trees? **None**
 - o If the site is heavily vegetated, will the jurisdiction allow for the “value” of the trees on-site to be determined through “tree sampling areas” indicative of the overall site? **N/A because the site is not heavily vegetated.**
 - o How and when are any existing on-site trees officially assessed and by whom? **N/A because the site is not heavily wooded.**
- 4. What recompense is required for the removal of existing on-site specimen, champion, heritage, or historical trees? Provide example recompense and/or replacement calculations based on the removal of an average-sized specimen tree, i.e. 30” oak. **To be determined by the City Tree Board.**
- 5. What alternatives exist for mitigating tree removal and required landscaping, i.e. tree fund, tree bank, off-site tree planting, etc? **N/A**
- 6. Will the jurisdiction require the planting of street trees? Consider both on-site (landscape strip in front) and off-site (median).

References

Sec. 10-29. Landscape strips; parking islands.

- (d) *Trees.* Trees within landscape strips should be planted to adhere to the following:
 - (1) Landscape strips 25 feet wide or less shall contain a minimum of one tree for every 30 linear feet of landscape strip.
- 7. What (if any) are the requirements for landscaping located adjacent to the building? **5% of the lot must be interior planting area. 1 tree per 8 parking spots.**
- 8. Provide as an attachment a list of approved planting materials within the jurisdiction.

LANDSCAPE TABLE	
OPEN SPACE %	20%
MIN. SF OF PARKING SPACE ISLANDS	5% of the Lot to be Landscape
TREE SPACING IN FRONTAGE	N/A
% IMPERVIOUS ALLOWED	80%
WIDTH OF LANDSCAPE STRIP	10 FT ON LAKE OCONEE PARKWAY
CAN SIGNS/WALLS BE IN LANDSCAPE STRIP	YES
# OF PARKS BEFORE AN ISLAND	1 TREE PER 8 PARKING SPOTS
PLANTED LANDSCAPE STRIP	
FRONT	10 FT ON LAKE OCONEE PARKWAY
REAR	N/A
SIDE (CORNER)	N/A
SIDE (INTERIOR)	N/A
BLDG PERIMETER MIN. SF	

IRRIGATION

1. If irrigation in the R/W was needed, what would be the process of getting this permitted? **Not specified.**
2. Can irrigation wells be used to irrigate the site? **Not specified.**
3. Can potable water be used for irrigation? **Not specified.**
4. What re-use or grey water infrastructure serves the area/site? **None.**
5. RaceTrac prefers a separate water meter for irrigation. What is required? Landscape/irrigation plan to be submitted.
6. Is a rain sensor required? **Not specified.**

SOLID WASTE DISPOSAL & DUMPSTER ENCLOSURE LOCATION

1. What are the dumpster screening requirements? **Shall be located at the rear of the building and not be visible from the public right-of-way. Shall be enclosed by a brick or stone wall.**
2. List and describe the architectural requirements for the dumpster, including size requirements. **Shall be enclosed by a brick or stone wall. Doors to the waste receptacle enclosure shall be constructed of metal or plastic made to resemble wood.**
3. Can the dumpster enclosure doors be oriented to face a public right-of-way or residential use? **Not specified.** If not, what are the location and orientation requirements?
4. Can parking spaces be striped in front of the dumpster enclosure? **Not specified.**
5. Dumpster pad connection to sanitary sewer requirements: **Not specified.**
6. Grease trap connection required? **Not specified.**
7. Roof over dumpster pad requirements: **Not specified.**

SIGNAGE & VISIBILITY

1. What sign ordinances govern the proposed project? **Greensboro Corridor Design Guidelines** Provide a copy of relevant code sections in the Attachments.
2. What kind of price sign is permitted? (Pole/monument)

References

These guidelines recognize that signs are an important element to most commercial buildings and developments. Signs that are integrated into and balanced with façades, rooflines, architecture, and appropriately scaled freestanding signs demonstrate the principles of good design and will contribute to the community's character.

- a. Freestanding signs shall be no more than seven (7) feet tall and ten (10) feet wide and shall be a pedestal type sign to be consistent with Greensboro's Main Street Overlay ordinance.
- b. No property shall have more than two (2) signs.
- c. Signs affixed to buildings shall not extend above the roofline.
- d. Signs affixed to buildings shall not occupy more than ten percent (10%) of the façade.
- e. Signs shall never cover architectural features or details.
- f. Signs shall match the architectural styles of downtown Greensboro.
 - i. Signs in downtown Greensboro do not overwhelm the front of the building. They may be affixed to the building and if so should be affixed above the front door area. Small signs may also project out from the front of the building. These signs should hang over the front door and should not in any way obstruct pedestrian activity.

1.25. Materials

- a. All signs shall be constructed using brick, stone or plastic designed to look like wood.

1.26. Illumination

- a. No internally illuminated signs shall be permitted.
 - i. This applies to signs made of neon and colored plastic lights.
- b. All signs shall be externally illuminated.
- c. All illumination shall face downward.

3.
 - o What is the max/min dimensions? (height/width) **See above**
 - o Max SF and how it is calculated? **See above.**
 - o How many signs are allowed? **See above**
 - o Describe any minimum clearance requirements for traffic and overhead utilities. **Not specified**
 - o Masonry border required? **Not specified.** Is this included in max SF?
4. Describe all minimum sign setbacks and the point from which they are measured? **50 ft. from road centerline**
5. Are LED price signs allowed? **No** Where can they be located? i.e. building, canopy, etc. What are the size requirements for changeable copy area? **N/A**
6. Describe Canopy sign requirements. Are the standard canopy signs allowed? **Canopy sign may not extend over the roofline and may not occupy more than 10% of the façade.**

7. Can the canopy fascia be red with a white stripe? Does the stripe count as signage? **Canopy signage and stripe will be discussed at public hearing for Greensboro Corridor Design Guidelines hearing.**
8. Can an LED stripe be installed around the base of the canopy fascia? **No internally illuminated signs are permitted.**
9. Can non-illuminated decals be applied to the canopy fascia, i.e. RaceWay logo, stripes?
10. Does the provided building sign package meet code? **4 principle identification wall signs, each limited to 75 sf or 2 sf per lf of building frontage.**
 - o Are window graphics allowed? If yes, are they included in sign area calculations?
 - o Are awning graphics allowed? If so, are they included?
 - o Are marketing cases allowed? How are they counted towards sign calculations?
 - o What is the maximum SF/# of building signs allowed? How are they calculated?
11. What sign variances should be applied for with RaceTrac standard sign package provided?

SITE LIGHTING

1. Provide a copy of the code in the Attachments
2. Are there any overlay district lighting requirements? **Poles shall be black and light shall be directed downward to prevent light from spreading onto neighboring properties. Site lighting will be reviewed at public hearing for Greensboro Corridor Design Guidelines hearing.**
3. What is the maximum height of the light pole including the 3' concrete base? **30 feet**
4. Does the photometric plan need to include lighting from existing, off-site fixtures? **N/A**

BUILDING & CANOPY

STRUCTURE	MINIMUM	MAXIMUM
S.F. OF 24-HOUR CONVENIENCE STORE	3000 S.F. SALES AREA 5411 S.F. TOTAL REA	
BUILDING HEIGHT	27'	
TOTAL CANOPY HEIGHT	22'	
CANOPY CLEARANCE FROM FINISH GRADE	18'	
BUILDING FLOOR AREA RATIO	NA	
FINISHED FLOOR ELEVATION FOR BUILDING		NA

1. What architectural standards, if any, govern the project, i.e. municipal design guidelines, CCR's, declarations, deed restrictions, overlay districts, historic districts, activity corridors, etc.? **Greensboro Corridor Design Guidelines.**
2. Are there any specific design, color or material requirements or prohibitions? **Refer to Greensboro Corridor Design Guidelines.**
3. Is a red, flat canopy roof with a white stripe allowed? **Yes.** If no, what are the alternates? Describe.

4. Are the canopy columns required to be clad? See number 11 in the attachments section at the end of report
5. What approvals are required to pull a building permit? Include all types and durations [(i.e.) canopy, fire Marshall (state and local), signage, health, dept of Ag.] **ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH THE DURATIONS.**
6. How are building permit fees calculated and how does the number of fuel pumps affect this, if at all? **To be determined.**
7. What are the current building codes?
 - International Building Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
 - International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#))
 - International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
 - International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#))
 - International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#))
 - International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
 - National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
 - International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
 - International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))
8. Demolition Permit required? **N/A because there will be no demolition.**

FIRE MARSHAL

1. Per IBC, RaceTrac's building is a type V-B, Are sprinklers or fire alarms required? Include the code section that regulates this requirement. **No.**
2. If sprinkler system required, can a modified 13R system be used? **N/A**
3. What is the maximum distance from a fire hydrant to the building and how is that distance measured? **500 ft. as the hose lays from behind a fire truck.**
4. What are the requirements regarding the location of fire dept. connections? **N/A**
5. What are the requirements regarding the location of the fire riser? **N/A**
6. What is the required fire lane width? **N/A**
7. What is the minimum fire apparatus turning radius? **N/A**
8. Are dedicated fire lanes required? If yes, describe the requirements. **N/A**

HEALTH DEPARTMENT

1. What local, regional, or state health permits are required for the approval of the project? **GA Dept. of Agriculture**
2. What departments and agencies will review the plans and in what order and what is required for submittal? **GA Dept. of Agriculture** What is the timeline for approval? **2 weeks**

3. Does equipment have to be approved? **No**
4. RaceTrac requires a 750 gallon grease trap. RaceWays require a 750 gallon grease trap. Are these sizes acceptable to the jurisdiction? **Recommend a 1500 gallon grease trap** If not, explain.
5. What food safety permits/approvals are required? If so, what is required for the submittal? How long will it take to get approval? **GA Dept. of Agriculture, 2 weeks**

TRAFFIC ENGINEERING (STATE, LOCAL, FEDERAL)

ROAD NAME	JURISDICTION	ROAD CLASS	CONSTRUCTION	R/W WIDTH	SPEED LIMIT
TOWNE CENTER PKWY	CITY	COLLECTOR	ASPHALT	TBD	NONE POSTED
LAKE OCONEE PKWY	STATE	ARTERIAL	ASPHALT	TBD	55 MPH
INTERSTATE BLVD	PRIVATE	COLLECTOR	ASPHALT	TBD	NONE POSTED
TOWNE CENTER LANE	PRIVATE	COLLECTOR	ASPHALT	TBD	NONE POSTED

1. What local and state permits are required for driveway encroachment/access, utility work, and drainage connections in the R/W? **Towne Center Pkwy driveway approval must be obtained from Greene County GA. A special encroachment permit for sidewalk in the r/w of Lake Oconee Pkwy. GUPS approval required for all utility working/w of Lake Oconee Pkwy.**
2. Do any of the proposed driveway locations encroach into any limited access areas? **No**
3. What transportation capacity availabilities affect the project? **N/A**
4. What future road projects are proposed by the state or local dot? **Potential GDOT Roadway Improvement project.** Describe any off-site road improvements that are planned, funded, under construction.
5. Are traffic studies required to demonstrate that certain roadway improvements are not necessary, or to substantiate the need for additional access, decel lanes, etc.? **N/A** Explain.
6. Describe the minimum required driveway spacing for the contract property relative to adjacent driveways, opposing driveways, median openings, and traffic signals? **350 ft min. based on 55mph per GDOT Table 3-1 Spacing Criteria for Driveways, Public Roads, and Side Streets**
7. What are the maximum and the minimum allowed widths of a commercial driveway? **24 ft min, 40 ft max**
8. What driveway setbacks from adjacent R/W or property lines are required?

GDOT:

3A-2 PLACEMENT OF DRIVEWAYS

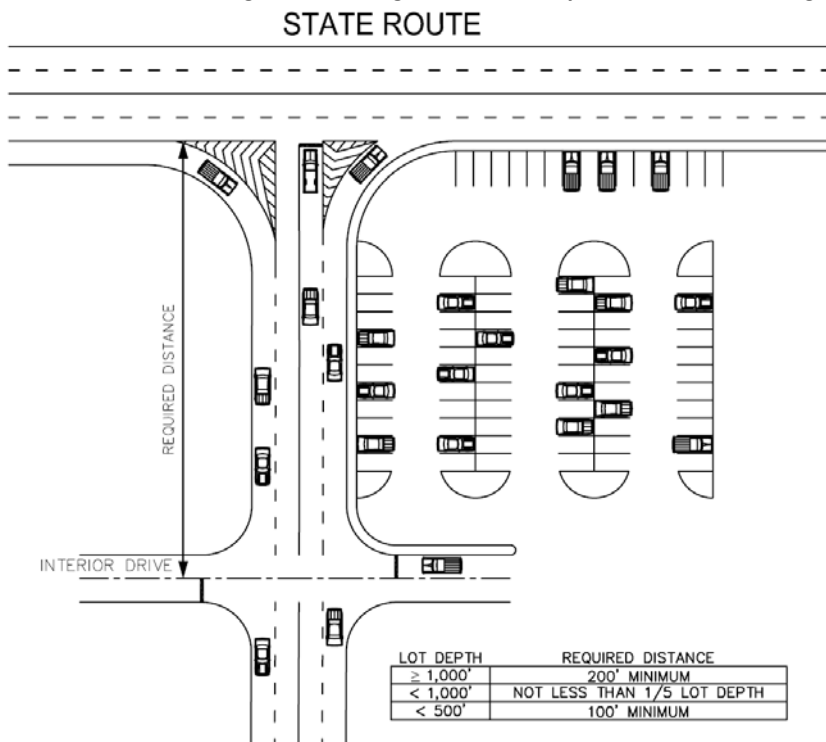
Not only must driveways be spaced from other driveways as provided above, they must also be located a minimum distance from the property line. The radius return must be a minimum of 4' from the property line or the encroachment agreed to by the adjacent property owner by signing a radius encroachment agreement. This agreement may be waived by the District Engineer if a safety concern exists.

9. What is the min. stacking distance, if any, in the driveway prior to turning movements

GDOT

3A-3 PLACEMENT OF INTERIOR DRIVEWAYS

The placement of the first interior drive which intersects the driveway from the State Route should be as far as possible from the State Route for safe, more efficient operation. The distance between the roadway traffic and the first internal movement shall be a minimum of 200 feet, as shown in Figure 3-1.2. (See end of report) Lots less than 500 deep should maintain a minimum distance of 100 feet. The distance required should be maintained or increased so as to avoid interference with the mainline traffic flow for large sites with high volumes, heavy truck traffic, and on high volume roadways.



10. Describe any cross access easements required by the state or local DOT or jurisdiction. **None.**
11. What acceleration/deceleration lanes are required? **Decel lane is already present.** Recommended?
12. Is there an existing or proposed traffic signal adjacent to the site? **No.**
13. If yes, are modifications to the traffic signal anticipated? **N/A** Describe.
14. Does the site meet transportation concurrency? **To be determined.** Explain.

UTILITIES

SANITARY SEWER SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What sanitary sewer service is available to the site? **City of Greensboro**
2. What utility capacity availabilities affect the project? **N/A**
3. Who owns the sewer line and what agencies are required to approve the plans? **To be determined**
4. What is the type (gravity or force main), size, of the service? Attach sewer as-builts of line, if available.
5. Is an offsite sanitary sewer extension required? **No.**
6. Is a lift station and force main required? **No.**
7. Who will own and maintain the lift station? **N/A because no lift station required.** Explain.
8. When are capacity fees due and what agreements are required? **To be determined**
9. What is the sewer tap fee (include in development fee schedule)? **\$650**
10. If sewer is not available, describe any septic requirements including setbacks, approved systems, percolation tests, maintenance obligations, etc. **N/A because sewer is available.**
11. What are the Sewer easement requirements? **To be determined**

WATER SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What water service is available for the project? **City of Greensboro Water.**
2. Describe the ownership, location, and size, of the service lines on-site and in R/W. **City of Greensboro, located in R/W, TBD.**
3. What off-site water main extensions are required, if any? **None.**
4. When are the capacity fees due and what agreements are required? **To be determined.**
5. Is there a tap/connection fee? **Yes, \$1000**
6. What are the meter fees? **Yes, \$3150**
7. What is the time frame for review and approval? **To be determined.**
8. If water service is not available, describe any well requirements including setbacks, approved systems, maintenance obligations, etc. **N/A because there is water availability.**
9. If the building is required to sprinkled, a fire flow test is required from the nearest hydrant. Provide the flow test results in the Attachments

10. What are the water easement requirements? N/A

STORM WATER MANAGEMENT

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What is the minimum finished floor elevation? **N/A** What is it based upon?
2. Is the site in a flood plain based on existing FEMA flood maps or approved flood studies? **No** If yes, provide flood year, flood zone and panel number for flood insurance rate map. What is the flood elevation?
3. What master or regional storm water management systems serve the project? **To be determined**
4. Describe any storm water detention requirements for the site. **Detention, stream channel protection and water quality, per the Georgia Stormwater Manual**
5. What are the requirements for stormwater quality (pollution control)? List any propriety device required. **To be determined**
6. Anticipated duration from submittal to permit? **12 weeks**
7. Are impact, review, permit or utility fees included in the development fee table? N/A
8. What are the storm easement requirements? **To be determined**

GAS SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Is natural gas available to the site? **Yes, see number 12 in the attachments**
2. Are there any restrictions for propane tank location? N/A
3. Does the gas company install service line and meter? **Yes**
4. What is the fee to provide gas service? **To be determined.**
- 5.
6. What are the gas easement requirements? **To be determined.**

ELECTRIC SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Describe the location and type of existing service including all overhead lines and poles, underground lines, transformers, equipment, etc. both on-site and in the R/W. **Service present in the R/W adjacent to the Site.**
2. Does the proposed project necessitate relocating or removing any poles? **No.** Describe.
3. RaceTrac requires 208v, 3-phase service. Is 3-phase power available? **To be determined** Discuss any concerns with this requirement.

4. What is required to get a design, price, and schedule from the utility provider for existing utility relocations and new service? **To be determined.**
5. What is the cost associated with providing service to the building, including utility relocations? **To be determined.**
6. What is the minimum distance from the building to the transformer? **10 ft.**
7. Are both pole mounted or pad transformers an option? **Yes.**
8. What are the electric easement requirements? **To be determined.**

TELEPHONE SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Is existing service underground or overhead? **Both options are present.** Verify both on-site and in R/W.
2. What is the cost and schedule associated with the new service?
3. What is required to get a design, price, and schedule from the utility provider for existing utility relocations and new service? **To be determined.**
4. What are the telephone easement requirements? **To be determined.**

ATTACHMENTS

(Reference and include others as needed)

1. Color, aerial map of the site.



2. Photos of the site and the adjacent ROW showing possible visibility obstruction

Facing northeast on Lake Oconee Pkwy



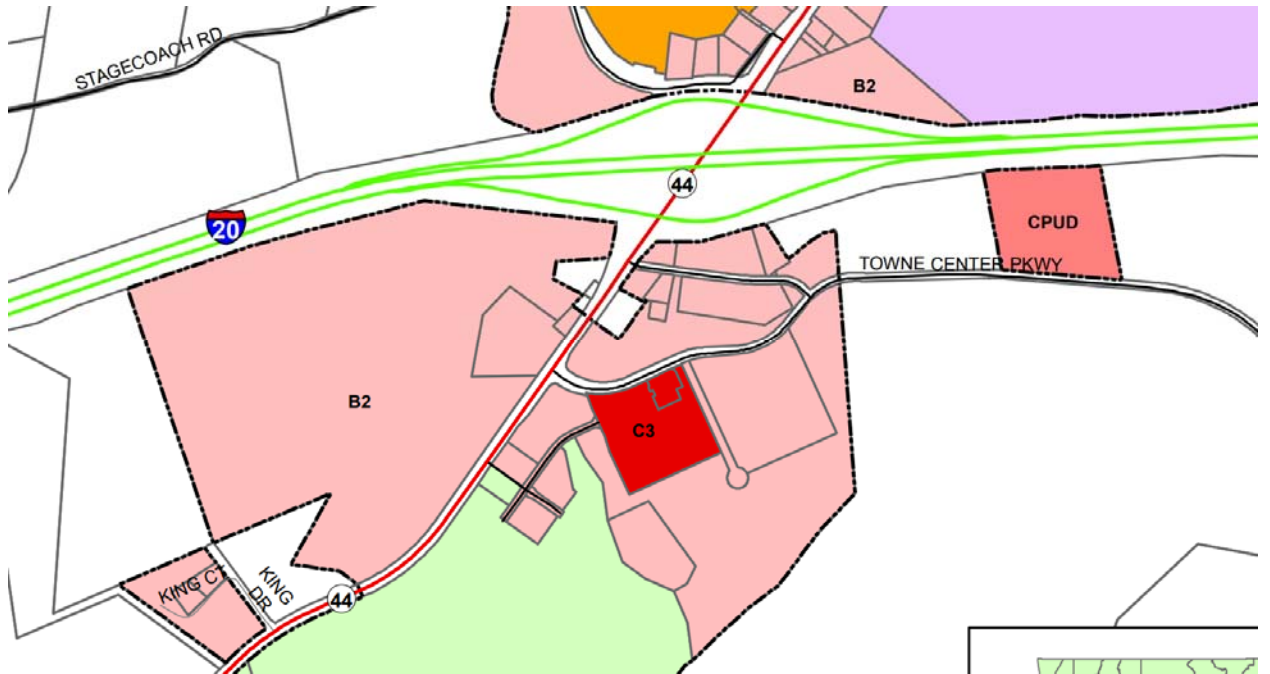
Facing southeast on Towne Center Pkwy

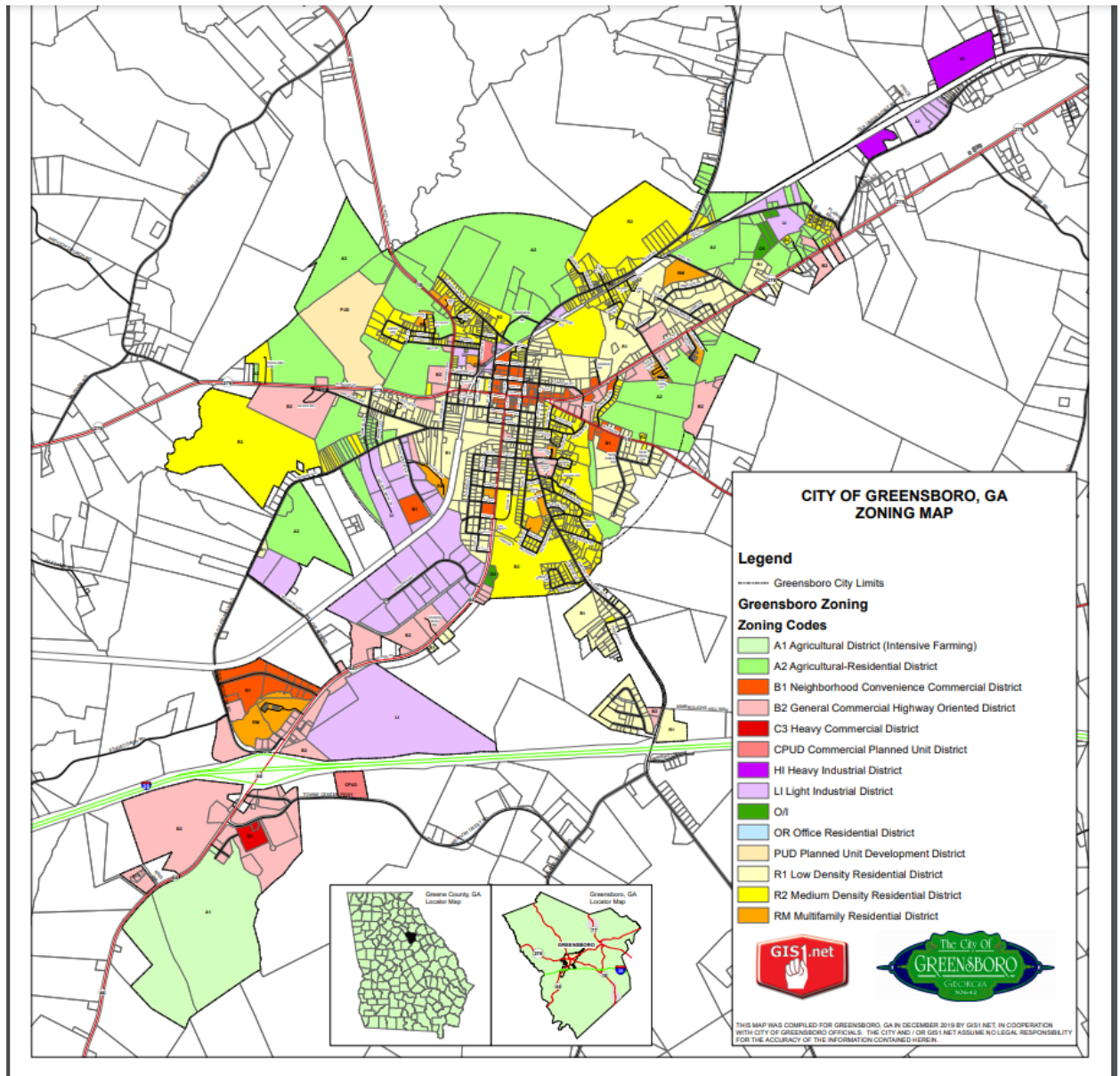


Facing southwest on Lake Oconee Pkwy



3. City Zoning maps





B2 General Commercial Highway Oriented District

4. F.I.R.M. panel map showing contract property.



January 25, 2023

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

7. List of approved plant materials
8. Public hearing, rezoning, special use, and variance filing schedules for twelve months
9. Plat checklist
10. Site plan checklist
11. County responses to questions
12. Existing utility as-builts or GIS info, see above for map explanation
13. Proposed County Code Amendments

REFERENCES

Sec. 121-126. B2 General Commercial Highway Oriented District.

(a) *Purpose and intent.* The B2 General Commercial Highway Oriented District is intended for denser commercial development that may extend along highways and provide services to both highway-oriented and municipality-oriented trade. All businesses, services, storage or processing shall be conducted within an enclosed building, except where the nature of the activity makes it impossible (i.e., off-street loading, automobile parking for customers while on the premises, and the sale of automobile fuel at service stations.) Use, processes or equipment employed on the premises shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.

(b) *Permitted uses.* Within the B2 district, only the following uses are permitted:

- (1) Accessory buildings and accessory, provided that requirements of sections 121-186(a)(5) and 121-190 are met.
- (2) Adult day care.
- (3) Ambulance service.
- (4) Apparel stores (individual).
- (5) Appliance store, including radio and television service.
- (6) Arts and crafts stores.
- (7) Automobile repair garage, mechanical and body shops.
- (8) Automobile and boat service areas, provided that the requirements of section 121-192 are met.
- (9) Automobile repair garage, when in conjunction with an automobile service station.
- (10) Bakeries.
- (11) Barber and beauty shop.
- (12) Bed and breakfast.
- (13) Bicycle or motorcycle store.
- (14) Books, stationary and card shops.
- (15) Bowling alleys.
- (16) Cafes, grills, and lunch counters.
- (17) Camera or photographic supply store.
- (18) Catering establishments.
- (19) Clothing, shoe, dry goods or gift store.
- (20) Commercial parking garage or lot, provided that no entrance or exit is on the same block as a school, and curb breaks are limited to two for each 100 feet of street frontage, each not to exceed 30 feet in width and at least 50 feet separation and not located closer than 50 feet to a street intersection.
- (21) Community center or club, provided that the requirements of section 121-197 are met.
- (22) Computer sales and services.
- (23) Confectionery store.
- (24) Convenience store.

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- (25) Daycare center/child care learning center.
 - (26) Dressmaking and tailoring shops.
 - (27) Drug store.
 - (28) Dry cleaning and laundry establishments.
 - (29) Electronic supply store.
 - (30) Fabric store.
 - (31) Financial institution.
 - (32) Florist, nursery and gift shop.
 - (33) Frame shop.
 - (34) Funeral homes, mortuaries, but specifically excluding crematoria.
 - (35) Furniture, home furnishings, including office furniture and equipment.
 - (36) Grocery, fruit, vegetable, meat market, delicatessen, catering and supermarkets.
 - (37) Hardware store.
 - (38) Health club.
 - (39) Jewelry store.
 - (40) Laundromat.
 - (41) Laundry and dry cleaning pick-up stations, and self-service laundry.
 - (42) Laundry and dry cleaning store.
 - (43) Lawn and garden shop.
 - (44) Medical clinic.
 - (45) Miniature golf course.
 - (46) Miscellaneous repair service.
 - (47) Motels, hotels.
 - (48) News and tobacco center.
 - (49) Nurseries, for the production and sale of plants and their related products.
 - (50) Nursing home.
 - (51) Paint store.
 - (52) Professional and business office.
 - (53) Printing, blue printing, book binding, photo stating, lithography and publishing establishments.
 - (54) Produce and farmers markets.
 - (55) Radio/television repair.
 - (56) Restaurants.
 - (57) Restaurants, drive-in.
 - (58) Restaurants, fast food.

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- (59) Self-storage facility.
 - (60) Service occupations, including barber and beauty shop, shoe repair, appliance repair, and similar occupations.
 - (61) Shopping centers with uses as otherwise permitted in the B2 district and a total leasable floor area of more than 75,000 square feet.
 - (62) Signs, provided that the requirements of chapter 109 are met.
 - (63) Special events/special event venue.
 - (64) Sporting goods store.
 - (65) Temporary commercial use, including the sale of Christmas trees or the sale of seasonal fruit, but not to exceed a period of two consecutive months in a calendar year.
 - (66) Theater.
 - (67) Travel agency.
 - (68) Utility facility, provided that a complete site development sketch is submitted to and approved by the zoning administrator, and a minimum 20-foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of 20 feet within three years.)
 - (69) Veterinary hospitals and animal shelters, provided that adequate opaque screening by a wall or fence at least six feet high is provided for areas where horses, dogs and other animals are not kept in cages or stalls.
- (c) *Conditional uses.* Within B2 district, the uses enumerated in this subsection may be permitted. Conditional use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.
- (1) Second floor may be used as a residential dwelling unit, provided that it is served by a private entrance and meets the requirements for a dwelling, single-family, and the fire separation requirement established in the appropriate building and life safety codes.
 - (2) Adult day centers.
 - (3) Adult day health centers.
 - (4) Tattoo parlors, provided that such use shall be prohibited along the streets as defined as follows:
 - (i) Both sides of Main Street, from the intersection with 5th Street, extending north to the intersection with North Street.
 - (ii) Both sides of Broad Street, from the intersection with Laurel Street, extending east to the intersection with E. Greene Street.
 - (iii) Both sides of North Street, from the intersection with West Street, extending east to the intersection with Walnut Street.
 - (iv) Both sides of South Street, from the intersection with Laurel Street, extending east to the intersection with Walnut Street.
 - (v) Both sides of West Street, from the intersection with North Street, extending south to the intersection with Bush Street.
 - (vi) Both sides of East Street, from the intersection with Bush Street, extending north to the intersection with North Street.

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- (vii) Both sides of Court Street, from the intersection of Main Street, extending east to the intersection with East Street.
 - (viii) Both sides of Green Street, from Laurel Ave. extending east to the intersection with Broad Street.
 - (ix) Both Side of Laurel Ave. from Greene Street South to Elm Street.
 - (x) Both sides of Spring Street from the intersection with Greene Street south to the intersection with South Street.
 - (xi) Chestnut Street from South Street to Greene Street.

(Zoning Ord. 2007, § 7.4; Ord. No. 2015-005, § 2, 6-15-2015; Ord. No. 2017-001, § 1, 4-17-2017; Ord. No. 2018-002, § 5, 3-19-2018)

Sec. 121-230. Conditional use and variance procedures.

All petitions for conditional use or variance approval shall be submitted to the zoning administrator at least 20 days prior to a regularly scheduled planning and zoning commission meeting on application forms supplied by the zoning administrator along with a fee as determined by the city council. Incomplete applications will not be placed on the agenda. Applications for conditional uses or variance must be accompanied by the following information:

- (1) *Conditional use.*
 - a. Three copies of a written description of the proposal designed to inform the City of Greensboro, in detail, about all aspects of the proposed use and its anticipated impact on the community. The description should include, when pertinent, information on the hours of operation, number of employees, number of dwelling units, vehicle trip ends, noise, water usage, sanitary waste treatment and any other relevant concerns identified by the City of Greensboro or the applicant.
 - b. Three copies of preliminary building and site plans drawn to scale showing the following information:
 1. Three copies of surveyed plat signed by a registered surveyor.
 2. Project name.
 3. Project owner.
 4. Date, scale, and north arrow.
 5. Vicinity map.
 6. Use of adjacent property.
 7. Exterior dimensions of the site.
 8. Total project acreage.
 9. Location, name and width of all existing or proposed streets.
 10. Location of all proposed structures.
 11. Location of all off-street parking and driveway serving the project.
 12. Proposed buffers and/or screening.
 13. Location, height, fixture type and wattage of site lighting.
 14. Dumpster locations.
 15. Rough floor plans, including gross floor area.
- (2) *Variance.* Three copies of building and/or site plans drawn to scale showing the following information:
 - a. Property owner;
 - b. Date, scale and north arrow;
 - c. Use of adjacent property;
 - d. Exterior dimensions of the site;
 - e. Proposed buffers or screening;
 - f. Exact dimensions of the requested variance with result indicated on the plat;

-
- g. Correspondence from affected adjacent property owners stating their approval is recommended;
 - h. Building height;
 - i. The submittal of inaccurate or incomplete information may be cause for denial of the request, or, if said discrepancies are realized after approval of the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the city council.

(Zoning Ord. 2007, §§ 11.1—11.3)

Sec. 121-231. Procedures.

- (a) The zoning administrator shall prepare information regarding the petition for consideration by the planning commission at its regularly scheduled meeting.
- (b) The planning commission shall hold a public hearing on the proposed use in accordance with the notice and hearing provisions for zoning amendment. The planning commission shall then review the inspector's report and conduct a comprehensive review of the proposed use and forward a recommendation to the City of Greensboro. Said recommendation may be to approve, approve with condition, or deny the request.
- (c) **The city council shall issue its findings within 40 days of the receipt of the planning commission recommendation.** The city council may approve, approve with conditions, or deny the request.
- (d) In determining the compatibility of a conditional use with adjacent properties and the overall community, the city council must make the following findings if the use is to be approved or approved with conditions:
 - (1) Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
 - (2) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
 - (3) Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;
 - (4) Public facilities and utilities are capable of adequately serving the proposed use;
 - (5) Granting the request would not be an illogical extension of a use which would intrude a damaging volume of agricultural, commercial, industrial, or high density apartment use into a stable neighborhood of well maintained single-family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
 - (6) Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities current or planned;
 - (7) Granting this request would conform to the general expectations for the area population growth and distribution according to the comprehensive land use plan;
 - (8) Granting this request would not lead to a major negative change in existing levels of public service, government employees or fiscal stability; and
 - (9) Granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the comprehensive land use plan.
 - (10) Variances.

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- a. A variance may be authorized for specific individual cases where the literal enforcement of the provisions of this chapter will result in unnecessary hardship as long as the variance, if granted, is not contrary to the public interest, and public safety and welfare remain secured.
 - b. Variances may be granted in such individual cases of practical difficulty or unnecessary hardship only upon a finding by the planning and zoning board that all of the following conditions exist:
 - 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - 2. The application of this section to this particular piece of property would create an unnecessary hardship;
 - 3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter; and
 - 4. The special circumstances surrounding the request for a variance are not the result of known acts by the applicant.
- (11) Unless otherwise noted, the site plan submitted in support of an approved conditional use or variance shall be considered part of the approval and must be followed.
- (12) Approval of a proposed use by planning and zoning board of the City of Greensboro does not constitute an approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the City of Greensboro and not included in the original approval are subject to the provisions of this article and the review of new detailed plans and reports for said alterations by the governing authority. All uses, construction or building approved in the conditional use must begin within 60 days of approval of the city council and be fully completed within one year of approval.

(Zoning Ord. 2007, § 11.4)

Secs. 121-232—121-255. Reserved.

Sec. 121-192. Automobile service areas.

Within the districts permitting gasoline service areas, the following requirements shall apply:

- (1) *Location.* The property on which a gasoline service area is located shall not be within 100 feet of any residential district, or any property containing a school, public playground, church, hospital, and public library, institution for children or dependents.
- (2) *Site requirements.* Gasoline service areas shall have a minimum frontage on the primary street of 120 feet and a minimum area of 12,000 square feet. All buildings shall be set back 40 feet from all street right-of-way lines and all canopies shall be set back 15 feet from all street right-of-way lines.
- (3) *Access to site.* Vehicular entrances or exits at gasoline service areas:
 - a. Shall not be provided with more than two curb cuts for the first 120 feet of street frontage or fraction thereof.
 - b. Shall contain an access width along the curblin of the street of not more than 30 feet as measured parallel to the street at its narrowest point and shall not be located closer than 50 feet from the intersecting point of the two streets rights-of-way or ten feet to the adjoining property.
 - c. Shall not have any two driveways, or curb cuts, any closer than 20 feet at both the right-of-way line and the edge of the pavement.
- (4) *Gasoline pump islands.* All gasoline pump islands shall be set back at least 15 feet from the right-of-way line, or where a future widening line has been established, the setback line shall be measured from such line, and where pump islands are constructed perpendicular to the right-of-way line, the pump island shall be located not less than 30 feet from the right-of-way line; however, the pump island shall be at least 60 feet from the centerline of a collector street and 45 feet from the centerline of other streets.
- (5) *Off-street parking.* A minimum of two off-street parking spaces are required with an additional off-street parking space for each lubrication and wash bay.
- (6) *Other site improvements.* In addition to the requirements of subsections (1) through (5) of this section, the following additional site improvements shall be adhered to:
 - a. A raised curb of at least six inches in height shall be erected along the street property lines, except for driveway openings.
 - b. A solid fence or wall six feet in height shall be erected along all property lines adjacent to a residential zoned lot or a lot used for residential purposes.
 - c. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and streets.
 - d. Signs, whether permanent or temporary, shall not be placed within the public right-of-way and shall be arranged so that they do not obstruct visibility for drivers or pedestrians.
 - e. All drives, parking storage, and service areas shall be paved and curbed and a good stand of grass shall be maintained on the remainder of the lot.

(Zoning Ord. 2007, § 9.8)

Sec. 121-158. Size requirements established.

This article is established to show the minimum size, width, and maximum height requirements for the land uses within each designated district. Lot size shall be based on factors including the size of the building required for that use, required parking, and groundwater flow. The planning and zoning board is authorized to increase minimum lot sizes and otherwise vary district development standards to accommodate the need to use septic tanks and/or wells and health department regulations in this regard. The unavailability of public sewer and/or water shall preclude the ability to develop projects which cannot utilize septic tanks.

District	Minimum Lot Size (See Note 4)			Min. Sq. Ft. per Dwelling Unit/Min. Heated Floor Area	Minimum Yard Requirements				Max. Height of Building (ft.)
	Lot Area (sq. ft.)	Lot Size per Dwelling Unit	Lot Width (ft.)		Front setback edge of ROW		Min. Side Yard	Min. Rear Yard	
					Arterial and Collector	Other Streets			
A1/A2 ¹	65,340	65,340	150	1,000/1,000	50	30	20	40	40 ¹
R1, without W or S	65,340	65,340	125	1,000/1,000	40	30	20	40	40
R1, with W or S	32,670	32,670	125	1,000/1,000	40	30	20	40	40
R1, with W and S	15,000	15,000	125	1,000/1,000	40	30	20	40	40
R2, one unit, without W or S	65,340	65,340	100	1,000/1,000	40	30	15	30	40
R2, one unit, with W or S	32,670	32,670	100	1,000/1,000	40	30	15	30	40
R2, one unit, with W and S	15,000	15,000	100	1,000/1,000	40	30	15	30	40
R2, two units,	65,340	65,340	100	1,000/1,000	40	30	15	30	40

without W or S									
R2, two units, with W or S	32,670	32,670	100	1,000/1,000	40	30	15	30	40
R2, two units, with W and S	20,000	10,000	100	1,000/1,000	40	30	15	30	40
RM ² , one unit, without W or S	32,670	32,670	100	600/600	50	30	20	40	40
RM ² , one unit, with W or S	20,000	20,000	100	600/600	50	30	20	20	40
RM ² , one unit, with W and S	15,000	15,000	100	600/600	50	30	20	20	40
RM ² , two units, without W or S	32,670	15,000	100	600/600	50	30	20	20	40
RM ² , two units, with W or S	20,000	10,000	100	600/600	50	30	20	20	40
RM ² , two units, with W and S	15,000	7,500	100	600/600	50	30	30	20	40
B1	—	—	—	—	50	30	20	20	40

B2	—	—	—	—	50	30	20	20	40
I/OI/C3	—	—	—	—	50	50	20	20	40
HI	—	—	—	—	50 ft	50 ft	20 ft	20 ft	60
LI	—	—	—	—	50 ft	50 ft	20 ft	20 ft	60

S: Public or community sewerage system

W: Public or community water system

¹Excludes buildings for agriculture use

²All multifamily development must comply with section 121-189

(Zoning Ord. 2007, art. VIII; Ord. No. 2017-007, § 2, 11-20-2017)

Sec. 121-97. Buffer areas and lighting.

- (a) All required buffer areas and landscape strips are in addition to area, yard, and height requirements for the zoning district as specified in article VI of this chapter.
- (b) In any business (B1, B2, C3) or industrial (LI) district, any operation not conducted within a building, such as outdoor recreation, outdoor storage of materials, and outdoor servicing activities, a ten-foot vegetated landscaped buffer area is too maintained on the front property line. Twenty percent of the total area is to consist of landscaped materials of not less than two feet tall or a decorative fence of not less than two feet in height. The planning and zoning board shall, based on the character of the area, determine whether the applicant must install the landscape material or the decorative fence. All non-operating inventory must be stored behind the landscaped area or the decorative fence.
- (c) In any district not subject to the requirements of subsection (b) of this section but requiring screening of a specified operation, said screening shall be a solid wall or solid fence or tight evergreen hedge not less than six feet in height. The tight evergreen hedge shall grow to at least six feet in height within five years. There shall be a perimeter landscape strip at least ten feet wide, unless otherwise specified, that conforms to the planting requirements of section 121-92(g)(5)b. All buffer area requirements are in addition to the area, yard, and height requirements for that district (article VI of this chapter). Prior to any site construction or grading, the planning and zoning board must approve a landscaping plan.
- (d) A perimeter landscape strip of ten feet in width, or six feet if the commercial or industrial site is less than 15,000 square feet and not regulated by subsections (b) and (c) of this section, shall be planted in accordance with section 121-92(g)(5)b adjacent to the lot line when the following conditions exist or are created.
- (e) A proposed structure will exist on a lot where the side or rear lot line is a district boundary other than B1, B2, C3, or LI.
- (f) The lot or parcel on the opposite side of the boundary is zoned R1, R2, or RM.
- (g) All outdoor lighting must reflect away from all residential dwellings and shall be situated to not directly reflect into any public rights-of-way.
- (h) Any grading, improvement or construction adjacent to the buffer must not disturb or encroach on the buffer area.
- (i) A manufactured home park shall be screened by a tight evergreen hedge or suitable landscaping and contain a perimeter landscape strip at least 30 feet wide, unless otherwise specified. All perimeter landscape strip requirements are in addition to the area, yard, and height requirements for that district (see article VI of this chapter). Prior to any site construction or grading, the planning and zoning administrator must approve a landscaping plan.
- (j) A ten-foot rear and side yard vegetated buffer is required for all multifamily development in addition to required side and rear yards specified in articles VI or VII of this chapter.

(Zoning Ord. 2007, § 6.7)

Sec. 10-29. Landscape strips; parking islands.

- (a) *Size of landscape strips.* The width of a landscape strip must as a minimum be such that a five foot diameter circle fit inside, and be at least 50 square feet total. Excepted are landscape strips that were created on or before March 1, 2003.
- (b) *Curb and gutter.* Curb stops or the like must be used to prevent vehicle overhang into landscape strips or parking islands.
- (c) *Indemnification.* Indemnification and maintenance agreements must be recorded with the Greene County Superior Court Clerk prior to permitting irrigation or plantings within county rights-of-way.
- (d) *Trees.* Trees within landscape strips should be planted to adhere to the following:
 - (1) Landscape strips 25 feet wide or less shall contain a minimum of one tree for every 30 linear feet of landscape strip.
 - (2) Landscape strips greater than 25 feet wide shall contain a minimum of one tree for every 20 linear feet of landscape strip.
 - (3) Trees do not have to be planted in straight lines; clumping is permitted.

(Code 2003, § 27-106)

Sec. 109-11. On-premises signs.

- (a) *Scope.* This division is supplemental to all other provisions of this chapter and applies to on-premises signs except as otherwise provided in this chapter.
- (b) *Residential districts.*
 - (1) In R-1, R-2, R-3, and R-4 zoning districts, one freestanding, or wall sign is permitted per entrance into a real estate development or project. These signs shall not exceed a maximum size of 100 square feet.
 - (2) In R-1, R-2, R-3, and R-4 zoning districts, one wall and one freestanding sign per housing unit is allowed. These signs shall only identify home occupancy and address and shall not exceed two square feet maximum size per sign, or if on a building in R-2 and R-3 zoning districts, shall only identify the building name and address and shall not exceed four square feet in size.
- (c) *Nonresidential districts and conditional uses in residential districts.* On-premises signs are permitted in all nonresidential zoning districts, or in connection with authorized nonresidential uses in residential districts on an individual lot, as follows:
 - (1) *Principal identification signs.*
 - a. One freestanding principal identification sign limited to 75 square feet or two square feet per linear foot of lot frontage, whichever is greater for each street frontage, is allowed. Any sign allowance not utilized for identification may be utilized for marketing signs if located on the same identification sign structure.
 - b. Four principal identification wall signs, each of which is limited to 75 square feet, or three square feet per linear foot or the wall on which this sign is erected, whichever is greater, are allowed.
 - c. Where no more than three principal identification wall signs are erected, one principal identifying roof sign may be erected if permitted by section 109-10(a). Such sign shall be limited to 75 square feet, or two square feet per linear foot of building frontage, whichever is greater.
 - d. Billboards are not permitted except as provided in section 109-12.
 - (2) *Marketing signs.*
 - a. One freestanding marketing sign of a maximum of 50 square feet is allowed.
 - b. One wall or canopy marketing sign with a maximum of 75 square feet or two square feet per linear foot of building frontage, whichever is greater, is allowed.
 - c. Marketing signs are allowed on all window space.
 - d. Marketing signs are allowed on a freestanding principal identification sign structure, provided the combined size of the principal identification sign and the marketing signs do not exceed 75 square feet or two square feet per linear foot of lot frontage, whichever is greater, for each street frontage.
 - (3) *Instructional signs.* Instructional signs, including thereon an advertising trademark, logo or emblem identification, and used to give direction or specific instruction to the public may be located adjacent to but not within the right-of-way line, and must not exceed six square feet in area or three feet in height above the ground if freestanding.
 - (4) *Planned center.* A planned center is permitted to identify the center or business or products provided therein with a freestanding identification sign of not more than 100 square feet or two square feet per linear foot of lot frontage, whichever is greater, on each street frontage. When computation is based on lot frontage, the sign shall not exceed 1,000 square feet. Individual businesses within the planned

center shall not be authorized an individual freestanding principal identification, marketing, instructional or roof sign but are allowed to maintain the other principal identification signs, marketing signs and institutional signs permitted to a business on an individual lot.

- (d) *Location requirements.* Any portion of an on-premises freestanding sign may be located to within 50 feet of the centerline of a major thoroughfare and 30 feet of the centerline of any other street as defined by the zoning ordinance. These signs shall otherwise be confined to the buildable area of the lot.

(Code 2003, § 39-911)

Sec. 109-12. Off-premises signs.

- (a) *Scope.* This article is supplemental to all other provisions of this chapter and applies to off-premises signs except as otherwise provided in this chapter.
- (b) *Zoning districts where allowed.*
- (1) Off-premises signs shall only be permitted in B-2 and I zoning districts, as defined by the zoning ordinance, and within 3,500 feet of an interstate highway maintained by the Georgia Department of Transportation.
 - (2) No off-premises sign shall be allowed in a planned center.
- (c) *Location and spacing.*
- (1) No off-premises signs shall be placed within 300 feet of a residence, church, school, park or cemetery.
 - (2) No off-premises sign shall be located within 500 feet of another off-premises sign on either side of the street as measured along the right-of-way of the street or streets on which these signs are located, and provided further that no off-premises sign may be located closer than 300 feet to another off-premises sign in any direction.
 - (3) Off-premises signs shall be erected only in the buildable area of the lot; provided, however, that no such sign shall be located nearer than 75 feet of an interstate highway right-of-way. No tree shall be cut in locating or erecting these off-premises signs along a highway.
- (d) *Type, number allowance and maximum display area.*
- (1) *In general.*

Type	Number Allowance	Max Display Area
Freestanding	One per drive entrance not to exceed two per lot or shopping center	150 square feet first sign; 200 square feet second sign
Wall	One per building or service bay	Five percent of the face area of the building
Temporary real estate	One per lot or parcel	20 square feet
Temporary promotions	One per business	See sections 109-4(g) and 109-13
Directional	One per drive entrance	Ten square feet
Outdoor advertising	One per 500 feet not to exceed four structures per mile; 500 feet minimum between structures	300 square feet

- a. First sign height is limited to 50 feet from ground level to top of sign structure; second sign height is limited to 100 feet from ground level to top of sign structure.

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- b. Wall signs shall conform to the provisions of section 109-10(c).
 - c. Sign height is limited to 40 feet from ground level to top of sign structure.
- (2) *Interstate signs.* All signs classified as interstate signs, as defined herein, are required to meet the requirements in subsection (c) of this section, and the following regulations:
- a. All interstate signs shall conform with O.C.G.A. § 32-6-75 (The Georgia Outdoor Advertising Code), and shall meet all federal and state requirements necessary to obtain a permit under said code. In instances where the sign controls of this chapter are more strict, this chapter shall apply.
 - b. Uniform size. The outside measurements of all such signs shall not exceed 12 feet by 25 feet for a maximum size of 300 square feet with or without trim.
 - c. Height above interstate grade. All signs shall be a minimum of ten feet above adjacent highway pavement measuring from the lower portion of the sign face. No sign shall exceed 300 feet in height. Two signs in the same location back-to-back or "V" formation shall be the same height above the pavement surface.
 - d. Extrusions prohibited. Extrusions beyond the face of the sign excluding aprons shall be prohibited.
 - e. Number of signs per location. Only one sign shall be allowed to face the same direction per location. This allows back-to-back or "V" formation signs but prohibits two signs side-by-side facing the same direction.
 - f. Spacing. Sign locations shall be no less than 500 feet apart measuring from the two closest points. Sign structure shall be no less than 15 feet from any property or right-of-way line.

(Code 2003, § 39-912)

Sec. 109-11. On-premises signs.

- (a) *Scope.* This division is supplemental to all other provisions of this chapter and applies to on-premises signs except as otherwise provided in this chapter.
- (b) *Residential districts.*
 - (1) In R-1, R-2, R-3, and R-4 zoning districts, one freestanding, or wall sign is permitted per entrance into a real estate development or project. These signs shall not exceed a maximum size of 100 square feet.
 - (2) In R-1, R-2, R-3, and R-4 zoning districts, one wall and one freestanding sign per housing unit is allowed. These signs shall only identify home occupancy and address and shall not exceed two square feet maximum size per sign, or if on a building in R-2 and R-3 zoning districts, shall only identify the building name and address and shall not exceed four square feet in size.
- (c) *Nonresidential districts and conditional uses in residential districts.* On-premises signs are permitted in all nonresidential zoning districts, or in connection with authorized nonresidential uses in residential districts on an individual lot, as follows:
 - (1) *Principal identification signs.*
 - a. One freestanding principal identification sign limited to 75 square feet or two square feet per linear foot of lot frontage, whichever is greater for each street frontage, is allowed. Any sign allowance not utilized for identification may be utilized for marketing signs if located on the same identification sign structure.
 - b. Four principal identification wall signs, each of which is limited to 75 square feet, or three square feet per linear foot or the wall on which this sign is erected, whichever is greater, are allowed.
 - c. Where no more than three principal identification wall signs are erected, one principal identifying roof sign may be erected if permitted by section 109-10(a). Such sign shall be limited to 75 square feet, or two square feet per linear foot of building frontage, whichever is greater.
 - d. Billboards are not permitted except as provided in section 109-12.
 - (2) *Marketing signs.*
 - a. One freestanding marketing sign of a maximum of 50 square feet is allowed.
 - b. One wall or canopy marketing sign with a maximum of 75 square feet or two square feet per linear foot of building frontage, whichever is greater, is allowed.
 - c. Marketing signs are allowed on all window space.
 - d. Marketing signs are allowed on a freestanding principal identification sign structure, provided the combined size of the principal identification sign and the marketing signs do not exceed 75 square feet or two square feet per linear foot of lot frontage, whichever is greater, for each street frontage.
 - (3) *Instructional signs.* Instructional signs, including thereon an advertising trademark, logo or emblem identification, and used to give direction or specific instruction to the public may be located adjacent to but not within the right-of-way line, and must not exceed six square feet in area or three feet in height above the ground if freestanding.
 - (4) *Planned center.* A planned center is permitted to identify the center or business or products provided therein with a freestanding identification sign of not more than 100 square feet or two square feet per linear foot of lot frontage, whichever is greater, on each street frontage. When computation is based on lot frontage, the sign shall not exceed 1,000 square feet. Individual businesses within the planned

center shall not be authorized an individual freestanding principal identification, marketing, instructional or roof sign but are allowed to maintain the other principal identification signs, marketing signs and institutional signs permitted to a business on an individual lot.

- (d) *Location requirements.* Any portion of an on-premises freestanding sign may be located to within 50 feet of the centerline of a major thoroughfare and 30 feet of the centerline of any other street as defined by the zoning ordinance. These signs shall otherwise be confined to the buildable area of the lot.

(Code 2003, § 39-911)

Sec. 109-5. Regulations and restrictions.

- (a) *Effect of creation of new zoning district.* If a new zoning district is created after the enactment of the ordinance from which this chapter is derived, no signs shall be permitted therein until this chapter are amended to include the district.
- (b) *Restrictions on content.* No sign shall advertise an activity, service or product prohibited by:
 - (1) The laws or regulations of the United States;
 - (2) The laws or regulations of the State of Georgia; or
 - (3) The ordinances, resolutions or regulations of the city.
- (c) *Construction and maintenance.* All signs for which a sign permit is required shall be constructed and maintained in conformance with the city building and electrical codes. These signs, together with their supports, braces, guys and anchors shall be kept in good repair and, unless constructed of galvanized or noncorroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition. No sign shall be erected or maintained unless it is structurally safe, clean and in good repair.
- (d) *General location restrictions.*
 - (1) No sign shall obstruct any fire escape, any means of egress or ventilation or shall prevent free passage from one part of a roof to any other part thereof; nor shall any sign be attached in any form, shape or manner to a fire escape.
 - (2) No sign shall interfere with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.
 - (3) No sign shall be erected, painted or drawn on any tree, rock or other natural feature.
 - (4) No sign shall be located on any building, fence or other property belonging to another person without the consent of the owner.
 - (5) No sign, sign structure or advertising device shall be located on utility poles.
 - (6) No sign, sign structure, or advertising device shall be permitted in the public right-of-way.
- (e) *General height requirements.* The height of all freestanding signs at their highest point above the level of the nearest road grade shall not exceed the height limit approved in the applicable zoning district. The height of all wall, canopy and roof signs at their highest point above ground level shall be as provided by the standards of the applicable zoning district. No sign or sign structure above a height of three feet shall be maintained within 15 feet of the intersection of the right-of-way lines extended of two streets, or of a street intersection with a railroad right-of-way. However, a sign support structure not more than ten inches in diameter may be located within the required corner visibility area if all other requirements of this chapter are met and the lowest elevation of the sign surface is at least 12 feet above the ground level.
- (f) *General lighting requirements.*
 - (1) Animated and flashing signs are prohibited; provided, however, that time and weather informational signs, official warning and regulatory signs are exempt from this restriction. No sign shall be erected which simulates an official traffic control or warning signal or public service sign. No series, lines or rows of electric, neon or other lights shall be allowed.
 - (2) No sign shall give off light which glares, blinds or has any other such adverse effect on traffic. The light from an illuminated sign shall be established in such a way that adjacent properties and roadways are not adversely affected and that no direct light is cast upon adjacent properties and roadways. No illuminated sign shall be constructed or maintained within 75 feet of any single-family dwelling.

(3) Rotating signs shall not be permitted.

(g) *General sound restrictions.* No sign shall emit or utilize in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing.

(Code 2003, § 39-909)

Sec. 103-1. State codes adopted.

The following codes as now or hereafter adopted pursuant to O.C.G.A. title 8, ch. 2 art. 1 (O.C.G.A. § 8-2-20 et seq.) are hereby adopted by reference:

- (1) International Building Code (ICC);
- (2) National Electrical Code (NFPA);
- (3) International Fuel Gas Code (ICC);
- (4) International Mechanical Code (ICC);
- (5) International Plumbing Code (ICC);
- (6) International Residential Code for One- and Two-Family Dwellings (ICC);
- (7) International Energy Conservation Code (ICC);
- (8) International Fire Code (ICC);
- (9) International Existing Building Code (ICC); and
- (10) International Property Maintenance Code (ICC).

Sec. 10-3. Permit for self-service gasoline installation and operation.

In correlation with the regulations imposed by the fire prevention code relative to the installation and operation of self-service gasoline pumps, all development plans, including installation of safety equipment, site location and proposed methods of operation, shall be subject to review by the fire inspector and the building inspector and in addition shall comply with all standards approved and adopted by the city council. No installation or operation of such self-service gasoline pumps shall be made without obtaining permits required by the fire prevention bureau and the building inspection department.

(Ord. No. 22-141, § 1, 6-21-22)



greensboro

CORRIDOR DESIGN GUIDELINES

LAST UPDATED: JUNE 2009

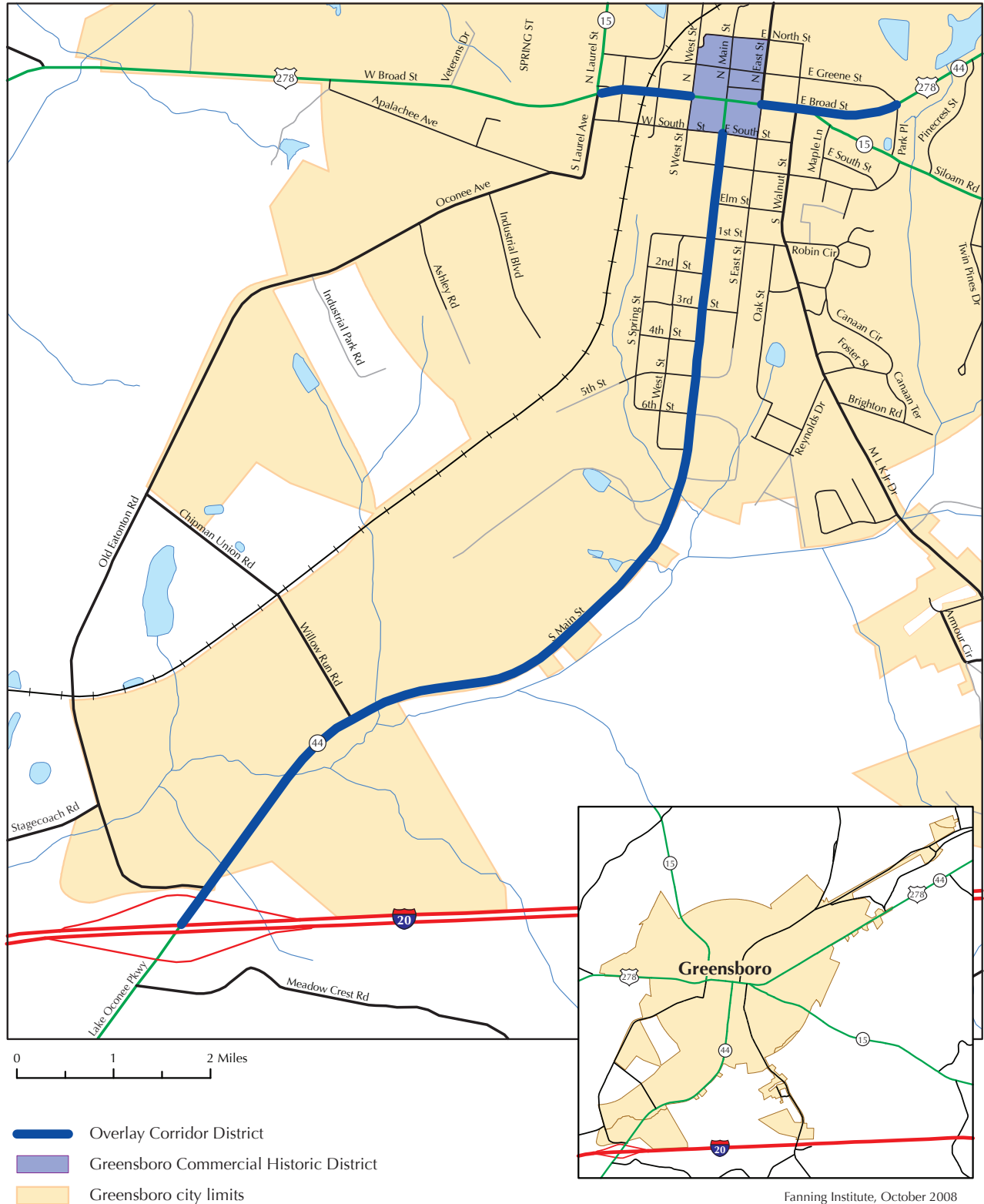


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* [Note: this is still called a Certificate of Appropriateness because that is the most widely used and commonly accepted term for this. We made it more specific by calling it a Corridor District Overlay Certificate of Appropriateness to try to avoid any confusion between this and the other COA].

Greensboro Overlay Corridor District

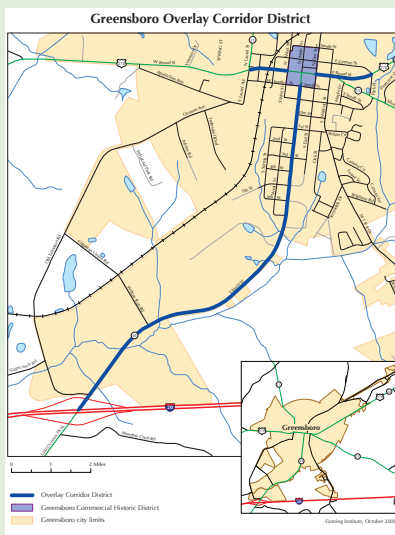


INTENT AND PURPOSE

The Greensboro Corridor Design Guidelines were created to help guide growth and development while preserving the natural beauty and historic character of the City of Greensboro. Well-planned development will enhance the quality of life for all residents and will attract more visitors.

Suburban sprawl and unplanned roadside commercial developments, when set into a traditional, historic community such as Greensboro, produce a damaging effect on a town's appearance and contribute to a loss of civic identity. Conventional development patterns typically result in overstretched linear strips of commercial areas with vast expanses of barren asphalt and pavement, harsh and glaring light levels, and a proliferation of billboards and other distracting signage. Inadequately planned and unregulated strip development also spawns traffic congestion, competing signage and incompatible architecture. These guidelines aim to preserve Greensboro's historic nature and prevent the emergence and expansion of continuous strips of incompatible development in these corridors.

These guidelines shall be used when planning projects on the main corridors leading into the City of Greensboro. The corridors governed by these design guidelines are SR-12, SR-15 and SR-44, which are identified on the following map. Reviewers of proposed projects, developers, project managers, and landowners can use these guidelines to manage and plan for change that will protect the community's historic character. These design guidelines are intended to inspire the highest quality design along these corridors and should be used as a companion document to augment a new overlay district. These serve as additional requirements to existing zoning and do not preempt state or federal law.



ARTICLE 1 .

GLOSSARY OF TERMS

Annual – a type of plant that lives only one year or growing season.

Architectural feature – a detail or element on the exterior of a structure including, but not limited to, the texture of building materials, type and style of all windows, doors, signs, and other architectural features or fixtures. A structure's features also relate to its architectural style and general design.

Building massing – The mass of a building, its three-dimensional form, is evaluated for scale, sizes and relationship to exterior spaces.

Cornice – any prominent, continuous, horizontally projecting feature mounted on a wall. A cornice may also divide a wall horizontally for compositional purposes.

Curb – a rim along a roadway that may also form an edge for a sidewalk.

Curb cut – A small ramp built into the curb of a sidewalk to ease passage to the street, especially for bicyclists, pedestrians with baby carriages, and physically disabled people.

Debris – rubble, trash or the remains of anything broken down or destroyed.

Earthen berm – a mound of earth.

Evergreen – a type of plant that has green leaves throughout the year.

Façade – the exterior walls of a building exposed to public view.

Fenestration – the design and placement of windows and other openings in a building, such as bays and entrances.

Foundation buffer – a landscaped area that forms a linear stretch abutting any structure.

Gutter – a shallow channel usually set along a curb or the pavement edge of a road for the purposes of catching and carrying runoff water.

Invasive species – a non-native species (plants or animals) that causes economic or environmental harm.

Mass-grading – stripping, cutting, filling, or stockpiling earth or land, including the land in a cut or filled condition, to create new grades that occurs on more than 40 percent of the site.

Material – the substance or substances of which a thing is made or composed.

Native plant community – vegetation that exists naturally, without intervention by humans, in a specific geographic area; referred to as non-invasive. Also includes vegetation that would exist naturally in an area if not for human intervention. The relevant geographic area for purposes of these design guidelines is the area around Greensboro, Georgia.

Orientation – the placement of a structure on its lot with regard to other structures, natural elements such as sun and wind, roads, and impacts from noise, glare, and similar adverse elements.

CONT ' D

Pedestal or Monument type sign – A sign which is supported by and integrated with a solid base, as opposed to poles, posts, or other such support a

Primary thoroughfare – any vehicular way that is (1) an existing state, county or municipal roadway; (2) shown upon a plat approved pursuant to law; (3) approved by other official action; or, (4) shown on the official map or adopted master plan.

Queuing space – waiting area for vehicles or areas where cars may form a line while waiting for service.

Rain garden – a planted depression that is designed to absorb rainwater runoff from impervious urban areas like roofs, driveways, walkways, and compacted lawn areas.

Refuse – unwanted or discarded material.

Regular fenestration – arrangement, proportioning, and design of windows and doors in a building in a definite rhythmic pattern. Irregular fenestration has windows and doors of many sizes arranged in a pattern that does not preserve horizontal and vertical alignments with other windows and doors.

Rhythm – the pattern of use and spacing of windows, entranceways, bays or other projections from or depressions in the façade.

Right-of-way – an area dedicated to public or private use for pedestrian and vehicular movement and may also accommodate public utilities.

Scale – the relationship of a particular project or development in terms of its size, height, bulk, intensity, and aesthetics to its surroundings.

Setback – the distance from any property line to the edge of the building including roof overhangs, awnings, porches, foundations, etc.

Tree canopy – the land area covered by a tree crown or crowns, as measured in square feet. For a site or lot it may be expressed as the percent of the land area covered by tree canopy and is calculated by dividing the tree canopy cover in square feet by the total land area of the site or lot.

Tree Preservation Plan – a document submitted to the planning commission showing the amount, location, and type of tree canopy cover currently existing on the site or lot; that which is to be conserved and planted on the site; and the percent to be included on each individual lot within a subdivision.

Vegetative buffers – open spaces, berms, landscaped areas, or a combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances or to separate pedestrian walkways from vehicular traffic.

Vehicle Circulation – systems or site design elements for the movement of cars or other motor vehicles through the site in an efficient manner.

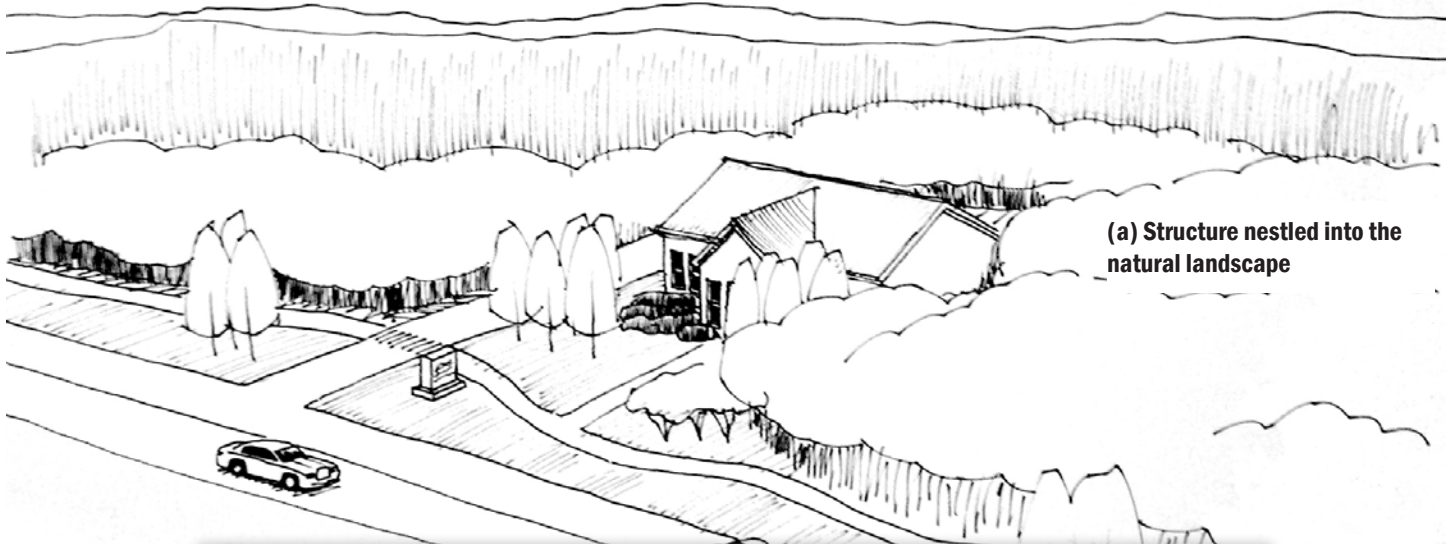
ARTICLE 2.

SITE PLANNING

These site-planning guidelines encourage integration of development into the natural landscape to preserve Greensboro's natural and historic character. Use of native species, preservation of trees and open space, avoidance of mass grading, well-designed parking, accessibility, and walkability are major components of sensitive site planning. Sufficient setbacks and the proper placement of fencing and retaining walls are also significant components. Specific requirements for auto service facilities and gas stations ensure compatible development.

1.1. SITE SELECTION

- a. Structures should be built and integrated into the landscape rather than standing out from it. This can be accomplished through the use of native vegetative buffers and earthen berms to 'nestle' structures into the landscape.
- b. Building design and site plans should be compact to make efficient use of land and natural resources.



(a) Structure nestled into the natural landscape

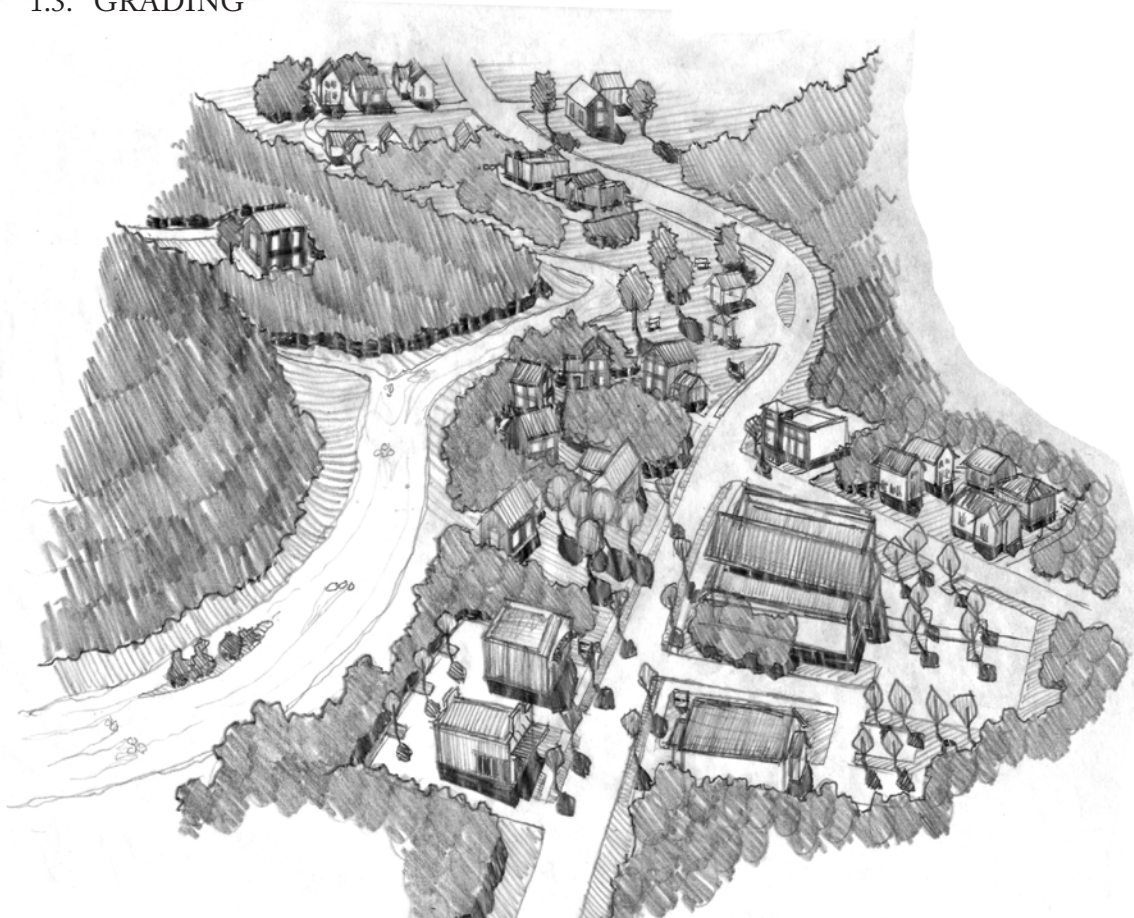


(a) Vegetative buffers integrate buildings into the landscape

1.2. LANDSCAPE DESIGN AND ENHANCEMENTS

- a. Development should respect, preserve, and use existing landforms, trees, and other landscape elements. Rather than compete with native plant communities, development should enrich them.
- b. Native species shall be preferred for vegetation.
- c. No invasive species shall be introduced into the environment. See plant list appendices.
- d. Plants shall be primarily evergreens. Plantings shall consist of no more than twenty percent (20%) annuals.
- e. Rain gardens shall be used to capture water.
- f. Maintenance of landscaping:
 - i. The owner or tenant shall be responsible for maintenance of all landscaping.
 - ii. All landscaping shall be watered either through underground sprinkler systems or using aboveground drip lines.
 - iii. All landscaped areas must be controlled by pruning or trimming so that plant material does not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.
 - iv. All planted areas must be maintained and be kept free from weeds, refuse, and debris.

1.3. GRADING

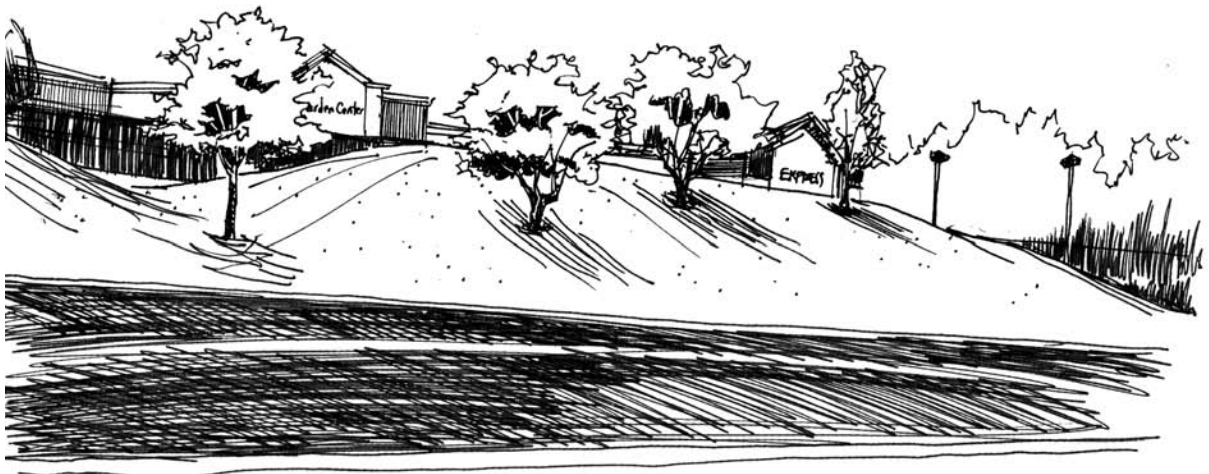


(c) Preservation of roughly twenty percent (20%) of the natural landscape

Grading (cont'd)

- a. There shall be no mass grading. Land development shall cause minimal earth moving and disruption to the site's natural topography.
- b. Grading and earthwork, to the extent possible, shall follow existing topographic contours.
- c. Twenty percent (20%) of natural landscape shall be preserved on each development site.
- d. No proposed cut or fill slope shall exceed three (3) horizontal units to one (1) vertical unit within eleven (11) feet from the roadway shoulder or from a line eight (8) feet from the back of the curb. Beyond said eleven (11) feet the slope may be greater than three (3) to one (1) up to a maximum slope of two (2) horizontal units to one (1) vertical unit, provided that all cut and fill be within the prescribed right-of-way of the road or slope easements.
 - i. To control surface drainage on proposed slopes, berms and/or ditches may be required at the top and at the intersection of the slope and ground line.
 - ii. Slopes flatter than those set forth in the foregoing paragraphs may be required when the general nature of the soil involved warrants a flatter slope.
- e. Grading requirements do not apply to earthen berms.
 - i. In addition to the landscape requirements, earthen berms designed to shield the interior of the site from view are allowed.

(e)
Vegetated earthen
berm designed
to shield
commercial
development



1.4. TREE PRESERVATION

- a. Sites shall not be clear cut.
- b. The total tree canopy cover for any site shall be forty-five percent (45%). The property owner shall state tree canopy cover in a tree preservation plan.
 - i. If replacement trees are necessary, they shall be at least two and one-half (2-½) inch caliper.
- c. Trees and other plantings shall be kept alive for three (3) years after being planted.
- ed. If a plant dies before this three-year mark, the property owner must replace the plant.
- d. Tree preservation plans shall be submitted along with other site development plans to the Greensboro Planning Commission. Trees less than four (4) inches in caliper need not be considered in the tree preservation plan.

Tree Preservation (cont'd)



(a) Site with ancient trees preserved



(b) Total tree canopy of approximately forty five percent (45%)



image left
(bi) Tree canopy at commercial site creating shade



image right
(c) Plantings thriving along parking area

1.5. PARKING

- a. Parking lots and right-of-ways shall incorporate vegetation.
- b. There shall be a minimum fifteen (15) foot vegetative buffer around parking areas. Buffers shall consist of densely planted trees and shrubs.
- c. Trees shall be at least two and one-half (2-½) inch caliper and shrubs shall be at least two and one-half (2-½) feet in height.
- d. There shall be one (1) tree with a two and one-half (2-½) inch diameter minimum planted for every eight (8) parking spaces in the parking lot.
- e. Planted islands are encouraged and shall not be smaller than nine (9) feet by eighteen (18) feet.
- f. Commercial and industrial buildings shall be landscaped with plants concentrated at the front, sides, and rear of the site.
- g. Parking shall be at the sides and rear of the building.
- h. Cars turning in and out of parking lots, especially on busy streets, can become hazardous to pedestrians and other vehicles. Curb cuts shall be kept to a minimum to prevent problems with vehicular and pedestrian traffic.
- i. Parking lots shall connect with adjacent parking lots.
- j. There shall not be more than one curb cut per two hundred (200) feet.
- k. Where the curb cut occurs on a state-maintained roadway, access and curb cuts shall be controlled by the state.
- l. Where possible, curb cuts shall be shared between neighboring properties.
- m. Parking lots in excess of fifty (50) parking spaces shall incorporate pedestrian walkways between parking aisles that lead to the building's entrance. Plantings shall be included on either side of the walkway.
- n. Where feasible, parking lots shall utilize rain gardens to collect rainwater.
- o. Planted trees shall be clustered together in groves rather than planted in a linear fashion.
- p. Permeable surfaces are preferred and, to the maximum extent possible, surfaces shall remain pervious.
- q. Where possible, parking should be shared between sites, businesses, and structures.



(a) Vegetation incorporated into parking lot

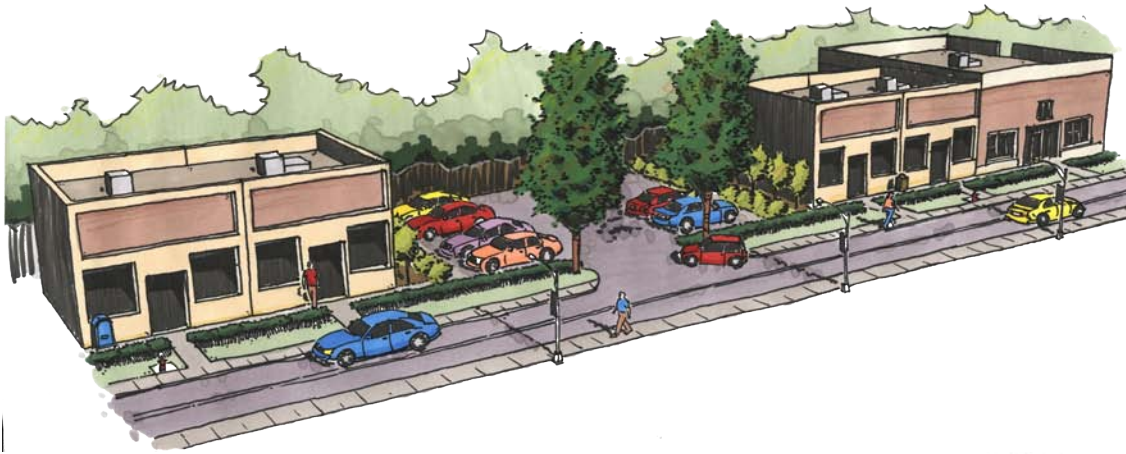


(c) Groves of trees mixed with other vegetation

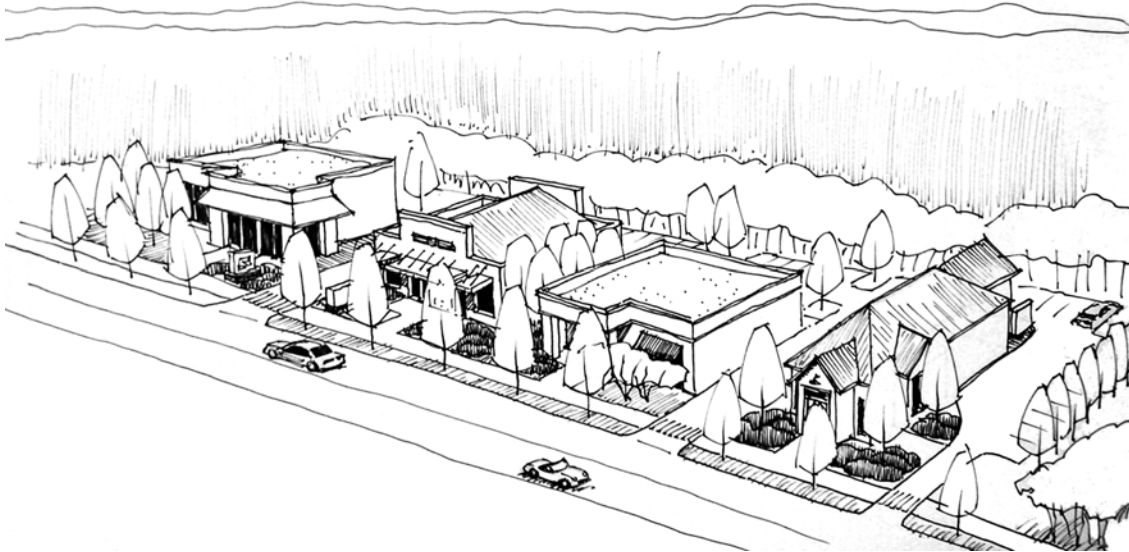


(e, f) Parking lot with large planted islands

Parking (cont'd)



(g) Shared parking area between buildings rather than in front



(i, j) Curb cuts shared between properties



image left
(n) Trees lining a pedestrian walkway in a large parking lot



image right
(p) Permeable parking surface

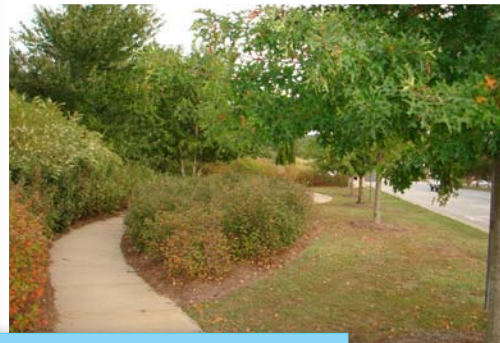
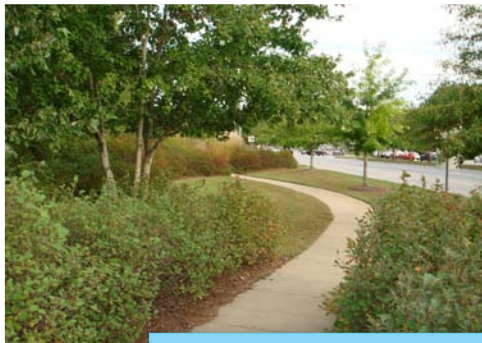
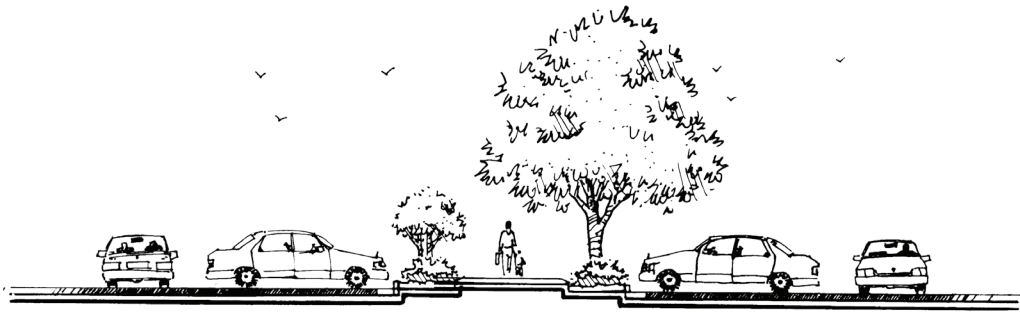
1.6. ACCESSIBILITY

- a. All sites and buildings shall comply with current accessibility guidelines as determined by the American's with Disabilities Act (ADA) and adopted by the State of Georgia and/or the City of Greensboro

1.7. WALKABILITY

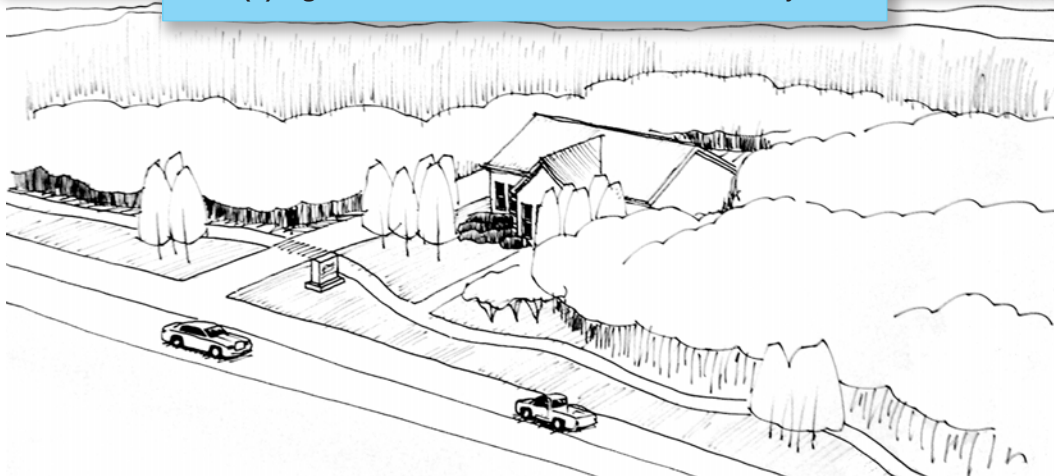
- a. Development should strive towards the creation of a pedestrian environment.
- b. New sidewalks shall be set fifteen (15) to thirty (30) feet off the road. There shall be plantings between the street and sidewalk.
- c. New sidewalks shall be cement stamped with hexagonal shapes and colored to resemble those in downtown Greensboro. Hexagonal pavers are preferred, although not required, because they are permeable.
- d. Each structure shall be connected to the sidewalk along the right-of-way by a sidewalk at least five (5) feet in width.
- e. Pedestrian circulation between sites shall also be maintained.

(a)
Developed
sites with
sidewalks
encourage
walking



(b) Vegetative screens between sidewalks and roadways

(d)
Structure
connected to
sidewalk

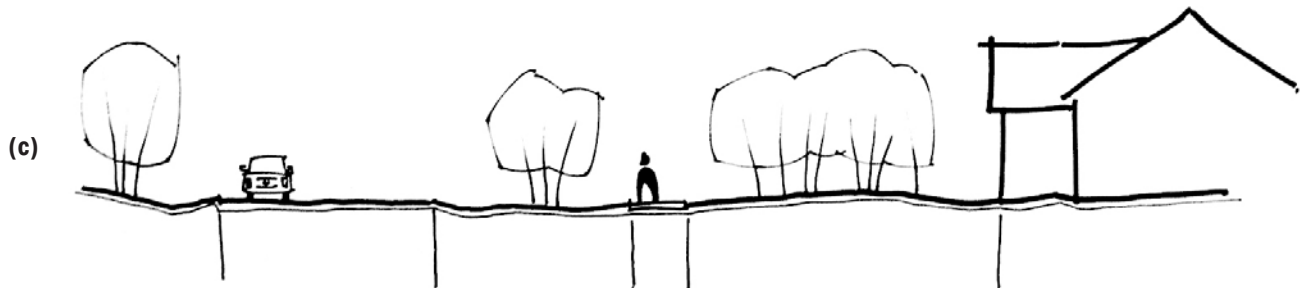


1.8. SETBACKS

- a. There shall be a setback between fifty (50) and one hundred (100) feet from the edge of the road and landscaped buffers shall be used to separate structures from thoroughfares.
- b. Structures shall front upon primary thoroughfares.
- c. No structure other than signs shall be placed between the front property line and the building's façade.



(b, c)
Illustrating
appropriate setbacks
and signage placement



1.9. FENCING

- a. Fencing at the front of a site shall not exceed three and one-half (3½) feet in height.
- b. Fencing shall be constructed of materials such as wrought iron, brick, or stone.
- c. No chain link fencing shall be allowed.

1.10. OPEN SPACE

- a. Open space is encouraged, such as fountains, parks, courtyards, plazas, and walkways.
- b. These areas are intended to improve the walkability, aesthetics, and accessibility of the corridors.



(a) Fountains add visual interest to well landscaped development.



(a) Wide walkways encourage pedestrian activity and enliven open areas along storefronts.

1.11. RETAINING WALLS

- a. Retaining walls shall be made of brick, stone, or rusticated concrete block made to look like stone. Retaining walls made of poured concrete shall be treated with a brick, stone, or stucco veneer.

1.12. AUTO SERVICE FACILITIES and GAS STATIONS

- a. Auto service facilities shall not have service bays facing the street.
- b. Parking for all uses shall be at the sides and rear of the building.
- c. Service areas and/or service bays shall be screened or sited so they are not visible from the street.
- d. Vehicles undergoing or waiting for repair shall be kept either inside a structure or in an area that is screened from street view.
- e. Service areas shall provide adequate queuing space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.
- f. Convenience store gas stations shall locate fuel pumps behind the principal structure in order to effectively screen the pumps from street view.
- g. The roof over fuel pumps shall be constructed to look like the roof of a building and shall utilize traditional roofing materials. The roof shall be pitched to resemble a residential style roof and shall not be covered in metal. This structure shall be considered an accessory structure to the building and shall utilize architectural details so that it is integrated into the site.



(c) Auto service facility well screened by vegetation

ARTICLE 3 .

ARCHITECTURE

To preserve Greensboro's historic character and ensure compatible development, architecture shall demonstrate sensitive consideration of design elements, including, but not limited to, building massing and hierarchy, orientation, scale, and roofline. Façade design, appropriate fenestration, and use of materials consistent with Greensboro's historic architecture are essential to preserving the community's character. Compliance with particular requirements for mechanical equipment, utilities, dumpsters/receptacles, and awnings also contributes to this purpose.

1.13. GENERAL

- a. Architecture shall relate to and reflect Greensboro's traditional, historic built environment so as to fit into the local architectural context.
 - i. Greensboro's historic built environment is characterized by two-story buildings constructed primarily of wood and brick. The front of the first story is predominantly glass storefront and the second story has regular fenestration. Windows on the first story are often plate glass and second story windows utilize smaller windowpanes. The entryway is generally set back from the façade. The buildings are designed to encourage pedestrian activity in that they are located close together with a sidewalk running between buildings.
 - ii. New structures shall be similar in terms of features, scale, fenestration, orientation, and materials as the traditional and historic features of Greensboro.
 - iii. Some styles that serve as appropriate models include Greek Revival, Queen Anne, Georgian, and Italianate commercial row buildings. Some examples of inappropriate style include Art Deco, Art Nouveau, Modernist, Post-Modernist, and Deconstructivist.
- b. Architectural details shall be given adequate consideration. Clean, simple, appropriate details are desirable and excessive ornamentation shall be avoided. Details shall be consistent with the design concept for the entire structure.
- c. Building orientation, setbacks, and other aspects of site planning shall be incorporated into architectural design.
- d. New construction shall demonstrate the general principles of good design and address issues such as orientation, rhythm, façade, scale, materials, and fenestration as delineated in these guidelines.
- e. The form or shape of structures shall avoid monotonous unbroken planes or unrelieved repetition of shape. Offsetting planes with a variety of depths can create visual interest and shadow play.
- f. The use of the building shall not dictate the building's appearance. For example, a gas station in a residential area shall look like its neighbors, a house.
- g. Outdoor displays shall be prohibited. Outdoor displays include any placement of goods for sale outside of the principal structure.

1.13. GENERAL (cont'd)

(a) Glass storefront with ample sidewalk space for shoppers and pedestrians



(a) Two Traditional storefronts in Greensboro as pictured at greensboroga.gov

(a) Greensboro streetscape as pictured at greensboroga.gov



(a) Traditional two story wooden building along a main thoroughfare in Greensboro as pictured at greensboroga.gov

1.14. BUILDING MASSING and HIERARCHY

- Within a shopping center or commercial development, a logical hierarchy of building forms shall be created. The architecture shall be designed to clearly delineate stores from each other through the use of projections and roofline.
- The focus area shall correspond to the placement of the largest store or the use intended to draw the most customer traffic. (The focus area is the area of the shopping center or commercial development meant to draw the most visual attention.)
- Building heights and masses shall be greatest in the focus area and inner portion of the support area (part closest to the focus area), and should transition to lower heights and less mass outward from the focus area to the outer edge of the support area.
- Building massing shall be varied to create a logical hierarchy of building forms, to break up long expanses of façade, and to create shade and shadow.
- Building at the outer edge of an activity center's support area shall be comparable in height and mass with the surrounding neighborhood beyond the support area.

1.15. ORIENTATION

- a. Buildings shall be oriented to face the primary thoroughfare.
- b. For corner lots, buildings shall be oriented towards both roads by addressing the corner as the primary facade.
- c. If the building fronts on an access road and is not visible from the primary thoroughfare, the Greensboro Planning Commission may consider alternative orientation proposals.
- d. The building shall cover fifty percent (50%) of the site width. When measuring site width, only buildable portions of the site shall be included.
 - i. The building shall not be placed in a corner of the lot. Rather, the building shall be sited so that there is approximately the same distance between the building and each side property line.



(b) Building on corner lot properly oriented towards both roads

1.16. SCALE

- a. The proportions of a structure shall be such that a sense of human scale is established. That is, the size of architectural elements shall not be overpowering and shall relate to pedestrian circulation.
 - i. The traditional style of buildings in downtown Greensboro demonstrates appropriate scale.
 - ii. Architectural elements such as trellises, canopies, or terraces at grade level are important to consider in achieving human scale.

1.17. ROOF SHAPE

- a. Rooflines shall be articulated to provide visual interest and minimize large expanses.
 - i. This may be accomplished through the use of gables, parapets, hip roof design, or changes in the height of the roofline along the course of the building.
 - ii. Offsetting planes with a variety of depths also creates visual interest. Overhangs of sufficient depth and in proportion to the façade height can be important to roof form.
- b. Rooflines shall be an appropriate termination of the building façade.
- c. Rooflines shall be broken up such that the roofline shall not go for more than sixty (60) feet without changing height on all sides of the building.
- d. Cornices shall be utilized on all four (4) sides of the building.
- e. Flat roof designs should generally not be used unless concealed with another roof or other architectural element. Structures with a flat roof shall have a parapet along the roofline so that mechanical equipment on the roof is concealed on all sides of the structure.



(a) Commercial buildings opt for pitched rather than flat roofs, creating visual interest and adhering to traditional design

1.18. FAÇADE

- a. The pattern of the fronts of new buildings shall be similar to that of downtown Greensboro.
 - i. The building façades in downtown Greensboro are characterized by two-story buildings constructed primarily of wood and brick. The front of the first story is predominantly glass storefront and the second story has regular fenestration. Windows on the first story are often plate glass and second story windows utilize smaller windowpanes. The entryway is generally set back from the façade. The buildings are set close together or immediately adjacent to one another.
- b. Service façades and entrances shall be articulated in a manner consistent with primary building façades.
 - i. If the primary entrance is set back from the rest of the façade or articulated in another way through the use of materials or architectural details, any service entrance shall be designed with these same considerations in mind.
 - ii. Service façades are typically at the rear the building away from view and screened from adjacent properties with trees and shrubs.



(a) Well designed commercial building façade

1.19. MATERIALS

- a. Exterior building finishes and materials shall be compatible with that of downtown Greensboro. Buildings in downtown Greensboro are characterized by the use of primarily brick and stone with some wood accents or trim.
- b. Eighty percent (80%) of the front façade shall be constructed using brick or stone.
- c. Fifty percent (50%) of the side and rear facades shall be constructed using brick or stone.
- d. The first two stories must be made of brick or stone.
- e. The remainder of the façade shall be constructed using brick, wood, stucco, stone, or Hardiplank®.
- f. Trashcans and benches shall be constructed using metal, wood, brick, or stone and shall be treated as architectural features of the site to be included and considered in the plans.
- g. Building windows shall not utilize tinted glass.
- h. Roofing materials must be consistent with the pitch of the roof, form of the structure, and its use. Some appropriate materials include standing seam metal, asphalt shingles, and slate. Exposed storm drainage devices such as gutters and downspouts should be consistent with the roofing system and building forms, with references to Greensboro's historic built design.

1.20. FENESTRATION



(a) Demonstrating regular fenestration and use of clear glass

- a. All types of structures shall have regular fenestration.
- b. The length of façade without intervening fenestration or entryway shall not exceed twenty (20) feet.
- c. Fenestration shall begin not more than three (3) feet above the floor and shall extend to a height not more than ten (10) feet above the floor.
- d. Fenestration shall be provided for a minimum of seventy-five percent (75%) of the length of street frontages.
- e. Entranceways may be counted towards fenestration requirements.
- f. Windows shall utilize clear glass. Reflective glazing or tints shall be avoided.

1.21. ACCESSORY STRUCTURES

- a. Accessory structures shall be consistent with the design of the dominant structure.
- b. Accessory structures shall be constructed of brick, stone, wood, stucco, or Hardiplank®.
- c. Accessory structures (car wash, cashier's booth, etc.) shall have consistent architectural detail and design elements to provide a cohesive project site. Accessory structures shall be designed and built with the same consideration to materials, architectural details, and design as the primary structure.
- d. Accessory structures shall be integrated into the design of the site so that they are unified with the other structures and landscaping on the site rather than standing out from the rest of the site.
- e. Trashcans and benches shall be free from advertisements.

1.22. MECHANICAL EQUIPMENT, UTILITIES, and DUMPSTERS/RECEPTACLES



Pictures above (f) Dumpsters and mechanical equipment placed at the rear of property, properly enclosed with brick, and surrounded with vegetation

- a. Mechanical and HVAC equipment shall be placed on the roof wherever possible and screened in the front, sides, and rear.
- b. Architectural features such as parapets shall be used to screen mechanical equipment from view by pedestrian and vehicular traffic.
- c. Mechanical equipment, HVAC systems, and/or utilities located at ground level shall be screened from pedestrian and vehicular traffic through the use of fencing and vegetation.
 - i. All fences to screen mechanical equipment shall be constructed using brick, wood, stone, or Hardiplank®.
- d. Building services shall not be visible from the street.
- e. Utility entrances shall be located at the rear of the building. To the greatest extent possible, utilities are to be run underground. Items such as electrical transformers, water meters and check valves, and other devices are preferred to be underground. If that is not feasible, these utility entry devices shall be screened with earthen berms, retaining walls, or landscaping.
- f. Any dumpster, trash, grease, or waste receptacle shall be located at the rear of the building. Any such receptacle shall not be visible from the public right-of-way and shall be hidden by structures or landscaping. Any waste receptacle shall be enclosed (i.e., not seen from front, sides, or rear) by a wall made of brick or stone.
 - i. Doors to the waste receptacle enclosure shall be constructed of metal or plastic made to resemble wood.

1.23. AWNINGS

- a. Awnings are permitted to provide protection from sun, wind, and rain, and for aesthetic purposes. Awnings may be appropriate if integral to the architectural design of the structure and not a dominant feature.
 - i. Awnings on commercial structures provide unity to buildings and create visual interest.
- b. Where awnings are used, they shall be built to coordinate with the design of the building. Awnings shall be used as an architectural element of the building so that their style is consistent with the design of the rest of the building.
- c. Awnings shall only be permitted on the first floor of buildings.
- d. Internally illuminated awnings shall not be allowed.
- e. Awnings shall not be incorporated solely to provide space for sign copy.
- f. Awnings shall be constructed of a durable frame and awning material must be fire-retardant. Canvas material is recommended as a covering; however, other materials — even aluminum and other metal canopies — are allowed.
- g. Solid colors are preferred for awnings. Elaborate patterns or bright colors are generally not desirable.



(a) Awnings along Greensboro storefronts as pictured at greensboroga.gov

ARTICLE 4 .

SIGNS

These guidelines recognize that signs are an important element to most commercial buildings and developments. Signs that are integrated into and balanced with façades, rooflines, architecture, and appropriately scaled freestanding signs demonstrate the principles of good design and will contribute to the community's character.

1.24. GENERAL



(a) Properly scaled signs using appropriate materials

- a. Freestanding signs shall be no more than seven (7) feet tall and ten (10) feet wide and shall be a pedestal type sign to be consistent with Greensboro's Main Street Overlay ordinance.
- b. No property shall have more than two (2) signs.
- c. Signs affixed to buildings shall not extend above the roofline.
- d. Signs affixed to buildings shall not occupy more than ten percent (10%) of the façade.
- e. Signs shall never cover architectural features or details.
- f. Signs shall match the architectural styles of downtown Greensboro.
 - i. Signs in downtown Greensboro do not overwhelm the front of the building. They may be affixed to the building and if so should be affixed above the front door area. Small signs may also project out from the front of the building. These signs should hang over the front door and should not in any way obstruct pedestrian activity.

1.25. MATERIALS

- a. All signs shall be constructed using brick, stone or plastic designed to look like wood.

1.26. ILLUMINATION

- a. No internally illuminated signs shall be permitted.
 - i. This applies to signs made of neon and colored plastic lights.
- b. All signs shall be externally illuminated.
- c. All illumination shall face downward.



(C) Appropriately scaled sign with downward facing illumination

ARTICLE 5 .

BUILDINGS MORE THAN

50,000 SQUARE FEET

These guidelines allow for the development of buildings more than 50,000 square feet that meet certain requirements to maintain compatibility with Greensboro's historic character and natural setting. Highly vegetated parking lots, the use of certain building materials, foundation buffers, and setbacks are important features of well-designed development.

1.27.SETBACKS shall be as dictated in Article 3. Architecture as above.

1.28.BUILDINGS shall front upon the primary thoroughfare.

1.29.PARKING shall be at the sides and rear of the building. Parking shall not be located between the building and the primary thoroughfare unless road frontage has out-parcels for development.

1.30.PARKING LOTS shall be highly vegetated in accordance with the parking lot design standards set forth above.

1.31.SCALE.

- a. Building details and features shall be scaled in a manner that is pedestrian friendly. Pedestrians should be able to easily access entryways and feel comfortable walking next to the building. This can be accomplished through the use of regular fenestration or details affixed to the front of the building to give the building the appearance of having multiple stories rather than being one large, flat façade.



**(1.32) Unique
façade provides
visual interest**

and shall be planted and maintained between any structure and any parking lot or driving area. The buffer may be penetrated to provide access to the building and loading areas.

1.32. BUILDING FAÇADES AND WALL PLANES shall be horizontally and vertically articulated to provide visual interest and minimize large expanses of uninterrupted wall.

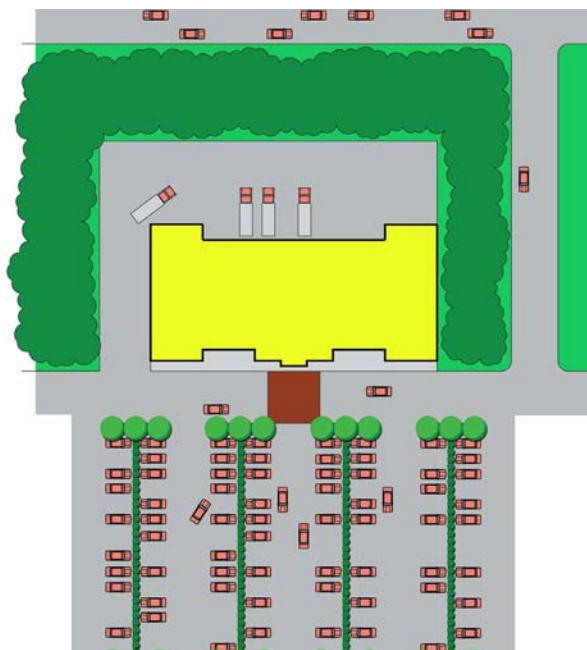
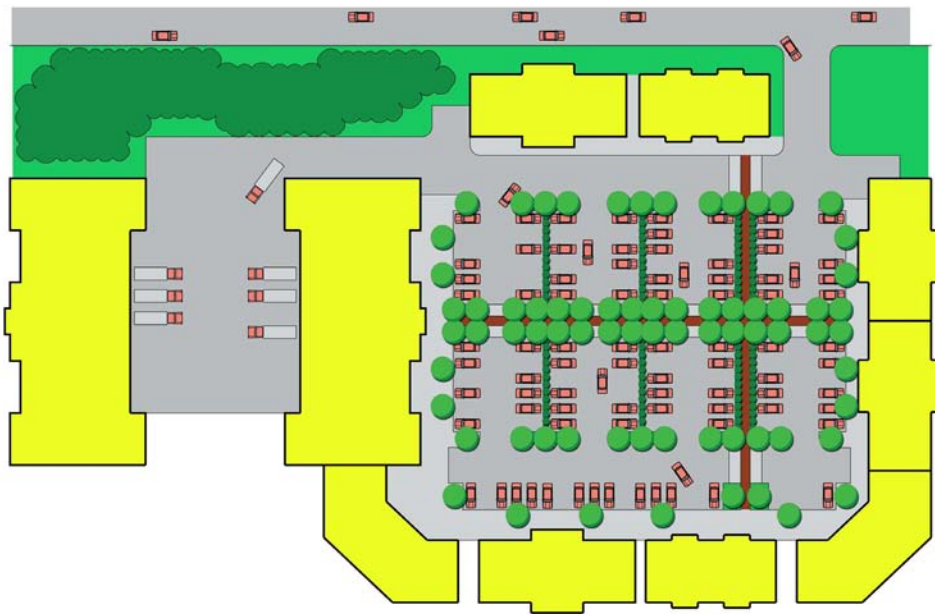
1.33. THE FIRST TWENTY (20) FEET OF THE BUILDING shall be made of stone, brick, wood, or Hardiplank®. Above twenty (20) feet, brick, stone, wood, and Hardiplank® are preferred but stucco is permitted.

1.34. FOUNDATION BUFFERS MAY BE USED. If a foundation buffer is used, it shall be at least six (6) feet wide and shall be planted and maintained between any structure and any parking lot or driving area. The buffer may be penetrated to provide access to the building and loading areas.

- 1.35.SITE DESIGN that places parking between a building more than 50,000 square feet and a grouping of smaller stores or buildings shall be encouraged.
- This could be accomplished by placing the building more than 50,000 square feet towards the rear of the site and smaller stores along the road frontage with parking in between. Alternately, the larger store could be placed lengthwise along one of the side property lines and the smaller stores placed along the other side property line with parking located in the center of the site.

Next 3 renderings:

(a) Aerial perspectives of 3 well-designed plans for buildings more than 50,000 square feet





ARTICLE 6 .

ILLUMINATION

These guidelines set certain requirements to ensure that illumination adds to the visual quality of development without detracting from the beauty of the night sky.

1.36. PARKING LOT ILLUMINATION

- a. Parking lots shall be illuminated.
- b. Lights shall be directed downward to prevent light from spreading onto neighboring properties.
- c. Poles shall be black.
- d. Poles shall have a maximum height of thirty (30) feet.
- e. Fixtures shall be shielded so that light is directed downwards and does not spill upwards into the sky.

1.37. ELECTRICAL LIGHTING SYSTEMS

- a. Electrical lighting systems shall be buried or concealed.

1.38 GAS LIGHTING

- a. Gas lights shall be placed along the sidewalk. Gas lanterns shall be the Mayberry series of the Atlas brand and shall be spaced according to the specifications of Greensboro's city planner. Greensboro has adopted a policy of installing these lights along all of the corridors leading to the downtown.

APPENDIX A.

RECOMMENDED PLANT LIST

NON-NATIVE PLANTS

APPENDIX A.

NON-NATIVE PLANTS

DECIDUOUS SHRUBS

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Buddleia davidii</i>	Butterfly Bush	5-8 ft	5-8 ft
<i>Chimonanthus praecox</i>	Wintersweet	10-15 ft	8-12 ft
<i>Eunymus alatus</i>	Burning Bush	6-8 ft	6-10 ft
<i>Exochorda racemosa</i>	Pearlbush	10-12 ft	10-15 ft
<i>Forsythia x intermedia</i>	Forsythia	6-8 ft	6-8 ft
<i>Hibiscus syriacus</i>	Hibiscus/Rose of Sharon	6-8 ft	4 ft
<i>Jasmine nudiflorum</i>	Winter Jasmine	~4 ft	4-6 ft
<i>Spiraea x bulmalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	4 ft	5 ft
<i>Spiraea cantoniensis</i> 'Lanceata'	Reeves Spirea	4-6 ft	6-8 ft
<i>Spiraea prunifolia</i>	Bridalwreath Spirea	5-7 ft	3-5 ft
<i>Spiraea x vanhoutte</i>	Vanhoutte Spirea	6-10 ft	5-8 ft
<i>Viburnum plicatum tomentosum</i>	Doublefire Viburnum	10-12 ft	5-10 ft

DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Acer buergerianum</i>	Trident Maple	20-30 ft	20-30 ft
<i>Acer griseum</i>	Paperbark Maple	20-30 ft	20-30 ft
<i>Acer palmatum</i>	Japanese Maple	10-15 ft	10-12 ft
<i>Ailanthus altissima</i>	Tree of Heaven	40-60 ft	30-60 ft
<i>Carya illinoensis</i>	Pecan	40-60 ft	~40 ft
<i>Cercidiphyllum japonicum</i>	Katsura Tree	40-60 ft	~40 ft
<i>Chionanthus retusus</i>	Chinese Fringe Tree	20-30 ft	15-25 ft
<i>Cornus florida rubra</i>	Pink Flowering Dogwood	20-30 ft	15-30 ft
<i>Ginkgo biloba</i>	Ginkgo Tree	40-50 ft	~30 ft
<i>Koelreuteria paniculata</i>	Goldenraintree	30 ft	30 ft
<i>Lagerstroemia indica</i>	Common Crape Myrtle	~20 ft	~15 ft
<i>Liquidambar styraciflua</i>	Sweetgum	~40 ft	~25 ft
<i>Magnolia stellata</i>	Star Magnolia	10-12 ft	8-12 ft
<i>Pistacia chinensis</i>	Chinese Pistacio	30-35 ft	25-30 ft
<i>Plantus occidentalis</i>	Sycamore	~70 ft	~40 ft
<i>Prunus x 'Okame'</i>	Okame Cherry	20-30 ft	15-25 ft
<i>Prunus serrulata</i> 'Kwansan'	Kwansan Cherry	20-30 ft	20-30 ft
<i>Prunus subhirtella</i> 'Pendulata'	Weeping Cherry	25-30 ft	15-20 ft
<i>Prunus x yedoensis</i>	Yoshino Cherry	20-30 ft	20-30 ft
<i>Saxil babylonica</i>	Weeping Willow	25-30 ft	~25 ft
<i>Styrax japonicus</i>	Japanese Snowbell	15-25 ft	15-20 ft
<i>Tillia cordata</i>	Little Leaf Lindon	50-70 ft	30-40 ft
<i>Ulmus americana</i>	American Elm	~60 ft	~40 ft
<i>Ulmus parvifolia</i>	Lacebark Elm	~45 ft	~35 ft
<i>Vitex agnus-castus</i>	Chaste Tree	15 ft	15 ft
<i>Zelkova serrata</i>	Japanese Zelkova	40-50 ft	~30 ft

APPENDIX A.

NON-NATIVE PLANTS

EVERGREEN SHRUBS

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Abelia x grandiflora</i>	Glossy Abelia	2-3 ft	3-5 ft
<i>Aucuba japonica</i>	Aucuba	6-8 ft	4-6 ft
<i>Aucuba japonica 'Variegata'</i>	Gold Dust Plant	6-8 ft	4-6 ft
<i>Camelia japonica</i>	Camelia	4-8 ft	4-5 ft
<i>Gardenia jasminoides</i>	Gardenia	6-8 ft	4-6 ft
<i>Gardenia jasminoides 'Radicans'</i>	Dwarf Gardenia	2-3 ft	3-4 ft
<i>Ilex cornuta</i>	Chinese Holly	8-12 ft	6-8 ft
<i>Ilex conuta 'Burfordii'</i>	Burford Holly	8-12 ft	6-8 ft
<i>Ilex cornuta 'Carissa'</i>	Carrisa Holly	2-3 ft	3-4 ft
<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly	5-8 ft	4+ ft
<i>Ilex vomitora 'Nana'</i>	Dwarf Yaupon Holly	3-4 ft	4-5 ft
<i>Ligustrum japonicum</i>	Wax Leaf Ligustrum	12-15 ft	6-10 ft
<i>Loropetalum Chinese</i>	Chinese Witch Hazel	10-15 ft	10-15 ft
<i>Nandina domestica</i>	Nandina	6-8 ft	5-6 ft
<i>Osmanthus heterophyllus</i>	Holly Osmanthus	5-8 ft	5-8 ft
<i>Osmanthus x fortunei</i>	Fortune's Osmanthus	8-12 ft	6-8 ft
<i>Raphiolepis indica</i>	Indian Hawthorne	4-6 ft	4-6 ft
<i>Rhododendron indicum</i>	Southern Indica Azalea	6-10 ft	6-10 ft
<i>Romarinus officinalis</i>	Rosemary	2-5 ft	2-5 ft
<i>Sarcococca hookerana</i>	Sweet Box	2 ft	2-3 ft
<i>Ternstroemia gymnanthera</i>	Cleyera	8-12 ft	4-8 ft
<i>Viburnum awabuki</i>	Japanese Viburnum	10-20 ft	8-15 ft

EVERGREEN TREES

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas Cedar	40-60 ft	20-30 ft
<i>Cedrus deodara</i>	Deodar Cedar	40-60 ft	30-40 ft
<i>Cryptomeria japonica</i>	Japanese Cryptomeria	40-60 ft	20-30 ft
<i>Cunninghamia lanceolata</i>	China Fir	40-60 ft	20-30 ft
<i>Ilex latifolia</i>	Lusterleaf Holly	40-50 ft	20-30 ft
<i>Pinus bungeana</i>	Lacebark Pine	30-50 ft	20-30 ft
<i>x Cupressocyparis leylandii</i>	Leyland Cypress	60-80 ft	20-30 ft

APPENDIX B.

RECOMMENDED PLANT LIST

NATIVE PLANTS

APPENDIX B.

NATIVE PLANTS

DECIDUOUS SHRUBS

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Callicarpa americana</i>	American Beautyberry	4-6 ft	6-8 ft
<i>Calycanthus floridus</i>	Sweetshrub	6-8 ft	4-6 ft
<i>Clethra alnifolia</i>	Summersweet Clethra	10-12 ft	~5 ft
<i>Fothergilla gardenia</i>	Dwarf Fothergilla	3-5 ft	3-4 ft
<i>Fothergilla gardeni</i>	Dwarf Fothergilla	3-5 ft	3-4 ft
<i>Hamamelis virginiana</i>	Witch Hazel	12-15 ft	10-12 ft
<i>Hydrangea macrophylla</i>	Garden Hydrangea	3-6 ft	5-8 ft
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	5-6 ft	~4 ft
<i>Itea virginica</i>	Virginia Sweetpire	10 ft	10 ft
<i>Rhododendron canescens</i>	Piedmont Azalea	6-8 ft	6-8 ft

DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Acer negundo</i>	Boxelder	~30 ft	~20 ft
<i>Acer rubrum</i>	Red Maple	50-60 ft	30-50 ft
<i>Acer saccharum</i>	Sugar Maple	40-50 ft	30 ft
<i>Aesculus pavia</i>	Red Buckeye	15-25 ft	15-20 ft
<i>Amelanchier arborea</i>	Serviceberry	15-25 ft	15-25 ft
<i>Betula nigra</i>	River Birch	30-40 ft	~20 ft
<i>Carpinus caroliniana</i>	Musclewood	~20 ft	~15 ft
<i>Carya glabra</i>	Pignut Hickory	50-60 ft	~40 ft
<i>Cercis canadensis</i>	Eastern Redbud	25-35 ft	15-25 ft
<i>Chionanthus virginicus</i>	White Fringe Tree	10-15 ft	10-12 ft
<i>Cornus florida</i>	Flowering Dogwood	20-30 ft	20-30 ft
<i>Diospyros virginiana</i>	Persimmon	25-30 ft	~20 ft
<i>Fagus grandifolia</i>	American Beech	50-60 ft	~50 ft
<i>Gleditsia triacanthos</i>	Honeylocust	40-60 ft	20-40 ft
<i>Halesia Carolina</i>	Carolina Silverbell	30-40 ft	20-30 ft
<i>Juglans nigra</i>	Black Walnut	40-50 ft	~30 ft
<i>Liriodendron tulipifera</i>	Tulip Poplar	~50 ft	~25 ft
<i>Magnolia macrophylla</i>	Umbrella Magnolia	40-60 ft	20-30 ft
<i>Oxydendrum arboretum</i>	Sourwood	30-40 ft	~15 ft
<i>Quercus alba</i>	White Oak	60-70 ft	~50 ft
<i>Quercus lyrata</i>	Overcup Oak	40-50 ft	50-60 ft
<i>Quercus nigra</i>	Water Oak	50-60 ft	~40 ft
<i>Quercus phellos</i>	Willow Oak	~60 ft	~40 ft
<i>Quercus stellata</i>	Post Oak	~40 ft	~25 ft
<i>Quercus virginiana</i>	Live Oak	35-50 ft	60-75 ft
<i>Rhus copallina</i>	Winged Sumac	6-8 ft	~20 ft
<i>Robinia pseudoacacia</i>	Black Locust	40-50 ft	20-30 ft
<i>Sassafras albidum</i>	Sassafras	25-30 ft	~15 ft
<i>Taxodium distichum</i>	Bald Cypress	40-50 ft	~25 ft

APPENDIX B.

NATIVE PLANTS

EVERGREEN SHRUBS

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Ilex glabra</i>	Inkberry	6-8 ft	5 ft
<i>Ilex opaca</i>	American Holly	~25 ft	~20 ft
<i>Ilex vomitoria</i>	Yaupon Holly	~25 ft	~15 ft
<i>Illicium floridanum</i>	Starbush	6-10 ft	5-8 ft
<i>Myrica cerifera</i>	Wax Myrtle	8-10 ft	~8 ft
<i>Rhododendron catawbiense</i>	Catawba Rhododendron	6-12 ft	6-12 ft
<i>Yucca filamentosa</i>	Adam's Needle Yucca	18-30 in	18-20 in

EVERGREEN TREES

SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
<i>Juniperis virginiana</i>	Easter Red Cedar	40-60 ft	20-30 ft
<i>Magnolia grandiflora</i>	Southern Magnolia	60-80 ft	40-50 ft
<i>Magnolia virginiana</i>	Sweetbay Magnolia	30-50 ft	20-30 ft
<i>Myrica cerifera</i>	Wax Myrtle	10-15 ft	10-15 ft
<i>Persea palustris</i>	Swampbay	25-35 ft	20-30 ft
<i>Pinus echinata</i>	Shortleaf Pine	80-100 ft	40-60 ft
<i>Pinus strobes</i>	White Pine	30-80 ft	30-50 ft
<i>Pinus taeda</i>	Loblolly Pine	80-100 ft	30-50 ft
<i>Pinus virginiana</i>	Virginia Pine	30-60 ft	20-40 ft
<i>Prunus caroliniana</i>	Cherry Laurel	20-30 ft	15-25 ft
<i>Tsuga canadensis</i>	Canadian Hemlock	60-80 ft	30-50 ft

APPENDIX C.

APPLICATION FOR CORRIDOR
DISTRICT OVERLAY CERTIFICATE
OF APPROPRIATENESS (COD-COA)

GREENSBORO, GEORGIA

Application for Certificate of Appropriateness (COA)

to the Greensboro Corridor Design Commission for a proposed change to a property within the Corridor Overlay District (C-O)

PROJECT INFORMATION

Project: _____

Project Location/Address: _____

Tax Parcel Number: _____

Zoning Classification: _____ / C-O District

Project Type (check all that apply):

New Construction

☐ New Building

☐ Addition

Alteration to Existing Buildings

☐ Major Restoration/Rehab/Restoration

☐ Minor Exterior Changes

Site Changes

☐ Parking Areas, Drives, Walks

☐ Fences, Walls, Landscape Features, etc.

☐ Irrigation, Illumination, Signage

☐ Mechanical Systems and Equipment

☐ Demolition or Relocation

DEADLINE: Applications and support materials must be submitted fourteen (14) working days prior to the regular CDC meeting, usually the first Tuesday of the month. New buildings and major alterations to existing buildings require Preliminary Review, a period of at least thirty (30) working days prior to the regular deadline.

ATTACHMENTS: Required support materials include:

- site plans,
- photographs,
- floor plans,
- elevations, and
- landscape plans with irrigation and lighting specifications.

Incomplete applications will not be placed in the design review docket.

NOTE: The property owner or the project contact must attend the meeting and make the presentation. All statements associated with this application must be reviewed, signed, and notarized prior to acceptance.*

AUTHORIZATION

Project Contract (Applicant): _____

Telephone Number: _____

()

Project Company and Mailing Address: _____

Property Owner and Mailing address: _____

Contractors/ Consultants:

☐ Architect

☐ Engineer

☐ Landscape Architect

☐ Other

In consideration for the City of Dahlonega's review of this application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against all claims, damages, and/or liability arising from or related to this application or any issuance for a permit thereunder.

Project Contract: _____

signature and date

Property Owner: _____

signature and date

**Personally appeared before me the above named _____, who on oath says that _____ is the _____ for the foregoing, and that all the above and attached statements are true to the best of his/her knowledge.*

Notary Public: _____

signature and date

Commission Expiration: _____

seal/stamp

Office Use Only

Resource #	Received	Complete/Fee	CDC Hearing	CDC Action	Project Completion	COA Expiration

GREENSBORO, GEORGIA

Application for Certificate of Appropriateness (COA)

to the Greensboro Corridor Design Commission for a proposed change to a property within the Corridor Overlay District (C-O)

SUBMITTAL REQUIREMENTS

A. REVIEW APPLICATION

- ☐ Property address
- ☐ Owner's name and address
- ☐ Applicant name and address (if different from owner)
- ☐ Building type
- ☐ Building materials
- ☐ Construction schedule
- ☐ Description of construction
- ☐ Contractor's name and address

B. SUPPORT MATERIALS

- ☐ Site Plan, Scale: 1"=10' (minimum) showing:
 - ☐ Lot lines/setback requirements
 - ☐ Location of structure on property
 - ☐ Drives, deck, patio, etc., with dimensions
 - ☐ Fencing, utilities, trash receptacle, mail boxes, HVAC unit
 - ☐ Landscape plant material and schedule
 - ☐ Building spot elevations
 - ☐ Drainage swales, structures, curb, gutter, sidewalk
 - ☐ Site section
- ☐ Floor Plans, Scale: ¼" = 1'-0"
- ☐ Name, location and dimensions of spaces
- ☐ Overall building dimensions
- ☐ Location of porches, decks, exterior steps
- ☐ Size of windows and exterior doors
- ☐ Exterior Elevations, Scale: ¼" = 1'-0"
- ☐ Longitudinal and traverse sections
- ☐ Exterior material designations
- ☐ Dimension and labeled treatments and elements
- ☐ Show all building elements, ornamentation and fenestration
- ☐ Façade Drawing
- ☐ Exterior material with stain or paint color. If masonry, submit brick, stone or block sample
- ☐ Roofing color sample and type
- ☐ Finishes and detail material specifications and color chips

Only completed applications with required support materials will be considered. A majority commission vote shall be required for approval. A majority of commission members shall constitute a quorum. One copy of the application will be returned to the applicant with a decision of acceptance, denial or request for revisions.

Produced by:
the University of Georgia
Fanning Institute
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www.fanning.uga.edu



greensboro

CORRIDOR DESIGN GUIDELINES