

LUMPKIN COUNTY



DESIGN GUIDELINES

Gateway Corridor Overlay District

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Design Guidelines

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CHAPTER 1

HOW TO USE THESE STANDARDS

“Lumpkin County: A historic mountain community that values small town tradition and balances responsible, focused growth, while also promoting quality of life and the experience of recreational living with southern charm.”

Why Design Standards?

The Lumpkin County Design Guidelines for the Gateway Corridor Overlay District outlines basic standards for the public realm within the Gateway Corridor Overlay District of Lumpkin County, Georgia. This guide builds on the standards established in the Gateway Corridor Character Area of Lumpkin County Land Use Regulations, by providing a unified aesthetic to development that meets the needs of the community and its visitors.

The purpose of this document is to provide a single design resource for the County and its private partners to develop areas in a uniform, coordinated manner. It is intended to be used

as a reference for the desired standards for transportation, the built environment, and landscaping patterns for new development and substantial redevelopment projects specifically within the Gateway Corridor Overlay District.

It is the desire of Lumpkin County that by providing these guidelines to property owners and developers at the earliest stages of project design, the community will benefit from higher quality projects.

This guide shall be used as a framework for future development and requires builders to go through a design review process to receive final approval. This process is explained in detail on the following pages.

Objectives

- **Develop Overlay District (Chapter 2)**, which establishes the Land Use Development Standards, PUD zoning requirements, etc.
- **Develop Transportation Regulations (Chapter 3)**, which includes interconnectivity between parcels, sidewalks, trail network, and parking requirements.
- **Develop Built Environment (Chapter 4)**, which details building mass and scale, building materials, and signage types that are encouraged.
- **Develop Landscape Patterns (Chapter 5)**, which describes the plant materials, hard-scape materials, and street-scape furnishings for streets and public spaces.

Overview of Planning Process

Managing the anticipated growth while protecting the natural beauty and quality of life of Lumpkin County is a top priority for the Lumpkin County Board of Commissioners, the Development Authority of Lumpkin County, residents, and businesses. Building upon recent efforts that updated and organized Lumpkin County's Land Use Regulations, the Development Authority and the Lumpkin County Government engaged the services of TSW and the University of Georgia's Carl Vinson Institute of Government to conduct further analysis of the land use requirements for the Gateway Corridor

Character Area and the development of the Gateway Corridor Overlay District.

The planning team developed a process that was designed to gather input from across the community. It included interviews, a community open house, and a visual preference survey that received approximately 400 responses. The results informed the planning team of the types of preferred development for mixed-use, commercial, light industrial, residential, trails, streetscapes, open space, and signage. This document summarizes the overlay district and provides a visual depiction of the community vision, design quality, and land use requirements for the Gateway Corridor Overlay District.

The results of the public input helped the planning team identify four major goals for the Gateway Corridor Overlay District:

1. Preserve rural mountain community;
2. Protect scenic views along Highway 400;
3. Ensure development is the appropriate scale; and
4. Encourage mixed land uses and interconnectivity to limit traffic on the highway.

Questions?

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IMPLEMENTATION: NAVIGATING THE DESIGN REVIEW PROCESS

First things first - What avenue should I follow?

Any development being proposed within the Gateway Corridor Overlay District will be required to submit applications that fall into one of the three following categories; small scale development less than 10,000 sf; master plan development more than 10,000 sf; and lastly, applicants may submit master plans as a Planned Unit Development (or PUD), that show extraordinary benefits to the community but are unable to meet the requirements set forth in processes one or two, as described in further detail in Chapter 2.

The purpose and intent of the Planned Unit Development Overlay (PUD) is to provide an avenue for approval for developments of extraordinary value to the community that do not necessarily comply with the underlying requirements of the Gateway Corridor Overlay District but which use innovative design practices that satisfy the purposes and goals of the land use regulations in this character area. A PUD approval provides greater latitude for internal site planning considerations and allows greater flexibility in design, design review, and project approval without having to resort to cumbersome and time-consuming variance procedures. Specific building location, height, type, building size, parking, signage and other limits of the underlying Gateway Corridor Overlay District may be waived provided that the spirit and intent of such requirements are satisfied within the overall development plan approved for such project.

There are three (3) development processes that can be pursued when applying to develop or redevelop properties or land within the Gateway Corridor Overlay District:



1. Small Scale Development

Small Scale Development in the Gateway Corridor Overlay District

- » < 10,000 sq.ft
- » < 2 acres disturbed
- » Site identified as particularly important to the corridor
- » Proposal meets Gateway Corridor Design Guidelines and Gateway Corridor Overlay District land use regulations

Some requirements include:

- » Must comply with Design Guidelines or:
 - » Be visually screened from Highway 400 and 60
 - » Maintain 20' buffer from all property lines and 30' landscaped buffer from rights of way
 - » Screening must be either preserved vegetation or planted to have a natural appearance
 - » Must make allowance for inter-parcel connectivity



2. Master Plan Development

Master Plan Development in the Gateway Corridor Overlay District

- » > 10,000 sq.ft and/or > 2 acres disturbed
- » Proposal meets Gateway Corridor Design Guidelines and Gateway Corridor Overlay District land use regulations

Some requirements include:

- » Must submit a site plan showing how they comply with the Design Guidelines
- » Inter-parcel connectivity required
- » Sidewalks and pedestrian pathways required
- » Include public spaces and plazas
- » Minimize cut and fill
- » 20% open space requirement
- » Protect tree canopy as much as practical



3. PUD

Planned Unit Development (PUD) in the Gateway Corridor Overlay District

- » Allow a developer to negotiate a site plan for a larger development
- » Provides greatest flexibility to approve plans that meet community objectives
- » Needs to show extraordinary benefits to the community
- » Meeting Gateway Corridor Overlay District Design Guidelines is encouraged

Some requirements include:

- » Applicants must demonstrate good design and address the issues presented in the design guidelines
- » Heightened level of review by the County to ensure such development promotes the community's goals

Next, follow this step-by-step planning review process:

The following land use categories shall be considered preferred uses. Developments that are classified as one of these preferred uses may be approved by the Planning Department through the process outlined in Sec. 27-61 and Sec. 27-62 if they meet the requirements of this code section. Preferred uses include:

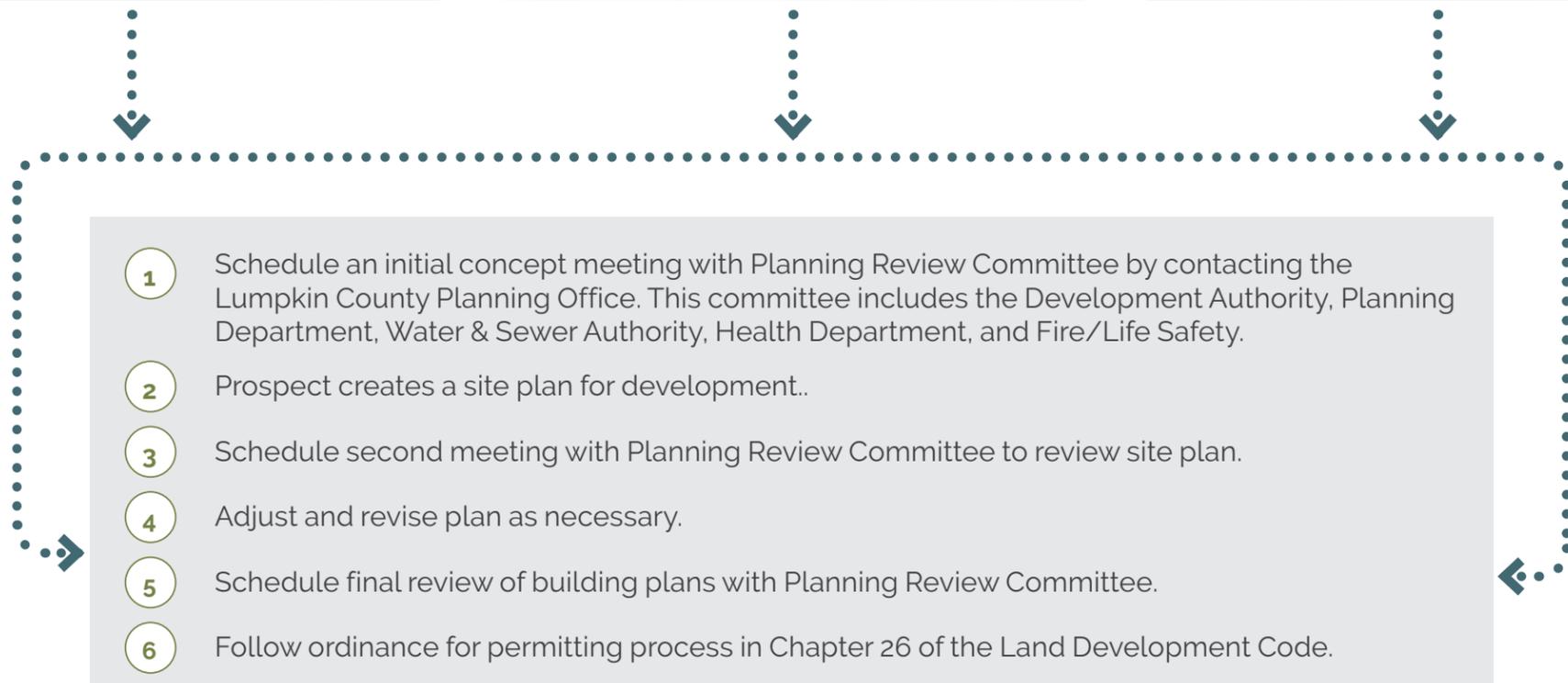
- » Intensive commercial
- » Neighborhood commercial
- » Community commercial
- » Mixed-use

Any development that is not classified as a preferred use, which includes those that have an accessory use that is not a preferred use, shall require approval by the Planning Commission through the process described in Sec. 27-61 and Sec. 27-62 of this code to establish that the proposed use is compatible with the character area and will not interfere with neighboring existing or potential land uses by producing any of the following at an objectionable level: odor, dust, glare, smoke, noise, vibration.

The chart to the right summarizes the process for projects reviewed by the Lumpkin County Board of Commissioners. See Chapter 2 and/or the Appendix for more information on submittal requirements.

*Application forms for projects subject to the design review process are available on Lumpkin County's Planning webpage.

Depending on the development process that your project falls under (review P-5), you will follow one (1) of the three (3) planning review processes below:



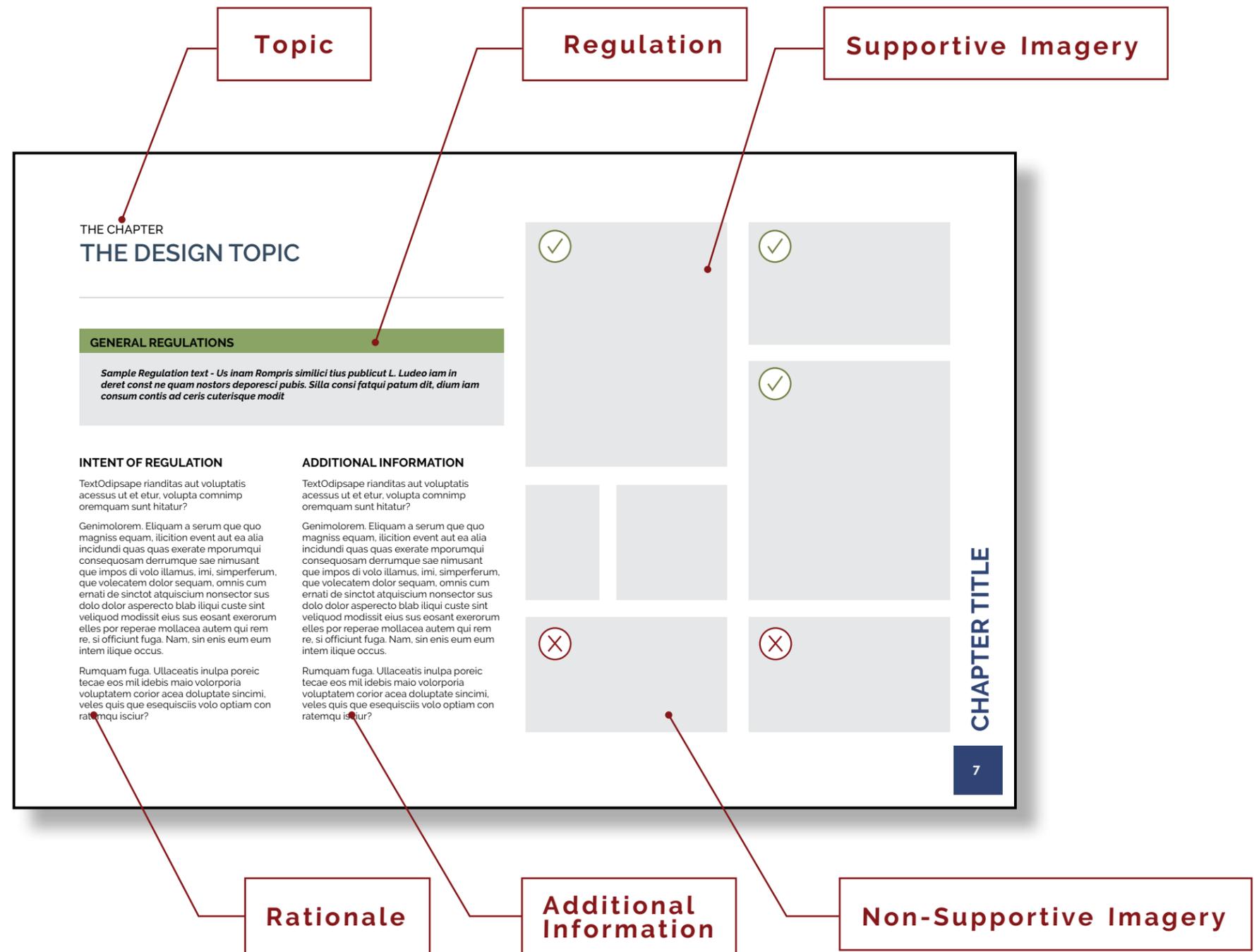
CHAPTER 1

GUIDELINE STRUCTURE

To facilitate ease-of-use, the individual design guidelines (chapters 3 through 5) in this document will often use a standard format. The format includes topic headings, intent statements related to the topic, numbered design guidelines, additional information about appropriate strategies and illustrations or diagrams. The diagram to the right uses a sample design guideline to illustrate each key element.

Key to the Sample Design Guideline:

- **The Design Topic** is indicated with a heading at the top of each page. In some cases, a subtopic is included.
- **The General Regulation** is written in a highlighted box. It indicates various requirement for design.
- **The Rationale** describes the intent or desired outcome from the design guideline.
- **Additional information** is provided to describe specific approaches and strategies related to the guideline.
- **Supportive Imagery** includes photographs, diagrams, graphics, etc. that support the design guidelines.
- **A check mark** on an illustration indicates an approach that is generally appropriate.
- **An X mark** on an illustration indicates an approach that is generally inappropriate.

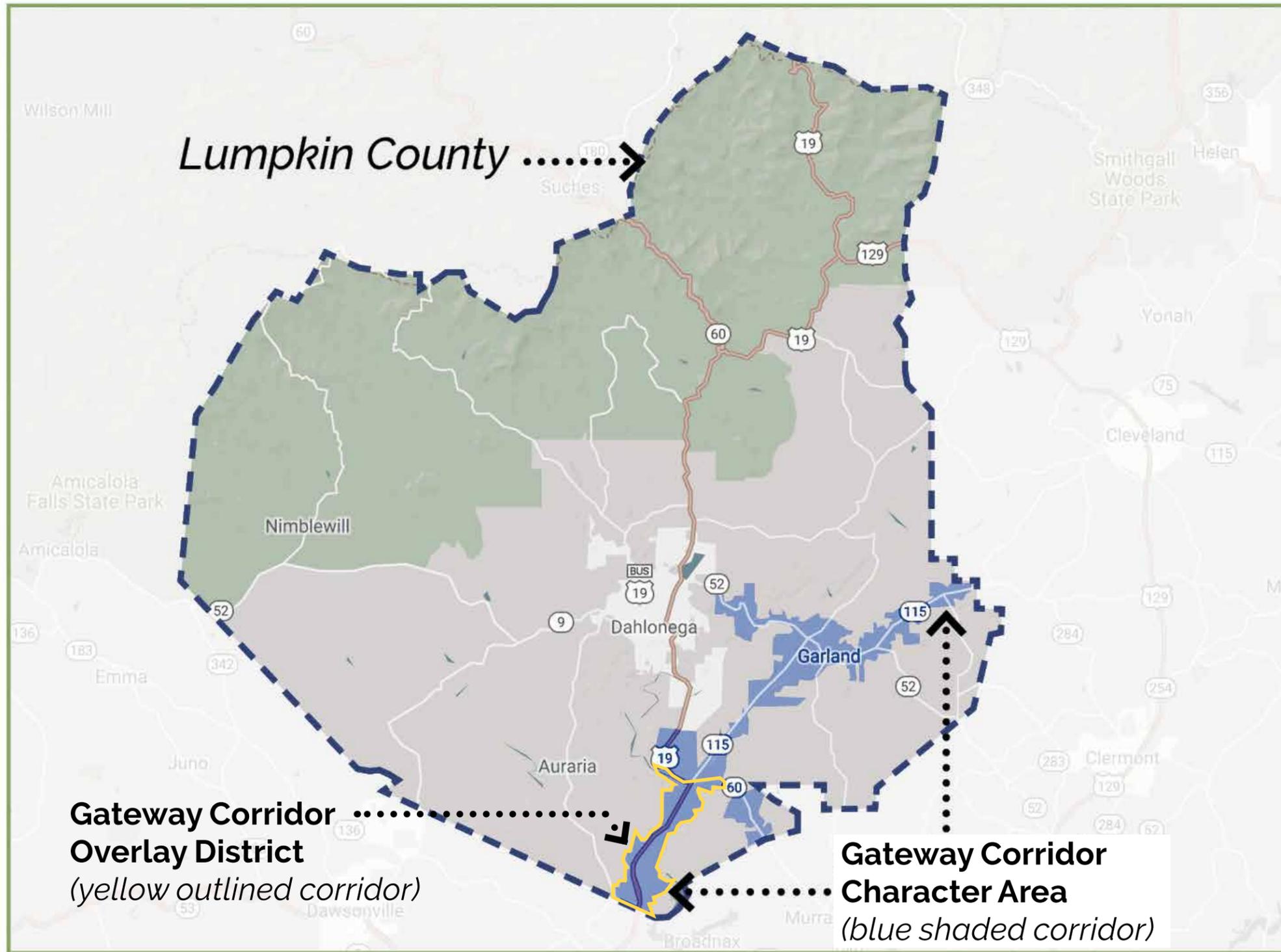




Design Guidelines

CHAPTER 2: REGULATIONS

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Gateway Corridor Overlay District Overview

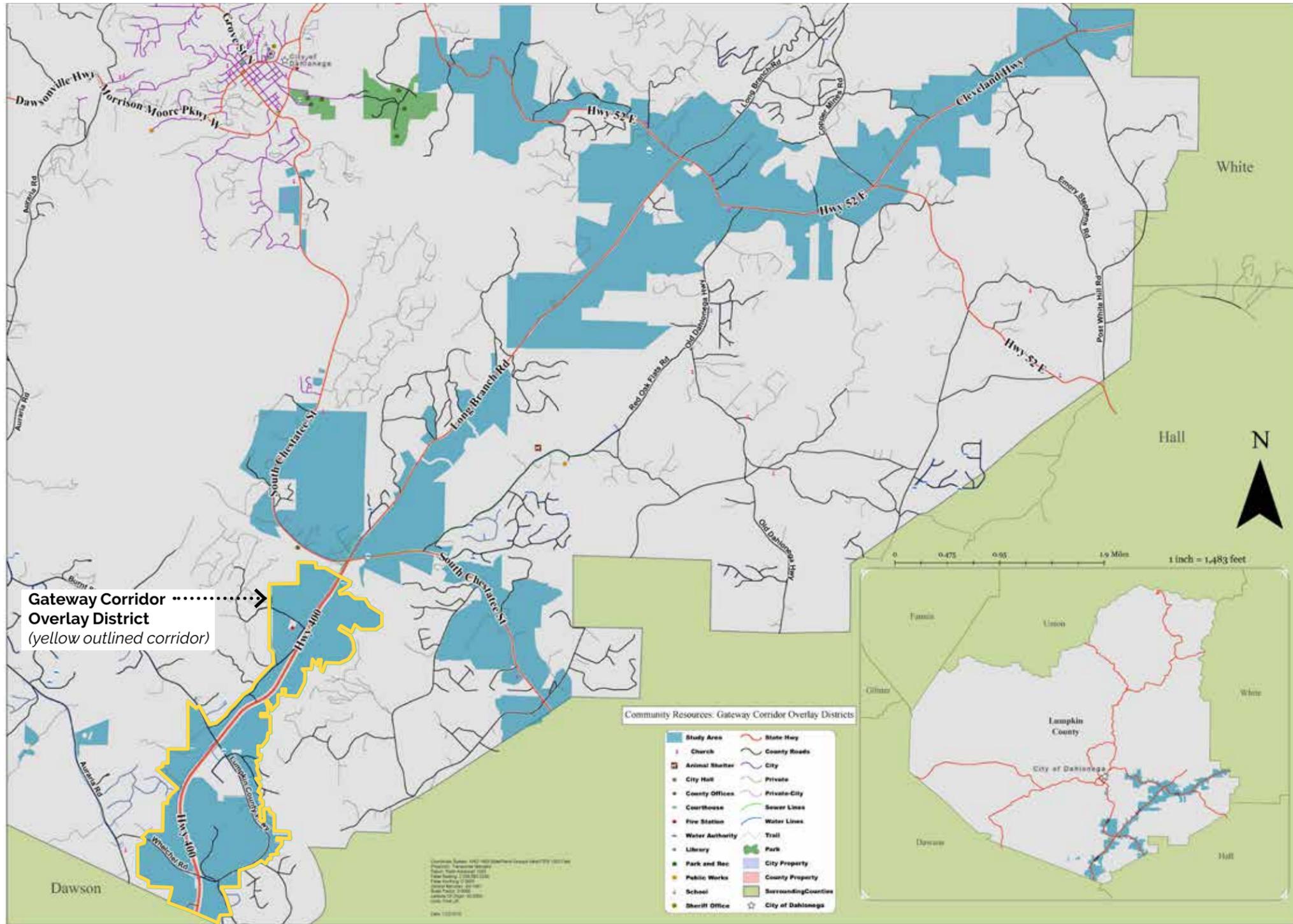
The Gateway Corridor Overlay District encompasses the area outlined in yellow as shown on the map to the left. It includes the southern portion of the existing Gateway Corridor Character Area (shaded in blue), from HWY 60 to the Lumpkin/Dawson county line. State Route 400 is considered a rural vista and provides the direct "Gateway" into Lumpkin County.

The Gateway Corridor Overlay District is established to enhance the quality and compatibility of development, to establish consistent design guidelines, to encourage the most appropriate use of land, and to promote safe and efficient movement of traffic. The purpose of the guidelines is to articulate the image that Lumpkin County is striving to achieve within the Gateway Corridor Overlay District. The guidelines are meant to provide examples to property owners and developers regarding the types of projects that will be received favorably by Lumpkin County.

All applicable developments proposed within the Gateway Corridor Overlay District shall be subject to procedures, standards, and guidelines specified. This includes requiring site plans and landscaping plans; buffering between incompatible uses; adhering to the signage and lighting guidelines; and screening large parking lots, loading, and unloading areas from view.

These aspects are in place to help protect the natural beauty while also accommodating for a variety of business uses and density that may be proposed within the Gateway Corridor Overlay District. This district will permit innovative development as a unified and integrated gateway to Lumpkin County.

GATEWAY CORRIDOR CHARACTER AREA & OVERLAY DISTRICT MAP





Chapter 27 - Land Use

Sec. 27-59. Gateway Corridor Overlay District

SEC. 27-59. - OVERLAY DISTRICT

1. There is hereby established a Gateway Corridor Overlay District within the Gateway Corridor Character Area. The Gateway Corridor Overlay District shall consist of all parcels located in the Gateway Corridor Character Area south of the intersection of State Highway 60 and State Highway 400. This area is depicted in the Gateway Corridor Overlay District Design Guidelines, which map is hereby incorporated into this section.
2. Gateway Corridor Overlay District is intended to be areas of focused development that promote the community vision and aesthetics described in the Lumpkin County Comprehensive Plan. These areas are the primary thoroughfare through the county and the entryway into its urban core. As such, the natural views and aesthetic character of the area must be protected from encroachment and degradation by unplanned and incompatible development.

In addition, development along these areas cannot be allowed to negatively impact the free and safe flow of traffic through this area. Therefore, all new building, development, or any land disturbing activity in this area shall need to meet additional site design and development requirements, and such developments must be approved through a design review process as described in this section to ensure that it does not diminish this critical community resource.

3. All new development in the Gateway Corridor Overlay District shall comply with the requirements of the Gateway Corridor Overlay District Design Guidelines, including any subsequent updates that have been adopted by the Lumpkin County Board of Commissioners, which are hereinafter referred to as the "Design Guidelines." That document, along with any updates, is hereby incorporated into this section, and its provisions shall be enforceable as if they were written herein.

4. The following land use categories shall be considered preferred uses. Developments that are classified as one of these preferred uses may be approved by the Planning Department through the process outlined in Sec. 27-61 and Sec. 27-62 if they meet the requirements of this code section.

A. Preferred uses include:

- I. Intensive commercial.
- II. Neighborhood commercial.
- III. Community commercial.
- IV. Mixed-use.

- B. Any development that is not classified as a preferred use, which includes those that have an accessory use that is not a preferred use, shall require approval by the Planning Commission through the process described in Sec. 27-61 and SEC. 27-62 of this code to establish that the proposed use is compatible with the

character area and will not interfere with neighboring existing or potential land uses by producing any of the following at an objectionable level: odor, dust, glare, smoke, noise, vibration.

5. All development, whether or not a master plan is required, within the Gateway Corridor Overlay District shall meet the following requirements, unless a stricter standard is required elsewhere in this code of ordinances or by the Design Guidelines where those are applicable.
 - A. Land uses, process, or equipment employed shall not interfere with neighboring land uses by producing objectionable odor, dust, glare, smoke, noise, vibration, or other impacts.
 - B. Metal exterior wall cladding panels are the only permitted metal that may be used as an exterior wall material (excluding architectural accents). Corrugated metal, residential-grade

aluminum siding, shipping containers, and pre-engineered metal buildings are prohibited.

- C. Temporary buildings are prohibited, except those placed onsite for a construction or development project provided they do not remain onsite once the project is complete.
- D. No building shall exceed three stories in height, except where any additional height is offset by the ground level of the building being located sufficiently below the road grade of the highway to sufficiently diminish the visual impact of the building from the right of way, or the architectural massing of the building is designed to sufficiently reduce the visual impact of the structure.
- E. Buildings shall be oriented towards the internal access roads.
- F. Large parking lots shall not be located between the buildings and state highways. A maximum of 2 rows of parking and access isle may be located between the building and state highways for the length of the building. Shared use of parking between buildings, land uses, or parcels is encouraged.
- G. Storm water detention facilities should be located so as to limit their visibility, and, as much as practical, they should be integrated into the landscape.
- H. All utilities shall be installed underground.
- I. All developments with outdoor lighting shall submit an outdoor lighting plan to the Planning Department.
 - I. Outdoor lighting shall be established so that adjacent properties and roadways are not adversely affected and no direct light is cast upon them unless the lighting is specifically

intended to illuminate pedestrian paths or other means of inter-parcel connectivity. It shall be designed to provide adequate illumination, but light shall not be excessive so as to cause light pollution, create a negative visual impact, or safety concerns.

- II. The specific standards for outdoor lighting plan are contained in the Guidelines for Good Exterior Lighting Plans, developed by the International Dark-Sky Association, and which is contained within the Gateway Corridor Overlay District Design Guidelines.
- III. The following lighting is prohibited:
 - a. Permanent mounted exterior neon lights.
 - b. Laser sourced lights for outdoor advertising or entertainment.
- J. In addition to the regulations contained in Chapter 46 of this code regulating local signs, the following shall apply to all signs located in the Gateway Corridor Overlay District.
 - I. The location of all signage shall be limited to monument signs located at the entrance to a property or to the sides of buildings. This shall not apply to directional or way-finding signs.
 - II. No signs shall be visible above the tree line, and are not to exceed the maximum allowable height allowed under the sign ordinance.
 - III. Signs may be externally or internally illuminated.
 - IV. If a sign is externally illuminated, only indirect lighting is permitted, and down-lit is preferred in order to limit

List of Preferred Uses:

NEIGHBORHOOD COMMERCIAL

Small scale commercial establishments primarily serving the immediate neighborhood. Examples include:

- Small retail shops not significantly engaged in wholesale or mail order business;
- Beauty salon or barber shop, aroma therapy clinic, spa, and other similar personal care services;
- Florist; and
- Professional services, such as a lawyer, accountant, tax preparer, insurance agent, etc.

COMMUNITY COMMERCIAL

Establishments primarily serving the larger community beyond the immediate neighborhood. Examples include:

- Medical offices and labs;
- Banks, credit unions, and savings institutions;
- Dry cleaning or laundry service;
- Gasoline service station, convenience store/quick stops;
- Hotels and motels;
- Medium sized shops, such as drug stores; and

- Light auto service, such as a tire shop or oil change/service center performing routine maintenance for passenger cars and trucks.

INTENSIVE COMMERCIAL

Establishments of a regional character that are likely to attract larger amounts of traffic or intensive traffic from tractor trucks or other heavy equipment. Examples include:

- Hospitals;
- Corporate offices;
- Regional malls;
- Office, industrial, and business parks;
- Warehousing and distribution;
- Lumber yards, home supply marts;
- Tractor truck, utility trailer and RV rental and leasing or sales;
- Motion picture theaters; and
- Heavy auto service, such as body shops, auto painting, and repair for passenger cars and trucks or repairs or service of tractor trucks or other heavy equipment.

MIXED-USE

Buildings containing both residential and non-residential uses

light pollution.

- V. All sign illumination shall be kept to a minimum light level to make the sign readable while limiting light pollution..
- K. No graded slope may be steeper than 3:1 horizontal to vertical. Any slope steeper

will require a retaining wall. Retaining walls shall meet the following minimum requirements, though alternative designs may be approved if they adequately address the negative aesthetic impacts of the wall:

- I. The height and length of retaining wall shall be minimized and

- screened with appropriate landscaping.
- II. Concrete or block retaining walls with smooth face are prohibited. Walls visible from the roadway shall be faced with brick, stone, or other architectural treatment.
- III. Terracing and multi-tiered walls should be considered as an alternative to the use of tall or prominent retaining walls, particularly in highly visible areas on hillsides
- IV. Retaining walls shall be located beyond any landscape buffer along any right of way.
- L. Outside storage areas shall be subject to the following requirements:
 - I. All outside storage of materials not immediately for sale must be shielded from public view. This includes the parking or storing of vehicles waiting to be serviced or repaired. All such materials shall be located to the rear or side of the building, kept inside an enclosed building or otherwise fully shielded from public view.
 - II. All vehicles awaiting repairs must be currently licensed by individuals other than the owner of the property of the business.
 - III. No junk or scrapped vehicles or other equipment may be stored onsite for a period longer than two weeks.
- M. Where additional technical standards are needed to effectuate these requirements and the goals of this section, the Planning Department may utilize specific technical requirements based on then existing professional standards and best practices.

- 6. Properties in the Gateway Corridor Overlay District are intended to be developed as master planned developments that coordinate overall site design and planning to minimize negative impacts and promote efficiencies of adjacent uses.
 - A. A detailed site plan shall be required for all master planned development. Master planned developments shall include any development that meets one or more of the following:
 - I. Disturbs more than two acres; or
 - II. Contains buildings on the site that enclose a total of more than 10,000 square feet; or
 - III. Contains a building or structure that exceeds two stories in height; or
 - IV. The development involves grading any existing steep slopes, which is defined as any slope with a 25% grade or more, or any slope that the Planning Director in his or her discretion determines needs a more detailed grading plan; or
 - V. The Planning Director determines that the development is likely to have significant impacts on the community by limiting future development on nearby properties, significantly impacting the aesthetic qualities of the corridor, having significant environmental impacts, or other such impacts.
 - B. Any development that is not classified as a master planned development and is not required submit a detailed site plan may be exempted from compliance with the Lumpkin County Gateway Corridor Design Guidelines if it meets the requirements in Sec. 27-59-5 as well as the following requirements:

- I. All buildings and other development must be screened from view from the Highway 400 and Highway 60 rights of way with a preserved natural buffer or vegetative plantings intermixing trees with shrubs and other plantings that reasonably mimic the appearance of a natural vegetation.
- II. The development shall maintain a 20-foot buffer from all property lines and a 30' landscaped buffer from all rights of way unless the Planning Department approves a smaller buffer.
- III. Where adjacent property has made provision for inter-parcel connectivity, or where the adjacent property is potentially developable, the development shall make allowance for connection with that parcel to allow inter-parcel access.
- IV. Where additional technical standards are needed to effectuate these requirements and the goals of this section, the Planning Department may utilize specific technical requirements based on then existing professional standards and best practices.
- C. All master planned developments shall meet the following minimum development standards:
 - I. Internal linkages and access shall be integrated into the total project design, including the development of public plazas, courtyards and public assembly areas scaled appropriately to the size and location of the project.
 - II. Where necessary for connectivity, the development must have an access easement or other access rights to guarantee that

- interconnections shown on the development plan will be available to the development in perpetuity.
- III. Sidewalks or pedestrian pathways are required to provide linkages to individual buildings, neighboring properties and parking. Where pedestrian circulation crosses vehicular routes, a change in grade, materials textures or color shall be provided to emphasize the conflict point and improve its visibility and safety. Brick pavers or other special paving materials or overhead pedestrian walkway surface and areas.
- IV. Site designs shall incorporate existing topography and natural character into the overall design of the project, minimizing cut and fill opportunities.
- V. A minimum of 20% of a development shall be maintained as greenspace, which may be landscaped or left undisturbed. Landscaping requirements shall not be counted as greenspace, except where they are part of the required development buffers. Where possible, undisturbed areas should be located adjacent to undisturbed portions of adjacent parcels to provide larger patches of forested areas and connected corridors to enhance the environmental benefits of these areas.
- VI. As many existing trees should be preserved as possible, particularly any large, rare, or historically significant trees.

DEVELOPMENT STANDARDS



SEC. 27-60. - PLANNED UNIT DEVELOPMENT OVERLAY

1. The purpose and intent of the Planned Unit Development Overlay (PUD) is to provide an avenue for approval for developments of extraordinary value to the community that do not necessarily comply with the underlying requirements of the Gateway Corridor Overlay District but which use innovative design practices that meet or exceed the standards and goals of the land use regulations in this overlay district. A PUD approval provides greater latitude for internal site planning considerations and allows greater flexibility in design, design review, and project approval without having to resort to cumbersome and time-consuming variance procedures. Specific building location, height, type, building size, parking, signage and other limits of the underlying Gateway Corridor Overlay District may be waived provided that the spirit and intent of

such requirements are satisfied within the overall development plan approved for such project.

The PUD Overlay provides for the mixing of compatible land uses; encourages imaginative and innovative design for the unified development of tracts of land; provides an alternative for more efficient use of land, resulting in smaller networks of utilities and streets, thereby resulting in lower construction and maintenance costs to the public; preserves the natural amenities of the land by encouraging scenic and functional open areas within the development; and promotes land development in proper relation to the surrounding neighborhood.

2. The specific site plan requirements and the Lumpkin County Gateway Corridor Overlay District Design Guidelines required for the Gateway Corridor Overlay District should be the basis for a site plan submitted for PUD approval. Where a site plan for PUD

varies from the requirements of the existing character area, it should be specifically noted in the site plan, and it should include an explanation as to how the impacts of that nonconformance will be mitigated or offset such that the goals for the character area are better achieved under the PUD proposal.

3. Pre-application Planning Commission Conference shall be required for all PUD proposals.
 - A. If after reviewing the design guidelines and other requirements for development in the Gateway Corridor Overlay District, a potential applicant determines that the purposes of their development and goals of the county's land use regulations may be better served by a design that does not conform the existing requirements, the landowner may begin the PUD review process by scheduling a pre-application meeting with the Planning Department.

- B. A pre-application meeting is required before the Planning Department will review an application for a PUD.
- C. At the pre-application meeting, the Planning Department staff will discuss the initial project concept with the potential applicant and offer feedback and direction to the potential applicant as appropriate.
- D. The intent of this pre-application meeting is to better inform the potential applicant of the process for a PUD approval and create an environment for a more efficient plan review process.
4. Preliminary development plan and application.
 - A. An application for PUD shall be submitted to the Planning Department on a form created for such a purpose by the Planning Department.

- B. An application for rezoning to PUD Overlay must be accompanied by a preliminary development plan and application. The preliminary development plan must be prepared and sealed by a licensed surveyor, architect, landscape architect, or engineer.
 - C. The Planning Department will develop and disseminate an official checklist for the general and technical information that must be submitted with an application for PUD.
5. An approved development plan shall constitute the land use regulations for the site. The approved development plan and all other information, studies, plats, plans or architectural elevations submitted in the application, or required to be submitted by the Planning Department, at the time of approval by the Board of Commissioner shall establish the standards and minimum requirements for the subject property and shall become the land use regulations that apply to the subject property, regardless of changes in property ownership.

Any additions or changes in the land uses, increases in square footage or density, decreases in lot sizes, changes in the location or dimensions of streets, decreases in dwelling unit floor areas, major alterations in the land use patterns, or any other changes that the Planning Director determines changes the intent and character of the development from what was approved shall require consideration and approval of the Board of Commissioners in accordance with procedures of this section. Minor changes may be approved by the Planning Director prior to the issuance of building permits.



SEC. 27-61. – GATEWAY CORRIDOR OVERLAY DISTRICT APPLICATION PROCESSES.

1. Any proposal within the Gateway Corridor Overlay District will need to comply with Sec. 27-59 or Sec. 27-60 of this code of ordinances.
 - A. If the proposal is a large development, and thus requires the submission of a detailed site plan under the terms of Sec. 27-59-6, the submission and review of that site plan shall proceed according to the process described in Sec. 27-62.
 - B. If the proposal is a small development, and thus does not need to submit a detailed site plan pursuant to Sec. 27-59-6, the submission may follow the process for other land use approvals outside of the Gateway Corridor Overlay District as described in Sec. 27-70.

- C. If a proposal cannot meet the design requirements for development in the Gateway Corridor Overlay District, but it can be demonstrated that the community's purposes and goals for those requirements can be better achieved through innovative design or other practices and that the project will provide extraordinary benefits to the community, an applicant may apply for approval as a Planned Unit Development through the process outlined in Sec. 27-62.
 2. If an applicant believes that a final determination of the planning department was made in error, the applicant may appeal that final determination to the planning commission pursuant to Sec. 27-76.
 3. If a proposal does not meet the requirements of this Code, but the applicant believes that complying with the terms of this Code constitutes an undue hardship such that no

4. If a proposal does not meet the requirements of this Code, but the applicant believes that this is because the property should more appropriately be classified as a different character area, the applicant may apply for a Character Area Map (CAM) Amendment pursuant to Sec. 27-72.
5. If under the terms of this section, a proposal requires a special land use approval (SLUA), the applicant must submit an application for a SLUA pursuant to the terms of Sec. 27-73.
6. The planning department and the planning commission may condition approval of an administrative or general variance on the inclusion of additional requirements

7. Appeals of a final decision on administrative or general variance shall follow provisions of Sec. 27-76.



SEC. 27-62. – GATEWAY CORRIDOR OVERLAY DISTRICT APPROVAL PROCESSES.

1. Development proposals in the Gateway Corridor Overlay District that require a detailed site plan under the terms of Sec. 27-59-6, shall be submitted on forms and in the formats provided by the Planning Department.
2. The submission of the detailed site plan shall comply with the following requirements:
 - A. All information and supplemental materials requested by the forms shall be submitted in a timely manner.
 - B. The planning department shall review the submission for completeness within ten days of submission. Incomplete or improper submissions will be returned to the applicant for resubmission.

C. All submissions shall contain the following:

- I. A detailed site plan that at a minimum contains:
 - a. Title of the proposed development and the name, address and telephone number of the property owner.
 - b. The name, address and telephone number of the architect, engineer or other designer of the proposed development.
 - c. Scale, date, north arrow, and general location map showing relationship of the site to streets or natural landmarks.
 - d. Boundaries of the subject property, all existing and proposed streets, including right-of-way and street

pavement widths; buildings; water courses; parking and loading areas; and other physical characteristics of the property and proposed development.

- e. Building setbacks, buffers, landscape strips, and greenspace areas.
- f. Elevations, architectural drawings, renderings or concept plans as necessary to describe, depict, and explain proposal's compliance with the design guidelines.
- II. Completed design guidelines checklist provided by the Lumpkin County Planning Department.
- III. A written report which explains the type, nature, size, intent and characteristics of the proposed development. At a minimum, the report shall include the following:

- a. A complete listing of every land use proposed within the development, including total acreage and the amount of acreage devoted to each use. All uses not specifically included in the report or site plan that is ultimately approved are prohibited unless subsequently the application is amended in accordance with applicable procedures.
- b. Proposed development standards including minimum lot sizes, minimum lot widths, minimum lot frontages, minimum floor areas or residential dwelling unit sizes, maximum number of dwelling units, maximum square footage figures for non-residential developments, minimum yards/ building setbacks, landscape strips and buffers, height limitations, restrictive covenants, and any

other such applicable standard or requirement. The report should also indicate any proposed exceptions or variations from the size, setback, frontage, density or other standards which are required in other character areas, along with justification for such proposed exceptions or variations.

- c. Time frame of development and provisions for ownership and management of the development.
 - d. Intended plans for the provision of utilities, including water, sewer and drainage facilities.
 - e. All streets and common open spaces not proposed for dedication to the public shall have the proposed maintenance and ownership agreements explained in detail.
- IV. Such additional information that the Planning Department deems necessary for the review of the project. All items required for an initial submission will be described in a checklist developed by the Planning Department, however additional information may be requested by the Planning Department if it is necessary for a satisfactory review.
3. The planning department or planning commission as appropriate under Sec. 27-59-4., may approve a site plan in the Gateway Corridor Overlay District based upon the following:
- A. The proposed plan furthers the policies and intent of the adopted comprehensive plan and other relevant master plans; and
 - B. The proposed plan is consistent with the requirements of the Gateway Corridor

Overlay District as designated; and

- C. The proposed plan meets with the intent and all requirements of the design guidelines including coordination of overall site design and planning to minimize negative impacts and promote efficiencies of adjacent uses and protection of the county's natural views and aesthetic qualities; or
 - D. The applicant has received any necessary variance(s) to specific requirements or provisions pursuant to Sec. 27-71.
 - E. Appeals of a final decision on Gateway Corridor site plan approvals shall follow provisions of Sec. 27-76.
4. An application for a PUD shall be on forms provided by the planning department and shall comply with the following requirements:
- A. All information and supplemental materials requested by the forms shall be submitted in a timely manner.
 - B. The planning department shall review the application for completeness within ten days of submission. Incomplete or improper applications will be returned to the applicant for resubmission.
 - C. An application for a PUD shall contain the following:
 - I. Elevations, drawings, or concept plans as necessary to describe, depict, and explain the proposal's compliance with the design guidelines, and
 - II. Completed design guidelines checklist provided by the Lumpkin County Planning Department, and
 - III. Information and materials as required for detailed site plan in Sec. 27-62.

IV. Such additional information that the Planning Department deems necessary for the review of the project. All items required for an initial submission will be described in a checklist developed by the Planning Department, however additional information may be requested by the Planning Department if it is necessary for a satisfactory review.

- 5. Once a completed application is received, the application will be presented to the planning commission at the next scheduled Planning Commission meeting that has been properly advertised pursuant to the terms Sec. 27-74.
- 6. The recommendation of the planning commission shall be provided to the board of commissioners, which shall then consider the application at its next regularly scheduled and properly advertised public meeting pursuant to the terms Sec. 27-74.
- 7. The planning department, the planning commission, and the board of commissioners shall apply the following standards governing PUD designations:
 - A. Whether the proposed plan furthers the policies and intent of the adopted comprehensive plan and the Gateway Corridor CAM, and other relevant master plans; and
 - B. Whether the proposed plan offers extraordinary value to the community and uses innovative design practices that meet or exceed the standards and goals of the design guidelines; and
 - C. Whether the proposed plan:
 - I. Provides for the mixing of compatible land uses;

- II. Encourages imaginative and innovative design for the unified development of tracts of land;
 - III. Provides an alternative for more efficient use of land, resulting in smaller networks of utilities and streets, thereby resulting in lower construction and maintenance costs to the public;
 - IV. Preserves the natural amenities of the land by encouraging scenic and functional open areas within the development; and
 - V. Promotes land development in proper relation to the surrounding neighborhood.
- D. Whether the proposed plan mitigates or offsets nonconformance of the requirements of the existing character area, such that the goals for the character area are better achieved under the PUD proposal; and
- E. Whether the proposed plan meets with the intent of the Gateway Corridor Design Guidelines including coordination of overall site design and planning to minimize negative impacts and promote efficiencies of adjacent uses and protection of the county's natural views and aesthetic qualities
- F. Appeals of a final decision on PUD designation shall follow provisions of Sec. 27-76.



Design Guidelines

CHAPTER 3: TRANSPORTATION

Connectivity Overview Map	P20
Vision Illustrations 1 & 2	P21
Sidewalks & Connections	P23
Trails	P24
Parking	P25

CHAPTER 3

CONNECTIVITY OVERVIEW MAP

Overview

Every community is defined by the physical patterns of its streets, blocks, sidewalks, and trails. Together, their interconnected relationship defines a community's structure now and into the future.

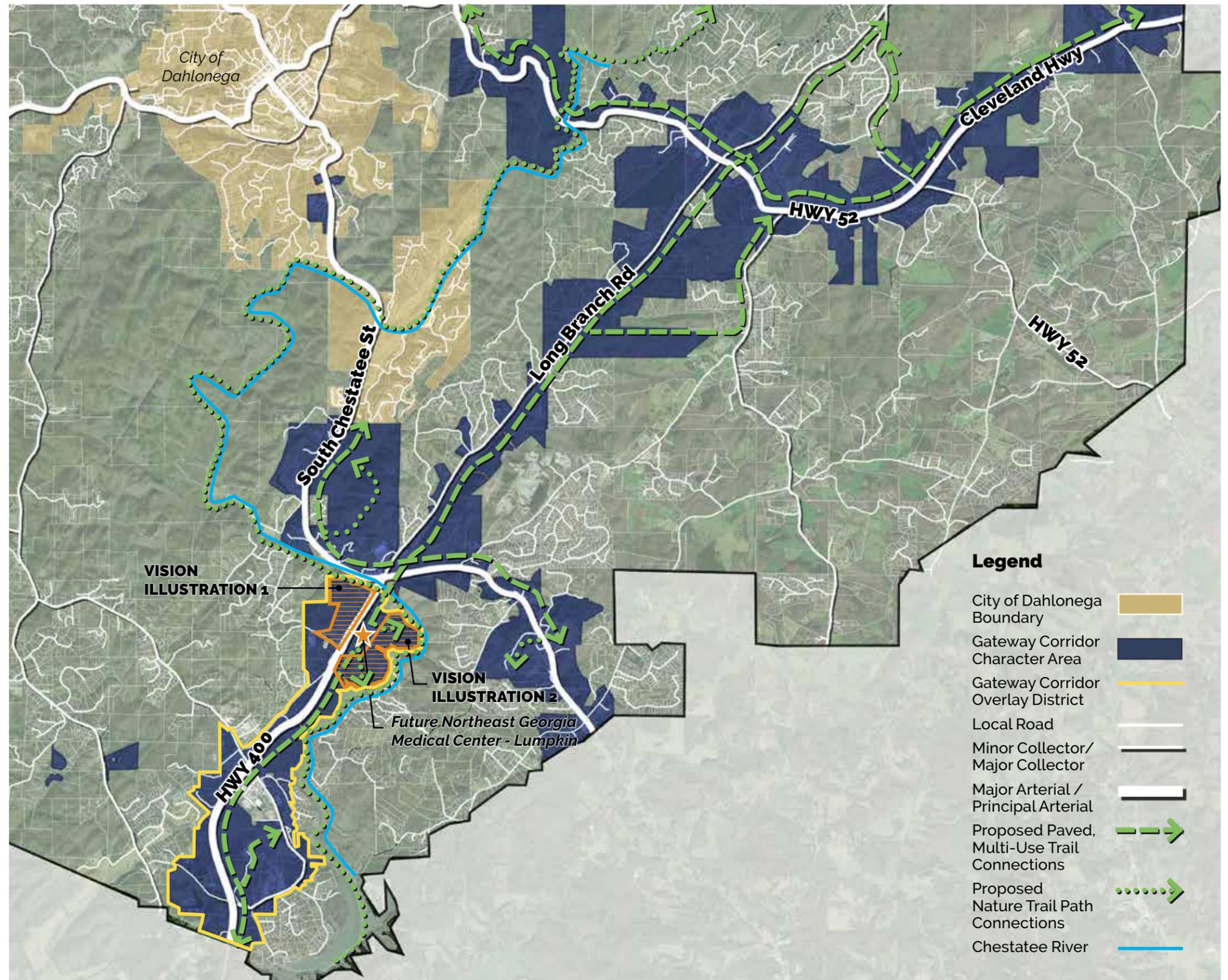
In the Lumpkin County Gateway Corridor Overlay District, streetscapes should balance pedestrian and vehicular needs. Suggested locations for future trails are shown on the map as green dotted and dashed lines. This trail network would connect pedestrians and bicyclists to important destinations within the overlay district such as the Northeast Georgia Medical Center - Lumpkin facility to those just outside of it, including Downtown Dahlonega.

General Guidelines

As the Gateway Corridor redevelops and grows, proposed pedestrian and bicycle improvements will not be enough to completely mitigate traffic growth. It will be necessary to increase street connectivity to mitigate the negative impacts of growth. If parcels are subdivided, new development shall provide new access points and improved connectivity on-site.

Vision Illustrations

To help visualize how these Design Guidelines will impact future development in the Gateway Corridor Overlay District, two vision illustrations of the orange shaded parcels highlighted on the map at right, are shown on the following pages.



CHAPTER 3

VISION ILLUSTRATION SITE 1

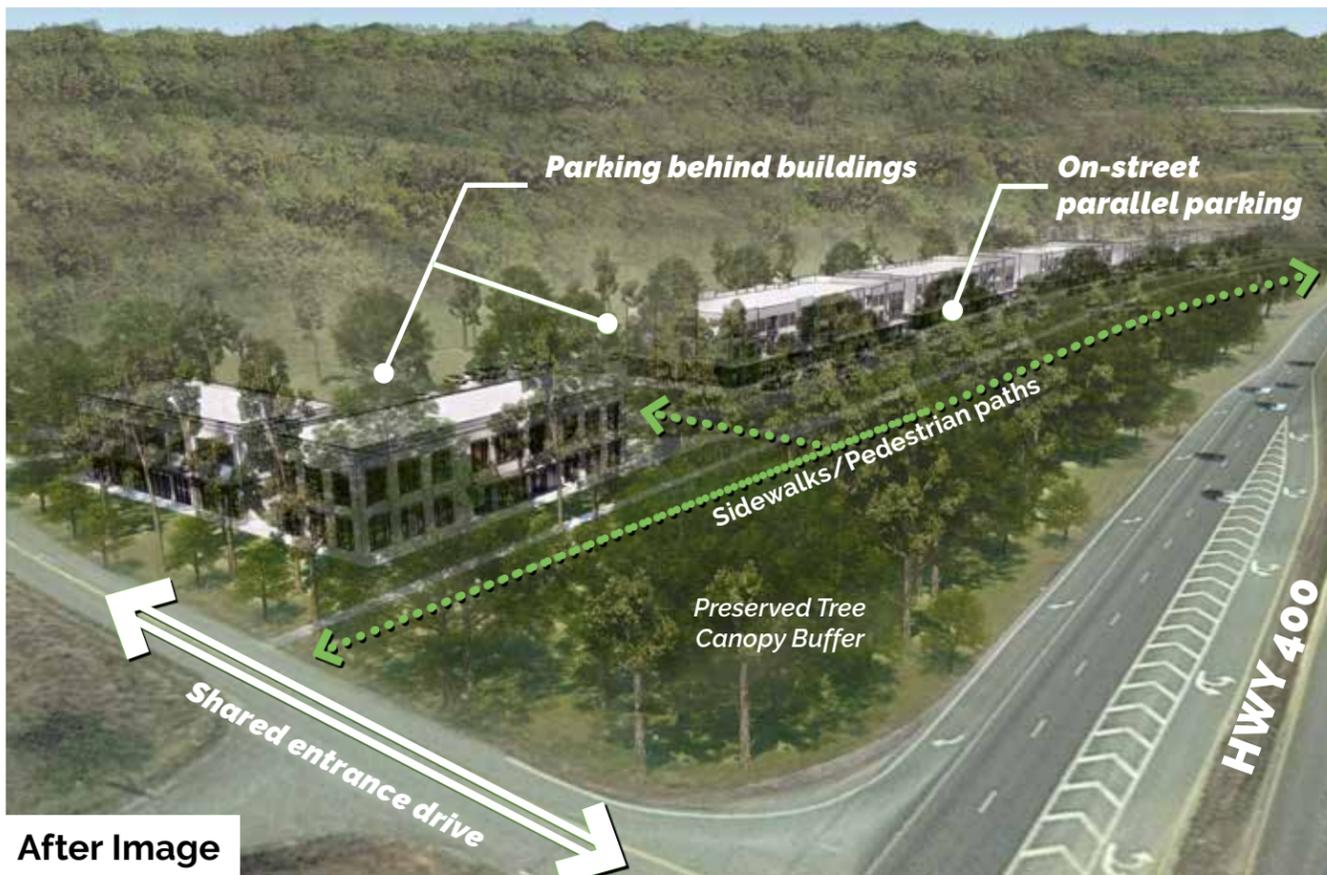
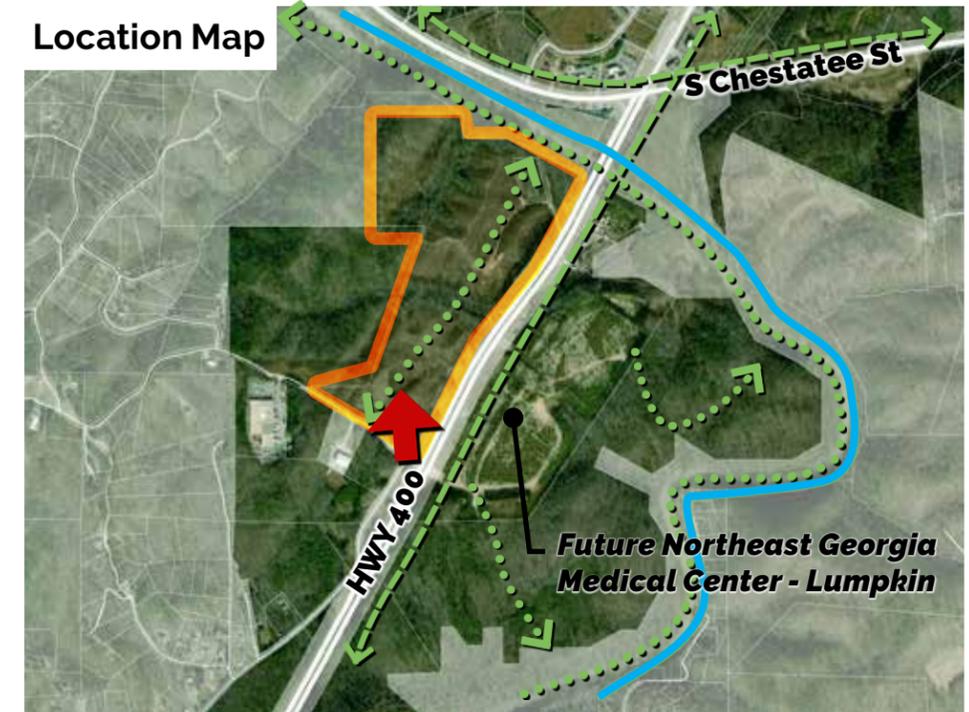
Overview

Site 1 includes the orange highlighted parcel shown on the location map. This parcel is located on the northwestern edge of HWY 400, across from the future Northeast Georgia Medical Center - Lumpkin site. The parcel is approximately 56 acres, and has direct access to HWY 400 and the Chestatee River. This area is a prominent intersection in Lumpkin County and serves as the northern portion of the Gateway Corridor Overlay District. It also welcomes many commuters who are traveling to Historic Downtown Dahlonega.

The illustration below shows how this site could be developed in the future, following the regulations set forth in these design guidelines.

The illustration includes the following elements:

- Mixed-use development
- Trail and sidewalk network
- Slip-lane with on-street parking
- Preserved canopy buffer from HWY 400
- Parking in rear and sides of site
- Shared entrance drive with future Northeast Georgia Medical Center - Lumpkin off of HWY 400



CHAPTER 3

VISION ILLUSTRATION SITE 2

Overview

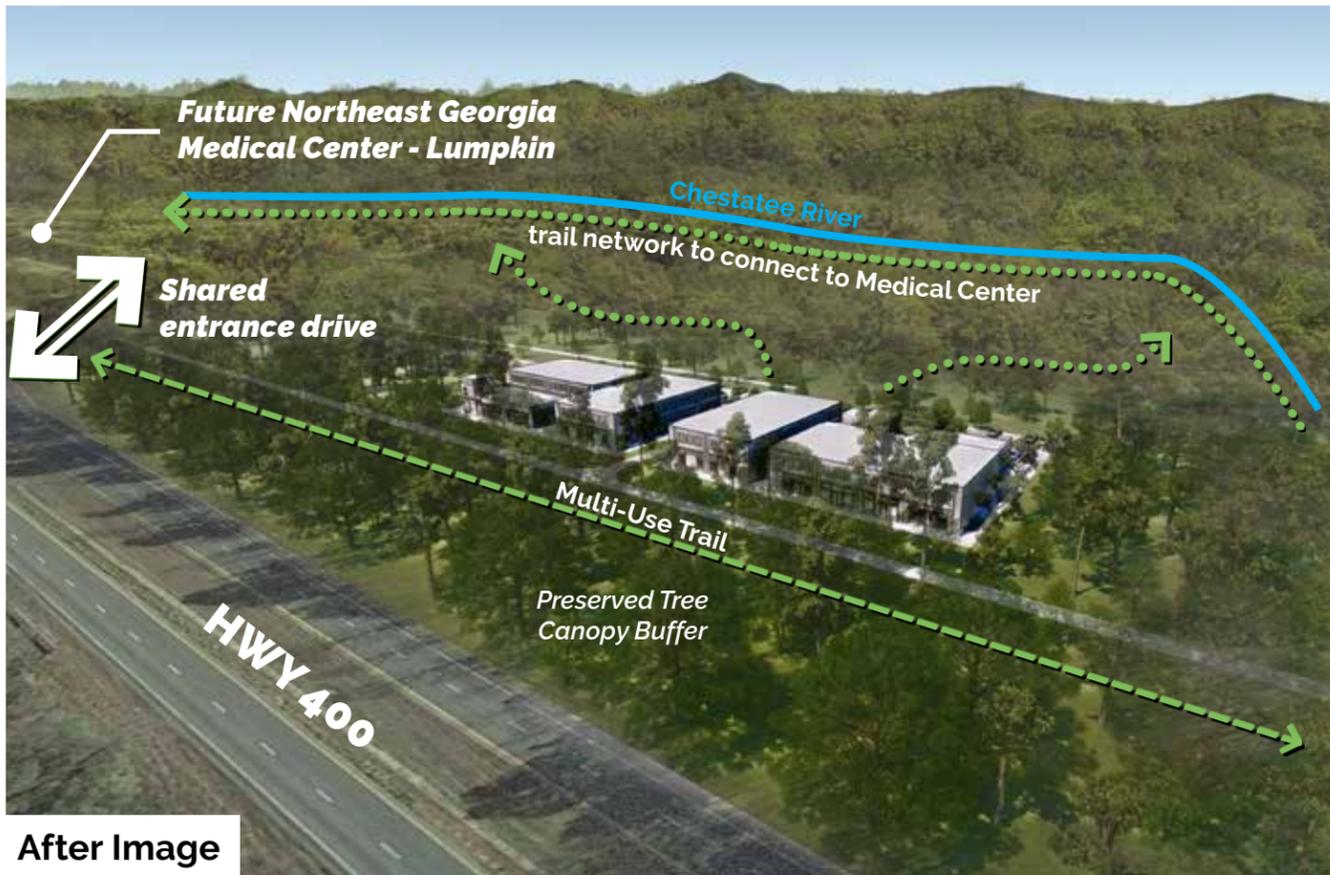
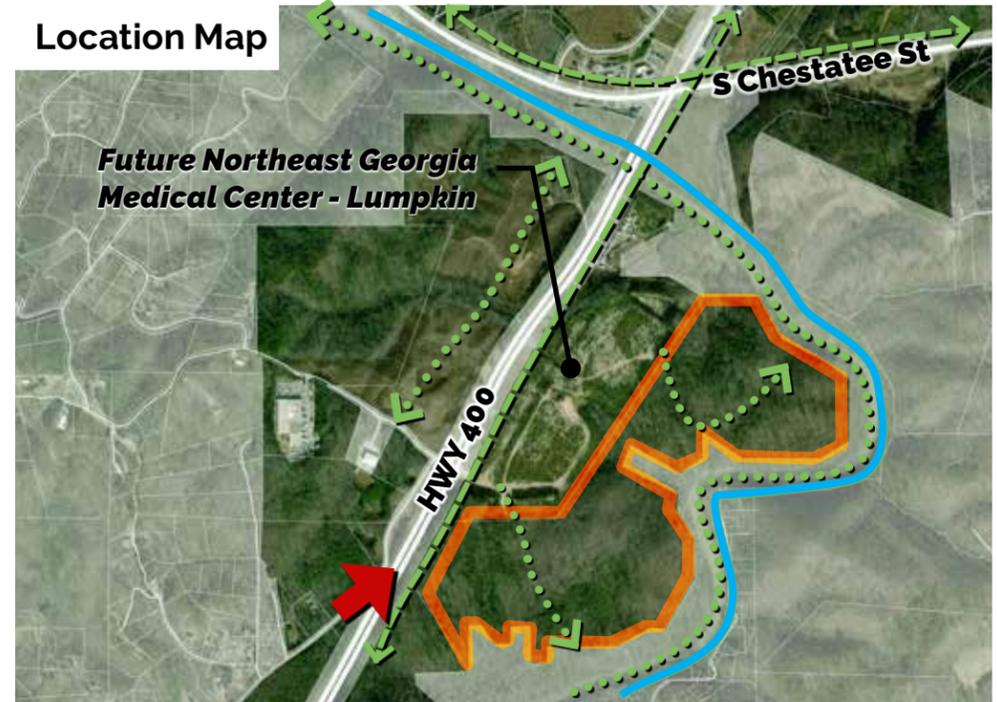
Site 2 includes the property located along the eastern edge of the future Northeast Georgia Medical Center - Lumpkin. The site is approximately 116 acres with an easement to HWY 400. Given the direct connection to the future Medical Center, this site would be a prime location for any medical related office uses and/or mixed use buildings.

It is a priority of these Design Guidelines to incorporate a trail network into new developments such as this, that would connect

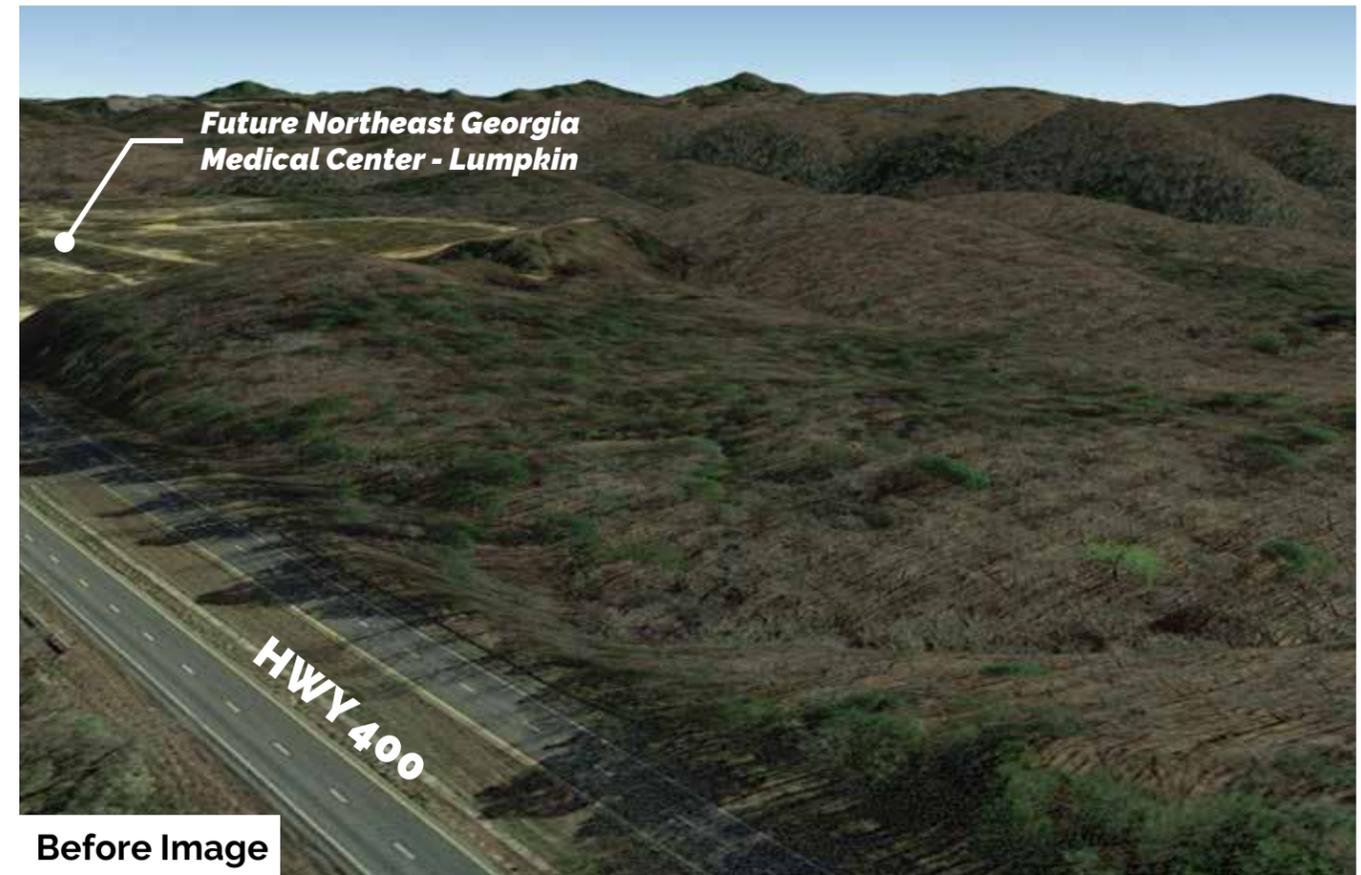
to adjacent properties and along waterways such as the Chestatee River. The illustration below shows how this site could be developed with this vision, following the regulations set forth in these Design Guidelines.

The illustration includes the following elements:

- Medical related office buildings
- Connection to multi-use trail and nature trail path along the Chestatee River
- Preserved canopy buffer from HWY 400
- Parking in rear of site
- Shared entrance drive with future Northeast Georgia Medical Center - Lumpkin off of HWY 400



After Image



Before Image

CHAPTER 3

SIDEWALKS & CONNECTIONS

Overview

The Gateway Corridor's vehicular system is typical of many suburban and exurban areas of America in that it is designed for ease of automobile use. The roadways are, for the most part, designed to move many cars at high speeds. Lane widths are wide, curves smooth, and speed limits generous. While the corridor's vehicular orientation has benefited drivers, it has also

meant that pedestrian facilities have been built primarily as an afterthought.

Intent of Standards

The general standards identified below are intended to provide better conditions for not only vehicular movement between developments, but also pedestrian and bicycle movement throughout the corridor.

GENERAL STANDARDS

Design on-site pedestrian connections to enliven properties

- Where painted crosswalks are provided, they should be "piano striped" to provide maximum visibility to drivers.
- All curb ramps shall have a landing at the top and bottom, a maximum slope of 1:12, a maximum cross slope of 1:50, and a minimum width of 36 inches, per the requirements of the Americans with Disabilities Act (ADA). Landings should have the same width as the ramp and a minimum depth of 48 inches.
- Two ramps are encouraged at street corners, but no less than one is required.
- Sidewalks in new developments shall connect to existing sidewalks on adjacent public streets. Where public streets do not have sidewalks, development sidewalks shall nevertheless connect to said streets in anticipation of future facilities.

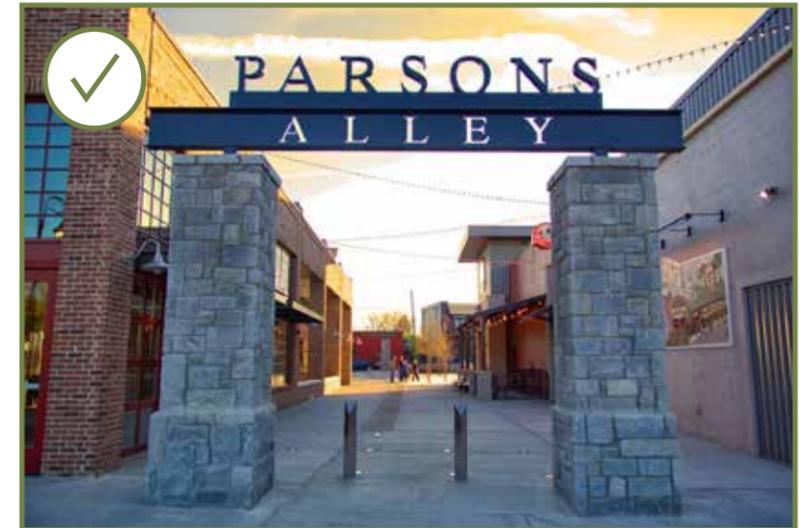
- Walkways shall be linked to primary pedestrian entrances of all buildings via a pedestrian walkway or wheelchair ramp between three and four feet wide.
- Direct a walkway through a plaza, courtyard, natural areas or other outdoor use area, and along active street frontages, entries, and storefronts to help animate the space.

Provide direct automobile access across adjoining properties, when feasible, to minimize curb cuts onto streets.

- Create an internal circulation system that will link those of adjacent properties, when feasible.
- Reserve the opportunity to provide future connections to adjacent undeveloped properties. A cross-property easement may be used to assure access.
- Provide internal connections between parking areas on a large parcel.



> Example of piano striped crosswalks



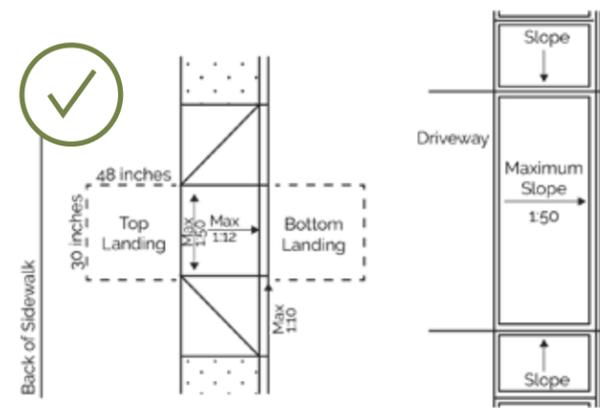
> Example of a pedestrian walkway through a plaza space



> Provide a continuous, safe, and convenient automobile circulation systems between adjacent properties. Connections should occur through parking areas.



> Example of a commercial street that has adequate sidewalks, crosswalks, ramping, etc.



> Diagram showing recommended wheelchair landing and a "dropped driveway"



> Example of a development that does not provide adequate sidewalks and/or appropriate connections to neighboring developments

CHAPTER 3 TRAILS

Overview

Trails provide opportunities for recreation and active transportation that is separated from vehicle traffic. When trails are properly designed and located, they are used by people of all ages to commute, exercise, relax, socialize, and enjoy their surroundings. If trails are not properly designed or located, they may not be well used by community members due to disinterest, inconvenience or a perceived lack of safety or stress from vehicles.

These Design Guidelines recommend that multi-use paths generally follow roadways such as the HWY 400, and nature trails that follow scenic areas such as rivers and streams. Specific recommendations are shown in the connectivity overview map on page 18.

Intent of Standards

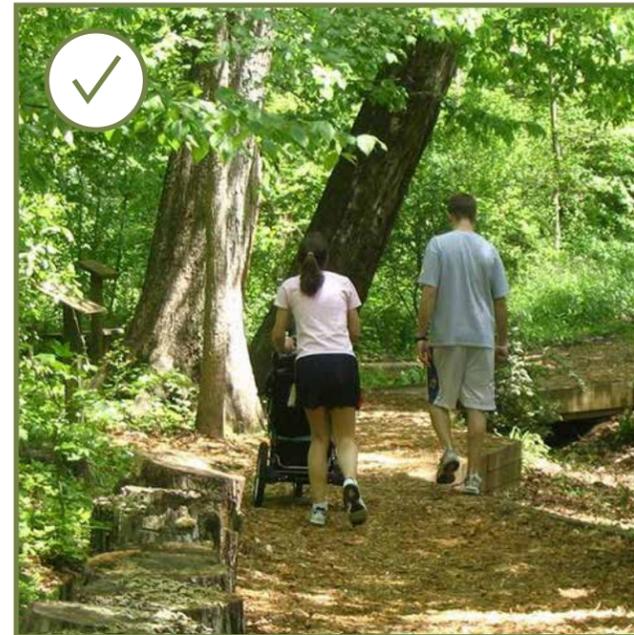
These standards are intended for a range of trail types, as well as trail crossings, and access points. They are intended to allow flexibility in design, location, and environmental conditions.

Multi-Use Trail

Multi-Use trails serve a variety of user groups and are substantially wider than other narrow natural-surface trails. Wherever possible, separate bicycle and pedestrian paths. If this is not feasible, additional width, signing and pavement markings should be used to minimize conflicts.

Multi-Use Trail Standards

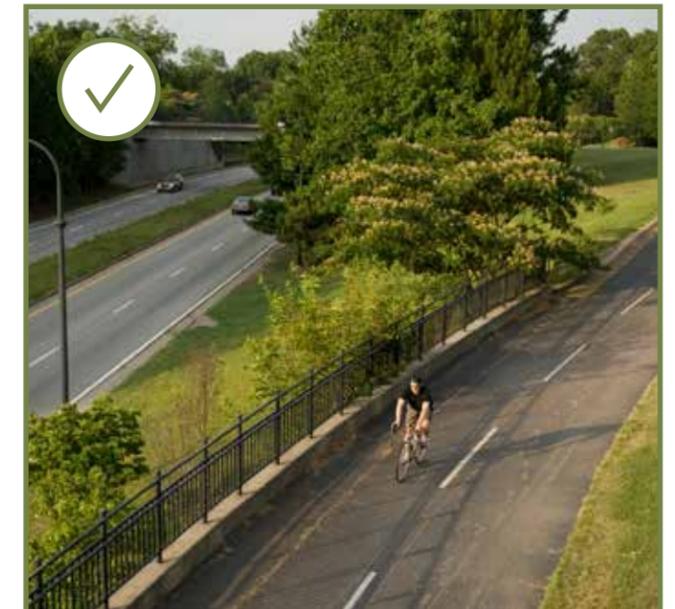
- Tread width varies from four to eight feet;
- Allowance for passing;
- Obstacles occasionally present;
- Blockages cleared to define route and protect resources;
- Prevailing grade five percent, with limited steeper segments; and
- Clearances and turning radius to accommodate all uses.



> Example of a natural surface trail



> Example of a paved surface trail in a natural environment



> Example of a paved multi-use path



> Example of a boardwalk trail

GENERAL STANDARDS

Connectivity

- Site designs will be required to provide connections in terms of sidewalks, streets-capes, paths, and trails so that commercial areas are accessible by means other than a vehicle.
- When a site abuts a planned or existing county and regional trail, a connection shall be provided.
- Access walkways and/or off-street trails should be provided to community destinations such as open spaces, parks and schools, commercial centers, medical facilities, etc. from residential areas, to enhance pedestrian and bicyclist movement and safety.

Multi-Use Trails

- Multi-use trails should be constructed with asphalt or concrete at a minimum width of 10 feet.

- Bike parking should be provided at important destinations along the multi-use trail network.
- Multi-use trails should be set back from high-speed roadways such as collector or arterial streets, with landscaping to provide an aesthetic barrier between the pedestrian and vehicles to increase the safety and comfort of trail users.
- All hard surface trails (multi-use paths) shall be designed in accordance to ADA accessible trail standards. See Appendix A4 for a complete list of ADA Trail Standards.

Natural Surface Trails

- Natural surface trails should be constructed of native soil or compacted granulated stone at a width between 8 and 12 feet.
- Trails shall provide access to rivers, streams, natural areas, and connect into multi-use paths along major roadways.

CHAPTER 3 PARKING

Overview

The car and its needs are an essential part of community planning, but the car's impact on community design should be balanced with a desire to achieve high standards of aesthetics and walkability.

In the Gateway Corridor Overlay District, carefully crafted parking standards ensure that the car does not overwhelm the desired scale and character.

Design

All parking spaces should be useable, safely and conveniently arranged, and well marked. The design of parking and internal circulation should be based on the natural features in and around the site. The design of parking areas should also provide for clearly marked pedestrian routes through and around the parking area.

Site development should minimize large expanses of impervious surface and pervious paving materials should be used whenever possible. The selection of landscaping materials should reflect the hierarchy of the circulation system within the site and context.

GENERAL STANDARDS

Recommendations to minimize the visual impact of driveways and parking areas.

- Locate a parking area to the interior, side, or rear of a site or building. This is especially important on a corner property.
- Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways. Concentrate curb cuts at side streets or mid-block crossings.
- Divide a large parking area into small "pods" that maintain the traditional sense of smaller parking areas.
- Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs, and ground cover, or a low wall constructed from materials compatible with the site.

- Site a surface parking lot to be compatible with the surrounding context and street frontage.
- Large parking lots shall not be located between the buildings and state highways. A maximum of 2 rows of parking and access isle may be located between the building and state highways for the length of the building.

Share parking between buildings to access surface parking areas, whenever possible.

- Provide cross-property easements to share driveways and reduce the need for additional curb-cuts, when feasible.
- Avoid parallel road conditions, in which two abutting properties have separate driveways.



> Shared use of parking between buildings, land uses, or parcels is encouraged. Parking behind buildings is also encouraged.



> Large parking area separated, adequately screened by landscaping, and paved for pedestrian safety.



> Soften the view of parked cars from roadways and public sidewalks using a planted buffer of trees, shrubs, and ground cover.



> Poor interface between pedestrian and parking, lacking a landscape buffer between parking spaces and sidewalk.



> Large swath of parking dominates streetscape



Design Guidelines

CHAPTER 4: BUILT ENVIRONMENT

Building Mass & Scale

P27

Building Materials

P28

Signage

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BUILDING MASS & SCALE

Overview

Building mass and scale includes the basic characteristics of building size, height and design that influence how it is perceived from the street or sidewalk, and how the building relates to neighboring development. Details about height limitations can be found in the Land Use Regulations (Chapter 2). The Design Guidelines build on those standards to address additional mass and scale considerations such as those discussed below and on the following pages.

Intent of Standards

A building that relates to its immediate context, and adjacent human activity helps unify the community experience and character.

Human Scale

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using building materials of a familiar dimension such as traditional brick is an example, as is using windows of similar dimensions.

GENERAL STANDARDS

Use articulation techniques, height variation, and setbacks to establish a sense of scale in the design of a larger building.

- Use materials that convey scale in their proportion, detail and form.
- Define the ground floor with a canopy, fenestration, change in materials or building step back
- Step back a larger building mass from the street wall when possible to reduce looming effects
- Use moldings, columns, a change in material or offset in the wall plane to break up long wall places and define vertical building modules.
- Use vertical articulation to express traditional facade widths where a new larger building is adjacent to existing smaller-scale buildings.

- Use moldings, a change in material, or a wall offset to provide horizontal expression

Harmonize relationships between buildings, streets, and open spaces

- Relate building scale and massing to the size and scale of existing buildings
- Modulate building massing vertically and/or horizontally to a scale compatible to its context.
- Since Lumpkin County has topographic changes, shape new development to respond to those changes and blend naturally into the landscape.
- Shape the height and bulk of taller buildings with respect to views from important vantage points around the county.



> Example of buildings at varied heights that are appropriate for the Gateway Corridor Overlay District.



> Example of a building that step back towards less intensive uses that are appropriate for the Gateway Corridor Overlay District.



> Avoid large blank walls which are more susceptible to graffiti



> Design buildings with a variation in height that works with the existing topography changes

Variations in Height

Varied heights, including differences in roof form and parapet height, can help a building appear to be a combination of parts that better relate to the mass and scale of existing buildings.

Stepbacks

Stepping taller building heights away from lower-scaled neighbors and providing a front yard setback adjacent to smaller-scale buildings, encourages a comfortable pedestrian environment and helps new larger-scale buildings fit in.

Building Articulation

Vertical or horizontal changes in materials, texture, or wall plane can divide the mass and scale of a building into smaller parts that relate to traditionally-scaled buildings, provide a sense of human scale.

CHAPTER 4

BUILDING MATERIALS

Overview

The choice of materials and texture has great significance and can affect the long-term appearance and maintenance of the built environment. Exterior building material is directly related to the durability of the building against weathering and damage from natural forces. Materials can be classified based on their application as either a primary or an accent material. Primary materials are the dominant materials of a building's exterior walls and typically comprise 75% to 90% of each building face. Accent materials are utilized to provide

architectural interest and variety on a building and typically comprise 10% to 25% of each building face.

Intent of Standards

These requirements are intended to complement the surrounding environment and existing building types. Building materials should emulate Lumpkin County's history that can be seen in Downtown Dahlonega's historic architecture. Materials should also blend in with the mountainous landscape and natural wooded setting of Lumpkin County.

GENERAL STANDARDS

Use materials to convey a sense of human scale and visual interest.

- Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).
- Use changes in material to express human scale while assuring that the overall composition of the building design remains intact and does not appear overly busy.
- Select building materials, such as architectural details and finishes that convey a sense of permanence.
- Do not use large panelized products or other materials that produce extensive featureless surfaces.
- Earth tone building materials that have a pleasing visual texture, such as stone and brick, are strongly preferred.

- Metal exterior wall cladding panels are the only permitted metal that may be used as an exterior wall material (excluding architectural accents). Corrugated metal, residential-grade aluminum siding, shipping containers, and pre-engineered metal buildings are prohibited.
- The type of detailing of building materials should be consistent on all sides of a structure. Materials used on primary facades, if not used for the entire building, should return along secondary sides a minimum distance based on visibility be utilized on secondary sides to maintain visual consistency.
- Building wall materials may be combined on each facade only horizontally, with the heavier material below the lighter material.
- Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.



> **Use changes in material to express human scale. Materials such as stone and wood that emulate the mountainous surrounding landscaping is desired by the community.**



> **Example of a mixed-use building that has combined materials split horizontally.**



> **Example of an appropriate use of metal on a building in the Gateway Corridor Overlay District.**



> **Example of materials that are desired on a small, office building.**



> **Example of a pre-engineered metal building that is not permitted in the Gateway Corridor Overlay District.**



> **Transparent materials such as glass should be balanced with solid, durable materials such as stone, steel, high-grade wood, and masonry.**

CHAPTER 4 SIGNAGE



Existing Conditions showing cluttered signage in Lumpkin County

Overview

Signs are very common in our society and necessary at some circumstances to convey messages, business advertisement, etc. However, it is important to recognize that they are not standalone objects on the landscape. They coexists with other signs, buildings, streetscape, people, vehicles, and innumerable other elements. Even though signage needs to convey its message, it needs to respect the environment where it is meant to work.

Intent of Regulation

Today, the Lumpkin County Gateway Corridor has an abundance of inconsistent signage that at times, appears to litter the natural hillsides of the county, as referenced in the image above.

This page focuses on how signage can be effective without visually overwhelming the Gateway Corridor Overlay District. The signage standards shown below and referenced visually to the right, shall apply to all new signage erected in the Gateway Corridor Overlay District.

GENERAL STANDARDS

Improve the streetscape by reducing visual clutter of signage.

- At large retail developments, provide maps and signs in public spaces showing connections, destinations, and locations of public facilities.
- Limit the total number of colors used in any one sign.
- Select sign materials that are durable and compatible with the design of the facade on which they are placed.

- In general, a maximum of one business wall sign should be installed per business frontage on a public street.
- In commercial and mixed-use buildings with multiple tenants, develop a coordinated sign program establishing uniform sign requirements that identify appropriate sign size, placement, and materials.
- If a sign is externally illuminated, only indirect lighting is permitted.



> Example of signage that uses materials that are durable



> Example of appropriate entry signage



> Example of appropriate monument signage for commercial development



> The top rated image for signage per the Visual Preference Survey (view Appendix A.5)



> Signage with moving digital screens can be distracting



> Streetscape is cluttered with excessive signage that lacks compatibility in color, height, size, and material.



Design Guidelines

CHAPTER 5: LANDSCAPING PATTERNS

Streetscape Materials

P31

Site Furnishings

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Plant Materials

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CHAPTER 5

STREETSCAPE MATERIALS

Overview

The streetscape is comprised of the public space located between blocks and encompasses all portions of the street including pedestrian and vehicular areas.

The selection of appropriate street-scape materials should be based upon the following: desired visual image, compatibility with adjacent paving materials, safety and performance, durability, maintenance requirements, environmental benefit, and cost. Consideration should be given to the massing of impervious material, the heat impact of paving material,

and the storm-water runoff caused by paving materials. Landscaping should be used to break up large expanses of impervious paving material. Permeable surfaces can not only minimize storm-water runoff, but can add aesthetic variation to the landscape. As the natural ground surface filters rainwater through its soil, permeable surfaces provide the function and durability of pavement with the filtration benefits of the soil. Permeable pavement also provides a means for surface water to infiltrate into the groundwater aquifer. With less water on the street, permeable pavements also reduce the occurrence of hydroplaning and similar rain-related traffic accidents.

Material	Parking Lots	Sidewalks / Crosswalks	Trails	Plazas / Patios	Roadways
Wood		X	X	X	
Granite Fines / Slate Chips / Gravel			X	X	
Pavers (brick, etc.)	X	X		X	X
Exposed Aggregate Concrete		X		X	
Concrete	X	X	X	X	X
Asphalt	X		X		X

X = Style is allowed on the indicated site element

GENERAL STANDARDS

Use of pervious hardscape materials is encouraged.

- Pervious pavement is encouraged in alleys, parking lots, plazas
- Brick pavers and other special paving materials or overhead features shall be used to distinguish pedestrian walkway surface areas



> **Brick Pavers**



> **Granite Fines, Slate Chips, & Gravel**



> **Asphalt**



> **Permeable Paving**



> **Exposed aggregate concrete and smooth concrete**



> **Large expanses of non-porous asphalt parking without vegetation**

CHAPTER 5

SITE FURNISHINGS: BENCHES, RACKS, & RECEPTACLES

Overview

When street furniture is installed, it shall conform to the requirements of this section.

Design

Site furnishings, such as benches and trash receptacles should be appropriately styled and scaled to complement building architecture and to reinforce the character of the streetscape. Streetscape furnishings and streetlights should coordinate with each other in style, color, and finish.

BIKE RACK



U Bike Rack - Square Tube

Item # 509-2040

Mounting: In Ground

Finish: Black

www.theparkcatalog.com



BIKE REPAIR STATION



Huntco Site Furnishings

Deluxe Public Work Stand + Tools

Mounting: In Ground

Finish: Powder Coat Matte Black (BK-08)

www.huntco.com



TRASH RECEPTACLE



DuMor Inc.

Receptacle 502

Product #: 502-32HS-FTO

32-Gallon Steel Receptacle, Top Deposit

Mounting: S-1 Embedment

Finish: Powder Coated "Textured Charcoal"

www.dumor.com



BENCH



DuMor Inc.

Bench 500

Product #: 500-60HS

6' Steel Bench Steel Seat

Mounting: S-1 Embedment

Finish: Powder Coated "Textured Charcoal"

www.dumor.com



BACKLESS BENCH



DuMor Inc.

Bench 501

Product #: 501-60HSNA

6' Steel Backless Bench, No Arms, Steel Seat

Mounting: S-1 Embedment

Finish: Powder Coated "Textured Charcoal"

www.dumor.com



SITE FURNISHINGS: LIGHTING

Overview

Outdoor lighting should be designed in regard to placement, intensity, timing, duration, and color. These regulations support lighting that does the following:

Promote Safety

Too heavy of lighting can result in unsafe glare conditions for motorists and could thus, contribute to more accidents on the roadways. The roadway and/or pedestrian lighting should illuminate circulation and activity zones and facilitate safe pedestrian and vehicular movement. Appropriate illumination should be provided at points of decision, such as intersections, arrival points, and other special features.

Consistent levels of illumination should be maintained in public areas. Safe and comfortable circulation depends more on the consistency of

illumination than on the level or brightness of the lighting. All light sources should be shielding to reduce glare, spill light, and wasted light.

Be Better Neighbors

Lighting in commercial areas should not spill over onto adjacent residential areas. The color of light source should be considered. High pressure sodium produces a yellow colored light, and metal halide is a more natural white light.

Save Money

Light fixtures with efficient light bulbs such as LEDs are more expensive in the short-term but cost-effective over time because they use less energy.

Reduce Skyglow

Our clear view of the night sky is a resource in Lumpkin County and is significantly important to county residents to be retained. Stray and

excessive lighting contribute to "light pollution", clutter, and unnatural "sky glow".

Discouraged or unacceptable light fixtures include those that produce glare and light trespass. Acceptable light fixtures are those that shield the light source to reduce glare and light trespass, and to facilitate better vision at night.

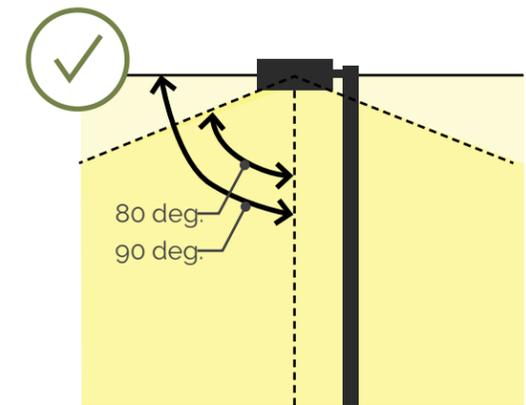
Full Cut Off and Fully Shielded

Full cut off and fully shielded light fixtures are recommended for the Lumpkin County Gateway Corridor. Full cut off light fixtures do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal. Fully shielded fixtures are constructed and installed in such a manner that all light emitted by it, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. See the diagram at right.

Be Attractive

The finish on street lights and site furnishings should coordinate in overall design, color, finish, and placement.

The lighting fixtures shown on the following page are considered acceptable light fixtures for the Lumpkin County Gateway Corridor Overlay District.



> Example diagram showing a cut off light fixture. No light should be at or above the 90 degrees.



> Example of an appropriate pedestrian path light (specs shown on following page)



> Example of non cut-off lighting that produces too much glare

GENERAL STANDARDS

- Outdoor lighting shall be established so that adjacent properties and roadways are not adversely affected and no direct light is cast upon them unless the lighting is specifically intended to illuminate pedestrian paths or other means of inter-parcel connectivity. It shall be designed to provide adequate illumination, but light shall not be excessive so as to cause light pollution, create a negative visual impact, or safety concerns.
- The specific standards for outdoor lighting plan are contained in the Guidelines for Good Exterior Lighting Plans, developed by the International Dark-Sky Association, and which is contained within the Gateway Corridor Overlay District Design Guidelines.
- Permanent mounted exterior neon lights and laser sourced lights for outdoor advertising or entertainment are prohibited.

SITE FURNISHINGS: LIGHTING CONT.

BOLLARD: UNLIT



Huntco Site Furnishings
5-Inch Square Bollard
Standard Flat Top
Size: 36" Height, 10" Length,
10" Width
Mounting: In Ground
Finish: Powder Coat Matte
Black (BK-08)
www.huntco.com



BOLLARD: LIT



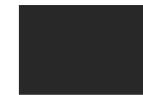
Lumens
Open Top Square LED Bollard
Landscape Light By Kuzco
Lighting
Size: Length 5.88", Width
5.88", Height 36"
Finish: Black
Temperature: 3000K
www.lumens.com



MAST ARM (FULL CUTOFF)



Light Poles Plus
Single Fixture Mount, 4' Long,
Aluminum Tapered Elliptical Mast
Arm Bracket, Pole Top Hub Mount
Part Number:
VA-A-MST-R30-1-000-FP-SG-48
Finish: Black (VA-BK)
www.lightpolesplus.com
Note: Pole to be chosen by
qualified engineer to analyze
loading design.



PEDESTRIAN PATH LIGHT



Lumens
LED Garden and Pathway
Luminaire - 77263/77264 By
BEGA
Size: Width 4.38", Height 27.5"
Finish: Graphite
Temperature: 3000K
www.lumens.com



PEDESTRIAN AREA LIGHT



Lumens
Open Square LED Bollard
Landscape Light By
Kuzco Lighting
Size: Length 5.88", Width
5.88", Height 36"
Finish: Black
Temperature: 3000K
www.lumens.com



STREET LIGHT (FULL CUTOFF)



GA Power LED
Decorative Post Top Lighting
Model: Philips MetroScape
LED Post-Top (MPTR)
Temperature: 3000K
Fixture Color: Black (BKTX)
www.georgiapower.com



» *The location of trees may affect the consistency of illumination along the streetscape. The distance between a street tree and a street light will depend on the type of light. Generally, the center of a street tree should be no closer than 12 feet from a streetlight.*

SITE FURNISHINGS: FENCING & RETAINING WALLS

GENERAL STANDARDS

No graded slope may be steeper than 3:1 horizontal to vertical. Any slope steeper will require a retaining wall. Retaining walls shall meet the following minimum requirements, though alternative designs may be approved if they adequately address the negative aesthetic impacts of the wall:

- I. The height and length of retaining wall shall be minimized and screened with appropriate landscaping.
- II. Concrete or block retaining walls with smooth face are prohibited. Walls visible from the roadway shall be faced with brick, stone, or other architectural treatment.
- III. Terracing and multi-tiered walls should be considered as an alternative to the use of tall or prominent retaining walls, particularly in highly visible areas on hillsides.
- IV. Retaining walls shall be located beyond any landscape buffer along any right of way.

COLUMN: FENCE ANCHOR



Granite Column
Design: Custom, by project
Pattern: Grey Granite Ashlar

RETAINING WALLS: HIGHLY VISIBLE COMMERCIAL AREAS



Granite Block
Design: Custom, by project
Color: Grey Granite

RETAINING WALLS: MODERATELY VISIBLE AREAS



Wood
Design: Custom, by project
Color: Dark Stain
Pattern: Horizontal



> Example of a smooth face concrete/cinderblock wall that is not permitted in the Gateway Corridor Overlay District

FENCE: RESIDENTIAL APPLICATIONS



Vinyl Fence and Deck
 Black Vinyl Horse Fence
Style: 3-Rail "Heavy Duty Black Vinyl 3"
Height: 4.5 feet
Mounting: In Ground
Finish: Black
www.vinylfenceanddeck.com



FENCE GATE



Vinyl Fence and Deck
 Black Vinyl Horse Gate
Style: Single Swing
Height: To Match fence height; 4.5 feet
Finish: Black
www.vinylfenceanddeck.com



CHAPTER 5

PLANT MATERIALS

Plant Selection

Plant materials should be adaptable to existing soils, climatic and lighting conditions, and be disease resistant. Native plant species are encouraged. Whenever possible, landscape design should incorporate drought-tolerant tree and plant species that are native to North Georgia. In some cases, it may also incorporate non-native species that are hardy in local climate, and historically-appropriate. (see a full list of recommended trees and plantings in the Appendix A.1).

Site landscaping should complement and soften new construction and building architecture and plant materials should create spaces by providing walls and canopies in outdoor areas. In addition, landscaping should provide a sense of scale and seasonal interest.

Species Diversity

Landscape plans should include diverse plant species, including evergreen, flowering, and shade tree species combined with shrubs, ground covers, and annual and perennial plantings. However, to create a uniform tree-

lined street, generally no more than two species of street tree should be used along a single block face of a roadway. A different tree species may be used to highlight intersections, where appropriate.

Maintenance

Maintenance should be considered when selecting landscaping materials. Significant healthy trees should be preserved and maintained. Trees on public and private property should be appropriately trimmed around utility lines. Hazardous dead or dying trees on

County-owned property should be removed and replaced.

Intent of Standards

These regulations are intended to provide the Gateway Corridor Overlay District with consistent vegetation that provides visual continuity.

GENERAL STANDARDS

Preserve and maintain mature trees and significant vegetation.

- As many existing trees should be preserved as possible, particularly any large, rare, or historically significant trees.
- Include existing vegetation as a part of a landscape design scheme where appropriate.
- Identify healthy trees and vegetation clusters for preservation. Special consideration should be given to mature trees, 6" or greater in diameter, and to vegetation clusters with significant visual impact.

Use native tree and plant species in landscape design, whenever possible.

- Use drought-tolerant species, native to the region and suitable to the North Georgia climate.

- Reserve the use of high-maintenance plants, if necessary, for small accent areas in the landscape.
- See Appendix A.1 to review the complete list of recommended plants.
- Invasive plant species are prohibited.

Use a coordinated landscape palette to establish a sense of visual continuity in the design of a site (includes lighting structures, paving materials, plantings, and street furniture).

- Use a consistent plant palette throughout the property.
- Consider how the design of streetscape furnishings can relate to those in the public way that abut the property.
- Use plantings to highlight building entries.



> ***This image was the highest rated image among Lumpkin County residents in the Visual Preference Survey (results can be found in Appendix A.3). The community would like to see more natural, undisturbed type greenspaces using native plant species when possible.***

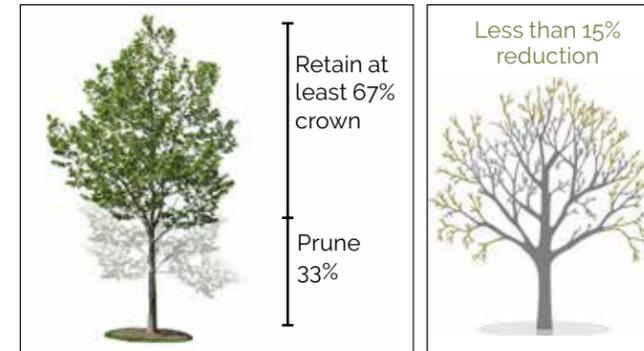
CHAPTER 5

PLANT MATERIALS

Street Trees

The following street trees are all native to North Georgia and permitted in the Gateway Corridor Overlay District.

Crown raising is restricted to less than 15% of the live crown height. Leave the crown at least two thirds of the total height of every tree. Only limbs 1/2" - 3".



HIGHTOWER WILLOW OAK
Quercus phellos 'Hightower' (Native)

Recommended use: as a street tree due to its upright-oval form and proven urban adaptability and durability

Characteristics: likes full sun/part shade; tolerates air pollution; yellow fall color



GEORGIA GEM GREEN ASH
Fraxinus pennsylvanica 'Georgia Gem' (Native)

Recommended use: fast growing shade tree or street tree; as windbreaks

Characteristics: tolerates air pollution; tolerates wet soils; yellow fall color



NUTTALL OAK
Quercus nuttalli (Native)



GREEN ASH
Fraxinus pennsylvanica (Native)



JEFFERSON ELM
Ulmus americana 'Jefferson' (Native)

Recommended use: large median plantings;

Characteristics: tolerates drought and air pollution; high tolerance to Dutch Elm Disease; yellow fall color



AMERICAN SYCAMORE
Platanus occidentalis (Native)

Recommended use: as a natural early colonizer of disturbed sites with yellow fall color; use in bioswales and rain gardens; use in medium-wet soils; tolerates air pollution

CHAPTER 5

PLANT MATERIALS

Flowering Trees

The following small flowering trees are all native to North Georgia and permitted in the Gateway Corridor Overlay District.



LITTLE GEM DWARF SOUTHERN MAGNOLIA
Magnolia grandiflora 'Little Gem' (Native)

Recommended use: privacy screens; hedges; espaliers; in very wet areas

Characteristics: evergreen with large white flowers during late spring to summer



AMERICAN HOLLY
Ilex opaca (Native)

Recommended use: privacy screens

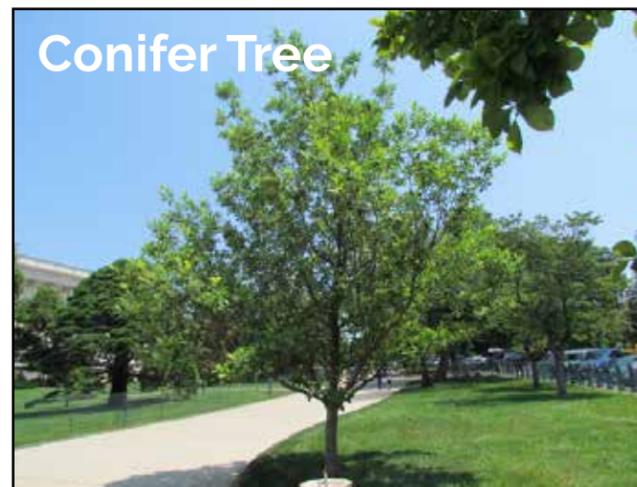
Characteristics: attracts birds; tolerates clay soils; tolerates air pollution; evergreen foliage for year round color



DOGWOOD
Cornus variety (var. florida = Native)

Recommended use: as a shrub border or backdrop species and can be used under powerlines; as single specimen

Characteristics: attracts birds/butterflies; less than full-day sun; tolerates clay soils; showy flowers in April-May



SWEETBAY MAGNOLIA
Magnolia virginiana (Native)

Recommended use: as a specimen tree in wet soils; for buffer strips around parking lots or for median strip plantings

Characteristics: tolerates clay and wet soils; tolerates air pollution; semi-evergreen with showy flowers in May-June



DOWNY SERVICEBERRY
Amelanchier arborea (Native)

Recommended use: as a naturalistic planting (shrubby form if root suckers not removed); as a specimen or in grouping; can be used under powerlines

Characteristics: attracts birds; likes full sun/part shade; tolerates clay soils; tolerates air pollution; yellow to orange to red fall color with white flowers in March-April



FRINGE TREE
Chionanthus virginicus (Native)

Recommended use: in front of a dark backdrop; as individual specimens or in groups as mixed shrub borders; can be used under powerlines

Characteristics: attracts birds; prefers full sun/part shade; tolerates clay soils; tolerates air pollution; showy flowers May-June

CHAPTER 5

PLANT MATERIALS

Shrubs

The following shrubs are all native to North Georgia and permitted in the Gateway Corridor Overlay District.



DWARF YAUPON HOLLY
Ilex vomitoria (Native)

Recommended use: foundation plantings; along a fence; as a low hedge; in rain gardens

Characteristics: attracts birds; tolerates air pollution and wet soils; evergreen



ARROWWOOD VIBURNUM
Viburnum dentatum (Native)



ADAMS NEEDLE
Yucca filamentosa (Native)

Recommended use: suited to containers; for year round interest and fast growth rate

Characteristics: attracts butterflies; prefers full sun and dry-medium soils; tolerates rabbits, deer, drought, erosion, shallow rocky soils, and air pollution; evergreen



VIRGINIA SWEETSPIRE
Itea virginica (Native)



ADAM'S NEEDLE
Yucca filamentosa (Native)



OAKLEAF HYDRANGEA "RUBY SLIPPERS"
Hydrangea quercifolia (Native)

CHAPTER 5

PLANT MATERIALS

Ornamental Grasses, Sedges, & Groundcovers

The following groundcovers and grasses are all native to North Georgia and permitted in the Gateway Corridor Overlay District.



LITTLE BLUESTEM
Schizachyrium scoparium (Native)



CAREX SPECIES
Carex spp. (Native)



MUHLY GRASS
Muhlenbergia capillaris (Native)

Recommended use: mass grouping planting or container plantings; naturalized areas; partial to full sun/part shade

Characteristics: tolerates drought; tolerates air pollution; semi-evergreen with summer-fall pink blooms



BUTTERFLY WEED
Asclepias tuberosa (Native)

Recommended use: rain gardens; naturalized areas; specimen plant

Characteristics: attracts several butterfly species; needs full sun; tolerates deer, drought, erosion, and rocky soils; bright orange flowers from summer-fall



SHENANDOAH SWITCH GRASS
Panicum virgatum 'Shenandoah' (Native)

Recommended use: mass background plantings or containers; meadows, wild gardens, naturalized areas; rain gardens

Characteristics: fast growing; prefers full sun/part shade; tolerates droughts, erosion, wet soils, and air pollution; reddish-pink flowers in the summer and burgundy leaves in the fall



CONEFLOWERS
Echinacea (purpurea 'Tiki Torch', purpurea 'Sundown') (Native)

Recommended use: as a vertical element addition to the landscape; best in containers or borders; naturalized area

Characteristics: attracts birds and butterflies; prefers full sun/part shade; tolerates deer, drought, clay soils, and rocky soils; long lasting showy flowers



Design Guidelines

CHAPTER 6: APPENDIX

A.1 Suitable Plant List

A.2 Chapter 27 Section 70 through 81 Land Use Regulations

A.3 Typical Road Design

A.4 ADA Accessible Trail Standards

A.5 Public Engagement Results

APPENDIX A.1

SUITABLE PLANT LIST

Scientific Name	Common Name	Mature Height	Mature Width	Wet Soils Tolerant	Drought Tolerant	Suitable Underneath Powerlines	Good Evergreen Buffer/Screen
<i>OVERSTORY TREES (> 60' HEIGHT AT MATURITY)</i>							
<i>Carya spp.</i>	Hickory Species	n/a	n/a	-	✓	-	-
<i>Fagus grandifolia</i>	American Beech	n/a	n/a	-	-	-	-
<i>Fraxinus pennsylvanica</i>	Green Ash	n/a	n/a	✓	✓	-	-
<i>Ginkgo biloba (not native)</i>	Ginkgo (Male/Fruitless Varieties Only For Streets/Parking Lots)	n/a	n/a	-	✓	-	-
<i>Juglans nigra</i>	Black Walnut	n/a	n/a	-	✓	-	-
<i>Liquidambar styraciflua</i>	Sweetgum (Fruitless Varieties Only For Streets/Parking Lots)	n/a	n/a	-	✓	-	-
<i>Liriodendron tulipifera</i>	Tulip Poplar	n/a	n/a	-	-	-	-
<i>Magnolia grandiflora</i>	Southern Magnolia (Non-Dwarf Varieties)	n/a	n/a	-	✓	-	-
<i>Platanus occidentalis</i>	American Sycamore	n/a	n/a	✓	-	-	-
<i>Quercus alba</i>	White Oak	n/a	n/a	-	✓	-	-
<i>Quercus falcata</i>	Southern Red Oak	n/a	n/a	-	✓	-	-
<i>Quercus georgiana</i>	Georgia Oak	n/a	n/a	-	✓	-	-
<i>Quercus lyrata</i>	Overcup Oak	n/a	n/a	-	✓	-	-
<i>Quercus nuttalli</i>	Nuttall Oak	n/a	n/a	✓	✓	-	-
<i>Quercus palustris</i>	Pin Oak	n/a	n/a	✓	✓	-	-

Scientific Name	Common Name	Mature Height	Mature Width	Wet Soils Tolerant	Drought Tolerant	Suitable Underneath Powerlines	Good Evergreen Buffer/Screen
<i>Quercus phellos</i>	Willow Oak	n/a	n/a	-	✓	-	-
<i>Quercus shumardii</i>	Shumard Oak	n/a	n/a	-	✓	-	-
<i>Quercus stellata</i>	Post Oak	n/a	n/a	-	✓	-	-
<i>Ulmus americana</i>	American Elm (Dutch Elm Resistant Varieties Only)	n/a	n/a	-	✓	-	-
<i>Ulmus parvifolia (not native)</i>	Chinese Elm	n/a	n/a	-	✓	-	-
MID-STORY TREES (30' TO 60' HEIGHT AT MATURITY)							
<i>Acer rubrum</i>	Red Maple	n/a	n/a	✓	-	-	-
<i>Acer saccharum</i>	Sugar Maple	n/a	n/a	✓	-	-	-
<i>Betula nigra</i>	River Birch	n/a	n/a	✓	-	-	-
<i>Cladrastis kentukea</i>	American Yellowwood	n/a	n/a	-	✓	-	-
<i>Halesia tetraptera</i>	Carolina Silverbell	n/a	n/a	-	-	-	-
<i>Nyssa sylvatica</i>	Blackgum	n/a	n/a	✓	✓	-	-
<i>Ostrya virginiana</i>	Eastern Hophornbeam	n/a	n/a	-	✓	-	-
<i>Oxydendrum arboreum</i>	Sourwood	n/a	n/a	-	-	-	-
UNDERSTORY TREES (<30' HEIGHT AT MATURITY)							
<i>Acer buergerianum (not native)</i>	Trident Maple	n/a	n/a	-	-	✓	-
<i>Amelanchier arborea</i>	Serviceberry	n/a	n/a	-	-	✓	-
<i>Carpinus caroliniana</i>	American Hornbeam	n/a	n/a	✓	-	✓	-
<i>Cercis canadensis</i>	Eastern Redbud	n/a	n/a	-	✓	✓	-

Scientific Name	Common Name	Mature Height	Mature Width	Wet Soils Tolerant	Drought Tolerant	Suitable Underneath Powerlines	Good Evergreen Buffer/Screen
<i>Cercis chinensis (not native)</i>	Chinese Redbud	n/a	n/a	-	-	✓	-
<i>Chionanthus retusus (not native)</i>	Chinese Fringe Tree	n/a	n/a	-	-	✓	-
<i>Chionanthus virginicus</i>	Fringetree	n/a	n/a	-	-	✓	-
<i>Cornus florida</i>	Flowering Dogwood	n/a	n/a	-	-	✓	-
<i>Cornus kousa (not native)</i>	Kousa Dogwood	n/a	n/a	-	-	✓	-
<i>Lagerstroemia indica (not native)</i>	Crape Myrtle	n/a	n/a	-	-	✓	-
<i>Parrotia persica (not native)</i>	Persian Ironwood	n/a	n/a	-	-	✓	-
<i>Sassafras albidum</i>	Sassafras	n/a	n/a	-	-	✓	-
CONIFER AND BROADLEAF EVERGREEN TREES							
<i>Cedrus deodara (not native)</i>	Deodar Cedar	30-60'	20-40'	-	-	-	✓
<i>Ilex opaca</i>	American Holly	30-60'	20-40'	-	-	-	✓
<i>Juniperus virginiana</i>	Eastern Redcedar	30-60'	8'-20'	-	✓	✓	✓
<i>Magnolia grandiflora</i>	Southern Magnolia (Dwarf Varieties Included)	20'-60'+	10'-40'	-	✓	✓	✓
<i>Magnolia virginiana</i>	Sweetbay Magnolia	10'-20'	10'-20'	✓	-	✓	✓
<i>Metasequoia glyptostroboides (not native)</i>	Dawn Redwood	>60'	20'-25'	✓	✓	-	-
<i>Pinus strobus</i>	White Pine	30-60'	30'-40'	✓	-	-	-
<i>Pinus virginiana</i>	Virginia Pine	<30'	20'-30'	-	✓	✓	-
<i>Taxodium distichum</i>	Bald Cypress	>60'	20'-30'	✓	-	-	-
<i>Thuja occidentalis</i>	American Arborvitae	<30'	10'-20'	-	-	✓	✓

Scientific Name	Common Name	Mature Height	Mature Width	Wet Soils Tolerant	Drought Tolerant	Suitable Underneath Powerlines	Good Evergreen Buffer/Screen
SHRUBS							
<i>Cephalanthus occidentalis</i>	Button Bush	n/a	n/a	✓	-	n/a	n/a
<i>Clethra alnifolia</i>	Summersweet Clethra	n/a	n/a	✓	✓	n/a	n/a
<i>Fothergilla gardenii</i>	Dwarf Fothergilla	n/a	n/a	✓	-	n/a	n/a
<i>Hamamelis virginiana</i>	Common Witchhazel	n/a	n/a	✓	-	n/a	n/a
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	n/a	n/a	-	-	n/a	n/a
<i>Ilex glabra</i>	Inkberry	n/a	n/a	✓	-	n/a	n/a
<i>Ilex verticillata</i>	Winterberry	n/a	n/a	✓	-	n/a	n/a
<i>Itea virginica</i>	Virginia Sweetspire	n/a	n/a	✓	-	n/a	n/a
<i>Lyonia lucida</i>	Fetterbush	n/a	n/a	✓	-	n/a	n/a
<i>Myrica cerifera</i>	Wax Myrtle	n/a	n/a	✓	-	n/a	n/a
<i>Rhododenron spp.</i>	Native Azalea and Rhododendron Species	n/a	n/a	-	-	n/a	n/a
<i>Vaccinium spp.</i>	Blueberry Species	n/a	n/a	-	-	n/a	n/a
<i>Viburnum acerifolim</i>	Mapleleaf Viburnum	n/a	n/a	-	-	n/a	n/a
<i>Viburnum dentatum</i>	Arrowwood Viburnum	n/a	n/a	✓	-	n/a	n/a
<i>Yucca filamentosa</i>	Adam's Needle	n/a	n/a	-	✓	n/a	n/a

Scientific Name	Common Name	Mature Height	Mature Width	Wet Soils Tolerant	Drought Tolerant	Suitable Underneath Powerlines	Good Evergreen Buffer/Screen
ORNAMENTAL GRASSES, SEDGES, AND GROUNDCOVERS							
<i>Andropogon virginicus</i>	Broomsedge	n/a	n/a	✓	✓	n/a	n/a
<i>Carex spp.</i>	Carex species	n/a	n/a	✓	-	n/a	n/a
<i>Chasmanthium latifolium</i>	River Oats	n/a	n/a	✓	-	n/a	n/a
<i>Deschampsia flexuosa</i>	Common Hairgrass	n/a	n/a	-	✓	n/a	n/a
<i>Eragrostis spectabilis</i>	Purple Lovegrass	n/a	n/a	-	✓	n/a	n/a
<i>Liriope muscari</i>	Lilyturf	n/a	n/a	-	✓	n/a	n/a
<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	n/a	n/a	-	✓	n/a	n/a
<i>Muhlenbergia sericea</i>	Purple Muhly Grass	n/a	n/a	-	✓	n/a	n/a
<i>Panicum virgatum</i>	Switchgrass	n/a	n/a	✓	✓	n/a	n/a
<i>Schizachyrium scoparium</i>	Little Bluestem	n/a	n/a	-	✓	n/a	n/a
<i>Sorghastrum nutans</i>	Yellow Indian Grass	n/a	n/a	-	✓	n/a	n/a
<i>Sporobolus heterolepis</i>	Prairie Dropseed	n/a	n/a	✓	✓	n/a	n/a

LAND USE REGULATIONS



ARTICLE VI. - PROCEDURES AND PERMITS

SEC. 27-70. - LAND USE APPROVAL PROCESS.

1. Any proposal for a new development shall be submitted to the Lumpkin County Planning Department for review. A proposal that is determined to meet all of the development requirements based on the land use category of the development and the relevant character area shall be approved by the planning department and proceed to applying for Building Permit as required under Sec. 10-71 of this Code. Proposals for new development in the Gateway Corridor Overlay District shall be reviewed and considered under the standards provided in Sec. 27-61 and Sec. 27-62 in addition to any relevant provisions of the following sections.
2. If an applicant believes that a final

determination of the planning department was made in error, the applicant may appeal that final determination to the planning commission pursuant to Sec. 27-74.

3. If a proposal does not meet the requirements of this Code, but the applicant believes that complying with the terms of this Code constitutes an undue hardship such that no practical or economic use remains for the property in question, taking into account all of the contiguous property under the owner's control, the applicant may apply for a variance pursuant to Sec.27-71.
4. If a proposal does not meet the requirements of this Code, but the applicant believes that this is because the property should more appropriately be classified as a different character area, the applicant may apply for a Character Area Map (CAM) Amendment pursuant to Sec.27-72.
5. If under the terms of this section, a proposal

requires a special land use approval (SLUA), the applicant must submit an application for a SLUA pursuant to the terms of Sec. 27-73.

SEC. 27-71. - VARIANCES.

1. Certain provisions and requirements of the designated character area of the CAM may create hardships for property owners resulting from strict application of these provisions. In such cases, property owners may submit an application for a variance from such specific requirements or provisions.
2. An application for a variance to the provisions of this chapter of the Lumpkin County Code of Ordinances can be obtained from the planning department. Variance applications shall be processed as either an administrative variance or general variance as described below.
 - A. An application for variances shall be submitted on properly completed

on forms provided by the planning department.

- B. All information and supplemental materials requested by the forms shall be submitted in a timely manner.
- C. The planning department shall review the application for completeness within ten days of submission. Incomplete or improper applications will be returned to the applicant for resubmission.
- D. Any variance request that is not submitted as an administrative variance shall be considered by the planning commission as a general variance.
- E. Only one application for a general variance may be considered for a property every 12 months unless special approval is granted by the board of commissioners.

3. Administrative variances shall be submitted to the planning department for review.
 - A. Applications for an administrative variance may be reviewed by the planning department if the application satisfies the following requirements:
 - I. Any reductions in building setback requirements requested shall be less than 25 percent of the originally required setback.
 - II. Any requests to exceed the maximum building height shall not exceed four feet above the original maximum allowed for the development.
 - III. Requests for changes to the parking requirements shall not exceed an increase of ten percent of the number of required spaces or a reduction of five percent of the required spaces.
 - B. The planning department shall approve an application for an administrative variance when the request meets the standards outlined in section 27-71(5) below, and the variance does not significantly adversely impact an adjacent land use, and is generally in the best interest of the community.
 - C. If the planning department determines that it is in the best interest of the community, an administrative variance may be converted into a general variance, and the information submitted shall be presented to the planning commission for review as a general variance according to the provisions below.
4. For general variance applications, a public hearing shall be held that meets the requirements of section 27-74 at which action on the variance will be taken by the planning commission.

5. The planning department or planning commission may authorize variances from the terms of this section upon making all of the following findings:
 - A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography;
 - B. The application of this zoning chapter to the particular piece of property would create an unnecessary hardship;
 - C. Such conditions are peculiar to the particular piece of property involved;
 - D. Such conditions are not the result of any actions of the property owner; and
 - E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning chapter.
6. The planning department and the planning commission may condition approval of an administrative or general variance on the inclusion of additional requirements that will mitigate negative impacts caused by the variance. Such conditions shall be enforceable as requirements of this chapter.
7. Appeals of a final decision on administrative or general variance shall follow provisions of section 27-76 below.

SEC. 27-72. - CHARACTER AREA MAP AMENDMENTS.

1. The Lumpkin County Board of Commissioners may amend the Character Area Map (CAM) developed as part of the Lumpkin County Comprehensive Plan, and referred to in this chapter as the "Character Area Map" or "CAM", either on its own initiative or upon the request of a property owner desiring to change the character area

2. Applications from property owners requesting a change to the CAM shall meet the following requirements:
 - A. The applicant must submit a completed map amendment application, which shall be provided by the planning department.
 - B. The applicant shall submit such other supplemental information that is requested by the planning department regarding the map change in a timely manner in order to complete the application. The planning department shall review the application for completeness within ten days of submission. Incomplete or improper applications will be returned to the applicant for resubmission.
 - C. Once a completed application is received, the application will be presented to the planning commission at the next regularly public hearing that has been properly advertised pursuant to the terms section 27-74.
 - D. The recommendation of the planning commission shall be provided to the board of commissioners, which shall then consider the application at its next regularly scheduled and properly advertised public meeting pursuant to the terms section 27-74.
 - E. Any map amendment that so alters the CAM as to warrant an update of the underlying comprehensive plan, may be deemed a major map amendment by the planning department, the planning commission, or the board of commissioners and may be tabled until a sufficient review and update to the comprehensive plan is completed.
3. The planning department, the planning commission, and the board of

- commissioners shall apply the following standards governing CAM amendments.
- A. Whether the land use amendment proposal meets the policies and intent established in the current comprehensive plan and the CAM;
 - B. Whether the land use amendment proposal is compatible with the surrounding future land uses as identified in the CAM;
 - C. Whether the CAM amendment proposal can be adequately served by existing transportation facilities and other infrastructure, such as schools, water and sewer;
 - D. Whether the CAM amendment proposal negatively impacts natural and scenic resources identified by the county;
 - E. Whether the CAM amendment proposal is in the best interest of the county and the public good and whether the proposal protects the health and welfare of its citizens; and
 - F. Whether the property to be affected by the CAM amendment proposal has a reasonable economic use as currently designated on the CAM.
4. Appeals of a final decision on CAM amendments shall follow provisions of section 27-76 below.

SEC. 27-73. - SPECIAL LAND USE APPROVAL.

1. Certain land uses, either because of unique characteristics or the potential for adverse impact, require a special land use approval (SLUA).
2. An application for a SLUA shall be submitted and properly completed on forms provided by the planning department and shall

comply with the following requirements:

- A. All information and supplemental materials requested by the forms shall be submitted in a timely manner.
- B. The planning department shall review the application for completeness within ten days of submission. Incomplete or improper applications will be returned to the applicant for resubmission.
- C. An application for a SLUA shall contain the following:
 - I. A statement as to the source of domestic water supply.
 - II. A statement as to the provision for sanitary sewage disposal.
 - III. The approximate location of proposed stormwater detention facilities.
 - IV. The approximate location of proposed access to the county road system.
 - V. Such additional information as may be useful to permit an understanding of the proposed use and development of the property and helpful for the County to consider the potential impacts of the development on adjacent land uses and the health, safety, and welfare of the larger community.
 - VI. The planning department may waive those requirements that are not necessary to assess the impacts of the proposed changes.
- D. An amendment to a previously approved SLUA shall be considered in the same manner as a new application, though the planning department may waive those requirements that are not necessary

to assess the impacts of the proposed changes.

- E. An application for a SLUA shall be accompanied by a concept plan that meets the following requirements:
 - I. The applicant, a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person familiar with land development activities may prepare the required concept plan.
 - II. The concept plan shall be drawn to approximate scale on a boundary survey of the tract, which includes the date of the drawing and subsequent revisions of the survey and the source of datum used, or on a property map showing the approximate location of the boundaries and dimensions of the tract.
 - III. The concept plan and application shall show all overall development restrictions required by this or any other part of the Code of Ordinances.
 - IV. If no construction or alteration of the site is proposed, this concept plan may just show the location of the proposed use.
 - V. The concept plan shall show the following:
 - a. Character area designation of the subject property and all adjacent properties.
 - b. Man-made features within and adjacent to the property, including existing streets and names, city and county political boundary lines, and other significant information such as location of bridges, utility lines, existing buildings to remain, and

other features as appropriate to the nature of the request.

- c. Uses of adjacent properties.
 - d. Proposed use of the property.
 - e. The proposed project layout including, lot lines, street right-of-way lines, setbacks, any outdoor storage areas, buffers, parking, driveway area, and other development requirements.
 - f. An accurate north point and approximate scale of the drawing.
 - g. Any other information reasonably helpful for the county to consider the potential impacts of the development on adjacent land uses and the health, safety, and welfare of the larger community.
- F. An application for a SLUA shall be accompanied by an impact analysis that addresses the following:
 - I. If the proposed development is capable of generating an average of 1,000 daily vehicle trips or more, a traffic study and a hydrology study shall be required. Both studies shall be prepared by professional engineers registered in the state, under guidelines available from the transportation and public works department. Anticipated vehicle trips may be based upon the latest edition of Trip Generation, published by the Institute of Transportation Engineers. The public works director may waive this requirement when it is demonstrated that the development will not change current conditions.
 - II. For a proposed development that will generate fewer than 1,000 average daily vehicle trips, a traffic

study and a hydrology study, prepared by professional engineers registered in the state, may be required by the planning department if it is substantially likely that the development will significantly impact traffic or local hydrology. The applicant will be notified whether such a report will be required within ten working days of receipt of the application for a SLUA.

- G. For a quarry or mining operation, the following requirements shall also be included with the application and concept plan required above:
 - I. A site plan including the following:
 - a. Equipment, roads, buildings proposed or existing.
 - b. Points of ingress and egress.
 - c. All roads adjacent to the property.
 - d. All existing or proposed buffers.
 - e. Existing lakes, ponds, streams, rivers, or other waterways.
 - f. Parking areas.
 - II. An operation plan including the following:
 - a. Date of commencement of the operation and its expected duration.
 - b. Proposed hours and days of operation.
 - c. The estimated type and volume of extraction.
 - d. The description of the method of operation, including the disposition of topsoil, overburden, and byproducts.

- e. A description of the equipment to be used in the extraction process. The applicant shall provide an estimate of the potential noise and dust levels produced by the use and the placement of such equipment.
- III. A reclamation and rehabilitation plan including the following:
 - a. A detailed procedure for the rehabilitation of all excavated land.
 - b. Detail projections for future use of the land.
 - c. Type of ground cover, backfill, and landscaping.
 - d. If applicable, methods for disposing of all equipment, structures, dikes and soil piles.
 - e. A phasing and timing estimate which shall show the progression of the plan of rehabilitation and estimated time of completion.
 - f. Proposed handling and storage areas or overburden, by products and excavated material.
- IV. Copies of all documents submitted or prepared for submission to the state department of natural resources for the purposes of obtaining a state mining permit.
- V. A statement from the state department of transportation identifying any state-maintained roads within or adjacent to the property, and shall state any repaving, alternations, turning lanes or other additions necessary to accommodate the potential increase of traffic volume or weight occasioned by the proposed

operations.

- VI. A statement as to the intended use or production of explosives or other hazardous materials and the methods and procedures proposed for the handling, use, storage and disposal of such materials.
- VII. A water well impact and soil survey study shall be prepared covering all properties within 1,000 feet of the property.
- VIII. A bond calculated on a specific amount per acre for the purposes of insuring proper reclamation may be required at the discretion of the board of commissioners.
- 3. The board of commissioners shall apply the following standards governing SLUA applications:
 - A. Whether or not the proposed plan is consistent with all of the requirements of the character area as designated in CAM in which the use is proposed to be located, including required, loading, setbacks, and buffers;
 - B. Compatibility of the proposed use with land uses on surrounding properties and other properties within the same character area including the compatibility of the size, scale, and massing of proposed buildings in relation to the size, scale, and massing of adjacent and nearby lots and buildings;
 - C. Adequacy of public facilities and services, including roads, stormwater management, schools, parks, sidewalks, and utilities, to serve the proposed use;
 - D. Whether or not the proposed use will create adverse impacts upon any surrounding properties by reason of noise, smoke, odor, dust, or vibration, or

by the character and volume of traffic generated by the proposed use; and

- E. Whether or not the proposed use will create adverse impacts upon any surrounding land use by reason of the manner of operation or the hours of operation of the proposed use;
- F. Whether or not the proposed use will impact the safety of the public.

SEC. 27-74. - PUBLIC HEARING REQUIREMENTS.

1. Public hearings for the consideration of any general variance, appeal, special land use approval, PUD or character area map amendment shall be conducted according the rules, bylaws, or official procedures of the body holding the public meeting, though to ensure compliance with the Georgia Zoning Procedures Law, and all public meetings held pursuant to this chapter shall at least meet the following requirements:
 - A. The presiding official designated by the planning commission or board of commissioners shall call for each application to be submitted.
 - B. The presiding official may place reasonable time limits on for presentations and for those who wish to speak for or against the application, though no less than 10 minutes shall be provided for each side.
 - C. The applicant shall speak first, followed by supporters of the application. Those opposed to the application shall then be allowed to speak.
 - D. If time remains, time for rebuttal may be provided. Rebuttal shall be limited to issues raised by the opposing side, and each side shall be limited to one rebuttal period.

- E. Members of the general public may speak if time permits, and the follow the procedures stated by the presiding official for all speakers.
- F. Notice of the public hearing shall be published at least 15 days but not more than 45 days prior the public meeting in the newspaper of record in Lumpkin County. The notice shall state the time, location, and purpose of the meeting as well as the location of the property in question, the present requirements that are to be changed, and the proposed changes.
- G. At least 15 days prior to the meeting, the applicant shall post one or more signs on the property stating the time, location, and purpose of the meeting as well as the location of the property in question, the present requirements that are to be changed, and the proposed changes. Signs shall be posted in a conspicuous place along each street frontage of the property, or if there is no frontage, at the location where access to the property shall be provided.
- H. At the conclusion of the public hearing on an application, the planning commission shall either vote to determine whether the applicant has demonstrated that the proposal satisfies the standards described in section 27-71, section 27-72, or section 27-73, depending on type of application, or table the application for consideration at its next regular meeting.

SEC. 27-75. – GATEWAY CORRIDOR SITE PLAN APPROVAL PROCESS.

1. Development proposals in the Gateway Corridor that require a detailed site plan under the terms of Sec. 27-58-4, shall be submitted on forms and in the formats provided by the Planning Department.

2. The submission of the detailed site plan shall comply with the following requirements:

- A. All information and supplemental materials requested by the forms shall be submitted in a timely manner.
- B. The planning department shall review the submission for completeness within ten days of submission. Incomplete or improper submissions will be returned to the applicant for resubmission.
- C. All submissions shall contain the following:
 - I. A detailed site plan that at a minimum contains:
 - a. Title of the proposed development and the name, address and telephone number of the property owner.
 - b. The name, address and telephone number of the architect, engineer or other designer of the proposed development.
 - c. Scale, date, north arrow, and general location map showing relationship of the site to streets or natural landmarks.
 - d. Boundaries of the subject property, all existing and proposed streets, including right-of-way and street pavement widths; buildings; water courses; parking and loading areas; and other physical characteristics of the property and proposed development.
 - e. Building setbacks, buffers, landscape strips, and greenspace areas.
 - f. Elevations, architectural drawings, renderings or concept plans as

necessary to describe, depict, and explain proposal's compliance with the design guidelines.

- II. Completed design guidelines checklist provided by the Lumpkin County Planning Department.
- III. A written report which explains the type, nature, size, intent and characteristics of the proposed development. At a minimum, the report shall include the following:
 - a. A complete listing of every land use proposed within the development, including total acreage and the amount of acreage devoted to each use. All uses not specifically included in the report or site plan that is ultimately approved are prohibited unless subsequently the application is amended in accordance with applicable procedures.
 - b. Proposed development standards including minimum lot sizes, minimum lot widths, minimum lot frontages, minimum floor areas or residential dwelling unit sizes, maximum number of dwelling units, maximum square footage figures for non-residential developments, minimum yards/ building setbacks, landscape strips and buffers, height limitations, restrictive covenants, and any other such applicable standard or requirement. The report should also indicate any proposed exceptions or variations from the size, setback, frontage, density or other standards which are required in other conventional zoning districts, along with justification for such proposed exceptions or variations.

c. Time frame of development and provisions for ownership and management of the development.

- d. Intended plans for the provision of utilities, including water, sewer and drainage facilities.
- e. All streets and common open spaces not proposed for dedication to the public shall have the proposed maintenance and ownership agreements explained in detail.
- IV. Such additional information that the Planning Department deems necessary for the review of the project. All items required for an initial submission will be described in a checklist developed by the Planning Department, however additional information may be requested by the Planning Department if it is necessary for a satisfactory review.
- 3. The planning department or planning commission may approve a site plan in the Gateway Corridor Overlay District from the terms of this section upon making all of the following findings:
 - A. The proposed plan furthers the policies and intent of the adopted comprehensive plan and other relevant master plans; and
 - B. The proposed plan is consistent with the requirements of the Gateway Corridor Overlay District as designated; and
 - C. The proposed plan meets with the intent and all requirements of the design guidelines including coordination of overall site design and planning to minimize negative impacts and promote efficiencies of adjacent uses and protection of the county's natural views and aesthetic qualities; or

D. The applicant has applied for variance(s) to specific requirements or provisions pursuant to Sec. 27-71.

- 4. Appeals of a final decision on Gateway Corridor site plan approvals shall follow provisions of Sec. 27-76 below.
- 5. An application for a PUD shall be on forms provided by the planning department and shall comply with the following requirements:
 - A. All information and supplemental materials requested by the forms shall be submitted in a timely manner.
 - B. The planning department shall review the application for completeness within ten days of submission. Incomplete or improper applications will be returned to the applicant for resubmission.
 - C. An application for a PUD shall contain the following:
 - I. Elevations, drawings, or concept plans as necessary to describe, depict, and explain the proposal's compliance with the design guidelines, and
 - II. Completed design guidelines checklist provided by the Lumpkin County Planning Department, and
 - D. Information and materials as required for detailed site plan in Sec. 27-75-2.
 - E. Such additional information that the Planning Department deems necessary for the review of the project. All items required for an initial submission will be described in a checklist developed by the Planning Department, however additional information may be requested by the Planning Department if it is necessary for a satisfactory review.

6. The planning department shall review the application for completeness within ten days of submission. Incomplete or improper applications will be returned to the applicant for resubmission.
7. Once a completed application is received, the application will be presented to the planning commission at the next regularly public hearing that has been properly advertised pursuant to the terms Sec. 27-74.
8. The recommendation of the planning commission shall be provided to the board of commissioners, which shall then consider the application at its next regularly scheduled and properly advertised public meeting pursuant to the terms Sec. 27-74.
9. The planning department, the planning commission, and the board of commissioners shall apply the following standards governing PUD designations:
 - A. Whether the proposed plan furthers the policies and intent of the adopted comprehensive plan and the Gateway Corridor CAM, and other relevant master plans; and
 - B. Whether the proposed plan offers extraordinary value to the community and uses innovative design practices that meet or exceed the standards and goals of the design guidelines; and
 - C. Whether the proposed plan:
 - I. provides for the mixing of compatible land uses;
 - II. encourages imaginative and innovative design for the unified development of tracts of land;
 - III. provides an alternative for more efficient use of land, resulting in smaller networks of utilities and streets, thereby resulting in lower

construction and maintenance costs to the public;

- IV. preserves the natural amenities of the land by encouraging scenic and functional open areas within the development; and
- V. promotes land development in proper relation to the surrounding neighborhood.
- D. Whether the proposed plan mitigates or offsets nonconformance of the requirements of the existing character area, such that the goals for the character area are better achieved under the PUD proposal; and
- E. Whether the proposed plan meets with the intent of the Gateway Corridor design guidelines including coordination of overall site design and planning to minimize negative impacts and promote efficiencies of adjacent uses and protection of the county's natural views and aesthetic qualities
- F. Appeals of a final decision on PUD designation shall follow provisions of Sec. 27-76 below.

SEC. 27-76. - APPEALS.

1. Appeals of administrative variances:
 - A. Decision of the planning department regarding an administrative variance decision or project approvals in the Gateway Corridor Overlay District made by the Planning Department shall be appealed to the planning commission according to the following requirements:
 - I. Appeals shall be in writing, signed by the owner of the property in question, and submitted to the planning department.

- II. Appeals must be submitted within ten days of the applicant receiving notice of the planning department's decision.
- III. The appeal must clearly specify the grounds of the appeal.
- IV. The planning department shall transmit notice of the appeal and all of the documentation submitted as part of the application to the planning commission. No additional information not submitted with the application will be considered by the planning commission on appeal.
- V. The appeal will be placed on the planning commission agenda for a regularly scheduled meeting pursuant to public hearing requirements in Sec. 27-74. The decision of the planning commission regarding an administrative variance decision shall be considered the "final decision."

- B. The decision of the planning commission regarding an administrative decision shall be considered the "final decision."

2. Appeals from a decision of an administrative variance, a general variance, or a project in the Gateway Corridor Overlay District as determined by the planning commission by an aggrieved party shall be appealed to the board of commissioners according to the following requirements:

- A. Appeals shall be in writing, signed by the owner of the property in question, and submitted to the planning department.
- B. Appeals must be submitted within 30 days of the applicant receiving notice of the planning commission's decision.
- C. The appeal must clearly specify the grounds of the appeal.

- D. The planning department shall transmit notice of the appeal and all of the documentation submitted as part of the application to the board of commissioners.
- E. No additional information not submitted with the application will be considered by the board of commissioners on appeal.
- F. The appeal will be placed on the board of commissioners agenda for a regularly scheduled meeting pursuant to public hearing requirements in section 27-74.
- G. The decision of the board of commissioners shall be considered the "final decision."
- H. Any person aggrieved by a final decision of the board of commissioners may appeal from such decision to the Superior Court of Lumpkin County or as otherwise allowed by law.

3. Appeals of character area map amendments or gateway corridor planned unit development designations:

- A. The decision of the board of commissioners regarding CAM amendment decisions and planned unit development designations shall be considered the "final decision."
- B. Any person aggrieved by a final decision of the board of commissioners may appeal from such decision to the Superior Court of Lumpkin County or as otherwise allowed by law.

4. Appeals of special land use approvals:

- A. The decision of the board of commissioners regarding SLUA decisions shall be considered the "final decision."
- B. Any person aggrieved by a final decision of the board of commissioners may

appeal from such decision to the Superior Court of Lumpkin County or as otherwise allowed by law.

SECS. 27-77—27-79. - RESERVED.

ARTICLE VII. - ADMINISTRATION AND ENFORCEMENT

SEC. 27-80. - SCHEDULES AND FEES.

The Lumpkin County Board of Commissioners will adopt fees for the issuance of permits, the submission of applications, and such other activities by this chapter to cover the costs of administering these activities. The board of commissioners may also adopt schedules of dates, times, and places as appropriate to regulate the application, review and hearing processes required by this chapter. All such information will be published in writing and available through the planning department.

SEC. 27-81. - NONCONFORMING USES.

A nonconforming use is a land use that does not comply with the requirements of this chapter, but which was lawfully established prior to the adoption, revision, or amendment of the provisions of this chapter that the use violates. A nonconforming use shall be allowed to maintain the violation of this chapter provided that:

1. The nonconforming use shall not be changed to another use without coming into compliance with this chapter.
2. The nonconforming use shall not be reestablished if it is at any time removed from the property or discontinued for two

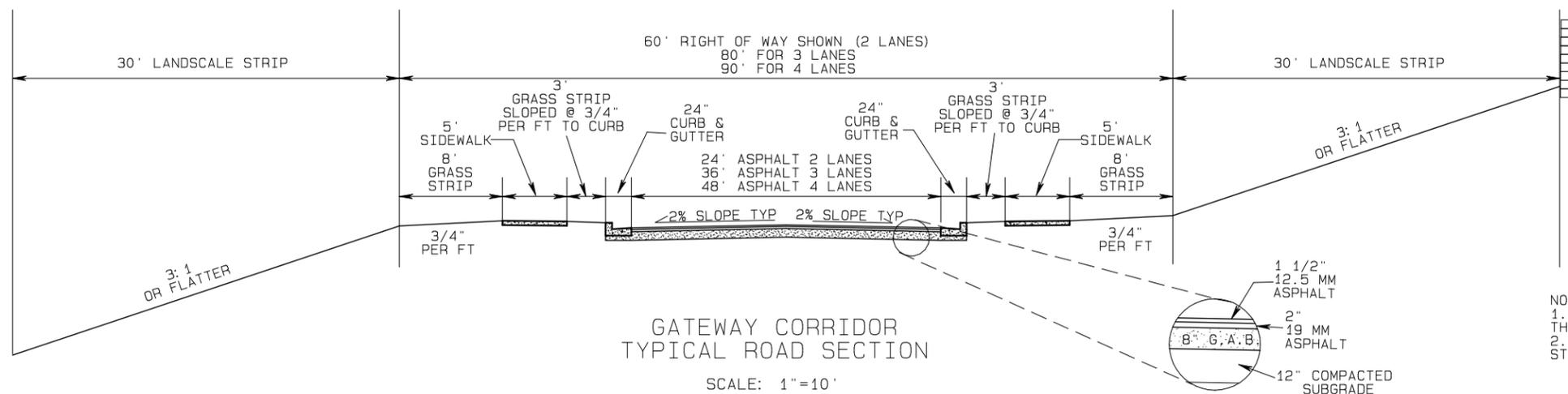
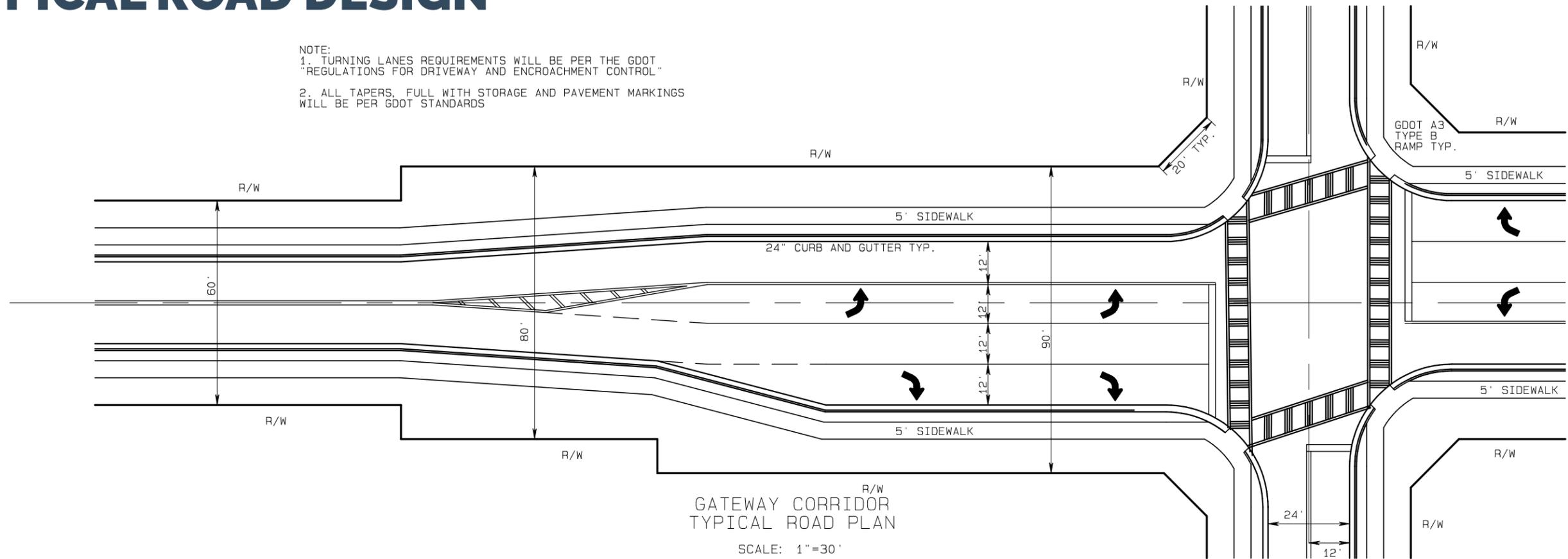
years or more, unless the premises are under a continuing lease but are unoccupied by the nonconforming use, regardless of the intent of the owner or occupier to resume the nonconforming use.

3. If a nonconforming use was lawfully established in a character area that is subsequently amended to require a SLUA for such use, the existing use shall not be subject to the provisions of this subsection, and therefore the owner shall submit the plans and documentation required to obtain a SLUA.
4. The repair or restoration to a safe condition of any nonconforming structure or part thereof declared to be unsafe by an official charged with protecting the public safety or health shall be allowed upon order of such official and shall not affect its status as a nonconforming use.

APPENDIX A.3

TYPICAL ROAD DESIGN

NOTE:
 1. TURNING LANES REQUIREMENTS WILL BE PER THE GDOT "REGULATIONS FOR DRIVEWAY AND ENCROACHMENT CONTROL"
 2. ALL TAPERS, FULL WITH STORAGE AND PAVEMENT MARKINGS WILL BE PER GDOT STANDARDS



NOTE:
 1. ALL RETAINING FEATURES WILL BE OUTSIDE THE 30' LANDSCAPE BUFFER
 2. ALL UTILITIES TO BE LOCATED IN GRASS STRIP BEHIND SIDEWALKS

TYPICAL PAVEMENT SECTION nts

ADA ACCESSIBLE TRAIL STANDARDS

Item	Recommended Treatment	Purpose
<i>Trail Surface</i>	Hard surface such as, asphalt, concrete, wood, compacted gravel	Provide smooth surface that accommodates wheelchairs
<i>Trail Gradient</i>	Five percent maximum without landings 8.33 percent maximum with landings	Greater than five percent is too strenuous for wheelchair users
<i>Trail Cross Slope</i>	Two percent maximum	Provide positive trail drainage, avoid excessive gravitational pull to side of trail
<i>Trail Width</i>	Five foot minimum	Accommodate a wide variety of users
<i>Trail Amenities, phones, drinking fountains and pedestrian actuated buttons</i>	Place no higher than four feet off ground	Provide access within reach of wheelchair users
<i>Detectable pavement changes at curb ramp approaches</i>	Place at top of ramp before entering roadways	Provide cues for visually impaired users
<i>Trailhead Signage</i>	Accessibility information such as trail gradient/profile, distances, tread conditions, location of rest stops	User convenience and safety
<i>Parking</i>	Provide at least one accessible parking area at each trailhead	User convenience and safety
<i>Rest Areas</i>	On trails specifically designated as accessible, provide rest areas or widened areas on the trail optimally at every 300 feet	User convenience and safety

APPENDIX A.5

PUBLIC ENGAGEMENT

Overview

Input on community design was obtained through a stakeholders' interview session and visual preference survey available both online and at a public meeting. The Stakeholder meetings were conducted on July 23rd, 2019 and the Public Open House was conducted on August 22nd, 2019. An online and in-person Visual Preference Survey was available to take from August 1st through September 15th, 2019. A total of 402 completed responses were received. The resulting information formed the basis of the design guidelines.

Stakeholders agreed that there is a need to better define acceptable design guidelines. Through discussion of specific building images (mixed use, commercial, office, housing, etc.) there was clear feedback about acceptable design for the Lumpkin County Gateway Corridor.

The top four (4) priorities of the community were the following:

1. Mixed use type buildings
2. Preserved and additional greenspaces
3. Trail network and improved walkability
4. Streetscape improvements

The top four (4) goals identified by the community were the following:

1. Preserve rural mountain community;
2. Protect scenic views along Hwy 400;
3. Ensure development is the appropriate scale; and
4. Encourage mixed land uses and interconnectivity to limit traffic on the highway.



PUBLIC ENGAGEMENT: VISUAL PREFERENCE SURVEY

Copy of Survey

LUMPKIN COUNTY GA



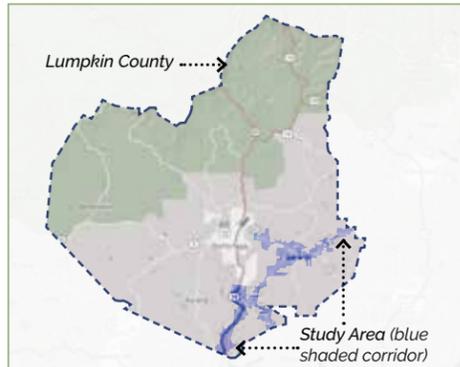
Welcome to the Lumpkin County Gateway Corridor Visual Preference Survey!

The county is working to conduct further analysis of the land use requirements of Lumpkin County's Gateway Corridor Character Area, along State Hwy 400 from the county line north to the intersection of Hwy 115. Consultants, TSW and the Carl Vinson Institute are working together with Lumpkin County staff and the Development Authority to develop regulations that protect and enhance the natural beauty and quality of life of the county. At the end of this process, Lumpkin County will have a new Design Guideline book for the corridor that is user-friendly, easy to navigate, and fully vetted through Lumpkin's residents. Until then, we need to first get to know you and understand what you want your county to look and feel like!

The survey will take approximately 15 - 20 minutes to complete, and all answers will remain anonymous and confidential.

Choose one of the options to return this completed survey:

- Hand it to us (if you're here with us in person!)
- Mail it to:
TSW
Attn: Julia Brodsky
1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
- Drop it off at the Lumpkin County Administrative Building (Rebecca Shirley or Bruce Georgia)



The following questions will ask for your preferences for physical design in the Gateway Corridor Character Area as it relates to land uses, aesthetics, greenspace, transportation, and signage. For each question, please review the images provided and choose the two images you feel are most appropriate for the Gateway Corridor Character Area and then choose one image you feel is the least appropriate. If you feel that none of the images would be appropriate, please choose "none of these."

1. Mixed-Use (choose the two you feel are MOST appropriate)



Three story retail with office above, brick, faces outdoor courtyard



Three story retail with residential above



Two story retail with residential above, brick



Multi story shopping center with residential above

E NONE OF THESE

Choose your TOP TWO: A B C D E

2. Mixed-Use (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: A B C D E

3. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

4. Commercial (choose the two you feel are MOST appropriate)



Sidewalk, auto-oriented along a highway



Pedestrian scale, auto-oriented, commercial businesses, in a shopping center



Large building in shopping center, single-use



Pedestrian scale, sidewalk-oriented, local businesses, along main corridor

E NONE OF THESE

Choose your TOP TWO: A B C D E

5. Commercial (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: A B C D E

6. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

Copy of Survey Cont.

7. Commercial (choose the two you feel are MOST appropriate)



Auto-oriented stand alone, brick



Shared-building, brick and stone



Auto-oriented, stand alone, rural, outdoor seating



Auto-oriented, stand alone, rustic, outdoor seating

E NONE OF THESE

Choose your TOP TWO: A B C D E

8. Commercial (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: A B C D E

9. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

10. Office (choose the two you feel are MOST appropriate)



Four story, large office complex, modern



Two story, medium office building, suburban



One story, small office building



Multi story, small office building

F NONE OF THESE



Three story, stand alone live-work building, brick

Choose your TOP TWO: A B C D E F

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON OFFICE SPACE

11. Office (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: A B C D E F

12. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

GO TO NEXT PAGE TO CONTINUE THE SURVEY

Copy of Survey Cont.

13. Light Industrial (choose the two you feel are MOST appropriate)



Three story, large industrial complex, modern



Two story, large suburban industrial building, street frontage



Two story, large rural industrial building, mixed material



Two story, medium urban industrial building, adaptive reuse, all brick

E NONE OF THESE

Choose your TOP TWO: A B C D E

14. Light Industrial (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: A B C D E

15. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

16. Multi-Family Units (choose the two you feel are MOST appropriate)



Two story quad plex (four to six units), traditional



Three story garden style, mixed material, multi building



Three story garden style, large, single building, rustic



One story duplex, contemporary



Two story duplex, stone

F NONE OF THESE

Choose your TOP TWO: A B C D E F

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON MULTI-FAMILY UNITS

17. Multi-Family Units (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: A B C D E F

18. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

GO TO NEXT PAGE TO CONTINUE THE SURVEY

Copy of Survey Cont.

19. Townhouse (choose the two you feel are MOST appropriate)



Alley loaded garages with building street frontage, mixed material



Alley loaded garages with building street frontage, one material



Front loaded garages with building street frontage, stone or brick



Alley loaded garages fronting common greenspace, stone or brick

E NONE OF THESE

Choose your TOP TWO:

→ A B C D E

20. Townhouse (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION:

→ A B C D E

21. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

22. Single Family (choose the two you feel are MOST appropriate)



Small setback, front loaded, street frontage, small lot, Hardi board



Small setback, alley loaded, street frontage, small lot, mixed material



Small setback, alley loaded, street frontage, small lot, formal landscape, Hardi board



Alley loaded, fronting shared courtyard with natural landscape, small lot, stone or brick



Medium setback, front loaded, suburban, mainly grass landscaping



Large setback, front loaded, rural, traditional, grass landscaping

G NONE OF THESE

Choose your TOP TWO:

→ A B C D E F G

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON SINGLE FAMILY

23. Single Family (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION:

→ A B C D E F G

24. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

GO TO NEXT PAGE TO CONTINUE THE SURVEY

Copy of Survey Cont.

25. Greenspace (choose the two you feel are MOST appropriate)



Natural large greenspace with trail



Community garden



Hardscape plaza incorporating public art and outdoor dining



Courtyard plaza with outdoor seating, shopping, and dining



Landscaped community play area with trail



Large flexible community greenspace

G NONE OF THESE

Choose your TOP TWO:

→ A B C D E F G

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON GREENSPACE

26. Greenspace (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION:

→ A B C D E F G

27. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

GO TO NEXT PAGE TO CONTINUE THE SURVEY

28. Trails (choose the two you feel are MOST appropriate)



Multi-use trail along highway



Shared multi-use trail buffered from roadway



Separated bike lane with bollards along highway



Landscaped, concrete path, nature walk



Landscaped, nature walk



Wooded, nature walk

G NONE OF THESE

Choose your TOP TWO:

→ A B C D E F G

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON TRAILS

Copy of Survey Cont.

29. Trails (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION:

- A
 B
 C
 D
 E
 F
 G

30. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

GO TO NEXT PAGE TO CONTINUE THE SURVEY

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31. Streetscaping (choose the two you feel are MOST appropriate)



Two lane highway, no sidewalks or bikelanes, asphalt, above ground utilities



Highway with traffic circle, one side with sidewalk, asphalt, underground utilities



Double sided sidewalks, one side of on-street parking, asphalt, tree lined



Curbless, paved street with streetscape furniture and landscaping



Separated two-lane highway with grass median, tree lined



Separated two-lane highway with landscaped median, tree lined

G NONE OF THESE

Choose your TOP TWO:

- A
 B
 C
 D
 E
 F
 G

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON STREETSCAPING

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32. Streetscaping (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION:

- A
 B
 C
 D
 E
 F
 G

33. Explain why you chose the images above (in terms of building materials, parking location, building height, setbacks, etc.)

GO TO NEXT PAGE TO CONTINUE THE SURVEY

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Copy of Survey Cont.

34. Signage (choose the two you feel are MOST appropriate)



A Digital, tall, stone base **B** Pedestrian scale, mixed material, lighted **C** Brick base, architectural element, retail signage



D Simple, no base, office signage **E** Tall, branded, city sign on highway, illuminated



F Traditional shopping complex signage, stucco

H NONE OF THESE

Choose your TOP TWO: → A B C D E F G H

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON SIGNAGE

35. Signage (choose the one image you feel is LEAST appropriate)

Choose your LEAST LIKED OPTION: → A B C D E F G H

36. Explain why you chose the images above (in terms of materials, lighting, design, location, height, etc.)

37. Choose four of the categories above that you feel should be prioritized for the Lumpkin County gateway corridor?

A: Mixed Use	B: Industrial	C: Commercial	D: Office	E: Multi Family
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F: Single Family	G: Greenspace	H: Trails	I: Streetscape	J: Signage
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K: Write in: _____
 Other _____

End Of Survey!

Thank you so much for your input!

If you have any questions, contact Julia Brodsky at jbrodsky@tsw-design.com
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VPS Results

MIXED-USE							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Three story retail with office above, brick, faces outdoor courtyard	4	3	194	55	198	58
B	Three story retail with residential above	1	2	117	42	118	44
C	Two story retail with residential above, brick	35	1	335	26	370	27
D	Multi story shopping center with residential above	0	20	79	261	79	281
E	None of these	2	0	65	11	67	11
COMMERCIAL COMPLEX							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Sidewalk, auto-oriented along a highway	7	4	168	79	175	83
B	Pedestrian scale, auto-oriented, commercial businesses, in a shopping center	1	8	148	51	149	59
C	Large building in shopping center, single-use	2	17	55	250	57	267
D	Pedestrian scale, sidewalk-oriented, local businesses, along main corridor	22	3	353	13	375	16
E	None of these	1	1	66	2	67	3
COMMERCIAL BUILDING							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Auto-oriented stand alone, brick	6	12	37	290	43	302
B	Shared-building, brick and stone	24	2	221	31	245	33
C	Auto-oriented, stand alone, rural, outdoor seating	13	3	219	38	232	41
D	Auto-oriented, stand alone, rustic, outdoor seating	16	1	294	23	310	24
E	None of these	1	0	19	13	20	13
OFFICE							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Four story, large office complex, modern	7	22	43	309	50	331
B	Two story, medium office building, suburban	7	3	138	15	145	18
C	One story, small office building	30	0	248	20	278	20
D	Multi story, small office building	7	4	138	24	145	28
E	Three story, stand alone live-work building, brick	0	7	187	24	187	31
F	None of these	0	2	36	3	36	5
LIGHT INDUSTRIAL							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Three story, large industrial complex, modern	1	16	51	313	52	329
B	Two story, large suburban industrial building, street frontage	7	0	168	32	175	32
C	Two story, large rural industrial building, mixed material	1	8	198	17	199	25
D	Two story, medium urban industrial building, adaptive reuse, all brick	17	3	291	25	308	28
E	None of these	3	1	82	8	85	9

VPS Results Cont.

MULTI-FAMILY UNITS							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Two story quad plex (four to six units), traditional	4	5	176	36	180	41
B	Three story garden style, mixed material, multi building	7	2	148	123	155	125
C	Three story garden style, large, single building, rustic	4	6	111	140	115	146
D	One story duplex, contemporary	16	0	110	62	126	62
E	Two story duplex, stone	14	0	213	18	227	18
F	None of these	1	4	32	16	33	20

TOWNHOUSE							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Alley loaded garages with building street frontage, mixed material	20	2	77	144	97	146
B	Alley loaded garages with building street frontage, one material	2	15	250	31	252	46
C	Front loaded garages with building street frontage, stone or brick	1	17	86	184	87	201
D	Alley loaded garages fronting common greenspace, stone or brick	38	1	331	16	369	17
E	None of these	1	2	46	20	47	22

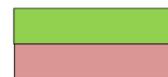
SINGLE-FAMILY							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Small setback, front loaded, street frontage, small lot, Hardi board	0	8	131	160	131	168
B	Small setback, alley loaded, street frontage, small lot, mixed material	9	3	124	31	133	34
C	Small setback, alley loaded, street frontage, small lot, formal landscape, Hardi board	3	2	28	7	31	9
D	Alley loaded, fronting shared courtyard with natural landscape, small lot, stone or bric	19	3	161	31	180	34
E	Medium setback, front loaded, suburban, mainly grass landscaping	1	24	115	102	116	126
F	Large setback, front loaded, rural, traditional, grass landscaping	20	4	199	50	219	54
G	None of these	0	1	32	14	32	15

GREEN SPACE							
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate
A	Natural large greenspace with trail	9	1	222	31	231	32
B	Community garden	8	0	100	44	108	44
C	Hardscape plaza incorporating public art and outdoor dining	0	26	26	273	26	299
D	Courtyard plaza with outdoor seating, shopping, and dining	21	1	146	11	167	12
E	Landscaped community play area with trail	26	1	161	4	187	5
F	Large flexible community greenspace	14	2	118	12	132	14
G	None of these	0	0	17	20	17	20

VPS Results Cont.

TRAILS								
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate	
A	Multi-use trail along highway	5	8	38	160	43	168	
B	Shared multi-use trail buffered from roadway	4	5	132	44	136	49	
C	Separated bike lane with bollards along highway	3	12	47	145	50	157	
D	Landscaped, concrete path, nature walk	22	0	136	12	158	12	
E	Landscaped, nature walk	16	0	199	2	215	2	
F	Wooded, nature walk	28	2	228	13	256	15	
G	None of these	0	0	10	19	10	19	
STREETSCAPING								
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate	
A	Two lane highway, no sidewalks or bikelanes, asphalt, above ground utilities	0	22	29	199	29	221	
B	Highway with traffic circle, one side with sidewalk, asphalt, underground utilities	5	6	56	114	61	120	
C	Double sided sidewalks, one side of on-street parking, asphalt, tree lined	5	0	216	10	221	10	
D	Curbless, paved street with streetscape furniture and landscaping	20	2	194	22	214	24	
E	Separated two-lane highway with grass median, tree lined	11	0	105	30	116	30	
F	Separated two-lane highway with landscaped median, tree lined	25	7	168	13	193	20	
G	None of these	2	0	22	7	24	7	
SIGNAGE								
#	Image Description	Open House # Green Dots	Open House # Red Dots	Survey # Most Appropriate	Survey # Least Appropriate	Total Green/Most Appropriate	Total Red/Least Appropriate	
A	Digital, tall, stone base	0	27	18	280	18	307	
B	Pedestrian scale, mixed material, lighted	21	2	313	4	334	6	
C	Brick base, architectural element, retail signage	2	6	53	18	55	24	
D	Simple, no base, office signage	15	2	144	14	159	16	
E	Tall, branded, city sign on highway, illuminated	0	8	23	40	23	48	
F	Traditional shopping complex signage, stucco	0	5	17	33	17	38	
G	Pedestrian scale, wood, city sign	31	1	208	2	239	3	
H	None of these	0	2	14	4	14	6	

Note:



Voted most appropriate image

Voted least appropriate image