



TROUP COUNTY
G E O R G I A

Community Development

100 Ridley Avenue
LaGrange, GA 30240

Receipt #: _____

Review Fee: _____

Received By: _____

APPLICATION FOR QUALITY DEVELOPMENT OVERLAY APPROVAL

Case Number: _____

Date Submitted: _____

Applicant's name: _____

Phone #: _____

Applicant's Address: _____

(Street)

(City)

(State)

(Zip)

Subject Property Address: _____

(Street or Road)

(City)

(State)

(Zip)

Tax Map Number: _____

Subject Property Owner's Address: _____

(Street or Road)

(City) (State) (Zip)

Present Use: _____

Date Site Plan Submitted: _____

Date Site Plan Reviewed by BOZA/PC: _____

Board of Zoning Appeals/Planning Commission Action: _____ approved _____ denied

Comments: _____

I, _____ owner of the property do hereby request approval for a structure in the Quality Development Corridor at _____.

- **APPENDIX D - QUALITY DEVELOPMENT OVERLAY⁽¹⁾**

Sec. 1.1. - Purpose.

- The purpose of the Quality Development Corridor Overlay District (QDC) is to provide for a superior environment along transportation corridors through the application of an overlay district. The overlay zone regulations are intended to supplement the regulation of the underlying zoning districts and to provide for harmony and compatibility of non-residential uses over the length of the corridor. This district is established to protect the public investment in major highways and county roads and ensure that these can continue to serve their primary functions of moving volumes of traffic safely. The intentions of the provisions of the QDC is to expedite the free flow of traffic and reduce the hazard arising from unnecessary points of ingress and egress and cluttered roadside non-residential uses. The intention of this district is to enhance the value of adjacent lands by preserving and extending the useful life of the highway, avoiding land uses that conflict with the roadside and the surrounding area and reducing the risks of creating blighted areas. Insuring the attractiveness of roadside uses will contribute to and enhance trade, tourism, capital investment, general welfare and public safety.

- **Sec. 1.2. - Definitions.**

The following definitions shall apply in this appendix:

Accessory structure: A structure detached from the principal building located on the same lot or parcel and customarily incidental and subordinate to the principal building.

Alteration: Includes, without limitation, any enlargement or diminution of a building or structure; the addition, relocation, demolition, repair, remodeling, or change in number of living units; the development of or change in open space; the development of or change in a sign by painting or otherwise; other change in a facility. This definition shall, however, exclude ordinary maintenance for which no building permit is required, and painting except as provided herein for signs.

Buffer: A screen of shrubs, trees, or similar plants dense enough to establish interrupted vision and to reduce the effects of headlight glare, noise, dirt, litter, unsightly buildings or signs and other objectionable activities from one side to the other. Buffers will be left undisturbed or shall be required to be densely replanted depending on the quality of the existing buffer. All plantings used for buffers shall consist of evergreen trees, shrubs, or a combination thereof. All trees planted shall be a minimum five feet apart when planted and shall be a species that will achieve a height of at least 20 feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of two feet apart when planted, and shall be a species that will achieve a height of at least ten feet at maturity. Plants shall be spaced to provide for effective visual screening within three growing seasons.

Corridor: A transportation path that leads into, out of, or through an activity area and includes all properties as delineated on the official zoning map which are adjacent to the path.

County: Troup County, Georgia, including administrators, staff, or commission members who have duties related to planning and zoning, such as, but not limited to, legal issues, economic development, landscaping, public safety, and maintenance.

Critical root zone: The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone is approximately one foot of radial distance for every inch of the tree's diameter-at-breast-height (DBH), with a minimum of eight feet.

Diameter-at-breast-height (DBH): The tree trunk diameter (in inches) at a height of four and one-half feet above the ground. If a tree splits into multiples trunks below four and one-half feet, then the trunk is measured at its narrowest point beneath the split.

Exterior insulated finish system (EIFS): Block wall with insulated architectural finish.

Fence: An artificially constructed barrier of any solid, permanent material or combination of materials erected to enclose, screen or separate areas.

Junkyard: Property used for indoor or outdoor storage, keeping or abandonment whether or not for sale or resale, of junk including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking and structural steel materials and equipment; or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof. An automobile is considered abandoned when a current license tag is absent.

Landscape plan: A component of a site or other plan to show the details of landscaping required by this ordinance [appendix].

Landscape strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are allowed. Graded slopes in a landscape strip shall not be steeper than 4 to 1.

Official zoning map: The Official Zoning Map of Troup County approved by Troup County Board of Commissioners.

Overlay district: A special purpose classification used to supplement but not change the regulations of the current zoning districts (called the "underlying zone") in an effort to promote and protect both public infrastructure and private investment.

Parking lot island: A strip of property that separates groups of parking spaces from other groups of parking spaces or internal driveways. Such islands act as traffic barriers and conform to the following specifications:

Peripheral parking lot planting strip: A landscape strip of ten feet that is required along the perimeter of all parking lots. The measurement is from back of curb and located between the parking lot and the abutting property lines. The graded slopes in a landscape strip shall not be steeper than 4 to 1.

Plant schedule: A list of all the required and proposed plant material for a site that includes quantity, size, spacing and any special planting notes.

Portable building: A relatively small structure often purchased pre-built or as a kit in pre-fabricated sections. It is not designed to be served by heat, electricity or plumbing and does not require placement on a permanent foundation. These buildings are accessory structures for storage only and are not allowed as principal buildings.

Registered design professional: An engineer, landscape architect, land surveyor, or other person registered in the State of Georgia to practice the type of design applicable to the work being performed.

Screening: The method of visually shielding or obscuring one abutting or nearby use or structure from another by fencing, walls, berms or densely planted vegetation.

Site plan: A plan, to scale, showing uses and structures proposed for a parcel of land as required by these regulations. Requirements for site plans are located in [section 3.1\(2\)](#) of these regulations.

Tree save area: An area designed for the purpose of meeting tree density requirements, saving natural trees and/or preserving natural buffers.

Underlying zone: This term means the designated zoning districts established on the official zoning map as adopted by Troup County Commissioners. Regulations applicable to the underlying zone may be supplemented when an "overlay zone" is applied to the underlying zone. Where apparent conflicts exist between the regulations of the underlying zone and the regulations of the "overlay zone," the more stringent provision shall prevail and apply.

Undue hardship: Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user. The physical characteristics include but are not limited to exceptional shape of the lot, exceptional topographic conditions or natural features of the lot, such as a stream, makes complying with the ordinance impossible. Hardship shall not include personal or financial hardship or any other problem created by the owner or user of the parcel or lot.

Variance: This term means permission to deviate from the literal standards of these regulations because of undue hardship or because complying with one section of these regulations would result in non-compliance with another section.

Wall: A constructed solid barrier of concrete, stone, brick, or similar type of material that closes marks or borders a lot, limits visibility, and restricts the flow of air and light.

- **Sec. 1.3. - Establishment of overlay district.**

The Quality Development Corridor Overlay District (QDC) boundaries shall be established and from time to time amended on the official zoning map, and may include any highway or county road deemed appropriate and its adjacent properties as delineated on the official zoning map. The Troup County Board of Commissioners may apply the corridor overlay district to any highway corridor upon concluding that any or all of the following conditions exist:

The corridor has scenic qualities and natural beauty that should be protected.

A major purpose of the highway is to carry through traffic.

Non-residential uses along the highway in the absence of the corridor overlay district zoning provisions could have an adverse impact on its level of service; increase danger and/or congestion in the street; impair the public health, safety, convenience and welfare; and/or impede the maintenance or creation of a convenient attractive and harmonious community.

Designated corridors —The quality development corridor standards shall be applicable to all property within non-residential zones located within 500 feet of either side of the street right-of-way line of all federal highways and state routes in the unincorporated areas of Troup County. The standards shall also apply to any property within non-residential zones within 500 feet of either side of the street right-of-way line of the following list of county roads:

Bartley Road, Cameron Mill Road, Gabbettville Circle, Gabbettville Road, Hammett Road, Mountville-Hogansville Road, New Hutchinson Mill Road, North Davis Road, Patillo Road, Pegasus Parkway, Rock Mills Road, Shoemaker Road, Stateline Road, Wares Cross Road, Warner Road, Waugh Road, Webb-Bartley Road, Youngs Mill Road.

- **Sec. 1.4. - Applicability.**

All new non-residential uses within a designated corridor shall be subject to sections [2.0](#)—4.2 of this ordinance [appendix].

- **Sec. 1.5. - Use limitations.**

Land within the Quality Development Corridor Overlay District (QDC) may be used as permitted in the underlying district in which located, subject to the applicable QDC conditions and subject to the following:

Junkyards are prohibited.

Sexually oriented businesses as defined in the Troup County Code of Ordinances, [chapter 10](#) are prohibited.

No portable buildings as defined by this ordinance [appendix] shall be used as principal non-residential structures in the Quality Development Corridor (QDC).

- **Sec. 2.0. - Construction standards.**

All uses under this appendix are subject to the following standards:

- **Sec. 2.1. - Exterior materials, roofing and awnings.**

1. Any non-residential building constructed within the Quality Development Corridor Overlay District (QDC) shall be of masonry construction or its equivalent on the front and side exterior walls. Quality materials and superior construction is recommended on the rear exterior wall. In the event the rear of the building is located on a public or private street then the rear exterior wall shall comply with the same requirements as the front and sides.

a. The primary exterior finish material shall be one of the following: Brick, brick veneer, stone, stone veneer, cultured stone, wood, pre-cast or field poured concrete tilt panels with texture and architectural detailing, split-face concrete block, masonry units and stucco on lath with architectural detailing, or masonry units with exterior insulated finish system (EIFS) applied. Approval may be given by the planning commission or review committee to other high quality materials and architectural facades that promote a specific theme.

b. Material such as asbestos siding, galvanized sheet metal, highly reflective aluminum, cinder block, and unfinished concrete are not allowed as primary exterior finish material. Consideration may be given to products that have a masonry appearance for architectural detailing, decorative trim and in other areas approved by the planning commission or review committee.

2. All structural supports (i.e., columns) for vehicular canopies shall be covered in one or more of the same materials as the building facades. Colors and textures of exterior building structures must be harmonious and compatible with the colors of other buildings within the property. All other types of construction not covered in the above must have the written approval of the planning commission.

3. Exposed roof materials shall be architectural asphalt shingles, wooden shingles, standing seam metal roof or lap seam metal roofing panel, terra cotta and slate shingles.

4. Attached awnings, either metal or fabric, shall be in a complimentary color to the main wall color. All trim and decorative bands shall be harmonious with wall color although they are selected for accent.

- **Sec. 2.2. - Dumpsters.**

- a) Dumpster enclosures shall be gated and constructed with a material matching the primary building or other similar material.
- b) Dumpsters and all other refuse collection devices shall be located behind the front of the primary structure and shall be fully screened from public view. Dumpsters may be located five feet from the property line if the adjoining property is a non-residential use and five feet from all applicable buffers if the adjoining property is a residential use. Screening may consist of a fence or wall. The outer or public side of fences and walls shall be landscaped enough to soften the structure with trees or shrub groups.

- **Sec. 2.3. - Loading and unloading.**

No loading or unloading of material shall take place in any front or side yard of any parcel, which fronts on the highway right-of-way. Buildings will be designed providing service entrances and loading areas at the rear. Should the building orientation angle to the primary street allow the loading area to be visible from the primary street, then the loading and unloading area shall be screened from the primary street.

- **Sec. 2.4. - Parking, parking islands and paving materials.**

1. No parking shall be permitted on the highway right-of-way. All parcels shall provide sufficient off-street parking to meet their individual needs. No off-street parking space shall be constructed that requires the backing of vehicles into a public street.
2. For every four rows of parking spaces delineated, one raised parking island shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curbed circulation islands shall be constructed at the ends of the rows of parking spaces or at other locations where circulation drives intersect. Required parking spaces shall be permanently marked.
3. Height of island from the pavement surface shall be six inches or more; length of island shall be equal to the length of the parking row; width of the island shall be eight feet minimum if used for landscaping, six feet minimum if not used for landscaping, 40 feet minimum at ends of rows to form an "I" configuration.
4. Paving materials for parking lots:
 - a) All parking areas shall be paved with asphalt or concrete or any environmentally sustainable material.
 - b) Paving areas shall be of sufficient size and strength to support the weight of service vehicles.
 - c) All areas for parking, loading, or vehicular drives shall be paved, curbed and guttered.

- **Sec. 2.5. - Traffic circulation.**

1. Adequate circulation drives shall interconnect all lot access points with all vehicle parking, loading, servicing and like areas and structures, thereby creating an on-site circulation network which, together with any service drives abutting the lot, will provide a safe and convenient means for lot servicing and fire protection.
2. Circulation drives used by vehicles to reach a drive-by sales or service window, depository or similar facility shall be one-way and shall be of sufficient length to prevent a line of waiting vehicles from backing up into a street or onto adjoining property.
3. Coordination of pedestrian and vehicular circulation patterns shall be encouraged between adjacent property owners.
4. For all uses providing clientele parking, all circulation drives shall be clearly defined and marked appropriately with signage, striping, arrows and the like to assist public circulation into, on and out of the property, and through parking lot areas.

- **Sec. 2.6. - Curb cuts.**

Unless a curb cut is along a state maintained highway and is required to meet Georgia Department of Transportation Standards, then the driveway width shall not exceed 30 feet. Curb cuts shall be no closer than 45 feet to other curb cuts or closer than 100 feet to any street intersection. All separations are measured at the radius return back of curb to the right-of-way line. Distances between curb cuts shall be measured from back of curb to back of curb at the radius return between the closest edges of the cuts. One curb cut shall be allowed per 150 feet of frontage, up to two cuts per single lot. Existing lots with less than 150 feet of frontage shall be allowed one curb cut.

- **Sec. 2.7. - Visibility.**

Vision clearance shall be provided at all intersections. no obstruction to vision between two and one-half feet and ten feet from ground level shall be permitted within 20 feet of the intersection of two streets or railroad track, or of a street intersection with a railroad track.

○ **Sec. 2.8. - Access.**

1. Access shall be designed so as not to impede traffic on a public street intended to carry through traffic. Access shall comply with the following requirements:
 - a) Access to the site is provided by a public street other than one intended to carry through traffic; and/or
 - b) Access to the site is provided by a functional frontage road, service drive or joint driveway which provides controlled access to the site and/or several adjacent sites; and/or
 - c) Acceleration/deceleration lanes, turning lanes and/or stacking lanes are provided to improve access to the site and/or several adjacent sites.
 - d) The Georgia Department of Transportation driveway manual "Regulations for Driveway and Encroachment Control" shall be used as a design guide.
2. All areas subject to vehicular traffic including frontage roads, access ways, loading areas and service areas shall be designed and constructed to withstand the expected traffic flows based upon the intended use.

○ **Sec. 2.9. - Curbs, sidewalks and handicap access.**

1. Curbs. All new streets, whether public, private or internal parking lot driveways, shall be curbed with 24 inches vertical curb and gutter. Curb and gutter in D.O.T. right-of-way shall be 30 inches.
2. Sidewalks and handicap access. A five-foot sidewalk along all adjacent streets R.O.W. is required. Handicapped access and ramps shall be located at the corner of all intersections, at any designated pedestrian crossing of any street at mid-block, and at any parking lot adjacent to any public or private use. Internal sidewalks, pedestrian paths and handicap access shall also be provided within the non-residential uses.

○ **Sec. 2.10. - Service stations with or without gas pumps and automobile repair facilities.**

- a) Service stations and automobile repair facilities shall adequately screen areas designed for the outdoor storage of vehicles in need of repair or awaiting pickup after repair. The storage area shall be located in the rear of the building. No junk or abandoned vehicles or parts of vehicles will be stored on site.
- b) Automobile repair facilities, car washes and service bays shall be located at least 40 feet from the front property line and all garage/car wash/service bay openings shall be oriented at not less than right angles to the primary public street frontage.

○ **Sec. 2.11. - Buffers.**

- a) All commercial uses shall provide a 30-foot buffer strip abutting a property with residential uses or zoned residential.
- b) All industrial uses shall provide a 50-foot buffer strip if abutting a property with residential uses, zoned residential, commercial use or commercial zoning.

○ **Sec. 2.12. - Underground power—Utilities.**

All utilities are encouraged to be underground. A meter, panels, disconnects, terminals, cabinets, etc. shall be located in the rear or side of the building and away from high traffic and high visibility areas.

○ **Sec. 2.13. - Signs.**

The only signs and signage shall be those allowed in the underlying zone as provided in the Zoning Ordinance of Troup County, Georgia. Signs shall be staked on property, inspected and approved for location by the Building Official of Troup County or Troup County Engineer prior to installing the permitted sign. Signage shall be shown on the site plan.

○ **Sec. 2.14. - Lighting.**

- a) Lighting shall be designed to prevent lighting spillover onto adjacent lots. All lighting shall be fully shielded, have recessed luminaries, or be cut-off luminary fixtures mounted in such a manner that the cone of light is directed downward and does not cross any property line of the site. The same type of lighting must be used throughout on any one site.
- b) Parking lot light fixtures shall have a maximum height of 35 feet.
- c) Security lighting is not required but may be used if deemed necessary by the owner or the design professional. Full cut-off luminaries shall be used.
- d) No exposed neon allowed.

○ **Sec. 2.15. - Landscaping and maintenance requirements.**

- a) *Overall landscaping requirements.*
 1. A landscape plan, including a plant schedule, shall be submitted to the planning department as part of the required site plan for any new non-residential uses and any improvements within the established corridor overlay district zone. The review committee (planner, county engineer, building official, or any designated by those positions) determines the completeness of the landscape plan. If deemed incomplete the site plan shall be rejected until adequate information is submitted in a revised site plan or as amendments or modifications to the previously submitted landscape plan. Amendments or modifications may be submitted for review to the design committee as necessary and requires approval prior to installation.
 2. Vegetation (also referred to as plants, plant material, plantings) for screening, buffering and landscaping requirements shall be reviewed for approval or disapproval by the review committee (or designee). Proposed vegetation and irrigation, where required, shall be installed in accordance with the approved plan. Installation must be completed, inspected and approved by the planning commission or authorized agent before use is approved for occupancy.
 3. All non-residential uses shall have a minimum of ten trees per acre with the necessary critical root zone as specified by the designer of site and a list must be provided by designer along with the site plan for the locations. Said trees shall be planted in the following proportion: Small trees—25 percent; Medium trees—25 percent; and Large trees—50 percent.
 4. Every effort should be made in the design to incorporate existing specimen trees on site. Removal of specimen trees without acceptable justification will require replacement on an inch-for-inch basis.
- b) *Interior parking lot planting requirements.* Any parking lot containing 20 or more parking spaces, interior parking lot landscaping shall be required as follows:
 1. There shall be a minimum curb radii of three feet required on the corners of all landscape islands and medians to allow free movement of motor vehicles around planting materials. All islands and medians shall have raised curbs around them to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted (islands have to raised, not striped islands).

2. All rows of parking spaces shall provide a terminal island to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal island for a single row of parking spaces shall plant at least one canopy/shade tree. A terminal island for a double row of parking spaces shall contain not less than two shade/canopy trees.
 3. All landscape islands within parking lots shall be 100 percent landscaped with deciduous trees, evergreen shrubs (not to exceed three feet high at maturity), ground cover (which does not require mowing) and/or flowers in mulched beds.
 4. Interior landscape islands are required within parking areas of 20 or more spaces. No more than 16 adjacent parking spaces may exist without a landscaped separation of at least eight feet (back of curb to back of curb) in width. There shall be a minimum eight-foot wide curbed landscape island at the end of every row of parking, equal in length to the adjoining parking space. Each island or strip shall contain a minimum of 125 square feet. If significant tree save areas or natural areas exist within a parking area, the design committee (or authorized agent) may make an exception to this requirement, as appropriate.
 5. Areas used principally for storage of vehicles or display areas do not require interior Islands if such areas are screened from adjacent properties and public streets.
- c) *Peripheral parking lot planting requirements.* If any parking lot contains six or more parking spaces, peripheral parking lot landscaping shall be required as follows:
1. Landscaping is required for the perimeter of all parking areas.
 2. Except where otherwise stated, a landscaping strip ten feet in width measured from the back of curb shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.
 3. Peripheral plantings shall include a minimum of one shrub per 20 linear feet of abutting land and one of, or a combination of the following, which need not necessarily be installed on center: One under story/flowering tree per 20 linear feet; One shade/canopy tree per 35 linear feet.
 4. Trees shall be planted at a minimum of three feet from any curb, to prevent injury to trees by vehicle bumpers. Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the striping between parking spaces in order to avoid injury to trees by vehicle bumpers.
- d) *Landscape planting strip requirements.* Landscape strips shall be used to separate uses, provide vegetation in developed areas, and enhance the appearance of individual properties. The following minimum requirements shall apply to landscape planting strips:
1. Landscape plantings shall be provided in a landscape strip of at least ten feet wide adjacent to any street right of way, abutting the property, and running the length of the entire property frontage.
 2. No permanent structures are permitted within landscape strips, with the exception of Identification signage and light posts. This includes pavement, retaining walls, curbing, dumpsters, utility boxes, vacuum/air/water, etc. Graded slopes within a landscape strip may not be steeper than 4:1.
 3. Landscape strips shall contain one tree for each 35 linear feet of strip length. Each tree shall be at least eight feet planted. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than 50 feet.
 4. Landscape strips shall contain ten shrubs for each 35 linear feet of strip length. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than 50 feet.
 5. The remaining ground area shall be sodded, seeded, or hydro seeded with grass, and/or planted with groundcover species.
 6. Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied non-exclusive easement on rights-of-way extending from the property line to the edge of road pavement in order to complete the required maintenance.

- e) *Landscape maintenance.* The owner, occupant, tenant and respective agent of each, if any, shall be jointly and severally responsible for all vegetation located on the property.
 - 1. Vegetation shall be maintained to promote natural shape and healthy growth, meaning pruned regularly in accordance with the recommendations established for the specific plant material by the American Association of Nurserymen and the American Standard for Nursery Stock.
 - 2. Approved screens, buffers, and landscape areas shall be maintained free of weeds, meaning any plant material not on the approved landscape plan, as approved or amended. Areas containing grass, as approved on the landscape plan, shall be regularly cut to maintain an attractive and pest free site; grass areas reaching a height of more than eight inches or weeds within screens, buffers, and landscape areas shall be considered a violation of required maintenance and shall also be evaluated as a potential public nuisance.
 - 3. Diseased and dead plant materials shall be replaced in accordance with the approved plan within 30 days after written notice from Troup County. An extension for installation to occur during the next appropriate planting season may be granted.
 - 4. For all uses after the effective date of this ordinance [appendix], the owner, occupant, or agent of the new use shall maintain all vegetation installed in accordance with an approved landscape plan.

- f) *Landscape within public right-of-way.* Any landscaping within public rights-of-way shall conform to GDOT standards as set forth in the "Regulations for Driveway and Encroachment Control".

- **Sec. 3.0. - Procedures for approval for new construction.**

- **Sec. 3.1. - Permit application and process for approval.**

- 1. Prior to issuance of a building permit or land disturbance permit, any new non-residential use located in the Quality Development Corridor shall submit an application, site plan and landscape plan to Troup County Planning and Zoning Department.
- 2. The site plan shall be prepared by a registered design professional and contain the following elements:
 - a) North arrow;
 - b) Lot lines, streets, building sites, reserved open space, existing or proposed buildings, major landscape features, both manmade and natural;
 - c) Orientation of existing or proposed buildings;
 - d) Any existing easements and alleys;
 - e) Location and type of any existing structures; proposed façade of buildings and dumpster placement.
 - f) Proposed type, size and location of signs;
 - g) Sidewalks;
 - h) Parking facilities;
 - i) Access to existing public street;
 - j) Signage;
 - k) Lot size and zoning of property;
 - l) Adjacent property use and zoning.
- 3. The landscape plan shall be prepared by a registered design professional and contain the following elements:
 - a) Interior parking lot planting requirements;
 - b) Peripheral parking lot requirements;
 - c) Landscape planting strip requirements.
- 4. The site plan and landscape plan shall be submitted along with required fee to the Troup County Building office to be reviewed for compliance with the ordinance by the review committee of the county engineer, county planner, building official and zoning administrator or any person designated by these individuals. If the site plan complies with the ordinance then it may be approved by the review committee.

5. Any variances requested from the requirements of the ordinance automatically require approval of the site plan and variances by the Board of Zoning Appeals/Planning Commission.
6. Upon approval of the site plan and landscape plan by the review committee or the Board of Zoning Appeals/Planning Commission the application for land disturbance or building permit may be processed.

• **Sec. 4.1. - Variance procedure.**

1. A property owner or his agent may initiate a request for a variance by filing an application with building, zoning and planning department. The application shall be accompanied by a site plan that shows the proposed variance request. The applicant may be required to provide additional information or drawings as required by the Troup County Planner or Zoning Administrator essential to an understanding of the variance request. The application shall be deemed complete when the Troup County Zoning Administrator accepts the application and the required fees are paid in full. The accepted application will be placed on the agenda of the Board of Zoning Appeals/Planning Commission for the next regularly scheduled meeting according to the schedule in the building, zoning and planning department.
2. The board of zoning appeals may approve variances upon findings (1) that an undue hardship exists; and/or (2) that the approval of any such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity which the property is located; and/or (3) that the variance is in harmony with the general purposes and intent of the provisions of these regulations.
3. No structure and/or parcel shall receive eligibility for administrative approval that requests any type of variance.

• **Sec. 4.2. - Fees and bonds.**

1. Plan review and variance fees for each non-residential uses are as set forth in the current fee schedule located in the Building Inspection Department of Troup County.
2. A 12-month landscape maintenance bond in an amount equal to 100 percent of the cost of the required plant materials shall be submitted to ensure the survival of all required plantings or if no bond is submitted and plantings do not survive for the first year, the owner of the property shall be in violation of this ordinance [appendix] and subject to penalties as stated in [chapter 1-19](#) of the Troup County Code of Ordinances.
3. Fee for administrative approval of a Quality Development Corridor Overlay site and landscape plan shall be as set forth in the current schedule of fees located in the Building Inspection Department of Troup County.

d) **Sec. 5.0. - Standards in design and construction of existing buildings on a designated quality overlay district.**

Troup County does not intend, by these regulations, to stifle the growth of small business owners who wish to open or to rent to other small business enterprises. However, the county does want non-residential land uses and structures to meet a standard that is both fair to the property owner and meets the intent and purpose of the Quality Development Overlay district. Therefore, existing businesses that are subject to the applicability requirements of [section 6.1](#) when this ordinance [appendix] is adopted and located on the stated Quality Development Corridor are subject to the standards outlined herein.

e) **Sec. 5.1. - Applicability.**

1. Any existing non-residential use within a designated corridor that has not had a valid business license in the last 12 months.
2. existing gross floor area shall subject only the expansion area to the standards of this appendix. Expansion of structures in excess of 50 percent of the existing gross floor area shall subject the entire structure to the standards of new construction as outlined in sections [2.0](#)—4.2 of this ordinance [appendix].
 - a) *Remodeling*: Improvements to the exterior walls requiring a building permit covering more than 50 percent of the total wall area shall subject the entire structure to the standards of [section 6.2](#) of this ordinance [appendix].
 - b) *Parking lots*: Any expansion of existing parking facilities that increase the required parking spaces by less than 50 percent of the existing capacity shall only subject the expansion area to the requirements of [section 6.1](#) of this ordinance [appendix]. Any expansion of existing parking facilities that increase the required parking spaces by more than 50 percent of the existing capacity shall subject the entire parking area to the standards of this appendix.
3. *Damage to structures*: If any structure is destroyed by any means to an extent greater than 50 percent of its replacement cost at the time of destruction, then such structure shall only be rebuilt in accordance with the standards that pertain to new construction in sections [2.0](#)—4.2 of this ordinance [appendix].
4. *Minor repairs*: Nothing in this appendix shall be construed in any way such as to prevent the ordinary maintenance or minor repair of existing structures.

f) **Sec. 5.2. - Standards for existing buildings located in the quality development corridor.**

a) *Parking lot requirements.*

1. Existing parking lots that have concrete or asphalt covering may be exempt from any additional requirements, providing the parking area is not sinking, cracking excessively or covered with sand or dirt and has adequate parking for the use as required in Article 13 [XIII] of the Troup County Zoning Ordinance [Appendix A].
2. The perimeter of any existing dirt parking lot should be delineated with ground cover plantings and those plantings approved by the review committee. A dirt parking lot should be edged and gravel spread over the entire parking area with parking space stops where necessary. Parking lots that have existing dirt or grass areas for parking should provide adequate parking in accordance with Article 13 [XIII] of the Troup County Zoning Ordinance [Appendix A]. These lots should also delineate parking areas with gravel and parking space stops. Required handicapped spaces should be delineated by signage or other means approved by Troup County.
3. Configuration of parking lots with spaces that exceed 20 spaces shall be approved by the Troup County Engineering Department as part of the site plan review prior to any approval of the application.
4. Curb and gutter with gravel may be required by County Engineer for Stormwater Management issues.

b) *Overall landscaping.*

1. All non-residential uses shall have a minimum of three trees per acre with the necessary critical root zone. Said trees shall be planted in the following proportion: Small trees—1/3rd; Medium trees—1/3rd; and Large trees—1/3rd.
2. Vegetation (also referred to as plants, plant material, plantings) for screening, buffering and landscaping requirements shall be reviewed for approval or disapproval by the review committee.

c) *Planting strips.*

1. Landscape strips shall contain one tree for each 50 linear feet of strip length. Each tree shall be at least five feet planted. Clumping is permitted provided adequate spacing is allowed for future growth and there is no gap greater than 75 feet.
 2. Landscape strips shall contain five shrubs for each 50 linear feet of strip length. Clumping is permitted provided adequate spacing is allowed for future growth and there is no gap greater than 75 feet.
 3. Landscape plantings shall be provided in a landscape strip of at least ten feet wide to abutting the property.
- d) *Building facade.* The facade of each existing building will be reviewed by the review committee. A facade may be approved as long as it meets the intent of this ordinance [appendix] and is not in disrepair. If a facade is determined to be in disrepair, the building shall be brought up to safe and esthetically acceptable appearance as determined by the review committee. If the facade is determined not to be consistent with the intent of this ordinance [appendix] then the facade shall be required to meet the standards for new buildings in [sub]section 2.1(1)a. of this ordinance [appendix].

e) **Sec. 5.3. - Exempt buildings.**

1. Structures listed on the National Register of Historic Places may only be modified in accordance with Historic preservation requirements and are not be subject to these requirements.
2. Any use approved by the Board of Commissioners, as a special use that is located in predominantly residential area and/or the underlying zoning is residential shall not be subject to these regulations. Approved uses that require more parking than the average residential use shall provide adequate parking in the rear of the structure, provided it is not visible from the public street. If parking area is visible from the public street, then it is to be planted with low growing shrubs on periphery of the parking area to mitigate the impacts to surrounding residences.
3. Any existing structure that has a valid business license issued in the last twelve (12) months is exempt from complying with these development standards.

f) **Sec. 6.0. - Procedures for approval for existing buildings.**

<ul style="list-style-type: none"> ● Sec. 7.1. - Permit application and process for approval.

1. Prior to issuance of a building permit, existing non-residential structure not exempt from these regulations located in the Quality Development Corridor shall submit an application, site plan and landscape plan to Troup County Planning and Zoning Department.
2. The site plan must be drawn to scale and include the following:
 - a) North arrow;
 - b) Lot lines and existing buildings;
 - c) Orientation of existing buildings;
 - d) Location and type of any existing structures; proposed façade of buildings;
 - e) Proposed type, size and location of signs;
 - f) Location of parking facilities;
 - g) Access to existing public street;
 - h) Lot size and zoning of property;
 - i) Use of adjacent land.
- The landscape plan shall be prepared to scale and contain the following elements:
 - a) Parking lot planting requirements;
 - b) Landscape planting strip requirements.
- The site plan and landscape plan shall be submitted along with required fee to the Troup County Building office to be reviewed for compliance with the ordinance by the review committee of the county engineer, county planner, building official and zoning administrator or any person designated by these

individuals. If the site plan complies with the ordinance then it may be approved by the review committee.

- Any variances requested from the requirements of the ordinance shall automatically require approval of the site plan and variances by the Board of Zoning Appeals/Planning Commission.
- Upon approval of the site plan and landscape plan by the review committee or the Board of Zoning Appeals/Planning Commission, the application for business license may be processed so long as it is in compliance with any requirements of the Fire Marshal or Building Official for non-residential structures.

g) Sec. 8.0. - Variance.

The variance procedure shall be as set forth in [section 5.1](#) of this Appendix D.

h) Sec. 9.0. - Fees.

The fees and bonds shall be as set forth in [section 5.2](#) of this Appendix D.

i) Sec. 10.0. - Effect on existing ordinances, conflict, and relationship to existing zoning districts.

1. *Effect.* This corridor overlay district is not intended to amend or repeal any existing county ordinance. To the maximum extent possible, the requirements of this corridor overlay district shall be deemed to be supplemental to, and not in substitution of, existing Troup County ordinances and regulations. Wherever possible, both shall be given effect.
2. *Conflict.* To the extent of any conflict between other County ordinances or regulations and this corridor overlay district, the more restrictive is deemed to be controlling.
3. *Relationship to existing zoning.* The provisions of the corridor overlay district established in this ordinance [appendix] apply in addition to the provisions of the underlying zoning. Where apparent conflicts exist, the more stringent provision shall prevail. The overlay zoning district establishes additional standards and review requirements for subject non-residential use, but:
 - a) Does not authorize any land use prohibited in the underlying zoning district;
 - b) Does not relax any standards applicable to the underlying zoning district; and Does not preclude a change in the underlying zoning through the county's zoning map amendment process.

4. Sec. 10.1. - Severability.

If any section, subsection, sentence, clause, or phrase of this appendix is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this appendix.