



Design Guidelines

CHAPTER 6: APPENDIX

1. Suitable Plant List
2. Chapter 27 Section 70 through 81 Land Use Regulations
3. Typical Road Design
4. ADA Accessible Trail Standards
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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
OVERSTORY TREES (> 60' HEIGHT AT MATURITY)							
<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	-	✓	-	-
<i>MID-STORY TREES (30' TO 60' HEIGHT AT MATURITY)</i>							
<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	-	-	-	-
<i>UNDERSTORY TREES (<30' HEIGHT AT MATURITY)</i>							
<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>Rhododendron 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 acerifolium</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
<i>ORNAMENTAL GRASSES, SEDGES, AND GROUNDCOVERS</i>							
<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

Chapter 27 - Land Use

Sec. 27-70. through Sec. 27-81

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

designation of their property.

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, byproducts 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 to 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 following 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 to 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

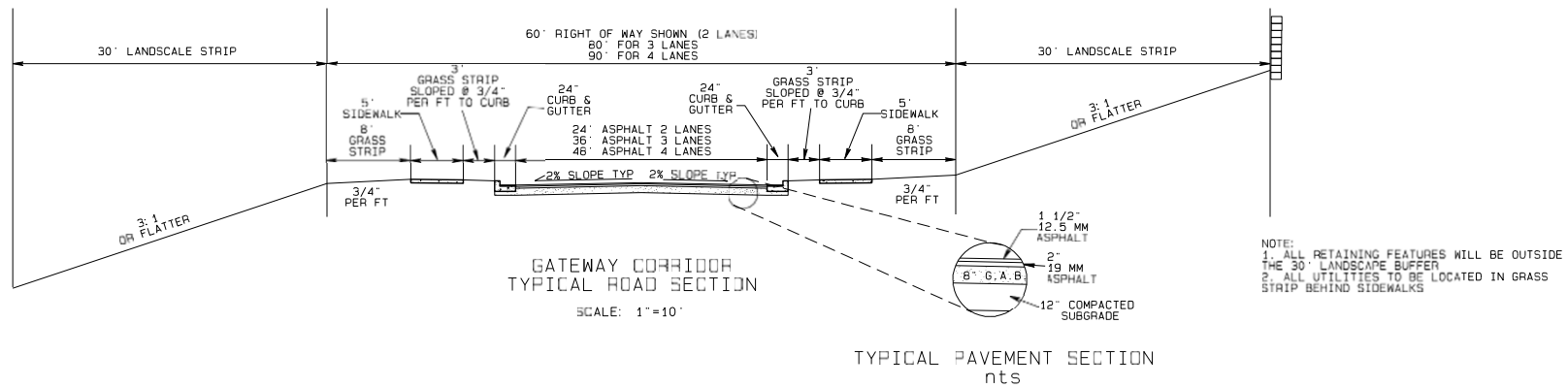
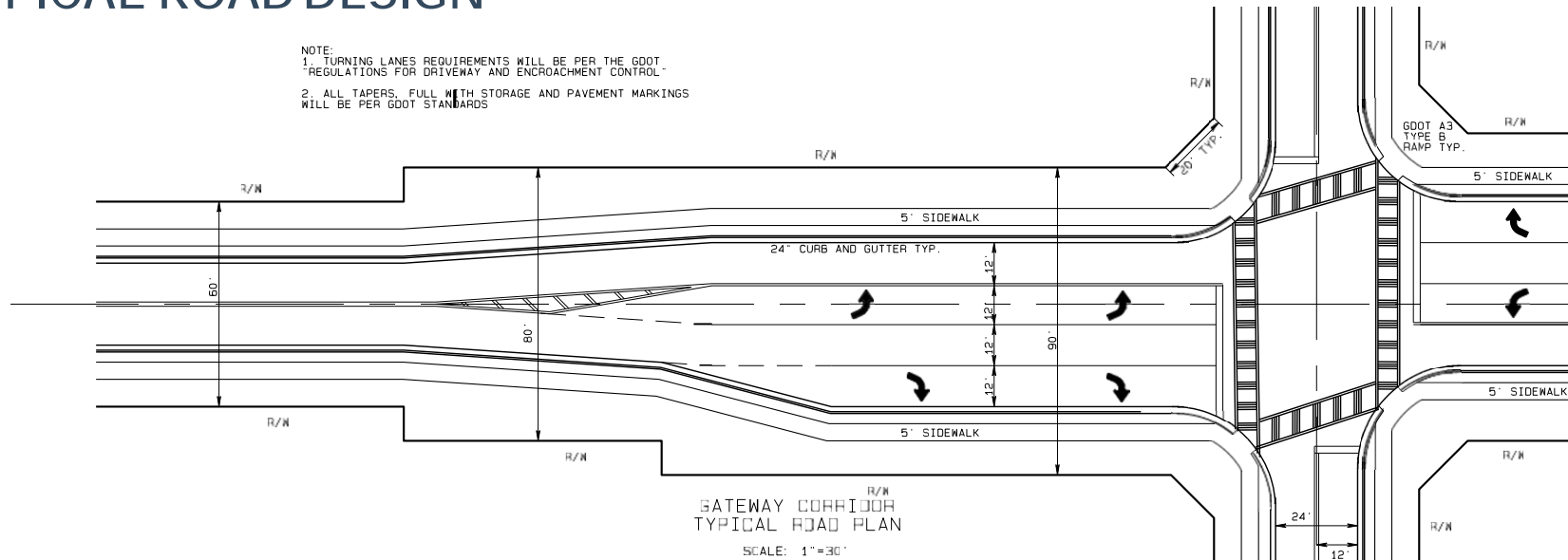
years or more, unless the premises are under a continuing lease but are unoccupied by the nonconforming use, regardless of the intent of the owner or occupier to resume the nonconforming use.

- 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



APPENDIX A.4

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.



APPENDIX A.5

PUBLIC ENGAGEMENT: VISUAL PREFERENCE SURVEY

Copy of Survey

LUMPKIN COUNTY GA



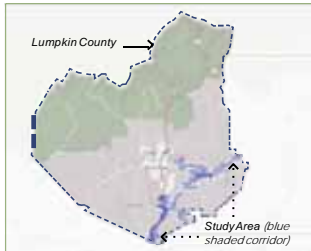
Welcome to the Lumpkin County Gateway Corridor Visual Preference Survey!

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 Acorgia)



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 image(s) 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."

Page 1 of 20

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



Image A: three story retail with office above, brick, access outdoor courtyard

Image B: three story retail with residential above



Image C: two story retail with residential above, brick

Image D: 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.)

Page 2 of 20

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



Image A: Sidewalk, auto-oriented along a highway

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



Image C: Large building in shopping center, single-use

Image D: 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.)

Page 3 of 20

Copy of Survey Cont.

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

A



Auto-oriented stand alone, brick

B



Shared-building, brick and stone

C



Auto-oriented, stand alone, rural, outdoor seating

D



Auto-oriented, standalone, 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.)

Page 4 of 20

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

A



Four story, large office complex, modern

B



Two story, medium office building, suburban

C



One story, small office building

D



Multi story, small office building

E



Three story, stand alone free-work building, brick

F

NONE OF THESE

Choose your TOP TWO:

A

B

C

D

E

F

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON OFFICE SPACE

Page 5 of 20

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

Page 6 of 20


CHAPTER 05: APPENDIX

P-58


Copy of Survey Cont.

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


A




B



C



D



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.)


Page 7 of 20

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


A




B




C



D



E



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

Page 8 of 20

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

Page 9 of 20

CHAPTER 05: APPENDIX

P-59

Copy of Survey Cont.

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



Alley loaded garages with building street rontage, mixed material

Alley loaded garages with building street rontage, one material



Front loaded garages with building street rontage, stone or brick

Alley loaded garages ronting common greenspace, stone or brick

E NONE OF THESE

Choose your TOPTWO:



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

Choose your LEAST LIKED OPTION:



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

Page 10 of 20

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



Small setback, ront loaded, street rontage, small lot, Hardi board

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



Small setback, alley loaded, street rontage, small lot, ormal landscape, Hardi board

Alley loaded, ronting shared courtyard with nat- ural landscape, small lot, stone or brick



Medium setback, ront loaded, suburban, mainly grass landscaping

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

G NONE OF THESE

Choose your TOPTWO:



GO TO NEXT PAGE TO COMPLETE QUESTIONS ON SINGLE FAMILY

Page 11 of 20

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

Choose your LEAST LIKED OPTION:



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

Page 12 of 20

Copy of Survey Cont.

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

A



B



C



D



E



F



G

NONE OF THESE

Choose your TOP TWO:

A

B

C

D

E

F

G

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON GREENSPACE

Page 13 of 20

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


Page 14 of 20

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


A




B




C




D



E



F



G

NONE OF THESE

Choose your TOP TWO:

A

B

C

D

E

F

G

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON TRAILS

Page 15 of 20

CHAPTER 05: APPENDIX

P-61

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

Page 16 of 20


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

A




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

B




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

C




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

D




Paved street with streetscape furniture and landscaping

E



Separated two-lane highway with grass median, tree lined

F



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

Page 17 of 20

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

Page 18 of 20

CHAPTER 05: APPENDIX

P-62

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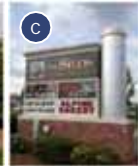
34. Signage (choose the two you feel are **MOST** appropriate)



Digital, tall, stone base



Pedestrian scale, mixed material, lighted



Brick base, architectural element, retail signage



Simple, no base, space signage



Steel, branded, city sign on highway, illuminated



Traditional shopping complex signage, stucco



None of these

NONE OF THESE

Choose your TOP TWO:

A B C D E F G H

GO TO NEXT PAGE TO COMPLETE QUESTIONS ON SIGNAGE

Page 19 of 20

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
-----------------	------------------	------------------	--------------	--------------------

F: Single Family	G: areenspace	H: Trails	I: Streetscape	J: Signage
---------------------	------------------	--------------	-------------------	---------------

K: Other	Write in:
-------------	-----------

End Of Survey!
Thank you so much for your input!

If you have any questions, contact Julia Brodsky at jbrodsky@tsw-design.com
Page 20 of 20

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

Note:

	Voted most appropriate image
	Voted least appropriate image