

AN ORDINANCE TO AMEND THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE BY DELETING SECTIONS 1109 AND 1110 IN THEIR ENTIRETY, AND ADDING A NEW SECTION 1109 ENTITLED LANDSCAPE PLAN REQUIREMENTS, A NEW SECTION 1110 ENTITLED LANDSCAPE PLAN CHECK SHEET, AND A NEW SECTION 1111 ENTITLED LANDSCAPE PLAN PROCEDURES.

BE IT ORDAINED by the Mayor and Council of Peachtree City, Georgia, and it is hereby ordained by authority of the same, that Sections 1109 and 1110 of the Land Development Ordinance of Peachtree City be deleted in their entirety, and a new Section 1109 Landscape Plan Requirements, a new Section 1110 Landscape Plan Check Sheet, and a new Section 1111 Landscape Plan Procedures be added to read as follows:

Section 1109. Landscape Plan Requirements.

A landscape plan is required for any development in Peachtree City, other than the development of individual lots for single-family residential purposes:

1. A landscape plan shall be prepared by a landscape architect registered in the State of Georgia.
2. All areas not devoted to structures, site development features, and natural vegetation shall be landscaped.
3. A landscape plan shall include one (1) canopy tree with a minimum trunk caliper of 2-1/2 inches (at 4" from the ground) for every 1,000 square feet of permanently disturbed area on the site. An area is considered permanently disturbed if it is covered with a building, structure, or other impervious surfaces like walks, drives and patios.
4. A landscape plan shall include one (1) understory tree with a minimum trunk caliper of one (1) inch (at 4" from the ground) for every 1,000 square feet of permanently disturbed area on the site.
5. If significant trees are saved on a development site, then up to a 50 percent tree credit can be issued by the City. This will only be issued if the tree save areas are considered to be aesthetically or environmentally significant by the City Landscape Architect.

6. If there are significant landscape problems on a site (for example, areas totally void of trees), the City Landscape Architect may not allow tree credit, even though trees may be saved.
7. If a development involves an addition or modification to the side or rear of an existing building or structure which is already properly landscaped, the City Landscape Architect may allow up to a 50 percent reduction in the canopy and understory tree requirements.
8. All required landscaping shall be maintained in a horticulturally healthy and aesthetically pleasing manner;
9. It is recommended that no new planting should be more than one-hundred (100) feet from a watering source; however, it is required that assurances, acceptable to the City Landscape Architect, will be provided that water will be available and appropriate watering will take place;
10. All landscape areas within parking lots shall be one hundred (100) percent landscaped with deciduous trees, shrubs, ground cover (not requiring mowing), and/or flowers in mulched beds.
11. Landscape areas within and around parking lots must be large enough to provide for the health and continued growth of the vegetation;
12. Landscaping shall not obstruct the view between twenty-four (24) inches high and sixty (60) inches high on access drives, streets or parking aisles;
13. The perimeter of all parking areas shall be landscaped. Parking areas designed to accommodate no more than twenty (20) automobiles are not required to install interior landscaped areas like islands, peninsulas, and medians. Parking areas designed to accommodate more than twenty (20) automobiles must install interior landscaped areas so that no more than twelve (12) adjacent parking spaces exist without a landscaped separation of at least five (5) feet in width. If significant tree-save areas or natural areas exist within a parking area, the City Landscape Architect may make an exception to this requirement, as appropriate.
14. Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise and other objectionable activities. The following minimum requirements shall apply to screening:
  - (a) All vegetation used for screening shall be at least three (3) feet in height at time of installation. Plants shall

be spaced so as to provide for effective visual screening within three (3) growing seasons. Planting beds required for screening shall be a minimum of six (6) feet in width;

- (b) Screening may consist of a fence, a wall, or vegetation and/or a mix of any or all of the foregoing. The outer or public side of fences and walls shall be landscaped enough to soften the structure with a tree or shrub group at least every fifty (50) feet, subject to approval of the City Landscape Architect;
  - (c) Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances or exits;
  - (d) No screening shall be removed without the written permission of the City Planner;
  - (e) Screening vegetation and fencing shall be maintained in a healthy and attractive manner;
  - (f) The City Planner may require screening in conjunction with the issuance of a building permit not requiring plat or site plan approval.
15. The City Landscape Architect, upon site inspection and conceptual landscape plan review, may require an applicant to naturalize areas which visually impact public rights-of-way. The intent of this requirement is to supplement tree requirements with small caliper material (1 gallon maximum) in areas where screening or landscape visual continuity is required.

#### Section 1110. Landscape Plan Check Sheet.

Any landscape plan required by these regulations shall contain the following information:

1. Title of project, address of site.
2. Site location map, north point, scale of drawings.
3. Name, address and telephone number of Owner/Developer.
4. Name and seal of Landscape Architect who prepared the plan.
5. Planting key: botanical and common name of all plant materials proposed, Quantity of each species, Size of plant material (caliper, height, width), Condition, (i.e.: balled & burlapped, container grown, bare root, collected, etc), and Special remarks; (number of stems, color or bloom, etc.).
6. Estimated cost of landscape improvements: \$\_\_\_\_\_.

7. Name and location of existing trees to be saved and protected during construction. Indicate all PROTECTED AND SPECIMEN trees to be saved or removed.
8. Retention areas, drainage inlets and structures. Flood plain limits shall be shown whenever subject property is within such areas.
9. Show names of adjacent property owners, and adjacent land uses. Indicate all required GREENBELT and SCREENED areas.
10. Provide that sight distances at intersections are not obscured by planting. Keep planting below 24" and tree limbs above 60".
11. Submit three (3) copies of prints for review. One will be returned with review comments.
12. This note shall appear on all approved Landscape Plans:

APPROVED BY PLANNING COMMISSION

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

13. Show all pertinent site features: buildings, walks, drives, signs, lighting, drains, meter boxes, underground utility lines, curbs, and the available water source for plant maintenance.
14. Show calculations on the plan for: total area, area permanently disturbed, and landscaped area (in acres and square feet). Indicate numbers of canopy and understory trees required by Ordinance.

#### Section 1111. Landscape Plan Procedures:

For any landscape plan required by these regulations, the following procedures shall be followed:

1. A developer shall submit to the City Planner three (3) copies of a landscape plan which meets the requirements of these regulations;
2. The landscape plan shall be submitted along with the required site plan and the required grading plan;
3. For consideration at a Planning Commission meeting, the landscape plan must be submitted to and accepted by the City Planner at least fifteen (15) days prior to the meeting;

4. The landscape plan will be reviewed by the City Planner. If the landscape plan does not meet the requirements of these regulations, the City Planner will return the plan to the developer with comments and suggestions for correction. If the plan meets the requirements, the City Planner shall place the landscape plan on the next Planning Commission agenda, and the City Planner shall have the plan reviewed by the City Landscape Architect prior to that meeting;
5. The City Planner shall submit the results of the City Landscape Architect's review in writing to the Planning Commission;
6. The Planning Commission will review the landscape plan, taking into consideration the requirements of these regulations, the City Planner's report, and the City Landscape Architect's report;
7. If the Planning Commission approves the landscape plan, a copy will be returned to the developer with the approval inscribed thereon, along with a notation of any appropriate conditions or review comments.
8. If the Planning Commission does not approve the landscape plan, the developer may resubmit, with necessary changes, following the same procedures as if it were an original application, or he may appeal the decision using the procedures set out in Section 1201 of these regulations;
9. An approved landscape plan must be implemented prior to the issuance of a Certificate of Occupancy; or the developer may choose to provide the City Clerk with a performance bond or other acceptable security in an amount equal to 110 percent of the City's estimated cost of the required improvements which have not been installed in a satisfactory manner;
10. Upon posting this bond or security, the developer shall have a one-year period in which to complete the required improvements in a satisfactory manner, or the bond or other security shall be forfeited and revoked, and the City shall then take whatever action is necessary to have the developer complete the required improvements as soon as possible thereafter.
11. When a developer has installed the required landscaping improvements, he shall request that the City Planner schedule an inspection by the City Landscape Architect. If the City Landscape Architect approves the installation, he shall submit a written report to the City Planner, and the project will be released for a Certificate of Occupancy. If the City Landscape Architect does not approve the plan, he shall submit a report stating his reasons for disapproval so the developer can make the necessary corrections. A fee of \$50.00 each shall be charged for any required re-inspections, and the fee shall be

payable in advance of the re-inspection.

12. The developer shall guarantee all plant materials and provide adequate maintenance of the above improvements for a minimum of one year from implementation. The City shall inspect said improvements during that period to ensure that the approved plan has been fully implemented and maintained. If the improvements, have deteriorated within that one-year period, such landscaping shall be replaced by the developer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed in their entirety.

Done, Ratified and Passed this 6th day of July, 1989.

Leslie Brown  
Mayor  
Dana Brown  
Paul J. Hill  
Rich Partridge

Frances Meader Attest  
City Clerk