



Bulloch County Departmental Review

<i>Category</i>	<i>#</i>	<i>Description</i>
<i>Use</i>	1	The principal use of the property shall be limited to utility trailer sales and service purposes and no other structures are to be built as proposed in the zoning sketch. Any other use, even if listed as a permitted use in the zoning ordinance for this particular zoning district, shall require a modification of this condition by the Board of Commissioners prior to its commencement. Any modification of this or any other condition must follow the same procedures as required for a rezoning application.
	2	The front façades of principal and accessory structures visible from the street shall have primary building materials consisting of either brick/brick veneer, stone/stone veneer, glass, stucco, wood siding, vinyl siding, precast concrete tile, CMU/split face block, or fiber cement, or a combination thereof. Non-corrugated metal may only be used as a secondary building material for the side and rear facades.
<i>Architecture and Aesthetics</i>	3	All ground mounted mechanical, HVAC and like systems shall be obscured from view on from any public street or adjoining properties by an opaque wall or screen compatible with the building's primary or secondary materials; parapets shall be used to conceal roof-mounted mechanical equipment on flat roofs on all sides.
	4	Upon submission of any building permit, renderings and/or elevations of the principal structures will be provided showing drawings consistent with these conditions.
	5	Chain-link fencing shall be limited for the purpose of storage and security and must be installed to the rear of the building line of the closest structure facing SR 67.
	6	Dumpsters or trash enclosures shall be placed to the rear of each principal building on a concrete foundation and screened from view from the street and adjacent parcels with dense evergreen landscaping or an opaque wall consisting of similar building materials as the principal building structure at a height that is no less than the height of the receptacle.
<i>Signage</i>	7	One (1) freestanding landscaped monument sign to identify each business will be permitted with a height limit ten feet (10') feet from normal grade, and the support structure shall consist of materials consistent with the primary building façade. All other sign types shall comply with the sign ordinance.
	8	Placement of signs will not interfere with sight triangles at road or driveway intersections pursuant to AASHTO standards, or be designed to be a roadway hazard.
	9	No billboards shall be permitted.
<i>Access, Parking and Internal Circulation</i>	10	Customer parking shall have landscaped parking islands.
	11	All accessways, driveways, parking and internal circulation lanes visible from the street shall be paved.
	12	Any road or driveway access and overhead intersection safety lighting off of SR 67 will be determined by GDOT and the cost for installation and operation shall be borne by the developer.
<i>Outdoor Lighting</i>	13	All outdoor lighting fixtures must be recessed and downcast and shall not produce glare or a nuisance to drivers or the surrounding properties. Any canopy lighting must be recessed into its ceiling.
	14	Parking lot or security lighting poles and fixtures, if constructed, shall complement the overall site architecture and design in terms of scale, color, and style, and shall not exceed twenty (20) feet in height.
	15	Roof mounted lighting or backlit awnings are prohibited.