



SITE INVESTIGATION REPORT

RACETRAC PROJECT # TBD

441 @ PRIVATE DRIVE

CLAYTON, GA 30120

PARCEL ID #: PORTION OF 043 012C

JURISDICTION: RABUN COUNTY

ZONING: (HB)

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DATE:

12/12/2022

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EXECUTIVE SUMMARY

The following are the results of a limited preliminary site investigation completed for the proposed RaceTrac gas station to be constructed on NW Corner of the intersection of Highway 441 and the Wal-Mart intersection in unincorporated Rabun County. The purpose of the preliminary site investigation is to identify known potential development constraints that may affect RaceTrac, Inc. in the development of the subject site. A brief summary of key items is provided below:

- The contract property is located within Parcel 043 012C of unincorporated Rabun County.
- Parcel 043 012C is zoned Highway Business District (HB).
- Water and Sewer is provided by City of Clayton. Per discussions with City of Clayton Planning and Zoning Administrator, Richard Moncus, annexation is optional.
- Per the utility locate report, the closest water main appears to run through the median of Hwy 441.
- Per discussions with City of Clayton, the nearest known sewer connection is on the northern portion of the Walmart parcel across the highway from the proposed site. There is no sewer shown on the utility locate report and a request has been made for any as-builts from the City of Clayton.
- Parts of the proposed site tract appear to be within Floodway Zone AE (Regulatory Floodway)
- The northern curb cut entrance shown on site plan does not meet GDOT spacing requirements
- Existing power pole easements (if applicable) not shown on the site plan

The Client may use this report as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. Our assessment is based in large part on information provided to us by others (local jurisdiction staff, DOT staff, Utility Company Representatives, etc.) and therefore is only as accurate and complete as the information provided to us. This report is based on our knowledge as of the date of report and is based on the desires of the Client that have been specifically disclosed to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions

CONSULTANT'S RESOURCE CHECKLIST

RT PROJECT MANAGER IS TO PROVIDE THE ENGINEER THE FOLLOWING ITEMS WHEN NEEDED

PROVIDED TO CONSULTANT BY RACETRAC	
1.	PROJECTMATES LOGIN & SET-UP/ORIENTATION
2.	RT RFP WITH DETAILED SCOPE
3.	RT APPROVED PURCHASE ORDER WITH TERMS AND CONDITIONS
4.	RT ANYTOWN TEMPLATE INCLUDING STANDARD DETAIL SHEETS
5.	RT GATE REVIEW TEMPLATE
6.	DESIGN RELATED ITEMS FROM THE REAL ESTATE CONTRACT
7.	RT OBLIGATIONS FOR ON-SITE EASEMENTS BENEFITING SELLER OR ANY PUBLIC OR PRIVATE THIRD PARTY?
8.	RT REQUIREMENTS FOR OFF-SITE EASEMENTS, IF ANY
9.	APPLICABLE ZONING PLANS & CONDITIONS
10.	COVENANTS, CODES, & RESTRICTIONS/ASSOCIATION DOCS
11.	AS-BUILT INFORMATION AVAILABLE THROUGH THE SELLER
12.	RT CIVIL REVIEW CHECKLIST
13.	RT PLATS, ALTA, DOT, WETLANDS, TOPOGRAPHIC, TREE SURVEYS
14.	RT SCHEDULE BASED ON REAL ESTATE CONTRACT DATES
15.	RT GEOTECHNICAL REPORT FOR USE, REVIEW & COMMENT?
16.	JURISDICTIONAL WATERS AND ENDANGERED SPECIES REPORT FOR USE, REVIEW & COMMENT, IF APPLICABLE?
17.	RT TRAFFIC STUDY, IF APPLICABLE?
18.	RT APPROVED SITE PLAN FOR USE, REVIEW & COMMENT
19.	RT APPROVED GRADING PLAN FOR USE, REVIEW & COMMENT
20.	RT APPROVED LANDSCAPE PLAN FOR USE, REVIEW & COMMENT
21.	RT STANDARD SIGN PACKAGE
22.	RT TANK DETAIL SHEETS FOR USE, REVIEW & COMMENT
23.	RT BUILDING ELEVATIONS FOR FRONT, SIDE & REAR
24.	RT BUILDING FLOOR PLAN IN PDF AND CAD FORMAT
25.	RT BUILDING PLUMBING PLANS IN PDF AND CAD FORMAT
26.	RT BUILDING ELECTRICAL PLANS IN PDF AND CAD FORMAT
27.	RT SITE & CANOPY PHOTOMETRIC PLANS
28.	KNOWN ENVIRONMENTAL CONSTRAINTS, IF ANY

PERMITTING AGENCY/UTILITY CONTACTS

DEPT/UTILITY	COMPANY INFORMATION	CONTACT NAME	ADDRESS	PHONE	EMAIL
PLANNING AND ZONING	RABUN COUNTY		18 OLD RACO HIGH DR. SUITE 102 CLAYTON, GA 30525	706.782.1579	
COUNTY ADMINISTRATOR	RABUN COUNTY	DARRIN GILES,	25 COURTHOUSE SQUARE, SUITE 201 CLAYTON, GA 30525	706.782.5271	DGILES@RABUNCOUNTY.GA.GOV
FIRE DEPARTMENT	RABUN COUNTY	JAMES REED, FIRE CHIEF	14 EMERGENCY DRIVE, CLAYTON, GA 30525	706.872.2751	JAMES.REED@RABUNCOUNTY.GA.GOV
TRAFFIC	GDOT		874 PEEPLES VALLEY ROAD, NW CARTERSVILLE, GA 30120	770.387.3680	
STORMWATER	RABUN COUNTY		18 OLD RACO HIGH DR. SUITE 102 CLAYTON, GA 30525	706.782.1579	
WATER	CITY OF CLAYTON		837 HIGHWAY 76 WEST, CLAYTON, GA 30525	706.782.4512	UTILITYBILLING@CITYOFCLAYTONGA.GOV
SANITARY SEWER	CITY OF CLAYTON		837 HIGHWAY 76 WEST, CLAYTON, GA 30525	706.782.4512	UTILITYBILLING@CITYOFCLAYTONGA.GOV
DEPT OF AG	GEORGIA DEPARTMENT OF AGRICULTURE	CHRIS PEASLEY, METRO DISTRICT OFFICE FOOD SAFETY	19 MARTIN LUTHER KING JR. DR. SW ATLANTA GA 30334	404.656.3627	CHRIS.PEASLEY@AGR.GEORGIA.GOV
GAS	TOCCOA NATURAL GAS	HARRY SCOTT, DIRECTOR OF UTILITIES	92 N. ALEXANDER ST TOCCOA, GA 30577	706.282.3305	HSCOTT@CITYOFTOCCOA.COM
STATE FIRE MARSHAL	FIRE MARSHAL'S OFFICE	JASON PRITCHETT	2 MARTIN LUTHER KING JR. DRIVE, WEST TOWER, SUITE 716 ATLANTA, GA 30334	404-357-4340	JPRITCHETT@SFM.GA.GOV
ELECTRIC	GEORGIA POWER COMPANY	HEATH CAUDELL			JHCAUDEL@SOUTHERNCO.COM
TELEPHONE	TBD				

PROJECT SCHEDULE

None Provided

ENTITLEMENTS

REVIEWS & SCHEDULES

PERMIT/AGENCY DESCRIPTION	REVIEW TIME (WEEKS)	DESCRIBE SUBMITTAL SEQUENCE AS IT RELATES TO THE PROJECT SCHEDULE (INCLUDE ALL PREREQ'S AND CONCURRENCIES)
SPECIAL / CONDITIONAL USE		
RABUN COUNTY	N/A	N/A
REZONING/ANNEXATION		
ANNEXATION INTO CITY OF CLAYTON	N/A	Rezoning is not anticipated for the contract property at this time. SEE APPENDIX 4: RABUN COUNTY VARIANCE APPLICATION Per discussion with Richard Moncus, Planning & Zoning Administrator of the City of Clayton, annexation is optional but if desired, a survey of the contract property will be required.
PLATTING/SUBDIVISION		
		N/A
R/W AND EASEMENT – DEDICATION/VACATION		
		N/A
SITE PLAN		
RABUN COUNTY PLANNING & ZONING COMMISSION IF ANNEXED, CITY OF CLAYTON PLANNING & ZONING DEPARTMENT		Rabun County Planning & Zoning Commission does not specify requirements for site plans. If the property is annexed into the City of Clayton, they will need 3 sets of engineered drawings, per Richard Moncus
LAND DISTURBANCE		
RABUN COUNTY PLANNING & ZONING COMMISSION IF ANNEXED, CITY OF CLAYTON PLANNING AND ZONING DEPARTMENT	8-12 WEEKS	SEE APPENDIX 5: RABUN COUNTY LDP APPLICATION

PERMIT/AGENCY DESCRIPTION	REVIEW TIME (WEEKS)	DESCRIBE SUBMITTAL SEQUENCE AS IT RELATES TO THE PROJECT SCHEDULE (INCLUDE ALL PREREQ'S AND CONCURRENCIES)
ALCOHOL APPROVALS/PERMITS		
RABUN COUNTY		• Licenses which may be issued under this chapter include: ○ wholesale, retail, consumption on the premises only, any combination of the above at the same location, and farm winery • A person doing business at more than one place shall take out and pay for a separate license for each place of business • Except as otherwise specifically provided in this title, all licenses issued pursuant to this title shall expire at 12:00 midnight on December 31 of each year and application for renewal shall be made annually on or before November 1, in accordance with O.C.G.A. § 3-2-7. Any renewal application not filed on or before the last county business day prior to December 15 shall be assessed a late filing penalty often percent of the cost of the license • No license may be renewed if the licensee could be denied a new license under this chapter, except as provided in section 4-25 • The license year for all licenses except licenses for the wholesale distribution of beer and/or wine shall begin on January 1 of each calendar year and end on December 31 of the following year. There shall be no proration of the cost of a license for a partial year. The license year for the wholesale distribution of beer and/or wine shall be as provided by state law
BUILDING / CANOPY / UST PERMITS		
RABUN COUNTY PLANNING & ZONING COMMISSION		<u>Building Permit Application Requirements</u> - Building permit application - Plat of the lot or land parcel - The location of the proposed building on the said lot or parcel - Plans for the proposed building to include elevation - Approved septic system permit - Contractor's state license number SEE APPENDIX 6: BUILDING PERMIT APPLICATION
TRANSPORTATION APPROVALS/PERMITS		
GDOT	8-12 WEEKS	All plans are submitted online through the GPAS system.
JURISDICTIONAL WATERS & FLOODPLAIN		
RABUN COUNTY	N/A	N/A

PERMIT/AGENCY DESCRIPTION	REVIEW TIME (WEEKS)	DESCRIBE SUBMITTAL SEQUENCE AS IT RELATES TO THE PROJECT SCHEDULE (INCLUDE ALL PREREQ'S AND CONCURRENCIES)
STORMWATER		
RABUN COUNTY		Approval required as part of Site Plan review process
SIGN PERMITS		
RABUN COUNTY PLANNING & ZONING COMMISSION		Items needed for issuance of Sign Permit by Rabun County: • A drawing of the proposed sign with dimensions and square footage of sign indicated • A scaled drawing of the building façade showing the linear footage of the wall to which the sign will be mounted (Wall Sign Only) • Plat of the lot or land parcel showing the exact location of the proposed sign • Completed Application (Must include signature of property owner or written property owner's authorization and proof of square footage of space to be occupied)
FENCE & WALL PERMITS		
N/A		
UTILITY PERMITS		
CITY OF CLAYTON		Approval required as a separate submittal. Permits will be issued a few days after approval
ENVIRONMENTAL HEALTH PERMITS		
DEPARTMENT OF AGRICULTURE		All service establishments must obtain a food service permit from the Department of Agriculture
VEGETATION & CLEARING PERMITS		
RABUN COUNTY		LDP is required for any grading.
BONDS & ASSURANCES		
RABUN COUNTY		There are no known bond requirements.

PERMIT/AGENCY DESCRIPTION	REVIEW TIME (WEEKS)	DESCRIBE SUBMITTAL SEQUENCE AS IT RELATES TO THE PROJECT SCHEDULE (INCLUDE ALL PREREQ'S AND CONCURRENCIES)
EXISTING PERMITS BONDS & ASSURANCES		
PERFORMANCE / MAINTENANCE		None to our knowledge.
MISCELLANEOUS APPROVALS & PERMITS		

Total Review Time: _____ **12** _____ Weeks

MASTER DEVELOPMENT

1. Is the RaceTrac/RaceWay site part of a master development?
NO
2. Provide references for documents that control the master development. (ECR/CCR/TITLE)
N/A. Project is not part of a master development.
3. What infrastructure is intended to be shared in the proposed master plan, i.e. Storm water ponds, lift stations, utility lines, ingress/egress, parking, signage, amenities, etc.?
N/A. Project is not part of a master development.
4. LIST ANY CRITICAL ISSUES THAT COULD AFFECT THE SITE PLAN DESIGN
N/A. Project is not part of a master development.

FUTURE LAND USE, ZONING, & SPECIAL USE

1. What existing zoning or special use ordinances, amendments, designations, and/or conditions apply to the contract property today?

The zoning of parcel 043 012C is Highway Business District (H-B) and is under the jurisdiction of Rabun County. The permitted use for H-B that applies to the contract property is as follows: "Any use permitted in the neighborhood shopping district (N-S) or the commercial business district (C-B)". Both of these allow for service stations.

2. What is the current zoning of the property? Is the RaceTrac prototype design, 24-hour convenience store permitted with fuel and alcohol sales?

The zoning of the property is Highway Business District (H-B). A service station is allowed under the current zoning.

SEE APPENDIX 7: HIGHWAY BUSINESS DISTRICT (H-B) PERMITTED USES

3. If not, what zoning, special use permits, and conditions will be required for the proposed 24-hour convenience store with fuel and alcohol sales?

N/A

4. Describe the rezoning and special use permit process and schedule.

Rezoning is not anticipated for the contract property.

5. Attach the rezoning, special use, and variance filing schedules for twelve months.

N/A

6. Will a land use amendment be required as part of the rezoning?

No

7. What governing body/board reviews and approves the rezoning or special use permit?

The Rabun County Planning Commission of the Planning and Zoning Office is responsible for rezoning and/or special use permits.

8. What overlay districts apply to the property?

N/A

9. What is the adjacent zoning and current use of surrounding property?

		Adjacent Zoning	Land Use
Front	(NORTH)	HB	VACANT (COMMERCIAL)
Back	(SOUTH)	HB	VACANT (COMMERCIAL)
Side	(WEST)	A	INSTITUTION
Side	(EAST)	HIGHWAY 441	GDOT

10. What are the Special Requirements Due to Adjacent Zoning?

No known requirements due to adjacent zoning

VARIANCES & EXCEPTIONS

1. Describe the variance application process. Can variances be included with any rezoning, cond. use, etc?

VARIANCE APPLICATION

(a) A zoning map amendment and/or zoning variance request may be proposed by an individual or an entity owning fee-simple title to the subject property, or by one with written authorization to act on behalf of such owner or owners, by:

- (1) Obtaining an application for a zoning map amendment or variance request from the administrative officer of the planning commission in the county courthouse.
- (2) Filing with the administrative officer the completed application along with a plat of the subject property outlining its proposed use and an advertising fee as set by the planning commission.

(b) Notification of public hearing. Before the county planning commission makes a recommendation regarding an application for zoning map amendment or variance request by an individual property owner to the county board of commissioners, the commission shall hold a public meeting or hearing thereon, official notice of which shall be advertised in the current legal organ of the county (Clayton Tribune) or its successor at least 15 days, but not more than 45 days, prior to the hearing. The notice of the public hearing shall include the time, place and purpose of the hearing, the location of the property, the present and proposed zoning classifications, and the name of the owner or owners. Signs shall be posted on the subject property in a conspicuous place at least 15 days before the public hearing is to be held. Signs shall contain the time, date, place of public hearing and the present and proposed zoning of property.

(c) Hearing on proposed zoning map or zoning text amendment and/or variance request by individuals.

- (1) A public meeting or hearing to consider a zoning map amendment and/or variance request will be heard before the county planning commission. Proponents of any zoning decision shall have no less than ten minutes to express their views and present data, evidence and opinions on the proposed zoning decision. Opponents of any zoning decision shall have no less than ten minutes to express their views and present data, evidence and opinions on the proposed zoning decision.
- (2) In hearings on rezoning and/or variance applications, if the owner applicant, or an attorney representing the applicant, cannot be present for the hearing, a written document signed by the applicant and notarized, designating a person who will be appearing on his behalf must be furnished to the planning commission no later than 72 hours prior to the scheduled date of the hearing.
- (3) It will be the responsibility of the applicant to prove to the planning commission, through use of witnesses, written statements, technical data, field data or any other materials the applicant deems relevant to the subject property, the need for the rezoning and that the rezoning will be compatible with the long-range requirements of the public health, safety and welfare, and is not contrary to the overall objective to this zoning chapter. Provisions for all utilities must be submitted at the hearing.
- (4) After all parties present have had an opportunity to express their views and present evidence on the proposed zoning decision and after the planning commission has discussed, propounded questions to the applicant and participants, and considered the rezoning request or variance request, the chairman will call for a motion to be made by one of the members of the planning commission. If the motion is made and seconded, a vote will be made by the members of the commission, with the chairman voting only in the event that the vote is tied.

(d) Standards on which the planning commission will base their decision. The planning commission will base their decision, for or against, on the following six standards:

- (1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (3) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;
- (4) Whether the zoning proposal will result in a use which will, or could, cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- (5) If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan;

- (6) Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed zoning amendment.
- (e) Recommendations of planning commission. The decision of the planning commission will be forwarded to the board of commissioners, in the form of a recommendation, for their review. The board of commissioners will then make the final decision as to whether or not the zoning change will be made.
- (f) Hearing before board of commissioners.
- (1) Notice is hereby given that the same notice and advertising requirements pertain to the hearing to be held before the board of commissioners as those that pertain to the hearing before the planning commission. It is the responsibility of the applicant to assure, through the county board of commissioners that the necessary notices are published in the legal organ of the county (Clayton Tribune) and to present sufficient evidence before the board of commissioners, either to refute the recommendation of the county planning commission, or to support recommendation under the same standards set out in subsection (d) of this section. The applicant has the same burden before the board of commissioners as before the planning commission and must be present, or be represented, at all hearings.
- (2) Proponents of any zoning decision shall have no less than ten minutes to express their views and present data, evidence and opinions on the proposed zoning decision. Opponents of any zoning decision shall have no less than ten minutes to express their views and present data, evidence and opinions on the proposed zoning decision.

The county planning commission may grant variances from the terms and provisions of this article under the following provisions:

- No such variance shall change the zoning or use classification of such property.
- No such variance shall permit a use of such property that is not otherwise permitted in its zoning classification.
- Such variance shall not be contrary to the public interest or detrimental to the adjoining land owners or neighborhood, and shall not impair the purpose and intent of this chapter.
- There must be extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- There must exist a practical difficulty or unnecessary hardship in the use and utilization of said property without such variance.
- The circumstances of the hardship cannot be self-created by the applicant.
- The provisions of section 56-261 must be followed as the same pertains to the public hearing and advertisement requirements thereof.
- If a requested variance application is denied by the county planning commission, it will be forwarded to the county board of commissioners for reconsideration under the above stated provisions.

All applications must have accompanied plat before advertisement will be published

SEE APPENDIX 4: RABUN COUNTY VARIANCE APPLICATION

2. Attach the variance application schedule with submittal deadlines and hearing dates for the next 12 months.

The Rabun County Board of Commissioners regular monthly meeting is held on the 4th Tuesday of each month in the Courtroom of the Rabun County Courthouse located at 25 Courthouse Square; Clayton, GA. The Regular Monthly meeting begins at 6:00 p.m.

3. IS A VARIANCE REQUIRED FOR 24 HOUR OPERATION?

No, 24 HR fuel sales are allowed.

4. Can construction plans be submitted concurrently?

TBD

5. List any anticipated variances from the provided preliminary site plan and sign package.

TBD. A variance is not anticipated at this time based on the preliminary site plan. A sign package has not been provided at the time of this report.

PLATTING, SUBDIVISION, & ADDRESSING

1. What subdivision plats, lot split, or lot combination is required to improve the contract property to allow the proposed use?

If subdivision is required, it must go in front of the Planning Commission.

2. Describe the platting/subdivision/combination process, including all required administrative or public hearings. What are the time lines for approval?

The planning commission shall be the official platting authority, and no plat of land subdivision shall be entitled to record in the office of the clerk in the county superior court unless it shall have the approval of the planning commission as required by this article.

3. What exemptions apply to the property as a result of it being a platted lot (s) of record?

None

4. What are the submittal deadlines, public hearing dates for platting the property?

N/A

5. Attach the hearing/submittal schedule for the next 12 months.

N/A

6. Under what conditions can platting run concurrent with other plan reviews?

N/A

7. What is the name of the agency/board/commission that will approve/deny the plat?

Rabun County Planning Commission, Public Utilities, Public Works and the Health Department

SITE FEATURES & NEIGHBORHOOD CONTEXT

1. Attach a color, aerial map of the site.

SEE APPENDIX 1: COLOR, AERIAL MAP

2. Attach photos of the site and the adjacent rights of way.

Appendix 2 shows photos from Google Earth Street View taken in June, 2022 from the proposed entrance off of Highway 441 at the existing redlight. A picture was taken facing north, south, east, and west.

SEE APPENDIX 2: SITE PHOTOS

3. Has the site been cleared, cut or filled? Describe.

The property is currently undeveloped and looks like it was a fill site.

SEE APPENDIX 3: PRELIMINARY GRADING PLAN

4. Are previously prepared geotech studies, compaction reports, or soil density tests available for proposed site? If so, include copies.

A NRCS Soil Survey was done using their website which shows soil types on the approximate contract property. No other studies, reports, or tests are known at this time

SEE APPENDIX 8: NRCS SOIL SURVEY

5. What easements exist on or adjacent to the contract property?

At the time of the SIR the survey had not been finalized. No known easements are on the site.

6. Does the F.I.R.M. panel map indicate the presence of a floodplain on-site? Attach the map.

Per FEMA FIRM map 13241C0256D, dated 9/17/2010, portions of the contract property appear to be within a Regulatory Floodway.

SEE APPENDIX 9: F.I.R.M PANEL MAP

7. Does the U.S.G.S. quadrangle map indicate a blue line stream on the contract property? Attach the map.

According to USGS StreamStats, the Stekoa Creek is **not** located inside of the contract property.

SEE APPENDIX 10: USGS STREAMSTATS MAP

8. Do the US wetland inventory maps indicate the presence of a wetland on-site? Attach the map.

No, **SEE APPENDIX 11: US WETLAND INVENTORY MAP**

9. What known roads, utilities, or structures exist on the site?

ROADS

- There appears to be an existing gravel road in the bottom left of the contract property. This area is currently being used for storage of miscellaneous items.

STRUCTURES

- The site contains some existing utilities including a power line and power line poles, with the width of the power easement unknown at this time. As of June 2022, shown on Google Maps Street View, there are three unknown metal structures in the bottom left of the contract property. Further site investigation will be required.

UTILITIES

- **Telephone Line.** TBD
- **Overhead Power.** There is an existing overhead power line and poles that runs parallel with Highway 441 and the full length of the contract property. It is unknown at this time the width of the power easement and if the lines will need to be relocated.
- **Water.** Per the utility locator report an existing main that runs through the center line of Hwy 441
- **Sanitary Sewer.** Jason Waldroup with City of Clayton believes that the nearest sewer main is across Hwy 441 on or adjacent to the Walmart property.
- **Stormwater.** No stormwater pond is shown on the proposed site plan. It is our understanding that this site is not a part of a master stormwater plan. Therefore, proposed stormwater infrastructure (underground or above-ground) will be required to comply with GSMM requirement.
- **Gas.** Per Toccoa Gas, there is an existing 4" PE Natural Gas line with 60 PSI located 5' behind power line

10. What schools, churches, and/or other organizations are in the surrounding area that could affect development? (Supply applicable code section) What's the distance requirement and how is it measured? It does not appear that there are any schools, churches, and/or other organizations are in the surrounding area that would affect the development.

DEVELOPMENT FEES

1. What impact fees will be applicable to this project?

SPECIAL CASE ZONING REVIEWS

- Rezoning Application fee = \$400
- Variance Application fee = \$200

DEVELOPMENT PLAN REVIEW FEES

- It has been confirmed by Shylan Wood, Rabun County Zoning Administrator, that Rabun County does not have development plan review fees.

LAND DISTURBANCE PERMITS FEES

- Development of 10 acres or less = \$100
- Development of more than 10 up to 25 acres = \$300
- Development of more than 25 acres
 - Up to 26 acres = \$400
 - Additional per each acre or portion thereof over 25 acres = \$10

SIGN FEES

- Sign Permit, other than billboard – Up to 50 SF. = \$100
- Billboard Permits - Commercial
 - Up to 100 SF. = \$250
 - Each additional SF or fraction thereof over 100 = \$2
 - Initial Issuance = TBD
 - Renewal – Annually = TBD

BUILDING PERMIT FEES

- New Construction = \$175
- Repairs/Additions/Remodels = \$75
- Other = \$75

Water and Sewer connections are provided by the City of Clayton.

SEE APPENDIX 12: CITY OF CLAYTON WATER AND SEWER RATES

EROSION CONTROL PLAN REVIEW FEE (DETERMINED BY DISTURBED AREA/IMPERVIOUS SURFACE)

RABUN COUNTY DOES NOT SPECIFY EROSION CONTROL PLAN REVIEW FEES.

IF ANNEXED: RICHARD MONCUS, PLANNING AND ZONING ADMINISTRATOR FOR THE CITY OF CLAYTON, HAS CONFIRMED THAT IF THE CONTRACT PROPERTY IS ANNEXED INTO THE CITY OF CLAYTON, A SOIL AND EROSION PLAN WILL BE REQUIRED AS WELL AS THE NOI FROM THE EPD.

FIRE PREVENTION AND PROTECTION

- Fire Service Fees = TBD
- Outdoor Burning Permit = TBD
- Fireworks Permit = TBD
- Any time the county's fire equipment is dispatched for fires, medical emergencies, or any other emergency, other than vehicle accidents, the fire department shall charge a rolling fee, in the amount established by the board of commissioners. If the dispatch results from an actual or threatened structural fire or a bomb threat, the rolling fee shall be billed to the owner and occupant of the property. If the dispatch is to the site of a medical emergency, the rolling fee shall be billed to the sick or injured person or any person legally responsible for the sick or injured person.

- The fees for fire and other emergency response services shall be as provided in the county fee schedule. The fire chief and county clerk are hereby directed to issue invoices to insurance companies for such fire services and to collect such fees on behalf of the county and to deposit such fees in the county's fire fund, which shall be used to purchase equipment, training, services and supplies for the county fire department. However, if no response or payment is received from the applicable insurance company, the insured will not be contacted or invoiced by the county or any representative or contractor thereof.

SEE APPENDIX 13: RABUN COUNTY GENERAL FEES

2. How are the impact fees calculated?
There are no known impact fees.
3. What impact fee moratoriums are existing or proposed? What are the qualifying conditions of the moratorium? Provide effective dates for fee moratoriums.
There are no known fee moratoriums.
4. Complete the table with all impact fees associated with this project

PERMIT & IMPACT FEE TABLE		
DESCRIPTION	AMOUNT	EXPLANATION/ASSUMPTIONS
LAND USE AMENDMENT APPLICATION	N/A	WITH ANNEXATION/REZONING
REZONING APPLICATION	SEE NOTES	REZONING APPLICATION FEE = \$400
SPECIAL USE APPLICATION FEES	N/A	SUP IS NOT EXPECTED TO BE REQUIRED
VAR./WAIVER/DEVIATION APP FEES	SEE NOTES	VARIANCE APPLICATION FEE = \$200
PLAN REVIEW FEES	SEE NOTES	CONFIRMED NO PLAN REVIEW FEES BY THE RABUN COUNTY ZONING ADMINISTRATOR
SITE CLEARING PERMIT/DEMO PERMIT	TBD	TBD
BUILDING PERMIT	SEE NOTES	NEW CONSTRUCTION = \$175 REPAIRS/ADDITIONS/REMODELS = \$75 OTHER = \$75
SAN. SEWER FEES	SEE NOTES	SEE APPENDIX 12: CLAYTON COUNTY WATER AND SEWER RATES
DOMESTIC WATER FEES	SEE NOTES	SEE APPENDIX 12: CLAYTON COUNTY WATER AND SEWER RATES
IRRIGATION WATER METER FEE	TBD	TBD
FIRE FEE	SEE NOTES	SEE FIRE PREVENTION AND PROTECTION SECTION
STORM WATER MGMT FEES	SEE NOTES	\$40 PER DISTURBED ACRES

LAND DISTURBANCE	SEE NOTES	• Development of 10 acres or less = \$100 • Development of more than 10 up to 25 acres = \$300 • Development of more than 25 acres • Up to 26 acres = \$400 • Additional per each acre or portion thereof over 25 acres = \$10
TOCCOA NATURAL GAS FEES	SEE NOTES	• COMMERCIAL GAS DEPOSIT= \$450 • NATURAL GAS TAP FEE = \$250 (INCLUDES 250' OF SERVICE LINE AND METER INSTALLATION) • ADDITIONAL FOOTAGE OF SERVICE LINE AT \$1 PER FOOT
TRANSPORTATION IMPACT FEES	TBD	TBD
SCHOOL IMPACT FEES	N/A	
NDPES	SEE NOTES	\$40/DISTURBED ACRE

5. What economic incentives (ie: tax credits, impact fee credits, tax incentives, etc) are available for new development?

N/A

6. Which agency / department are the above incentives coordinated through? Please provide contact information for the agency / department handling the economic incentives for future discussion.

N/A

SITE DESIGN

SETBACK TABLE	
BUILDING SETBACKS	
FRONT	- MAJOR ARTERIAL = 40' - MINOR ARTERIAL = 35' - OTHER STREETS = 25'
REAR	15'
SIDE (CORNER)	SUBJECT TO FRONT SETBACKS
SIDE (INTERIOR)	10'
CANOPY SETBACKS	
FRONT	CANOPIES AND OTHER ATTACHED OR DETACHED STRUCTURES INTENDED FOR COVER SHALL BE SUBJECT TO ALL BUILDING SETBACKS.
REAR	
SIDE (CORNER)	
SIDE (INTERIOR)	
DUMPSTER SETBACKS	
FRONT	TBD
REAR	
SIDE (CORNER)	
SIDE (INTERIOR)	
TANK SETBACKS (NO KNOWN SETBACKS)	
FRONT	---
REAR	---
SIDE (CORNER)	---
SIDE (INTERIOR)	---
CURB/PARKING SETBACKS (NO KNOWN SETBACK REQUIREMENTS)	
FRONT	---
REAR	---
SIDE (CORNER)	---
SIDE (INTERIOR)	---
SIGN SETBACKS	
FRONT	ALL PARTS OF FREESTANDING SIGNS SHALL BE SETBACK FROM PUBLIC RIGHT-OF-WAY A MINIMUM OF 10 FEET,
REAR	
SIDE (CORNER)	
SIDE (INTERIOR)	
WALL SETBACKS (NO KNOWN SETBACKS)	
FRONT	---
REAR	---
SIDE (CORNER)	---
SIDE (INTERIOR)	---

SITE PLAN REQUIREMENTS

1. What existing and proposed off-site conditions impact RaceTrac's proposed design regarding visibility, access, parking, grading, easements, schedule, operations, etc.?

GRADING

The site has been filled. The site slopes downhill from south to north. The highest existing point on the contract property is 1888' on the south side, and the lowest existing point on the contract property is 1876' on the north side.

ACCESS

The site currently has a gravel curb cut adjacent from the Walmart entrance. There are two proposed entrances to the contract property. The proposed southern entrance is located at an existing redlight (existing gravel entrance), which is at the intersection of Highway 441 and the entrance to Walmart. It is currently a 3-way signal and would be required to become a 4-way signal. Coordination of signal install and timing will be required as a part of GDOT driveway permit.

The northern entrance is located approximately 118.37' away from the southern entrance radius to radius. Per the GDOT Driveway Manual, the minimum spacing between driveways without a right turn lane with a posted speed limit of 55 MPH is 350'. It is recommended that the northern driveway be removed, or moved to meet the required minimum spacing.

SEE APPENDIX 14: PRELIMINARY SITE PLAN

2. How are building setbacks measured?
Front yards setbacks are measured from the right-of-way. Side and rear yard setbacks are measured from the lot line.
3. Are there any zoning buffers relative to adjacent properties? If so, explain.
There are no known buffers.
4. How are the canopy setbacks measured?
From the property line.
5. What is the minimum parking setback from the property line?
There are no known parking setback requirements
6. RaceTrac requires the price sign to be clearly visible from the R/W. What site plan adjustments should be made now to ensure the sign will be visible?
There appears to be no visibility issues with the site for signs.

ON-SITE PARKING

PARKING REQUIREMENTS	
MAX NUMBER OF STALLS	N/A (LIMITED BY MAX IMPV. AREA & LOT COVERAGE)
MINIMUM # OF STALLS	2 SPACES FOR EACH GAS PUMP PLUS 3 SPACES FOR EACH GREASE RACK OR SIMILAR FACILITY.
MIN. DRIVE AISLE WIDTH	NOT SPECIFIED
MAX DRIVE AISLE WIDTH	NOT SPECIFIED
MIN. STALL DIMS	NOT SPECIFIED
MIN # OF HANDICAP STALLS	NOT SPECIFIED
MAX # OF STALLS IN A ROW	NOT SPECIFIED
MIN LOADING ZONE DIMS (AS REQ'D)	NOT SPECIFIED

1. Consultant to complete parking requirements table above. What codes are applicable; provide code references and copies of code in the Attachments.

Minimum number of stalls are found in Article IX of Municode.

Every building and structure used for business, trade or industry hereafter erected shall provide a space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such spaces shall have access to an alley or if there is no alley, to a street. For the purpose of this section, off-street loading spaces shall have minimum dimensions of 12' by 40' and an overhead clearance of 14' in height above the alley or street grade

- Retail Business: One space for each 3,000 SF of floor area or fraction thereof
- Wholesale and Industry: One space for each 10,000 SF of floor space or fraction thereof
- Terminal Facilities for trucks, buses, and railroads: One space for each bus or truck to be stored or loading or unloading at the terminal at any one time

SEE APPENDIX 15: PARKING BY CLASSIFICATION

2. How are fueling positions accounted for in the on-site parking requirements?
There are 2 parking spaces required per 1 fueling position.
3. What length (in feet) of a parked vehicle can overhang into the landscaped areas?
Not specified in Municode
4. Are terminal landscape islands required at the end of each parking row? If so, what size?
There are no known terminal landscape island requirements
5. What loading/delivery zones are required? Where does it have to be located onsite?
N/A

SIDEWALKS, BIKE PATHS, BUS STOPS

1. Describe the location, condition, and ownership of any existing sidewalks, ramps, crosswalks, bike paths, and bus stops/shelters that are located within the subject property or adjacent R/W.

There are no existing sidewalks, ramps, bike paths, or bus stops/shelters within the R/W of the property along Highway 441.

There is an existing crosswalk that runs perpendicular from the contract property, across the 4 lanes of Highway 441, to the Walmart entrance. The crosswalk does not extend into the contract property. Further coordination with GDOT required.

2. What are the requirements for sidewalks and/or hike/bike trails to be installed in the R/W as part of the development? If so, is a bond required?

There are no specified requirements in the code for sidewalks and/or hike/bike trails.

3. Does the jurisdiction require a sidewalk to connect the store with the sidewalk located in the R/W?

TBD

4. What are the bicycle parking or bike rack requirements for the proposed RaceTrac?

There are no specified requirements in the code for bicycle parking or bike rack requirements

LANDSCAPING REQUIREMENTS

1. What landscape and tree protection ordinances govern the proposed project? (Provide code reference and copy of code in the Attachments #)

There is no Landscape Ordinance in Rabun County.

2. Describe any tree spacing requirements within the parking lot and along any frontages.

There is no Landscape Ordinance in Rabun County.

3. Is the Site Heavily wooded/vegetated?

The site has minor vegetation.

What tree survey information is recommended or required for the arborist or surveyor to document the type, size, condition, and life expectancy of the existing on-site trees?

There is no Landscape Ordinance.

If the site is heavily vegetated, will the jurisdiction allow for the “value” of the trees on-site to be determined through “tree sampling areas” indicative of the overall site?

N/A

How and when are any existing on-site trees officially assessed and by whom?

N/A

4. What recompense is required for the removal of existing on-site specimen, champion, heritage, or historical trees? Provide example recompense and/or replacement calculations based on the removal of an average-sized specimen tree, i.e. 30” oak.

N/A

5. What alternatives exist for mitigating tree removal and required landscaping, i.e. tree fund, tree bank, off-site tree planting, etc?

N/A

6. Will the jurisdiction require the planting of street trees? Consider both on-site (landscape strip in front) and off-site (median).

N/A

7. What (if any) are the requirements for landscaping located adjacent to the building?

No known requirements

8. Provide as an attachment a list of approved planting materials within the jurisdiction.

N/A

LANDSCAPE TABLE	
OPEN SPACE %	N/A
MIN. SF OF PARKING SPACE ISLANDS	N/A
TREE SPACING IN FRONTAGE	N/A
% IMPERVIOUS ALLOWED	N/A
WIDTH OF LANDSCAPE STRIP	N/A
CAN SIGNS/WALLS BE IN LANDSCAPE STRIP	THERE ARE NO LANDSCAPE STRIP REQUIREMENTS. SIGN CANNOT BE WITHIN R/W
# OF PARKS BEFORE AN ISLAND	N/A
PLANTED LANDSCAPE STRIP	
FRONT	N/A
REAR	N/A
SIDE (CORNER)	N/A
SIDE (INTERIOR)	N/A
BLDG PERIMETER MIN. SF	N/A

IRRIGATION

1. If irrigation in the R/W was needed, what would be the process of getting this permitted?
Irrigation would be provided by City of Clayton Water and Sewer Department
2. Can irrigation wells be used to irrigate the site?
TBD
3. Can potable water be used for irrigation?
TBD
4. What re-use or grey water infrastructure serves the area/site?
TBD
5. RaceTrac prefers a separate water meter for irrigation. What is required?
TBD
6. Is a rain sensor required?
TBD

SOLID WASTE DISPOSAL & DUMPSTER ENCLOSURE

1. What are the dumpster screening requirements?
No known screening requirements
2. List and describe the architectural requirements for the dumpster, including size requirements.
No known requirements on architectural standards for the dumpster.
3. Can the dumpster enclosure doors be oriented to face a public right-of-way or residential use? If not, what are the location and orientation requirements?
No known requirements on location or orientation of requirements.
4. Can parking spaces be striped in front of the dumpster enclosure?
No known Requirements

SIGNAGE & VISIBILITY

1. What sign ordinances govern the proposed project? Provide a copy of relevant code sections in the Attachments.

Rabun County - Municode – Chapter 38 – SIGNS

SEE APPENDIX 16: SIGN PERMIT APPLICATION

SEE APPENDIX 17: SIGN PERMIT ITEMS NEEDED

SEE APPENDIX 18: SIGN PERMIT PROCESS

2. What kind of price sign is permitted? (Pole/monument)

Ground/Freestanding sign, window sign, wall sign, hanging sign

What is the max/min dimensions? (height/width)

- Ground/Freestanding Sign – Max height of 8', except on multi-tenant lots, in which case the max height is 15'
- Window Sign – Total signage shall not exceed 10% of the area of windows facing road frontage
- Wall Sign – Max square footage shall be 50 SF, as well as requirements highlighted in table in next section
- Hanging Sign – Max of 6 SF

Max SF and how it is calculated?

Sign height is measured as a straight vertical line from ground level at base to the highest portion of the sign structure. The area of a sign is calculated by determining the area of the smallest square or rectangle which encloses the sign face and the structure surrounding the sign face. For example, the pole or base would not be included, but any frame holding the sign face in place would be counted.

- Ground/Freestanding Sign – Max SF for each sign face is 50 SF
- Window Sign – Total signage shall not exceed 10% of the area of windows facing road frontage
- Wall Sign – Max square footage shall be 50 SF. Where the structure upon which a wall sign is located is greater than 50' from the right-of-way of the nearest public street, the maximum square footage shall be as follows:

Distance from Wall Sign to the right-of-way of the abutting street frontage:	Maximum Surface Area:
50-100 feet	75 SF
100-175 feet	100 SF
175-250 feet	150 SF
250+ feet	200 SF

- Hanging Sign – Max of 6 SF, and the square footage of hanging signs shall count towards the maximum amount of wall signage permitted for the wall to which the hanging sign is attached

How many signs are allowed?

- Ground/Freestanding Sign – One (1) double-faced sign per lot
- Window Sign - Total signage shall not exceed 10% of the area of windows facing road frontage
- Wall Sign – One (1) sign per street frontage
- Hanging Sign – The square footage of hanging signs shall count towards the maximum amount of wall signage permitted for the wall to which the hanging sign is attached

Describe any minimum clearance requirements for traffic and overhead utilities.

All signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities in accordance with county electrical code specifications. In no case shall any sign be installed within 5' horizontally or vertically from an overhead utility line or utility guy wire.

All signs shall be located in such a manner as to not interfere with or obstruct the view of any authorized traffic sign, signal, or device.

The property owner must give permission for all sign structures erected on the owner's property. Sign structures are not permitted in the public right-of-way.

No portion of a sign or sign structure erected on private property shall encroach on or overhang the public right-of-way or any other person's property.

Distances are measured from the closest portion of the sign (whether that is the base, sign face, or the sign structure) to the right-of-way, curb or pavement.

No sign, regardless of type, shall exceed 40' in height from ground level or 40' from the elevation of the centerline of the adjacent road at a point perpendicular to the center of the base of the sign, whichever is greater.

Masonry border required? Is this included in max SF?

N/A

3. Describe all minimum sign setbacks and the point from which they are measured?

The Municode does not provide exact sign setback requirements from the right-of-way.

The property owner must give permission for all sign structures erected on the owner's property. Sign structures are not permitted in the public right-of-way. No portion of a sign or sign structure erected on private property shall encroach on or overhang the public right-of-way or any other person's property.

Distances are measured from the closest portion of the sign (whether that is the base, sign face, or the sign structure) to the right-of-way, curb or pavement. No sign, regardless of type, shall exceed 40' in height from ground level or 40' from the elevation of the centerline of the adjacent road at a point perpendicular to the center of the base of the sign, whichever is greater.

4. Are LED price signs allowed? Where can they be located? i.e., building, canopy, etc. What are the size requirements for changeable copy area?

LED signs are allowed. Any measurement of distance between electronic signs required by this section shall be measured pole to pole.

Each electronic sign must be located on a parcel zoned for commercial use, and no portion of such sign is to be located within 1,000' of a single-family residence.

Each electronic sign must be located at least 10,000' from any other sign containing an electronic display for which a permit was issued. 1,500' distance must be maintained from any existing non-electric sign.

Any sign containing an electronic display installed within 500' of an existing traffic signal shall be non-flashing and shall not contain any of the following colors: red, green, or amber.

No sign, regardless of type, shall exceed 40' in height from ground level or 40' from the elevation of the centerline of the adjacent road at a point perpendicular to the center of the base of the sign, whichever is greater.

Sign Lighting Restrictions and Prohibitions:

- Signs cannot be illuminated in the R-I and R-II zoning districts. Signs may be illuminated in all other districts, subject to the following provisions.
- Flashing or blinking illumination is not permitted. No external or internal illumination that causes confusion with or distraction from any traffic signal or safety device shall be permitted.
- All externally-illuminated signs shall utilize low wattage luminaries, mounted in fixtures designed to direct the light at the sign and eliminate light trespass, such as light shining into residences or other neighboring structures.
- All internally-illuminated signs shall utilize low wattage luminaries designed to reduce light glow.
- All illuminated signs over ten feet in height shall be internally illuminated or illuminated by external lighting fixtures located above the sign area, firing downward, and not visible to passing motorists.
- No sign shall give off light which glares, blinds, or has any other adverse effect on traffic or adjacent properties. The light from an illuminated sign shall be established in such a way that no direct light is cast upon adjacent properties and roadways.
- No illuminated signs shall be constructed or maintained within 1,000 feet of any residential dwelling.

- No sign shall be erected which simulates an official traffic control or warning sign in such a manner as to confuse or mislead the motoring public or hide from view any traffic or street sign or signal.
 - An externally-illuminated sign, when permitted, shall have concealed wiring and controls, and shall have shielded and screened external light sources.
 - Internally-illuminated signs, where permitted, must completely shield the source of light from direct view.
 - No sign may have exposed electrical wires.
 - Series, lines or rows of electric, neon or other lights on signs or buildings, except as part of holiday celebration, are prohibited.
 - Visually exposed neon tube letters, signs or strips of light are prohibited, except for neon signs inside a window.
 - All components of an illuminated sign shall be U.L. listed, or the equivalent thereof, with an identification label that shows the manufacturer of the sign.
 - Any structure extending beyond the face of any billboard, excluding the aprons, is specifically prohibited.
5. Describe Canopy sign requirements. Are the standard canopy signs allowed? See attached Sign Package.
No known Canopy sign requirements.
6. Can the canopy fascia be red with a white stripe? Does the stripe count as signage?
TBD
7. Can an LED stripe be installed around the base of the canopy fascia?
TBD
8. Can non-illuminated decals be applied to the canopy fascia, i.e., RaceTrac logo, stripes?
TBD
9. Does the provided building sign package meet code?
No building sign package has been provided at the time of this report
- Are window graphics allowed? If yes, are they included in sign area calculations?
TBD
 - Are awning graphics allowed? If so, are they included?
TBD
 - Are marketing cases allowed? How are they counted towards sign calculations?
TBD
 - What is the maximum SF/# of building signs allowed? How are they calculated?
Window Sign - Total signage shall not exceed 10% of the area of windows facing road frontage
Wall Sign – One (1) sign per street frontage
10. What sign variances should be applied for with RaceTrac standard sign package provided?
No sign package has been provided at the time of this report.

SITE LIGHTING

1. Provide a copy of the code in the Attachments
SEE APPENDIX 19: SITE LIGHTING REQUIREMENTS
2. Are there any overlay district lighting requirements?
No specific requirements are shown.
3. What is the maximum height of the light pole including the 3' concrete base?
The maximum height of a light, whether on a pole building, shall not exceed 20' for the purpose of illuminating parking lots or streets.
The maximum height of a light, whether on a pole or building, shall not exceed 16' for the purpose of illuminating pedestrian walkways, crossings, or trails.
Municipal recreational fields and facility lighting shall be exempt from these height requirements if the planning commission determines that higher lights are required for the effective use of the facility and will not create serious adverse impacts on surrounding property owners
4. Does the photometric plan need to include lighting from existing, off-site fixtures?
No requirements

BUILDING & CANOPY

STRUCTURE	MINIMUM	MAXIMUM
S.F. OF 24-HOUR CONVENIENCE STORE		
BUILDING HEIGHT		40'
TOTAL CANOPY HEIGHT		N/A
CANOPY CLEARANCE FROM FINISH GRADE		N/A
BUILDING FLOOR AREA RATIO		N/A
FINISHED FLOOR ELEVATION FOR BUILDING		N/A

1. What architectural standards, if any, govern the project, i.e. municipal design guidelines, CCR's, declarations, deed restrictions, overlay districts, historic districts, activity corridors, etc.?
There are no known architectural standards that govern the project.
2. Are there any specific design, color or material requirements or prohibitions?
There are no known specific design requirements.
3. Is a red, flat canopy roof with a white stripe allowed? If no, what are the alternates? Describe.
There are no known specific design requirements.
4. What approvals are required to pull a building permit? Include all types and durations [(i.e.) canopy, fire Marshall (state and local), signage, health, dept. of Ag.] **ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH THE DURATIONS.**
5. How are building permit fees calculated and how does the number of fuel pumps affect this, if at all?
TBD

FIRE MARSHAL

1. Per IBC, RaceTrac's building is a type V-B, are sprinklers or fire alarms required? Include the code section that regulates this requirement.
James Reed, Fire Chief for Rabun County says that Rabun County has adopted the National Fire Code. While the State of Georgia does not require a building under 10,000 SF to be sprinkled, James Reed has said that they prefer it to be. There is no fire marshal to enforce this however.
2. If sprinkler system required, can a modified 13R system be used?
If sprinkling is desired, modified 13R will not work. It shall be a full NFPA 13 system.
3. What is the maximum distance from a fire hydrant to the building and how is that distance measured?
TBD
4. What are the requirements regarding the location of fire dept. connections?
Per Rules and Regulations for the State Minimum Fire Safety Standards" of the State of Georgia Section 903.3.7: The location of fire department connections shall be approved by the Fire Chief as set forth in subsection 501.5 of this Code,
5. What are the requirements regarding the location of the fire riser?
All requirements must meet current NFPA standards.
6. What is the required fire lane width?
Fire lanes shall be designed with proper space for fire vehicles movement. Fire lane shall be approved by the County Fire Department
7. What is the minimum fire apparatus turning radius?
TBD
8. Are dedicated fire lanes required? If yes, describe the requirements.
There are no known requirements for dedicated fire lanes.
The fire department, including its apparatus, when going to any fire in the county or returning therefrom, shall have the right-of-way over the streets, lanes, and ways or the county to the exclusion of all people, vehicles, and railroad trains of every kind. No persons other than members of the fire department shall be permitted to ride upon the firefighting apparatus in going to or returning from fires.

HEALTH DEPARTMENT

1. What local, regional, or state health permits are required for the approval of the project?
No additional permits are expected beyond State Department of Agriculture.
2. What departments and agencies will review the plans and in what order and what is required for submittal? What is the timeline for approval?

Department of Agriculture Requirements

- A PDF file of the floor plan, plumbing plan, equipment plans with cut sheets, and a finish plan
- 7-10 days is the typical review time upon receiving submittal

3. Does equipment have to be approved?
TBD
4. RaceTrac requires a 1,500-gallon grease trap. RaceWays require a 750-gallon grease trap. Are these sizes acceptable to the jurisdiction? If not, explain.
They appear to be acceptable to the per Clayton Sewer standards.
5. What food safety permits/approvals are required? If so, what is required for the submittal? How long will it take to get approval?
State Department of Agriculture

TRAFFIC ENGINEERING (STATE, LOCAL, FEDERAL)

ROAD NAME	JURISDICTION	ROAD CLASS	CONSTRUCTION	R/W WIDTH	SPEED LIMIT
HIGHWAY 441	GDOT	MAJOR ARTERIAL	ASPHALT	UNKNOWN	55

1. What local and state permits are required for driveway encroachment/access, utility work, and drainage connections in the R/W? **ALL PERMITS SHALL BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.**
A GDOT Driveway Permit will be required for all driveways along Highway 441.
2. Do any of the proposed driveway locations encroach into any limited access areas?
This section does not appear to be Limited Access due to the existing light and cuts on the adjacent side of the highway. The survey is still being finalized which will show if the property has any recorded restrictions
3. What transportation capacity availabilities affect the project?
Pending traffic study
4. What future road projects are proposed by the state or local dot? Describe any off-site road improvements that are planned, funded, under construction.
None to our knowledge.
5. Are traffic studies required to demonstrate that certain roadway improvements are not necessary, or to substantiate the need for additional access, decel lanes, etc.? Explain.
A traffic study will be required by GDOT.
6. Describe the minimum required driveway spacing for the contract property relative to adjacent driveways, opposing driveways, median openings, and traffic signals?
For GDOT roads with a posted speed of 55 MPH, the minimum driveway spacing without a right turn lane is 350'. The minimum driveway spacing with a right turn lane is 350'.
7. What are the maximum and the minimum allowed widths of a commercial driveway?
GDOT (One Way) 16' minimum and 20' maximum
GDOT (Two Way) 24' minimum and 40' maximum
All commercial driveways are required to have a minimum radius of 35', and 75' when designed for trucks.
8. What driveway setbacks from adjacent R/W or property lines are required?
No known requirements.
9. What is the min. stacking distance, if any, in the driveway prior to turning movements?
No known requirements.
10. Describe any cross-access easements required by the state or local DOT or jurisdiction.
Current preliminary site plan shows an ingress/egress access easement area for driveway starting from Highway 441 and runs around the west side of the site.
11. What acceleration/deceleration lanes are required? Recommended?
A right turn deceleration lane will be required for 4-lane road that has a speed limit of 55-60 MPH if: the AADT is <10,000 and exceeds 100 Right Turn Volumes (RTV) a day or if the AADT is >=10,000 and exceeds 50 RTV a day, per GDOT Design Manual Chapter 4.9.1 and table 4-6. A traffic study will be required to determine the AADT.

A left turn deceleration lane will be required for a 4-lane road that has a speed limit of ≥ 55 MPH if: the AADT is $< 10,000$ and exceeds 250 LTV a day or if the AADT is $\geq 10,000$ and exceeds 200 LTV a day, per GDOT Design Manual Chapter 4.9.1 and table 4-7. A traffic study will be required to determine the AADT.

12. Is there an existing or proposed traffic signal adjacent to the site?

There is an existing traffic light at the intersection of Highway 441 and the entrance to Walmart that will require modifications.

13. If yes, are modifications to the traffic signal anticipated? Describe.

Yes – the signal will need to be updated to add a light.

14. Does the site meet transportation concurrency? Explain.

TBD. Pending traffic study.

UTILITIES

SANITARY SEWER SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What sanitary sewer service is available to the site?

There are no known sewer lines on the subject property. Per conversations with City of Clayton the nearest sewer line appears to be north of the Walmart property on the opposed side of Hwy 441.

As-builts have been requested from City of Clayton. The utility locate report does not show any sewer.

2. What utility capacity availabilities affect the project?

TBD

3. Who owns the sewer line and what agencies are required to approve the plans?

City of Clayton appears to own the nearest public main.

4. What is the type (gravity or force main), size, of the service? Attach sewer as-builts of line, if available.

TBD

5. Is an offsite sanitary sewer extension required?

More than likely a sewer extension will be required.

6. Is a lift station and force main required?

A force main may be required for the contract property depending on the location and elevation of nearest tie-in location

7. Who will own and maintain the lift station? Explain.

TBD

8. When are capacity fees due and what agreements are required?

TBD

SEE APPENDIX 11: CITY OF EMERSON WATER-SEWER FEE SCHEDULE FOR MORE DETAILED PRICING

9. What is the sewer tap fee (include in development fee schedule)?

SEE APPENDIX 12: CITY OF CLAYTON WATER AND SEWER RATES

10. If sewer is not available, describe any septic requirements including setbacks, approved systems, percolation tests, maintenance obligations, etc.

If sewer can't be provided, no septic tanks or septic tank drain fields shall be permitted within the buffer or the setback and shall not be permitted to discharge to any natural outlet.

11. What are the Sewer easement requirements?

TBD

WATER SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What water service is available for the project?
Per Jason Waldroup, Public Works Director of the City of Clayton, a 12" DI main runs adjacent the contract property. Per the utility locate report the main runs through the median of Hwy 441.
2. Describe the ownership, location, and size, of the service lines on-site and in R/W.
Water service is provided by the City of Clayton.
3. What off-site water main extensions are required, if any?
If the closest main is in Hwy 441, an extension to tap will be required.
4. When are the capacity fees due and what agreements are required?
TBD
5. Is there a tap/connection fee?
TBD
6. What are the meter fees?

Outside the City of Clayton:

SIZE	RATE CODE	BASE	2000-6000	6000-8000	8000-10000	10000
¾" METER	2	\$41.17	\$8.76	\$9.74	\$10.21	\$10.63
1" METER	4	\$72.85	\$8.76	\$9.74	\$10.21	\$10.63
2" METER	8	\$282.30	\$8.76	\$9.74	\$10.21	\$10.63
3" METER	28	\$633.76	\$8.76	\$9.74	\$10.21	\$10.63
4" METER	10	\$1,127.24	\$8.76	\$9.74	\$10.21	\$10.63
6" METER	12	\$2,537.00	\$8.76	\$9.74	\$10.21	\$10.63

SEE APPENDIX 12: CITY OF CLAYTON WATER AND SEWER RATES

7. What is the time frame for review and approval?
2 to 4 weeks - Submission to the city. Submit utility and site plan for comments
8. If water service is not available, describe any well requirements including setbacks, approved systems, maintenance obligations, etc.
N/A. Water service is available to the property
9. If the building is required to sprinkled, a fire flow test is required from the nearest hydrant. Provide the flow test results in the Attachments
The building is not required to be sprinkled.
10. What are the water easement requirements?
TBD

STORM WATER MANAGEMENT

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What is the minimum finished floor elevation? What is it based upon?
The very top portion (west to northwest) of the property is located within a regulatory floodway. The minimum FFE is 1860', which is based on the Base Flood Elevation (BFE) of 1857'.
2. Is the site in a flood plain based on existing FEMA flood maps or approved flood studies? If yes, provide flood year, flood zone and panel number for flood insurance rate map. What is the flood elevation?
Per FEMA flood map 13241C0256D, dated September 17, 2010, the very top portion (west to northwest) of the property is located within Zone AE, regulatory floodway. The BFE is 1857'.
3. What master or regional storm water management systems serve the project?
None to our knowledge
4. Describe any storm water detention requirements for the site.
All storm requirements must follow the Georgia Stormwater Management Manual.
5. What are the requirements for stormwater quality (pollution control)? List any propriety device required.
Stormwater runoff generated from a site shall be adequately treated before discharge. It will be presumed that a stormwater management system complies with the requirement if:
 - It is size to treat the prescribed water quality treatment volume from the site, as defined in the Georgia Stormwater Management Manual
 - Appropriate structural stormwater controls or nonstructural practices are selected, designed, constructed or preserved, and maintained according to the specific criteria in the Georgia Stormwater Management Manual; and
 - Runoff from hotspot land uses and activities identified by the city are adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural practices and pollution prevention practices
6. Anticipated duration from submittal to permit?
4 to 6 weeks
7. Are impact, review, permit or utility fees included in the development fee table?
All known fees are included.
8. What are the storm easement requirements?
Maintenance access easements. The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.

GAS SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Is natural gas available to the site?

Natural Gas is available on this site and is provided by Toccoa Natural Gas, and confirmed by Harry Scott, Director of Utilities of City of Toccoa.

Mr. Scott has also confirmed that the site is serviced by a 4" PE Natural Gas line with 60 PSI, located 5' behind the power poles.

SEE APPENDIX 20: TOCCOA NATURAL GAS AVAILABILITY

This is further confirmed by the utility location map report done by UtiliSurvey. The map shows the 4" gas line running 5' behind the power pole through the property.

SEE APPENDIX 21: UTILITY LOCATION REPORT

2. Are there any restrictions for propane tank location?

No known requirements.

3. Does the gas company install service line and meter?

TBD

4. What is the fee to provide gas service?

Commercial Gas Deposit = \$450

Natural Gas Tap Fee = \$250 (Includes 250' of service line and meter installation)

Additional footage of service line at \$1 per foot

5. What are the gas easement requirements?

There are no known gas easements required.

ELECTRIC SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Describe the location and type of existing service including all overhead lines and poles, underground lines, transformers, equipment, etc. both on-site and in the R/W.

As shown on Google Maps Street View, there is an existing overhead power line and poles that runs parallel with Highway 441 and the full length of the contract property. It is unknown at this time the width of the power easement and if the lines will need to be relocated. The preliminary site plan currently does not show the power easement.

Georgia Power has confirmed that they serve the area the contract property is located in.

SEE APPENDIX 22: GEORGIA POWER AVAILABILITY

2. Does the proposed project necessitate relocating or removing any poles? Describe.

TBD. There is a power line and poles that runs parallel with Highway 441 and the full length of the contract property. It is unknown at this time if lines or poles will need to be relocated.

SEE APPENDIX 14: PRELIMINARY SITE PLAN

3. RaceTrac requires 208v, 3-phase service. Is 3-phase power available? Discuss any concerns with this requirement.

No known concerns.

4. What is required to get a design, price, and schedule from the utility provider for existing utility relocations and new service?

An engineered site plan and building plans are required to be submitted to Georgia Power for pricing.

5. What is the cost associated with providing service to the building, including utility relocations?

Georgia power will provide the main line from the right-of-way to the transformer and the developer will be required to provide the secondary line from the transformer to the building.

6. What is the minimum distance from the building to the transformer?

Per International Building Code

7. Are both pole mounted or pad transformers an option?

Both are allowed.

8. What are the electric easement requirements?

No known requirements for an electric easement.

TELEPHONE SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Is existing service underground or overhead? Verify both on-site and in R/W.
TBD
2. What is the cost and schedule associated with the new service?
TBD. It is anticipated that TruVista will be the provider for the contract property.
3. What is required to get a design, price, and schedule from the utility provider for existing utility relocations and new service?
Once service is requested, the provider will determine the requirements for a new service installation.
4. What are the telephone easement requirements?
No known required easements.

ATTACHMENTS

(Reference and include others as needed)

1. Color Ariel Map
2. Site Photos at Entrance
3. Preliminary Grading Plan
4. Rabun County Variance Application
5. Rabun County LDP Application
6. Building Permit Application
7. Highway Business (H-B) Permitted Uses
8. NRCS Soil Survey
9. FIRM Map
10. USGS StreamStats Map
11. US Wetland Inventory Map
12. City of Clayton Water and Sewer Rates
13. Rabun County General Fees
14. Preliminary Site Plan
15. Parking by Classification
16. Sign Permit Application
17. Sign Permit Items Needed
18. Sign Permit Process
19. Site Lighting Requirements
20. Toccoa Natural Gas Availability
21. Utility Location Report
22. Georgia Power Availability

APPENDIX 1
COLOR AERIAL MAP



APPENDIX 2

SITE PHOTOS AT ENTRANCE

WEST



NORTH



EAST



SOUTH

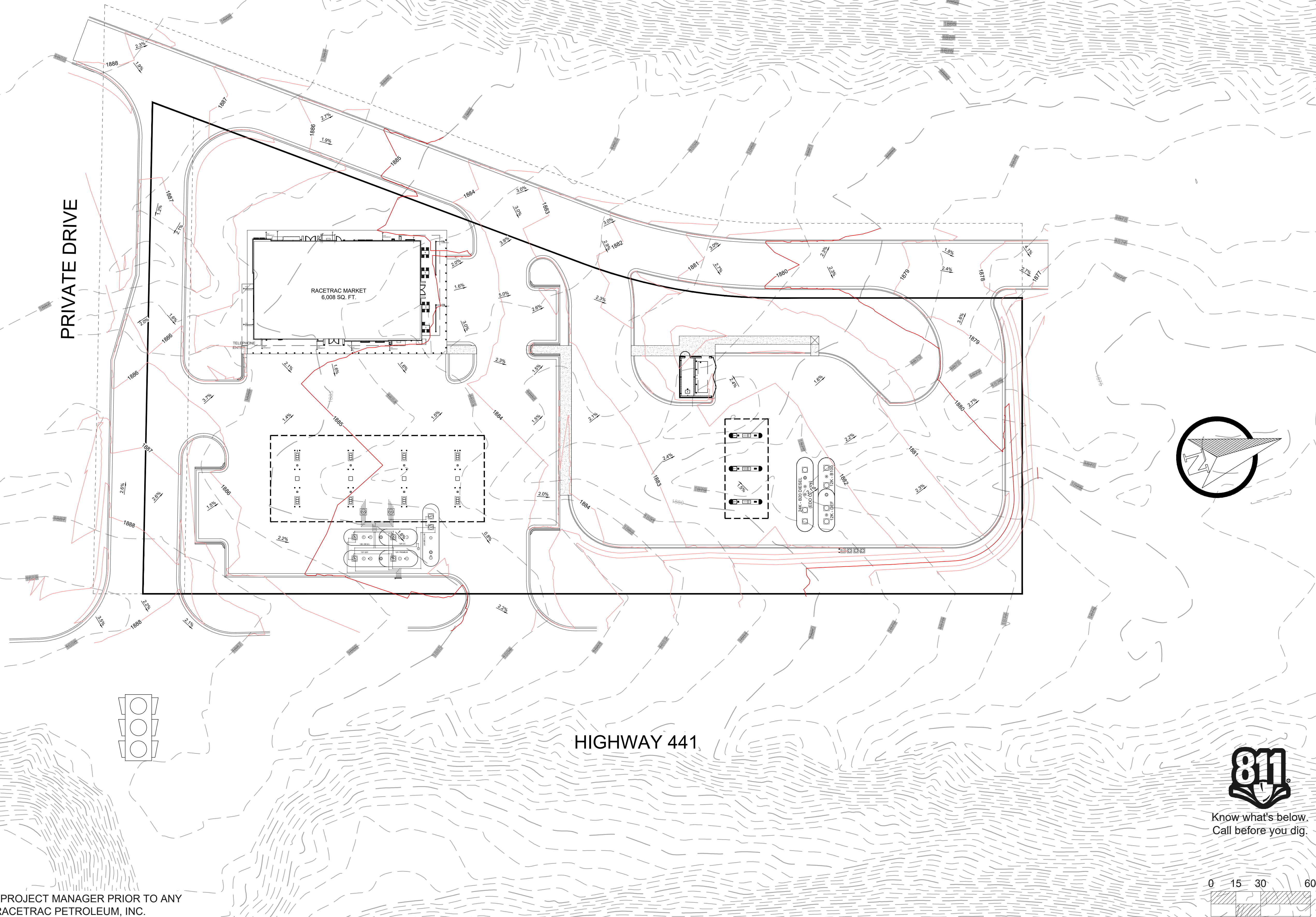


APPENDIX 3

PRELIMINARY GRADING PLAN

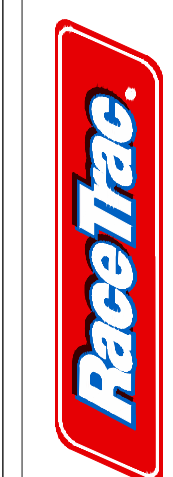
Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
earthworks	1.000	1.125	160842.99 Sq. Ft.	5521.20 Cu. Yd.	2853.06 Cu. Yd.	2668.14 Cu. Yd.<Cut>
Totals			160842.99 Sq. Ft.	5521.20 Cu. Yd.	2853.06 Cu. Yd.	2668.14 Cu. Yd.<Cut>



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

THESE PLANS ARE
SUBJECT TO FEDERAL
COPYRIGHT LAWS. ANY
USE OF SAME WITHOUT
THE EXPRESSED
WRITTEN PERMISSION
OF RACETRAC
PETROLEUM, INC. IS
PROHIBITED.



RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

GRADING PLAN

CLAYTON RT EDO

41 @ PRIVATE DR
CLAYTON, GA
RABUN COUNTY

DRAWN-BY	11/9/2022
DATE	AWONG
SCALE	1" = 30'
DRAWING NAME:	
441@PrivateDr - Prelim Grading V2.dwg	

C4	
SHEET NO.	VERSION

DATE _____

No.

APPENDIX 4

RABUN COUNTY VARIANCE APPLICATION

Rabun County Planning & Zoning Office

18 Old Raco High Dr. * Suite 102 * Clayton, GA 30525

Telephone: 706-782-1579

Fax: 706-212-2701

RABUN COUNTY PLANNING COMMISSION APPLICATION FORM

Application for:	Fee
___ Amendment for zoning map	___
___ Permit for continuance of a non-conforming use	___
___ Planned Unit Development	___
___ Amendment of subdivision regulations	___
___ Subdivision plat	___ per lot
___ Preliminary plat	___
___ Final plat (Fee per lot)	___
___ Variance	___
___ Specific purpose	___

All applications must have accompanying plat before advertisement will be published

Name: _____ Address: _____

Telephone: _____

Name of Development: _____ Acreage: _____

Location of Property: _____ Tax Parcel #: _____

Land Lot: _____ Land District: _____

Present Zoning: _____ Proposed Zoning: _____

Nature of Action Petitioned: _____

Supporting Statement: _____

Existing Use: _____ Proposed Use: _____

I am the sole owner of above described property, or if joint ownership, I have the authority to sign for all owners.

APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST BE PRESENT AT THE ZONING MEETING AND THE BOARD OF COMMISSIONERS' MEETING.

SIGNATURE: _____ DATE: _____

APPENDIX 5

RABUN COUNTY LDP APPLICATION

Rabun County Planning & Zoning Office

18 Old Raco High Dr. * Suite 102 * Clayton, GA 30525

Telephone: 706-782-1579 Fax: 706-212-2701

APPLICATION FOR LAND DISTURBING ACTIVITY PERMIT

INSTRUCTIONS: An application for a permit must include the applicant's Erosion and Sediment Control Plan and must be factual and complete. Upon completion, the application must be submitted in triplicate to the Rabun County Marshal's Office.

Pursuant to the requirements of the Erosion and Sedimentation Control Ordinance dated July 23, 1996, as amended, the undersigned hereby applies for a permit as indicated hereon for the activity represented by the attached plans.

Property Owner

Telephone Number

Address (Owner)

City

State

Zip Code

Project Name

Project Location

Authorized Representative

Telephone Number

Signature

Date

Date Received by Issuing Authority

Date Received by Soil District

Signature of Issuing Authority

Signature (Soil District)

APPENDIX 6
BUILDING PERMIT APPLICATION

**RABUN COUNTY, GEORGIA
BUILDING PERMIT
APPLICATION**

Nº

Date: _____

Contact: _____ Contact Phone: _____

Project Location: _____

Directions to Location: _____

Property Owner: _____ Phone: _____

Owner Mailing Address: _____

Contractor: _____ Phone: _____

Contractor Address: _____ Parcel: _____

Lot Size: _____ Plat Included: _____

Type of building: Residence () Commercial () Other () Type: _____

Basement: None () Crawl () Full () Unfinished ()

Heating: None () Central () Air Conditioning () Type: _____

No. Fireplaces: _____ No. Bedrooms: _____ No. Baths: _____

Materials used in construction of: Outside Wall: _____

Roof: _____ Floors: _____ Interior: _____

ESTIMATE OF COST: _____

Startup: _____ Finish: _____ Health Permit: _____

Applicant is required to bring a Septic Permit from the Rabun County Department of Public Health.

I will report to the Rabun County Tax Assessors Office when work is completed. Setback lines are 15 feet from the property lines, 25 feet from road right-of-ways; fifty (50) feet from center line of 45KV-69KV power lines; and 75 feet from center line if greater than 69KV power lines.

I also agree to comply with all Department of Natural Resources setbacks for designated state waters; and any F.E.M.A. setbacks for floodplain or floodway. I understand that it is my responsibility not to violate any county ordinance or STATE Law.

- (1) " Zoning: _____ Sub-Division Approval: _____
- (2) Construction must conform to I.C.C. standards.
- (3) Must put up necessary deterrents to soil erosion and siltation.
- (4) Any special conditions.

Applicant _____ Zoning Officer _____

RABUN COUNTY PLANNING AND ZONING OFFICE

18 Old Raco High Dr. Suite 102

CLAYTON, GA 30525

TELEPHONE: 706-782-1579 FAX: 706-212-2701

NOTICE TO ALL APPLICANTS FOR RABUN COUNTY BUILDING PERMITS

Effective May 24, 2006 copies of the following items will be required prior to the issuance of a building permit by Rabun County:

1. Building permit application (available at office)
2. Plat of the lot or land parcel
3. The location of the proposed building on the said lot or parcel
4. Plans for the proposed building to include elevation
5. Approved septic system permit
6. Contractor's state license number or a homeowner's affidavit if you are building _____ structure

Permit applicant and/or property owner will be responsible for compliance with all federal, state and county regulations regarding building setbacks, grading setbacks, soil erosion plans and maximum height allowances.

Failure to comply with these regulations will result in enforcement action being taken.

DATE _____

OWNER _____

CONTRACTOR _____

1. _____ [] SIDE AND REAR SETBACK LINES ARE 15 FEET FROM PROPERTY LINES.
2. _____ [] FRONT SETBACK LINES ARE 25 FEET FROM ROAD RIGHT-OF-WAYS.
3. _____ [] SETBACK FROM STATEWATERS ARE 25 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.
4. _____ [] SETBACK FROM TROUT WATERS ARE 50 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.
5. _____ [] THE HIGHEST LIVING FLOOR HEIGHT OF ALL BUILDINGS AND STRUCTURES IN ALL USE DISTRICTS CANNOT EXCEED 26 FEET. THE OVERALL BUILDING HEIGHT OF ANY SINGLE-FAMILY RESIDENTIAL OR COMMERCIAL BUILDING OR STRUCTURE CANNOT EXCEED 40 FEET.
6. _____ [] ALL AREAS OF ERODIBLE EARTH MATERIAL SHALL BE EXPOSED NO LONGER THAN SEVEN DAYS BEFORE THE AREA IS STABILIZED WITH GRASS, STRAW, MULCH AND SEED OR A COMBINATION OF THESE.
7. _____ [] THE MINIMUM SQUARE FOOTAGE OF A DWELLING SHALL BE 672 SQUARE FEET OF HEATED FLOOR SPACE.

Each of the items above must be initialed by property owner and checked off by a member of the Planning and Zoning Department

I also agree to comply with all Department of Natural Resources, F.E.M.A., state laws and Rabun County ordinances.

APPLICANT DATE ZONING OFFICER DATE

APPENDIX 7
HB PERMITTED USES

Sec. 56-78. - Highway business district (H-B).

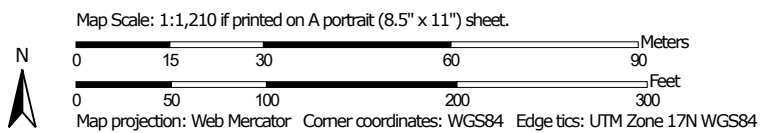
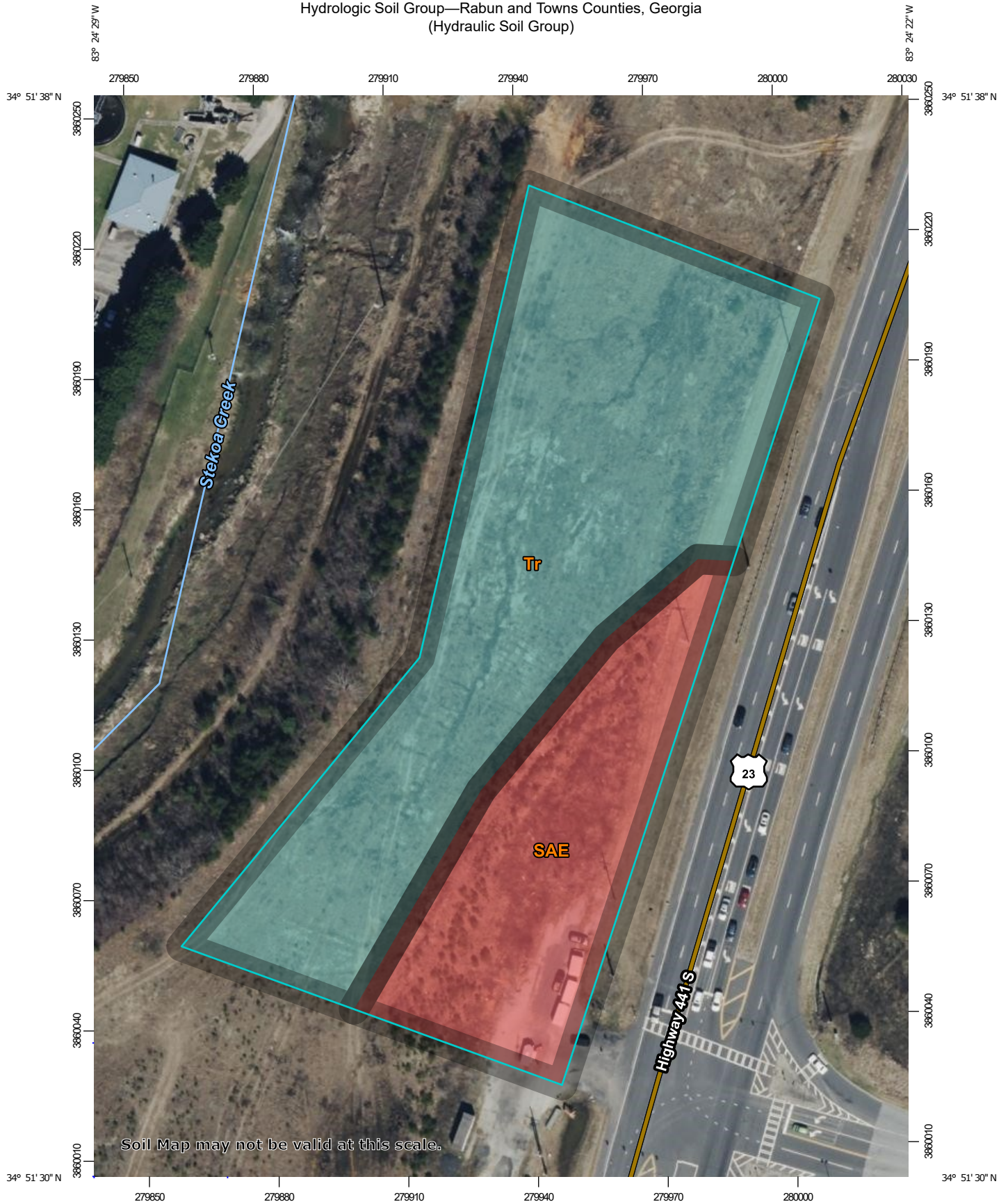
The following uses shall be permitted in the highway business district (H-B):

- (1) Any use permitted in the neighborhood shopping district (N-S) or the commercial business district (C-B).
- (2) Automobile dealership or mobile home dealership.
- (3) Business or commercial school.
- (4) Bowling alley when located not less than 100 feet from any residential district.
- (5) Frozen food locker.
- (6) Radio or television broadcasting studio.
- (7) Hotel or motel.
- (8) Restaurant.
- (9) Animal hospital and veterinary clinic.
- (10) Theater and drive-in theater.
- (11) Retail/service establishments.
- (12) When located at least 50 feet from any residential district:
 - a. Used car sales lot.
 - b. Boat sales lot.
- (13) Mortuary/crematorium/funeral home.
- (14) Farm implement display and sales room.
- (15) Milk distributing station.
- (16) Parking or public garage.
- (17) Dyeing and cleaning establishment or laundry, painting, plumbing or tinsmithing shop, printing shop, tire sales and service, including vulcanizing, upholstering shop, not involving furniture manufacture. Any other general service or repair establishment of similar character.
- (18) Accessory building or use customarily incidental to any of the above uses.
- (19) Hardware store.
- (20) Bus terminal, passenger.
- (21) Hospitals.
- (22) Quasi-public service uses. Utility company facilities on premises which are necessary for the convenience and general welfare of the public, such as telephone exchanges, pump houses, transformer substations, pressure reducers, cable easements, etc. Such structures shall be architecturally harmonious with the general character of the surrounding area, shall be enclosed by proper fencing, and shall be suitably landscaped.

(Ord. of 8-28-2007(1), § 62)

APPENDIX 8
NRCS SOIL SURVEY

Hydrologic Soil Group—Rabun and Towns Counties, Georgia (Hydraulic Soil Group)



Hydrologic Soil Group—Rabun and Towns Counties, Georgia
(Hydraulic Soil Group)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rabun and Towns Counties, Georgia
Survey Area Data: Version 14, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 19, 2022—Apr 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SAE	Saluda association, moderately steep	D	1.1	31.3%
Tr	Transylvania-Toxaway complex	C	2.3	68.7%
Totals for Area of Interest			3.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 9

FIRM MAP

National Flood Hazard Layer FIRMeTte



83°24'44"W 34°51'50"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/29/2022 at 8:11 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX 10

USGS STREAMSTATS MAP



Stekoa Creek

APPROX. CONTRACT
PROPERTY LOCATION

APPENDIX 11

US WETLAND INVENTORY MAP



U.S. Fish and Wildlife Service

National Wetlands Inventory

RaceTrac - Rabun County, GA



November 29, 2022

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX 12

CITY OF CLAYTON WATER AND SEWER RATES

CITY OF CLAYTON WATER AND SEWER RATES

FY 2022-2023

INSIDE	SIZE	RATE CODE	BASE	2000-6000	6000-8000	8000-10,000	10,000
	3/4" METER	1	\$28.74	\$7.84	\$8.21	\$8.92	\$9.32
	1" METER	3	\$50.44	\$7.84	\$8.21	\$8.92	\$9.32
	2" METER	7	\$194.01	\$7.84	\$8.21	\$8.92	\$9.32
	3" METER	16	\$435.02	\$7.84	\$8.21	\$8.92	\$9.32
	4" METER		\$773.80	\$7.84	\$8.21	\$8.92	\$9.32
	6" METER	11	\$1,734.10	\$7.84	\$8.21	\$8.92	\$9.32
	SENIOR DISCOUNT 3/4"	15	\$22.46	\$7.18	\$7.52	\$8.17	\$8.55
	MILITARY DISCOUNT	77	\$22.46	\$7.18	\$7.52	\$8.17	\$8.55
	SAVANNAH PLACE						

OUTSIDE	3/4" METER	2	\$41.17	\$8.76	\$9.74	\$10.21	\$10.63
	1" METER	4	\$72.85	\$8.76	\$9.74	\$10.21	\$10.63
	2" METER	8	\$282.30	\$8.76	\$9.74	\$10.21	\$10.63
	3" METER	28	\$633.76	\$8.76	\$9.74	\$10.21	\$10.63
	4" METER	10	\$1,127.24	\$8.76	\$9.74	\$10.21	\$10.63
	6" METER	12	\$2,537.00	\$8.76	\$9.74	\$10.21	\$10.63
	SCREAMER MTN	9	\$72.23	\$8.76	\$9.74	\$10.21	\$10.63
	SENIOR DISCOUNT 3/4"	25	\$29.84	\$8.03	\$8.93	\$9.36	\$9.75
	SENIOR DISCOUNT 3/4" (SCREAMER)	26	\$66.21	\$8.03	\$8.93	\$9.36	\$9.75
	MILITARY DISCOUNT	78	\$29.84	\$8.03	\$8.93	\$9.36	\$9.75
	MILITARY DISCOUNT(SCREAMER)	79	\$66.21	\$8.03	\$8.93	\$9.36	\$9.75
	LONGVIEW 2"		\$282.30	\$8.76	\$9.74	\$10.21	\$10.63

	SEWER		BASE	1,000-	2000-6000	6000-8000	8000-10000	10,000
	RATE CODE 30	30	\$20.25		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 32	32	\$628.71		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 33 (1" LINE)	33	\$39.83		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 34 (2" LINE)	34	\$157.18		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 35 (4" LINE)	35	\$628.71		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 36 (6" LINE)	36	\$1,416.83		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 50	50	\$18.00	\$8.00				
	RATE CODE 52	52	\$126.56	\$8.00				
	RATE CODE 60	60	\$28.48		\$5.09	\$5.71	\$6.00	\$6.30
	RATE CODE 61	61	\$28.48		\$5.69	\$6.68	\$7.01	\$7.36

APPENDIX 13

RABUN COUNTY GENERAL FEES

Section	Description	Amount
	Chapter 2—Administration	
2-392	Indigent defense services application fee	\$ 50.00
	Chapter 4—Alcoholic Beverages	
4-52	Application fee (nonrefundable) This is a one-time fee and shall not apply in the event that a current licensed establishment under this section wishes to upgrade/change the license for which an application fee has already been paid	750.00
	Criminal history fee (nonrefundable)	25.00
	License fee—annually	
	Beer and Wine—Retail package sale only for consumption off premises (plus the \$750.00 application fee)	500.00
	Beer and Wine—Retail sale for consumption on the premises only (plus the \$750.00 application fee)	1,000.00
	Beer and Wine and Liquor by the Drink — To change registered agent or officer	100.00
	Wine—Farm winery license (plus the \$750.00 application fee)	500.00
	Wholesale Dealer License (plus the \$750.00 application fee)	5,000.00
	Outdoor Events—Permit	350.00
	Parking Lot Events—Permit	350.00

Section	Description	Amount
	Additional Tasting License (applicant must have current Farm Winery License)	500.00
	Distilled Spirits by the Drink for Consumption on the premises (plus the \$750.00 application fee)	3,000.00
	Package Liquor or Distilled Spirits (plus the \$750.00 application fee)	2,000.00
	Distillery License (plus the \$750.00 application fee)	2,000.00
	Chapter 6—Amusements and Entertainment	
6-21	Adult entertainment establishment certificate/license	5,000.00
6-26	Work Permit Fee for employees in an Adult Entertainment Establishment—Annually	30.00
	Application fee (nonrefundable)	500.00
	Criminal history fee (nonrefundable)	25.00
6-27	Change of location fee	1,000.00
	Chapter 8—Animals	
8-139	Impoundment fees	
	Intake fee	
	Cats	10.00
	Dogs	20.00

Section	Description	Amount
8-142	Resident, voluntary surrender of animal	
	Daily boarding fee	10.00
	Vaccination and deworming	15.00
	Nonresident animal surrender fee, per animal	40.00
8-171	Dangerous or vicious dog registration—annually	100.00
8-177	Vicious dog confiscation fees	
	Intake fee	100.00
	Daily boarding fee	10.00
8-179	Redemption of dangerous or vicious dogs	200.00
	Chapter 10—Buildings and Building Regulations	
10-56	Building permits	
	New Construction	175.00
	Repairs/Additions/Remodels	75.00
	Other	75.00
	Chapter 12—Business Regulations and Licensing	
12-116	Body art establishments	
	Registration fee—Annually	TBD
	Administrative fee—Annually	TBD

Section	Description	Amount
	Investigative fee—Where applicable	TBD
	Regulatory fee—Annually	TBD
12-160	Public accommodations	
	Registration and administrative fee—annually	
	Each facility located in the county, subject to minimum	30.00
	[Maximum fee regardless of number of facilities]	200.00
	Administrative fee—annually	25.00
	Building contractor registration	
12-200	Special registration—State of emergency	50.00
	Chapter 16—Environment	
16-187	Land disturbance permits	
	Development of 10 acres or less	100.00
	Development of more than 10 up to 25 acres	300.00
	Development of more than 25 acres	
	Up to 26 acres	400.00
	Additional per each acre or portion thereof over 25 acres	10.00
	Chapter 20—Fire Prevention and Protection	
20-57	Fire service fees	TBD

Section	Description	Amount
20-115	Outdoor burning permit	TBD
20-139	Fireworks permit	TBD
	Chapter 26—Manufactured and Mobile Homes	
	Mobile or manufactured homes	
26-29	Relocation permit	N/C
26-31	Building permit for installation	75.00
26-32	Septic tank permit—as determined by the health department	TBD
26-35	Inspections	
	Inspection fee—Each	50.00
	Plus round trip mileage outside county—Per mile	0.50
	Chapter 34—Roads, Streets, Bridges and Other Public Places	
34-47	Street and driveway construction permits	
	Street or road construction	TBD
	Driveway construction	TBD
34-48	Driveway permit application	50.00
34-73	Right-of-way construction permit	TBD
34-190	Public gathering permit	100.00

Section	Description	Amount
	Chapter 36—Secondhand Goods	
36-20	Pawnbroker license	
	Investigative fee—nonrefundable	TBD
	License fee—Annually	TBD
	Chapter 38—Signs	
38-22	Sign permit, other than billboard—Up to 50 square feet	100.00
	Billboard permits—Commercial	
	Up to 100 square feet	250.00
	Each additional square foot or fraction thereof over 100	2.00
	Initial issuance	TBD
	Renewal—Annually	TBD
	Chapter 40—Solid Waste	
[40-6]	Landfill fees	
	Cars and trucks with up to 3½ cubic yards of household garbage only	0.00
	Trucks—uncompacted waste:	
	Trucks—Each cubic yard over 3½ up to 10 cubic yards	3.00
	Trucks—Each cubic yard over 10 cubic yards	0.25

Section	Description	Amount
	Trucks—Compacted waste:	
	Up to 20 cubic yards	8.00
	21 to 30 cubic yards	10.00
	31 to 40 cubic yards	13.00
	Over 40 cubic yards	15.00
	Transfer waste:	
	Household garbage only—per pound or fraction thereof	2.25
	Trucks—Per ton or fraction thereof	45.00
	Construction and demolition waste:	
	Trucks—Per pound or fraction thereof	40.00
	Other—Per pound or fraction thereof	2.00
	Tires—Each	2.00
	Household appliances—Each	1.00
	Chapter 42—Subdivisions	
42-86	Plat approval	0.00
	Chapter 46—Telecommunications	
46-26	Tower construction permit	1,000.00
	Chapter 48—Traffic and Vehicles	

Section	Description	Amount
48-138	Bicycle helmet administrative fee	TBD
48-190	Redemption of impounded vehicles	TBD
	Chapter 56—Zoning	
56-262	Rezoning or variance request	400.00
	Variance Request	200.00

APPENDIX 14
PRELIMINARY SITE PLAN

APPENDIX 15

PARKING BY CONSTRUCTION

Sec. 56-184. - Off-street automobile parking and storage.

Off-street automobile parking or storage space shall be provided in every lot on which any of the following uses are hereafter established in all districts except commercial district, or provided that no parking space can be reasonably provided on the same lot, such space shall be provided on any lot a substantial portion of which is within 400 feet of such uses. The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use at the same time, except that one half of the parking space required for churches, theatres or assembly halls whose peak attendance will be at night or on Sundays, may be used to augment parking for adjacent day-use activities. Each automobile parking space shall not be less than 200 square feet in area exclusive of adequate access drives and maneuvering space. Maneuvering space shall be provided (except for single-family residents) to prevent any vehicle from backing into the street. Such space shall be provided with vehicular access to a street or alley; such use shall not thereafter be encroached upon or altered; and shall be equal in number to at least the minimum requirements for the specific use set forth below. When application of said provision results in fractional space requirement, the next largest requirement shall prevail.

USE CLASSIFICATION	PARKING SPACE REQUIREMENTS
Automobile sales and repair	One space for each two employees at maximum employment on a single shift, plus two spaces for each 300 square feet of repair or maintenance space.
Bowling alleys	Two spaces for each alley, plus one additional space for each two employees.
Churches	One space for each five seats.
Elementary schools and junior high schools, both public and private	One space for each classroom and administrative office.
Filling station	Two spaces for each gas pump plus three spaces for each grease rack or similar facility.
Hospitals	One space for each two patient beds plus one space for each staff or visiting doctor, plus one space for each three employees, including nurses.
Mortuary or funeral home	One space for each four seats in the assembly room or chapel.
Motel, hotel, inn, bed and breakfast	One space for each accommodation, plus two additional spaces for employees.
Offices, professional, business or public, including banks	One space for each 200 square feet of gross floor area.

Places of public assembly including private clubs, lodges, and fraternal buildings not providing overnight accommodations, auditoriums, dance halls, pool rooms, theaters, stadiums, gymnasiums, amusement parks, community centers, libraries, museums, and all similar places of public assembly	One space for each 200 square feet provided for patron use, plus one space for each 100 square feet of floor or ground area used for amusement or assembly, but not containing fixed assets.
Roominghouses and boardinghouses	One space for each guest, plus one additional space for the owner.
Residential dwellings	Two spaces for each dwelling unit.
Restaurants	One space for each 75 feet of floor area denoted to patron use, plus one space for each four employees.
Retail business	One space for each 200 square feet of total floor area.
Sanitariums, rest and convalescent homes, homes for the aged, and similar institutions	One space for each six patient beds, plus one space for each staff or visiting doctor, plus one space for each four employees.
Senior high schools, both public and private	One space for each ten pupils for which the space was designed, plus one space for each classroom and administrative office.
Manufactured home parks	Two spaces for each sleeping unit.
Wholesaling and industrial uses	One space for each two employees at maximum employment on a single shift.

(Ord. of 8-28-2007(1), § 116)

Sec. 56-185. - Off-street loading and unloading spaces.

Every building and structure used for business, trade or industry hereafter erected shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such space shall have access to an alley or if there is no alley, to a street. For the purpose of this section, off-street loading spaces shall have minimum dimensions of 12 feet by 40 feet and an overhead clearance of 14 feet in height above the alley or street grade.

- (1) *Retail business.* One space for each 3,000 square feet of floor area or fraction thereof.
- (2) *Wholesale and industry.* One space for each 10,000 square feet of floor space or fraction thereof.
- (3) *Terminal facilities for trucks, buses, or railroads.* One space for each bus or truck to be stored or loading or unloading at the terminal at any one time.

(Ord. of 8-28-2007(1), § 117)

APPENDIX 16

SIGN PERMIT APPLICATION

Rabun County Planning & Zoning Office

18 Old Raco High Dr. * Suite 102 * Clayton, GA 30525

No. _____

706-782-1579

**APPLICATION FOR AN OUTDOOR ADVERTISING SIGN
TYPE OR PRINT LEGIBLY**_____
Date of Application_____
Name of Applicant_____
Name of Landowner_____
Address_____
Address_____
City State Zip_____
City State Zip_____
Phone_____
Phone**Property Information:** Parcel Number _____ Parcel Size _____**Sign Location:** County Road No. _____, in _____ County, _____ feet from the
nearest edge of right-of-way on the _____ side of the roadway and
_____ feet to nearest intersection with _____.**Sign Description:** Delineate size desired of each face to be permitted. Number of faces _____

Length _____	Height _____	Area _____	Sq. Ft. Viewed from the _____	Direction _____
Length _____	Height _____	Area _____	Sq. Ft. Viewed from the _____	Direction _____
Length _____	Height _____	Area _____	Sq. Ft. Viewed from the _____	Direction _____
Length _____	Height _____	Area _____	Sq. Ft. Viewed from the _____	Direction _____

Type of Construction (circle all that apply):

Single Face Back-to-Back Double Face Type-V Illuminated

State of _____, County of _____

I, _____ (Applicant) and I, _____, (Landowner) who being duly sworn do swear that the information given herein is true to the best of their knowledge and belief that we will comply with the Rules and Regulations of the County Ordinance covering the granting, renewal, and revocation of permits for Outdoor Advertising and that the Agent for the applicant attests that he has the authority to contract in this matter and that the landowner does hereby acknowledge that the applicant has my consent to erect and maintain said advertising sign and that both applicant, landowner, and their assigns herein grant to the Rabun County Planning and Zoning Administrator/Officer the right to the property in question for the purpose of inspecting said sign or remove any illegal sign. We also agree to hold the Rabun County Planning and Zoning Department harmless and indemnify the Department for any damages caused either directly or indirectly by the erection and maintenance of said structure. In lieu of the landowner's acknowledgment, attach a lease or dated statement signed by the landowner (identify sign location by County Road No., County, side of roadway, and distance to nearest intersection). Should the landowner be represented by an Agent in this matter, documentation of said Agent's authority which is satisfactory to the Department is required. A dated statement of lease must include a right of entry in favor of and acceptable to the Department for the purpose of inspecting said sign site or to remove any illegal sign.

Applicant/Agent_____
Landowner/Agent_____
Zoning Officer_____
Date_____
Date_____
Date

APPENDIX 17

SIGN PERMIT ITEMS NEEDED

Rabun County Planning & Zoning Office
18 Old Raco High Dr. Suite 102
Clayton, GA 30525

Telephone: (706) 782-1579

Email: shylan.wood@rabuncounty.ga.gov

Notice to All Applicants for
Rabun County Sign Permits

Effective January 15, 2008 copies of the following items will be required prior to the issuance of a sign permit by Rabun County:

1. **A drawing of the proposed sign with dimensions and square footage of sign indicated.**
2. **A scaled drawing of the building façade showing the linear footage of the wall to which the sign will be mounted. (Wall sign only.)**
3. **Plat of the lot or land parcel showing the exact location of the proposed sign.**
4. **Completed application. (Must include signature of property owner or written property owner's authorization and proof of square footage of space to be occupied.)**

Permit Applicant and/or Property Owner will be responsible for compliance with all Federal, State and County regulations.

Failure to comply with these regulations will result in enforcement action being taken.

Rabun County Planning & Zoning Office

APPENDIX 18

SIGN PERMIT PROCESS

Sec. 38-22. - Application and issuance of permits.

- (a) Applications for sign permits shall be filed by the sign owner or his agent with the zoning administrator or his designee upon forms furnished by the county. Applications shall describe and set forth a minimum of the following:
 - (1) The type and purpose of the sign.
 - (2) The value of the sign.
 - (3) The street address and zoning designation of the property upon which the sign is to be located and the proposed location of the sign on the property.
 - (4) The square foot area per sign and the aggregate square foot area if there is more than one sign face.
 - (5) The names and addresses of the owner of the real property upon which the subject sign is to be located.
 - (6) Written consent of the owner or his agent granting permission for the placement of the sign.
 - (7) A sketch or print drawn to scale showing all dimensions with pertinent information such as wind pressure requirements and display materials in accordance with the technical codes adopted by the county and showing any other data deemed necessary by the zoning administrator.
 - (8) Name, address, phone number and business license number of the sign contractor.
 - (9) A written agreement to indemnify and hold the county harmless of all damages, demands or expenses of every type which may in any manner be caused by the sign structure.
- (b) Within five working days of submission, the zoning administrator shall inform the applicant of any information or documents necessary for completion of an application. Until such time as the application is complete, the county will not consider the application properly filed.
- (c) Once the application is determined complete, the zoning administrator shall within ten working days issue a written decision on the application, as follows:
 - (1) Grant approval of the sign permit application and issue a permit if the zoning administrator finds that the application complies with the standards of this chapter.
 - (2) Deny a permit if the zoning administrator finds that the application should not be granted for any of the following reasons:
 - a. The sign applied for fails to comply with the structural or design requirements in this chapter.
 - b. The sign applied for fails to meet the sign location or orientation requirements in this chapter.
 - c. The sign applied for fails to meet the type of sign permitted by this chapter.
 - d. The sign applied for fails to meet the sign display requirements in this chapter, including, but not limited to, lighting requirements and sign face requirements.
 - e. The sign applied for fails to meet the restrictions for the type of sign permitted by this chapter.
 - f. The sign applied for is a prohibited sign under the terms of this chapter.
 - g. The sign applied for fails to meet the dimensional, including size, requirements in this chapter.
 - h. The sign applied for exceeds the maximum number of signs permitted by this chapter.
 - i. The sign applied for fails to meet the placement requirements in this chapter.
- (d) If the zoning administrator determines the application fails to comply with the standards of this chapter, the applicant shall be provided a written notification with an explanation of why the application has been denied. If

the applicant resubmits the application within 60 days of the written notification of denial, the resubmitted application does not require payment of the fee. The time for resubmission may be extended an additional 30 days for good cause, if requested of the zoning administrator prior to the original deadline for resubmittal.

- (e) A revised application shall be reviewed pursuant to the same procedures for receipt and review of the original application.
- (f) A sign permit shall become null and void if the sign for which the permit was issued has not been installed and completed within 120 days after the date of issuance; provided, however, that when an applicant can demonstrate that a commercial entity was timely engaged to construct the permitted sign, but the fabrication has not yet been completed, the zoning administrator may grant one 30-day extension. No refunds will be made for permit fees paid for permits that expired due to failure to erect a permitted sign. If later an applicant desires to erect a sign at the same location, a new application must be submitted and another fee paid in accordance with the fee schedule applicable at such time.
- (g) Sign permits shall be issued in the name of the property owner upon which the sign is to be located. Issuance of the permit shall in no way prevent the county from later declaring said sign to be nonconforming if the permit is obtained based on false information submitted by the applicant.
- (h) No person shall erect or assist in the erection, construction, maintenance, alteration, relocation, repair or painting of, or do any work upon any sign which violated any provisions of this chapter. Any such sign shall be illegal, and the zoning enforcement officer shall order the owner to remove the same immediately. If the owner fails to remove the same within 30 days, the zoning enforcement officer shall proceed in accordance with this chapter.
- (i) All signs for which a permit is required by this chapter are subject to inspection by the zoning enforcement officer.
- (j) The county is hereby authorized and empowered to revoke any sign permit upon failure of the holder thereof to comply with the provisions of this section within 30 days after notification in writing.
- (k) Before any permit is issued under the provisions of this section, the applicant shall pay a fee as follows:

**** See Chapter 18 Section 19 for a schedule of fees for sign permits

(Ord. of 1-24-2012)

APPENDIX 19

SITE LIGHTING REQUIREMENTS

DIVISION 2. - OUTDOOR SIGN LIGHTING

Sec. 38-61. - Purpose and applicability.

This division is intended to minimize light pollution and the indiscriminate use of outdoor lighting and to create a unifying, community-wide approach to outdoor lighting. These standards apply in all zoning districts to public and private property.

(Ord. of 1-24-2012)

Sec. 38-62. - Exemptions.

The following outdoor lights are exempt from the requirements of this division provided that such lights do not create a hazard to the public:

- (1) Temporary holiday tree lights; and
- (2) Decorative seasonal or display lights.

(Ord. of 1-24-2012)

Sec. 38-63. - Materials and methods of installation.

Mercury vapor lights are prohibited, but the following types of lamps are permitted:

- (1) High-pressure sodium (HPS);
- (2) Low-pressure sodium (LPS);
- (3) Metal halide, maximum 250 watts;
- (4) Incandescent lights of 100 watts or less per fixture;
- (5) Fluorescent lights 40 watts or less per fixture; and
- (6) Alternative types of lights approved by the planning commission as substantially similar in appearance and impact on nearby properties.

(Ord. of 1-24-2012)

Sec. 38-64. - Height requirements.

- (a) The maximum height of a light, whether on a pole or building, shall not exceed 20 feet for the purpose of illuminating parking lots or streets.
- (b) The maximum height of a light, whether on a pole or building, shall not exceed 16 feet for the purpose of illuminating pedestrian walkways, crossings, or trails.
- (c) Municipal recreational fields and facility lighting shall be exempt from these height requirements

if the planning commission determines that higher lights are required for the effective use of the facility and will not create serious adverse impacts on surrounding property owners.

(Ord. of 1-24-2012)

Sec. 38-65. - Spacing requirements.

The spacing of all lighting shall be the minimum industry standards as adopted by the illuminating engineering society to provide necessary illumination for life or safety purposes, including lighting of street intersections, trail or street crossings and access points, bridges, and other circulation system hazards or obstacles, and to clearly delineate other circulation systems features and required security or entrance lighting.

(Ord. of 1-24-2012)

Sec. 38-66. - On-site lighting.

- (a) Building-mounted and freestanding exterior lighting shall be directed downward using downeast light fixtures, with the light source screened and shielded from adjacent properties and from public rights-of-way so that the light source is not visible.
- (b) The lighting or internal amenities and parking lots shall be designed to be lit from the outside perimeter inward or shall incorporate design features to reduce off-site glare. In all cases, placement of lighting shall be such that glare on-site or off-site does not negatively impact vehicles in adjacent street systems.

(Ord. of 1-24-2012)

Sec. 38-67. - Shielding.

- (a) All light sources shall be fully shielded so the light source is not visible from adjacent properties (i.e., no light is shining directly onto adjacent properties). This section shall not be construed so as to prohibit the glow of lights from being seen on adjacent property.
- (b) Outdoor light fixtures installed and maintained on residential dwellings shall be positioned so that there is no direct light emission onto adjacent residential properties. All residential light sources shall be fully shielded so they are not obtrusively visible from adjacent properties.

(Ord. of 1-24-2012)

Sec. 38-68. - Nonconforming lights.

All existing outdoor lighting that does not conform to this division shall be required to be brought into conformity with these requirements relating to shielding within six months of the adoption of the ordinance from which this division is derived, but shall not otherwise be required to comply with the standards adopted under this article.

(Ord. of 1-24-2012)

Sec. 38-69. - Legal status provisions.

Should any section of provision of this chapter be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the chapter as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

(Ord. of 1-24-2012)

APPENDIX 20

TOCCOA NATURAL GAS LETTER



Harry Scott <hscott@cityoftoccoa.com>

Re: Natural Gas Availability for Site in Rabun County

To Jaden Hall

Thanks Jaden. Just FYI it is serviced by a 4" PE Natural GAs line with 60 psi, located 5' behind the telephone poles (on the subject property).

On Thu, Dec 1, 2022 at 8:14 AM Jaden Hall <jhall@gaskinslecrew.com> wrote:

Harry,

Thanks for the help! Yes it is the Duvall Property. At the moment, that's all I need but I will get in touch with you if/when I need to discuss more.

Thanks again,

Jaden Hall

GASKINS  LECRAW

P 678.546.8100 **M** 678.677.6055

E jhall@gaskinslecrew.com **W** www.gaskinslecrew.com



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From: Harry Scott <hscott@cityoftoccoa.com>

Sent: Thursday, December 1, 2022 8:05 AM

To: Jaden Hall <jhall@gaskinslecrew.com>

Subject: Re: Natural Gas Availability for Site in Rabun County

Jaden,

This area is in fact serviced by (TNG) Toccoa Natural Gas, City of Toccoa. I believe this is Duvall Property directly across from the Walmart (at that intersection) correct?

Please feel free to call me at 706-491-3305 if you would like to discuss further.

Thanks again and I look forward to hearing from you.

APPENDIX 21

UTILITLY LOCATION REPORT



Proposal / Contract for Underground Utilities Locating Services

Client **Don Hutchins**
Gaskins + LeCraw
1266 Powder Springs Road
Marietta, GA 30064

September 15, 2022

Site Location and Description

Hwy 441 - Clayton, GA - Across from Walmart 91455 (Hwy 441 South)
1455 US-441, Clayton, GA 30525

Said site is more accurately depicted on the attached exhibit.

Services to be completed

UtiliSurvey, LLC, will provide the following services related to the subject site:

Physical Markings - Paint and/or flags will be placed on the ground directly above all traceable underground utilities within the specified area. Each utility will be marked with a specific color. Underground utilities will be located utilizing radio frequency techniques. This technique is capable of locating metallic utilities and other utilities with tracer wires. Non-metallic utilities and utilities without tracer wires will not be physically marked on the ground. Utilities not located utilizing this technique may exist, but not be marked, and may be disturbed upon excavation. Also, we will not locate underground storage tanks, irrigation systems, traffic control wires and cables as well as sewer and storm drain lines .

Site Sketch - A detailed sketch of the subject site will be provided in electronic format. Said sketch will detail the approximate locations of all underground utilities,. This sketch may be added to an existing drawing of the site, or to an aerial photograph of the site. Notes will be placed on the sketch indicating possible existence of underground utilities and improvements that were not marked on the ground.

Limitations - UtiliSurvey, LLC, will expend reasonable efforts to determine the actual location of all existing underground utilities within the project area. It is expressly understood by both parties that utilities may exist within the subject area, but not be marked or located, especially if no above ground evidence of the utility exists. We locate underground utilities solely as an accommodation and our markings/locates shall not be used for excavation. We accept no liability for ANY underground utilities that are not locate or marked by us.

Project Fee and Payment Schedule

Our estimate of time required to complete this project unless inclement weather or other unforeseen circumstances delays our work is	TBD
--	------------

Our lump sum fee to provide the services as outlined above is	
---	--

All submitted invoices are to be paid upon receipt. It is EXPRESSLY understood that UtiliSurvey, LLC., will be paid upon completion of our work, and there are no contingencies for payment once our services are satisfactory completed. Invoices over 30 days old will be considered past due and will be charged 1 ½ % per month interest until paid. Any and all costs incurred to collect past due accounts will be the sole responsibility of the client. This proposal is valid for 30 days.

Proposal Authorization and Acceptance

I, the undersigned, authorize UtiliSurvey, LLC, to proceed with the services as outlined in this proposal / contract. I certify that the company I represent to solicit and authorize the services as outlined herein authorizes me, and I agree to all the terms as set forth in this contract.

9/15/22

Hans J. Wonneberger (Civil Engineer)

Date

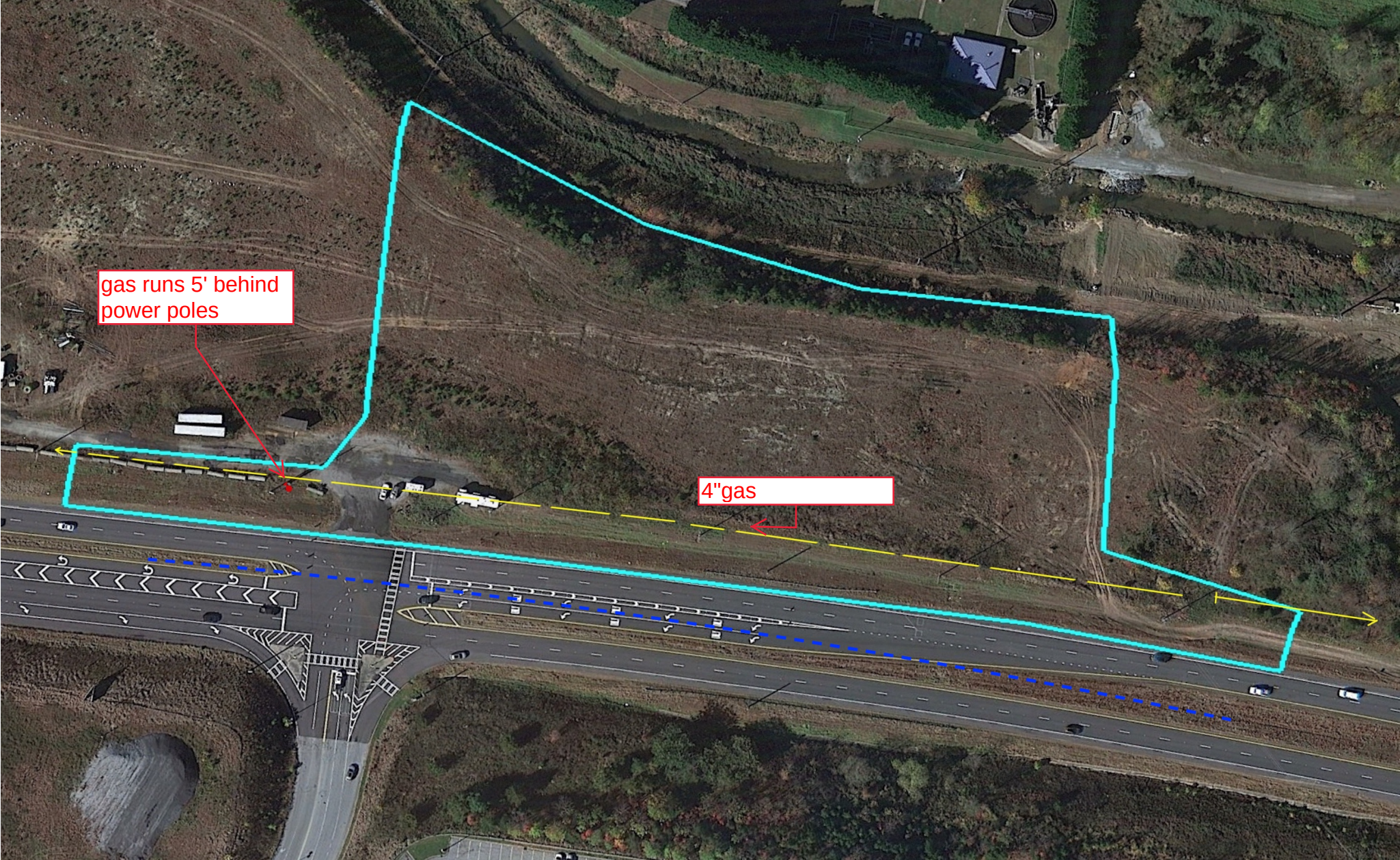
UtiliSurvey, LLC.

Don Hutchins

Date

Gaskins + LeCraw

1227 North Peachtree Parkway, Suite 178, Peachtree City, 30269 Ph: 404 312 6912 Hans @utilisurvey.com



gas runs 5' behind
power poles

4"gas

line type on the sketch	field marked
 lines located	yes
 not able verify location of line (location of line per records)	no
 not able verify location of line (location of line per records)	yes
 lines located	no
dots of any color in the field are provisional markings !!! IGNORE THEM !!!!	

- ? — lost signal (field markings end here)
- ← line continues (field markings end here)
- └ line ends here

-  Water
-  Power
-  Gas
-  Communication
-  Power for Street Lights & Signs
-  Force Main
-  Not Specified (pink field markings)
-  Limits of Underground Utility Locating

off-set measurements are in feet

depth of lines are from the surface and in inches

-  Fire Hydrant or Blackflow Preventer
-  Water Meter or Vault
-  Water Manhole
-  Pole with Communication Cable going Underground
-  Phone Pedestal / Cross Box / Switch Station or Cable TV Box
-  Communication Manhole
-  Communication Handhole
-  Pole with Power Line going Underground
-  Transformer
-  Power Manhole
-  Gas Meter or Gas Regulator
-  Gas Manhole and/or Test Station
-  Lightpole
-  Illuminated Sign
-  Distribution Box
-  Force Main or Sewer Manhole



**If you have any questions
regarding the sketch or find any
indication of additional utilities
please call us @ 404-312-6912**



US-441
Clayton, GA
Rabun County

11/15/2022

Utility Providers - Contact Info

Note: This list is limited to utility companies that have buried facilities in the vicinity of survey area

Gas

City of Toccoa
92 North Alexander Street
Toccoa, GA 30577
(706) 886-2727
Sarah McMahan
(706) 282-3300
smcmahan@cityoftoccoa.com

Power

Georgia Power Company
823 Jefferson Street
Atlanta, GA 30318
(404) 506-6539
Engineering Department
(877) 365-3276

Habersham EMC
6135 Hwy 115 West
Clarksville, GA 30523
706-754-2114
Sherry Humphries
(706) 839-4127

Water

City of Clayton Public Works
837 Highway 76 W
Clayton, GA 30525
cityclerk@cityofclaytonga.gov
(706) 782-4512
J Smitch

Communication

North Georgia Network
6135 Highway 115, Suite 1A
Clarksville, GA 30523
(706) 754-5323

Windstream Communication



750 N Jefferson St NE
Milledgeville, GA 31061
(888) 599-3166

TruVista
(888) 553-2500



Carsten at UtiliSurvey <carsten@utilisurvey.com>

Gas location for Hwy 441 south

1 message

Rance Fleming <rfleming@cityoftoccoa.com>
To: carsten@utilisurvey.com

Thu, Nov 17, 2022 at 12:45 PM

Good Evening,

We have just finished a 4" main extension along the road side of this property. It will have natural gas availability along the entire front of the property. We are located five feet behind the power poles.

Sent from my iPhone

Also:

the water line runs under the median of the highway
(in the center)

APPENDIX 22

GEORGIA POWER AVAILIABILITY

 Caudell, Jarrod Heath <JHCAUDEL@southernco.com>
Re: Power Availability for Site in Rabun County

To  Roland, Christian;  Jaden Hall

We do serve this area although depending on the load it could be customer choice.

Thanks
Heath Caudell
Rabun Engineer

Get [Outlook for iOS](#)

From: Roland, Christian <clroland@southernco.COM>
Sent: Wednesday, December 7, 2022 12:32:24 PM
To: Jaden Hall <jhall@gaskinslecrew.com>
Cc: Caudell, Jarrod Heath <JHCAUDEL@southernco.com>
Subject: RE: Power Availability for Site in Rabun County

Heath,

I believe this will fall in your area. Do you mind helping this customer with his request?

Thank You,

Luke Roland
Engineer
Georgia Power
755 Jefferson St NW
Atlanta, GA 30318
Office 404-954-4292
Mobile 470-225-0505