

ARTICLE 26
DEVELOPMENT RATING SYSTEM (POINT SYSTEM)
SINGLE FAMILY MEDIUM DENSITY, LAKESIDE RESIDENTIAL AND PUD ZONING
DISTRICTS

26.1 TITLE

This article shall be known and may be cited as the “Development Rating System for Single Family Medium Density, Lakeside Residential and PUD zoning districts.”

26.2 PURPOSE

The purpose of this Article is to establish a land use management system using a rating procedure whereby points are awarded during a development review process for meeting standards and criteria established by this article. The land use guidance system established in this article is intended to promote the health, safety, and general welfare of the community by promoting contiguous and compact development patterns that are adequately served by urban or suburban level facilities.

26.3 APPLICABILITY AND PROCEDURES

The Board of Commissioners shall review and approve the development in Single Family Medium Density, Lakeside Residential and PUD zoning districts. There shall be a public hearing required as per Article 16.11. No private development, unless specifically exempted, shall be forwarded to the Board of Commissioners until application has been submitted and reviewed as a committee by the Zoning Administrator, Troup County Planner, Building Inspector Director, County Engineer, Fire Marshal, representative for Public Works Department of the closest municipality, Troup County Board of Education, and one member of the Board of Zoning Appeals/Planning Commission for compliance with the basic requirements (minimum score of 10 points) of this Article and the adopted Troup County Subdivision Regulations in Appendix C of the Troup County Code of Ordinances. If a development meets the basic requirements, it shall be forwarded to the Board of Commissioners for review and approval. No permits of any type shall be issued for any development until and unless said development has complied with all requirements of this Article and obtained approval of the development from the Troup County Board of Commissioners.

The scorecard review shall be initiated at the submittal of a preliminary plat. Concept plans are subject to the informal review and it is suggested that developers meet with Troup County Planner and Troup County engineer prior to any submittals in order to become familiar with the requirements of the rating system.

26.4 EXEMPTIONS

Minor subdivisions, as defined in the adopted Troup County Subdivision Regulations, Appendix C of the Code of Ordinances shall be exempt from the provisions of this article, but are subject to the Troup County Subdivision Regulations. Rural residential

zoning district subdivisions are exempt from the scorecard requirements, but are subject to the requirements of Article 25 Development and Design Standards and the Troup County Subdivision Regulations. Article 25 Development and Design Standards apply to all subdivisions of property including minor subdivisions.

26.5 POINT RATING SYSTEM OF DEVELOPMENT CRITERIA

The Troup County Board of Commissioners shall use the following standards in its review and approval of development applications not exempted by this Article. In addition to the development rating system the following standards shall be applied to all developments in the single family medium density, lakeside residential and PUD zoning districts:

1. Whether or not the development meets the goals and policies of the Troup County Comprehensive Plan
2. Whether or not there are adverse impacts to surrounding neighborhood not delineated in the development criteria scorecard.
3. Whether or not the development poses any adverse impacts to natural resources, community facilities, transportation or public safety

If a given development does not attain the minimum score of 10 points, the review committee shall disapprove the development application until the applicant can add features or modify the project to obtain more points. The minimum score shall be derived from Table 26.1.

Additional points enumerated in Table 26.2 may only be accumulated after the minimum score (10 points) has been reached in Table 26.1. The additional points shall not be used to bring a development up to the minimum score of 10.

Any development that reaches a score of 30 shall receive a density bonus of no more than 10%. Any number of points awarded from 11-30 shall be a pro-rated density bonus up to 10%.

Table 26.1 Basic Point Rating System of Development Criteria for Single-Family Medium Density, Lakeside Residential, and PUD Zoning Districts

<i>Development Criteria</i> <i>Select only one option in each section. In cases where the development meets more than one option, select the option with the greater score.</i>		<i>Available Points</i>	<i>Score</i>
A.	LOCATION OF TRACT: (score any 1 of the following)		
	1. The boundary of the development is adjacent to the existing boundaries of a municipal sewer system and will utilize the system.	+5	

2. The boundary of development is adjacent to existing development.	+3	
3. The boundary of the development is partially within one-half mile of an existing development.	+2	
The development is within one-quarter mile of any school, provided such school has available capacity to serve proposed development.	+1	
The development is within 3 miles of a major employment center (major employment center is any commercial or industrial zoned district of 200 acres or more, or any single employer with 500 or more jobs).	+1	
. Any boundary of the development is one-quarter mile or less to existing agricultural, agricultural/residential or lakeside rural residential areas or planned industrial areas.	-4	
Note: "Existing development" refers to the built-up portion of the county that is developed in major subdivisions of more than 50 units.		
B.	WATER SERVICE (score any one of the following)	
1. The property to be developed lies within a public water service area and is served by said system.	+3	
2. The property to be developed lies further than one-half mile of public water service area and will be served by said system.	+2	
3. The property to be developed is outside of a public water service area, has 50 units or less and has submitted plans for a community water system.	+2	
4. The property to be developed lies further than one-half mile outside public water service area and will be served by a community water system as defined in Article III of this ordinance.	+1	
5. The development has 1½ acre or larger parcels and is using individual wells (Option C under SFMD).	0	
6. The proposed development lies further than one-half mile outside a public water service area, is in excess of 50 lots and has no plans for a community water system (this does not apply to developments using Option C under the single-family medium density zoning district).	-3	
C.	SEWER SERVICE (score any 1 of the following)	

1. The property to be developed lies within one-quarter mile of a public sanitary sewer service area, is capable of being served by said system as determined by the provider of the public sanitary sewer system and connects to said system.	+2	
2. The property to be developed lies outside one-half mile of a public sanitary sewer service area and/or requires a decentralized sewer system	+2	
3. The property to be developed does not have a stream to discharge treated wastewater from decentralized system into and obtains an easement to adjacent property in order to discharge in to adjacent stream.	+2	
4. The development has 50 units or fewer and plans to have individual septic systems for sewage management	0	
5. The development has 1½ acre or larger parcels and is using individual septic tanks (Option B under SFMD)	0	
6. The development is using a decentralized sewer system and is not proposing a gray water system.	0	
7. The property to be developed lies further than one-half mile outside a sewer service area and has no plans for a decentralized sewer system (this does not apply to developments using Option C in the single-family medium density zoning district).	-4	
D. ROAD CAPACITY (score any 1 of the following)		
1. The developer has a traffic impact study completed by a reputable consultant or engineer submitted with concept plan that addresses needed improvements to maintain a level of service standard.	+2	
2. A road or roads and intersections will serve the proposed development with sufficient capacity to handle existing needs and the needs of already approved developments and the trips generated by the proposed development as determined by the county engineer	0	
3. Trips generated by the proposed development when added to the existing traffic volume will exceed the capacity of the road system as determined by the county engineer and no mitigating improvements are proposed.	-5	
E. HOUSING (score any one of the following)		
1. The proposed development of over 50 units has a mixture of three or more housing types to include townhouses, apartments, single-family dwellings, duplexes,	+3	

triplexes and quads of various sizes and prices.		
2. The proposed development has mixture of housing types that only includes two different types of housing units (see list above).	+2	
3. The proposed development has only one housing type.	0	
F. MIXTURE OF USES (score any one of the following)		
1. The proposed development utilizes commercial development to include apartment living above ground level commercial development.	+2	
2. The proposed development has up to five percent of two or more types of uses to include neighborhood and limited commercial and housing of two or more types.	+1	
3. The proposed development has a mixture of housing types but no commercial connectivity.	0	
G. ROAD FRONTAGE (score any one of the following)		
1. The proposed development has and will use direct access onto an arterial, collector or larger roadway.	+1	
2. The proposed development has and will use direct access onto a state or federal highway following GDOT access management guidelines.	+1	
3. The proposed development has and will use direct access onto a local road only.	-2	
4. The proposed development is served only by a rural substandard road system.	-5	
NOTE: For classification of existing roads, see Troup County Functional Classification Map.		
H. CONSISTENCY WITH THE FUTURE LAND USE PLAN (score any one of the following)		
1. The use, or uses, proposed are consistent with the land use category or categories shown for the property by the future land use plan for the community.	+1	
2. The boundary of the proposed development is within an identified SFMD, LR or PUD zoning district.	0	
3. The proposed development is not clearly consistent, nor inconsistent with the future land use plan.	0	
4. One or more of the uses proposed are inconsistent with the land use category or categories shown for the property by the future land use plan.	-5	

I. ENVIRONMENTAL SUSTAINABILITY (score any 1 of the following)		
1. The development exercises best management practices using the Earth Craft Communities Guidelines, 2007 for the Piedmont in the categories of water management and demonstrates superior environmental practices generally, such as treated stormwater, porous pavements, filtering systems, etc., as certified by a registered professional engineer in the State of Georgia. This exceeds existing Troup County policies.	+3	
2. The development complies with all of the natural resources and environmental policies of the county.	0	
J. OPEN SPACE (score any one of the following)		
1. A minimum of 25 percent of the development's open space is in a conservation easement or other type of protection.	+2	
2. At least 50 percent of the development's required open space is identified in areas other than floodplains, wetlands or steep slopes.	+1	
3. The development's required open space is in compliance with requirements for cluster development as defined in Article XXV Development and Design Standards.	0	
4. All of the development's open space is in unbuildable areas (wetlands, steep slopes or floodplains).	-3	
K. SITE DESIGN (score any one of the following)		
1. The design of the development is such that site clearing is limited to building envelopes, necessary roads and utilities.	+3	
2. The design of the development is such that the only natural vegetation preserved is the required minimum buffers.	0	
3. The development is in excess of 150 lots and has only one entrance or exit.	-4	
4. The design of the development is such that the acreage will be clear cut and mass graded.	-4	
L. STREAM BUFFERS (score any one of the following)		
1. The design of the development is such that stream buffers exceed minimum requirements by at least 50 percent.	+2	

2. The design of the development is such that stream buffers meet minimum requirements.	0	
3. The design of the development is such that some portion of the development encroaches on the minimum required stream buffers.	-5	
M. PUBLIC SCHOOL SYSTEM (score one of the following)		
1. The proposed development is located within a school district where the elementary, middle or high schools have the capacity to serve the proposed residential units as determined by the Troup County Board of Education.	0	
2. The proposed development is located within a school district where one or more schools (elementary, middle or high school) do not have the capacity to serve the proposed residential units as determined by the Troup County Board of Education.	-1	
3. The proposed development is located within a school district where none of the schools (elementary, middle or high school) have the capacity to serve the proposed residential units as determined by the Troup County Board of Education.	-5	
N. Supplemental Points Additional points possible for improvements and amenities in SFMD, LR & PUD. Additional points may only be allocated after the basic 10 points have been met. The additional points may not be used to meet the required 10 points. Score each criterion that the development meets. (See section 26.5)		
1. The subdivision provides multiple local streets in more or less a connected grid or modified-grid pattern that avoids reliance on any single public street for access to homes.	+4	
2. The development is linked by bike path from a nearby school, park, or other significant origin or destination modes (bike, transit, pedestrian).	+4	
3. The development foregoes an opportunity for "exterior lots" in favor of all interior access homesites.	+2	
4. The development uses adaptive and native plant materials for landscaping plan in compliance with cluster development as defined in Article XXV Development and Design requirements. List available in the Offices of Planning and Zoning.	+2	
5. The development provides for grey-water or rainwater cisterns/facilities.	+2	
6. The development installs a renewable energy technology	+2	

that will distribute electricity to multiple housing units in the development.		
7. If a residential subdivision containing 25—149 lots, and provides for a recreational facility (swim/tennis, community center, or equally significant) that serves the subdivision and is maintained by an HOA	+1	
8. The proposed development provides that 10 percent or more of the units or square footage to be constructed will be affordable or low-moderate income housing as determined by the zoning administrator.	+2 for each 10 percent, max 5 pts	
9. The developer has set aside a significant or environmentally sensitive area for interpretive or educational purposes.	+1 for each acre, max 5 pts	
10. The development proposes a greenway connected from the proposed development to an existing public park or trail system.	+1	
11. The development includes traffic mitigation measures such as additional road capacity or traffic signalization that exceeds a proportion attributed to the needs of the development.	+1 for each \$20,000 in value, max 5 pts	

26.6 - Appeal.

Any person aggrieved by a decision of the Troup County Board of Commissioners relative to a specific development may appeal the decision within 30 days to Troup County Superior Court.