

ORDINANCE 21-03

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 2 BY ADOPTING A NEW AND UPDATED VERSION OF THE DESIGN REVIEW MANUAL FOR THE CITY OF GREENBRIER, TENNESSEE

BE IT ENACTED BY THE BOARD OF MAYOR AND ALDERMEN OF GREENBRIER, TENNESSEE:

WHEREAS, Ordinance 09-14 adopted the original Design Review Manual of the City of Greenbrier; and

WHEREAS, the Planning and Zoning Commission have determined that the aforementioned rules and regulations are outdated; and have determined that it is in the best interest of the City of Greenbrier to adopt a revised Greenbrier Design Review Manual referenced in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Greenbrier, Tennessee that the following is hereby approved:

Section 1. The City of Greenbrier adopts the revised Greenbrier Design Review Manual dated February 1, 2021 in Exhibit A.

Section 2. The revised Greenbrier Design Review Manual dated February 1, 2021 repeals and replaces any and all previously adopted Greenbrier Design Review Manual.


Section 3. This ordinance takes effect immediately upon its passage, the public welfare requiring it.

Public Hearing: March 1, 2021

Passed 1st Reading: March 1, 2021

Passed 2nd Reading: April 5, 2021

PASSED this 5 day of April 2021.



Mayor Lanny Adcock

Attest: Stephanie Toland
City Recorder

Exhibit A.

DESIGN REVIEW MANUAL



CITY OF GREENBRIER

Approved 02/1/2021

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AMENDMENTS

<u>Date</u>	<u>Ordinance #</u>	<u>Description</u>
Dec. 6, 2010	10-10	Amended Section 2.7, Screening, replaced #1 & #2 in their entirety and replaced with new language

1. INTRODUCTION

The City of Greenbrier environment is its most important asset, in seeking to attract residents, businesses and employment opportunities. Its natural environment sets a demanding standard; the scenic landscapes provide an unparalleled setting for places to live, shop and work. Because of its close proximity to Nashville the population has been robust over the last 30 years. The purpose of this Manual is to promulgate a set of design standards for new development in the City, aimed at ensuring that Greenbrier lives up to its residents' aspirations.

1.1 INTENT AND PURPOSE

The purpose of this Manual is to conserve property values within the City of Greenbrier by establishing procedures for the design review of development henceforth erected, reconstructed or altered, and thereby:

- (A) To promote qualities in the environment that sustains the community's economic well-being.
- (B) To foster the community's attractiveness and functional utility as a place to live and to work.
- (C) To preserve the community's heritage by maintaining the integrity of any area(s) enjoying a discernible character contributing to this heritage.
- (D) To safeguard public investment within the community.
- (E) To raise the level of citizen expectations favoring the quality of the community's visual environment.

1.2 BASIS FOR THE DESIGN REVIEW STANDARDS

Article I, Section 1.040 of The Greenbrier Zoning Ordinance (hereafter referred to as Zoning Ordinance) outlines several basic purposes of design review:

- 1. enhancing the character and stability of residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;
- 2. preventing the overcrowding of land;
- 3. conserving the value of land and buildings;
- 4. minimizing traffic hazards and congestion;

5. preventing undue concentration of population;
6. providing for adequate light, air, privacy, and sanitation;
7. reducing hazards from fire, flood, and other dangers;
8. assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water and sewer services, recreation, schools, and emergency services;
9. encouraging the most appropriate uses of land; and
10. enhancing the natural, man-made and historical amenities of Greenbrier, Tennessee.

The standards, which follow, translate these purposes into guidelines for design. This Manual also outlines the process which applicants must follow to seek approval of their projects by the Greenbrier Municipal Planning Commission (hereafter referred to as Planning Commission.)

1.3 ROLE OF THE PLANNING COMMISSION

The Planning Commission shall administer the provisions of this Manual including, without limitation:

- (A) Certification that proposed development comports with the design standards set forth herein.
- (B) Recommendation of amendments, as necessary, to the Design Review Manual for approval of Special Exceptions by the Greenbrier Board of Zoning Appeals.
- (C) Design-based recommendations for rezoning requests to the Board of Mayor and Aldermen, whenever future developments are proposed that will eventually be reviewed based on the provisions in this Manual.
- (D) Consultation with municipal and other appropriate agencies on matters addressed in this Manual.
- (E) Adoption of such rules of procedure as the Planning Commission may deem necessary.
- (F) Coordinate all design reviews with the Design Review Committee. The Design Review Committee completes their initial review and submits to the Planning Commission for final

approval.

1.4 DESIGN REVIEW MANUAL

To further the purposes of this Manual as set forth herein, there is hereby adopted a Design Review Manual. Amendments to this Manual shall be made by ordinance approved by a majority of the entire membership of the Board of Mayor and Aldermen, with appropriate input from the Planning Commission.

1.5 PURPOSE OF THIS MANUAL

This Manual explains the goals and standards which the Planning Commission will apply in reviewing proposals. It does not reproduce all of the specific requirements stated in the Zoning Ordinance, Subdivision Regulations, or other applicable development standards and regulations. Applicants are advised to consult all such documents prior to preparing plans. The Manual is intended to complement these ordinances and regulations and explain graphically what is intended. In the event that there appear to be differences between the Manual and the Code or other standards adopted by the Planning Commission, the more stringent standard shall apply.

While this Manual requires that all submittals adhere to the stated letter of the law, variances to the design requirements cited herein may be filed according to the procedures indicated in Section 3.2 of this Manual. Under no circumstances shall variances be granted in contradistinction to the basic intent of this Manual. Variances from the Zoning Ordinance are to be granted only in those cases where unique and peculiar circumstances lead to unnecessary hardships, as defined in Article VII, Section 7.070 of the Zoning Ordinance. The burden of demonstrating that the variance is appropriate falls upon the applicant.

Design review will occur in parallel with other reviews of a project mandated by present requirements, with consistent materials used for all reviews. (The Design Review Process is described step by step in Section 3 of this Manual.) Where site plan review is required, Design Review will occur at the same time. Where the applicant is requesting final master plan approval under PUD regulations, plans will also be simultaneously subject to the standards of Design Review.

1.6 GOALS FOR COMMUNITY APPEARANCE AND CHARACTER

Certain standards about Greenbrier's appearance and character are widely shared by its residents. These provide the basis for the specific standards included in this Manual:

1. Natural Character. Greenbrier's natural character should be preserved and enhanced with new development. Especially important are retaining mature trees and vegetation, maintaining topography, preserving important views of the hillsides and other natural features, and ensuring that new buildings sit within a generously landscaped setting.
2. Compatibility. New buildings should be compatible with their neighbors, assuming that neighboring structures are a credit to the community. That does not imply uniformity of architectural style; rather, a sympathetic response to the height, scale, materials, color, site location and other aspects of nearby structures.
3. Orderly Public Realm. The City's character is largely formed by the appearance of its important streets. How public and private elements of the streetscape relate to each other provides a sense of order -- public roadways, shoulders and medians, utility lines, and traffic signage in relationship to private landscaping, parking areas, building facades and signage. Scrutiny of what may be seen from public ways should be most intense, while less visible private areas of sites should be more at the landowner's discretion.
4. Restrained Communications. Private signage and advertising should be restrained and not detract from the sense of a continuous landscape. The principal purpose of on-site signage is to identify establishments, and to direct those seeking to visit them safely and efficiently to their destination. Signage that is limited in size and set in a strongly landscaped surrounding can be more effective than a cacophony of uncontrolled messages.
5. Diversity of Opportunity. Greenbrier wishes to continue to attract diverse housing types, services and other community attractions. In reviewing plans and proposals, it does not wish to rule out particular uses because of costs or burdens imposed. Rather, it wishes to work with developers and builders to find a formula for creating uses that are economically viable as well as harmonious with the community environment.
6. Residential Privacy. The sense of privacy of residential areas should be protected, especially from nuisances created by adjacent uses, such as noise, traffic, high lighting levels, and uncontrolled access. Within residential areas, there should be maximum privacy of individual units.
7. History. References to Greenbrier' past -- both its natural and

settlement history -- should be preserved wherever possible. These include: artifacts such as rock fences, walls, historic cemeteries and archaeological sites; structures more than 50 years old; and traces of prior fields and land subdivision.

8. Utilitarian Elements. As a way of reducing disorder and emphasizing the human environment, utilitarian elements should be masked or located out of public view. These include mechanical equipment on buildings, transformers, meters, refuse stations, electric wiring and service areas.

1.7 ACTIONS SUBJECT TO DESIGN REVIEW

Development, which includes any commercial or industrial buildings, or any other developments described in ART VII, Section 7.030 of the Zoning Ordinance, any structures or physical improvements or changes to land, is subject to design review if:

1. Approval of the development is either:
 - a. Site plan approval under Article VII, Section 7.030 of the Zoning Ordinance involving either a new structure or external modification, including expansion, to an existing structure.
 - b. Approval for any mixed-use or commercial Planned Unit Developments.
 - c. Approval of any uses as special exceptions under Article VII, Section 7.080 of the Zoning Ordinance involving either a new structure or an external modification, including expansion, to an existing structure.
2. Any development being a City-maintained public building or improvement is subject to compliance with the regulations of this Manual. Any development proposed by a government entity at the County, State, or Federal level is subject to review and recommendation, per authority granted in 13-4-104 of the Tennessee Code. The planning commission is reserved the right to review such developments based on the provisions of this Manual, though such review will be advisory only.
3. Any rezoning request that involves a change in zoning classification to permit a use as identified in Article VII, Section 7.030 (C) and further regulated in this Manual, it is the prerogative of the planning commission to utilize this Manual in review of such request. In addition to the rezoning requirements in Article VII, Section 7.100, the planning commission has the discretion to require a conceptual plan for future land development of said request.

4. Any change in use, as described in Article VI, Section 6.020 (D) of the Zoning Ordinance, shall be subject to compliance with design review criteria of this Manual.

All developments meeting these criteria within the municipal limits of the City of Greenbrier are subject to design review standards of this Manual.

1.8 DEVELOPMENT EXEMPT FROM DESIGN REVIEW

Reconstruction or repairs required for immediate public health or safety reasons, as determined by the Building and Codes Official or his/her designee, are expressly exempted from the requirements of this Manual. Also exempt are all single-family and duplex residential developments.

1.9 DESIGN REVIEW APPLICATIONS AND PROCESSING

Submission to Planning Staff; Review by Staff

Applicants for design review certification shall submit to the Planning Staff the photographs, site plans, site landscaping plans and schematic building plans referenced in Section 3.1, of the Design Review Manual. All applications shall be submitted at least thirty (30) calendar days prior to the Planning Commission meeting. The Planning Staff will review all submittals and submit to the Design Review Committee for their review; however, the Planning Staff is reserved the right to reject any application that is incomplete. Written comments from the Design Review Committee of all planning staff members will be made available to applicants at least one (1) calendar week prior to the Planning Commission meeting, in which their project will be heard after determining that the application comports with the requirements of Section 3.1. The Design Review Committee shall transmit the application with all written staff comments and recommendations to the Planning Commission members. Viewpoints expressed by the Design Review Committee shall be advisory only; no legally enforceable rights or expectations of any kind shall vest until the applicant's formal application for design review has been processed in accordance with all the provisions of this Manual.

Review by Planning Commission

The Planning Commission shall approve, approve with conditions, or disapprove an application for design review certification within thirty (30) days of the application's initial review by the Planning Commission, unless the Commission and the applicant agree to a greater time period. Absent such an agreement, all applications not acted upon by the Planning

Commission within thirty (30) days shall be deemed approved. Minutes shall be kept of the Planning Commission's proceedings and reasons for its decisions shall be clearly stated in this record. An approved application and its supporting exhibits shall be endorsed as approved by the Commission or its authorized representative.

Appeal of Planning Commission Actions

Any person aggrieved by a Planning Commission action under this Manual may appeal the action to the Board of Mayor and Alderman within thirty (30) days after approval of the minutes in writing. Such appeal shall set forth the grounds with which the person filing the appeal takes exception to the written statement of reason as required by Zoning Ordinance. Appeals shall be decided within sixty (60) days of their filing unless the applicant and the Board of Mayor and Alderman agree to extend this period. In reviewing the appeal, the Board of Mayor and Alderman shall not invalidate the Planning Commission's action, unless approved by majority of the entire membership. The reason for the decision of the Board of Mayor and Alderman determination shall be clearly reflected in the minutes. If the Board of Mayor and Alderman invalidates the Planning Commission's action, it may, in its discretion, either exercise the powers of the Planning Commission or remand the matter, along with its statement of reasons, to the Planning Commission for further action not inconsistent with these reasons, which the Planning Commission shall take within thirty (30) days.

1.10 CONFLICT WITH OTHER REGULATIONS

In reviewing applications, the Planning Commission shall insure that the proposed development satisfies the criteria for the applicable category or type of development as these criteria are set forth, by category or type, in the Design Review Manual, and in any pertinent City land use or building regulations and ordinances. In the case of a conflict between these ordinances, the more stringent shall govern.

1.11 APPLICATION; VESTED RIGHTS

The provisions of this Manual shall not be applicable to any property owner whose actions prior to the Manual's effective date have created a vested right to develop under applicable state or federal law. All other development or proposed development after adoption of this Manual shall be subject to the Manual's provision.

1.12 PROHIBITIONS

No building permit, license, certificate, or other approval or entitlement shall be issued or given by the City with respect to any development subject to

design review, until the development has been approved pursuant to this Manual. No certificate of use or occupancy, whether temporary or permanent in form, shall be given for any such development until the Planning Staff has certified that the development has been completed in accordance with the design approved by the Planning Commission; provided, however, that the Planning Staff, in its discretion, may elect to grant a Temporary Use and Occupancy Permit subject to a reasonable bond guaranteeing that the applicant will complete the development in accordance with the approved design within a time certain.

Failure to comply with the requirements of this Manual, after a notice of noncompliance has been issued by the Zoning Administrator with a stated time frame for compliance, shall be deemed a violation of this zoning ordinance and shall be subject to the sanctions set forth in Article VII, Section 7.110 of the Zoning Ordinance as well as to the revocation of any permit, license, certificate or other approval initially issued by the City as a basis for construction and/or occupancy of the development on which the violation has occurred.

2. DESIGN REVIEW STANDARDS

2.1 SITE LAYOUT

1. Site Coverage

Sites should not be covered completely with impermeable surfaces which prevent percolation of water back into the soil and can cause erosion, street flooding, or overloading of storm sewer systems. A minimum of 20% of the site shall be devoted to permeable surfaces. Of the total impervious area, at least 15% of the sites shall be devoted to landscaping. This will also ensure that buildings are set in a strong landscape.

2. Building Setbacks

Building setbacks provide dimension to the public realm along streets. In areas where there is a consistent setback line, new structures should conform to it. In areas where setbacks vary, buildings should be set back the average distance of adjacent buildings within 100 feet of the proposed structure. Large unbroken expanses of paving between the street and building are discouraged. Required side yard areas should also be landscaped. This encourages more area to be dedicated to pervious surface.

3. Streets, Entries and Curb Cuts

A suitable traffic design is suggested in an effort to reduce curb cuts and improve overall traffic circulation design. Where any building within a subdivision or site plan borders on or contains an existing or proposed arterial street, a marginal access or frontage road (separated from the arterial street by a planting or grass strip and having access thereto at suitable points) may be required. Moreover, all streets shall be properly integrated with the existing and proposed system of roads and dedicated rights of way as established by the Article IV, Section 4-103 of the Greenbrier Subdivision Regulations.

Entries to sites from public streets should be clear, controlled and safe. Continuous curb cuts confuse circulation of automobiles as well as destroying the Pedestrian environment, and reduce opportunities for landscaping. Article III, Section 3.090 of the Zoning Ordinance establishes specific standards for the location and design of curb cuts and site entries.

The number and width of curb cuts along a property should be the minimum necessary for effective on and off-site traffic circulation. Combined or shared entries between properties are encouraged on all collector streets, and required on all arterial streets. If two entries are needed, a one-way system should be considered to reduce curb cut area and maximize parking area.

4. Mail Kiosk and Address Numbers

Mail kiosk will be required in all subdivision and will meet the standards of the United States Postal Service. Due to this requirement and the nonexistence of mailboxes, if the developer wishes to install address numbers on the street curb then the design will have to be approved during the design phase.

If the developer wishes to do any other addressing within the right of way the design shall be approved by the planning commission. The numbers shall meet the requirements of the code edition in which the city has adopted.

If address numbers are requested to be installed on the curb the requirements are as follows:

1. Numbers shall be installed on or incorporated within the curb.
2. Numbers can not be painted on curb.
3. Numbers shall meet the requirements of the code edition in which the city has adopted.

2.2 GRADING, DRAINAGE, AND TOPSOIL PRESERVATION

1. Topography

The natural topography of a site should be preserved if at all possible, in order to minimize impacts on the City's existing stormwater infrastructure. Building, parking and service areas should be planned in a manner which minimizes disruption of the existing topography. Where there is mature existing vegetation on a site, changes in topography and runoff patterns should be minimized such as the practice of total denuding of the soil and removal of mature trees.

The volume of cuts and fills on a site should be balanced, so that transportation of soil off or onto the site will be minimized.

The maximum allowable landscaped slope created by cut or fill is 1:3 vertical to horizontal. To provide a stable slope for soil and plant materials, less steep slopes or terracing is necessary.

2. Overland Drainage and Detention

Overland drainage and detention are encouraged, to recharge groundwater and minimize loads on storm sewerage facilities.

The rate of peak runoff at site boundaries shall not increase from that prior to development.

Landscaped retention/detention areas shall be created where possible to collect runoff from paved areas. Such areas must be treated as visual amenities for the site, and not as utilitarian or unkempt areas. If retention is chosen, then the area shall be considered as an amenity and must be landscaped. If detention is chosen, then the area shall be considered a service area and be screened from view unless such area is landscaped. All landscape beds shall have a minimum of 6" of topsoil. If 6" is not present, topsoil shall be brought on site and placed on landscape beds.

All sites shall be subject to storm water management standards as specified in Chapter 3, Stormwater Management Ordinance, in the Greenbrier Municipal Code.

3. Topsoil Stabilization

Topsoil shall not be removed from sites or used in spoil, unless the amount of excess topsoil is not needed for landscaping. Topsoil shall

be saved during construction and then placed over landscaped areas at a depth of at least 6”.

2.3 PRESERVATION OF EXISTING TREES AND SITE FEATURES

1. Trees are to be protected and preserved whenever possible. All trees at least 8” in caliper that are removed during site development or prior to site development shall be replaced when sufficient land is available consistent with the requirements of this Manual. Replacement trees shall be a minimum of 1 ½” in caliper for canopy trees and 1” in caliper for understory trees.
2. Retention of Site Features:

A natural setting is one of Greenbrier’s attractive qualities. Streams, wetlands, large rock outcrops, stands of native vegetation, fence rows, rock walls, cemeteries and other notable natural features must be located on the site plan and preserved wherever possible.

Bands of trees, such as fencerows, that would not otherwise be wind-firm when left as individuals should be maintained as an effective screen and wind buffer.

2.4 SCREENING

1. Conditions for Screening

Screening requirements vary by their purpose. Three types of screening conditions are distinguished:

- Transitions between land uses;
- Privacy separations between streets and individual sites, such as on double-fronted lots and multifamily yards; and
- Nuisance screening for service and loading areas, dumpsters, materials storage areas, utility boxes, etc.

Screening used for transitions between land uses (referred to as *Buffer Strips* in the Greenbrier Zoning Ordinance) can utilize vegetative buffer, fencing, or a combination of the two screening techniques. The planning commission may use its discretion in which technique is preferred.

2. Performance Criteria

Vegetative buffer and Fence Screens are intended to provide visual and physical separation of conflicting uses, and should be designed

to fit within their surroundings, not dominate the view.

Vegetative buffers shall be required when any incompatible use is being developed abutting an existing developed lot or vacant area. The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides year-round visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect. At least 40% of required trees within the buffer shall be classified as canopy trees. At least 25% of all trees within the buffer shall be evergreen. Understory trees may be used where conflict with overhead lines may occur. All trees shall have a minimum caliper of 1 1/2 inches.

Vegetative Screens should not compromise safety by blocking vision at intersections. They shall not be placed within seventy-five (75) feet of any street intersection and shall not be placed so as to obstruct visibility of vehicles entering or leaving driveways.

Vegetative Screens shall not block access to any above ground pad mounted transformer, and should provide fifteen (15) feet of clear access to the transformer doors.

Vegetative Screens shall not impede or divert the flow of water in any drainage way. See ART II's definition of Buffer Strip, and ART III, Section 3.110 for description and general provisions for installing Vegetative Buffer Strips.

A Fenced Screen shall be constructed of wood, brick, metal or stone materials and provide the opacity necessary to fully screen the activity from the adjacent property(s). Fence height shall be a minimum of six (6) feet and a maximum of eight (8) feet. Fencing is permitted only in the rear and side yard areas of the property, as defined in ART II of the Zoning Ordinance, unless front yard abutment areas require buffering as specified in ART III, Section 3.110 of the Zoning Ordinance. Fences shall be maintained in good condition at all times. Chain-link, livestock wiring, or other related metal fencing is not permitted. However, metal may be used if approved by the Planning Commission. Any buffer strip that utilizes fencing in its design must also include a gated access to the rear for maintenance needs. Fences must clear all stormwater drainage installations.

3. Design Standards

Design standards vary according to the function of the screen, as follows:

Transitional Screening. Transitional screening is required where commercial or industrial uses adjoin residential areas, where multi-family residential or mobile home sites adjoin one- or two-family housing zones, and within Planned Unit Developments with similar adjacencies.

Transitional screening shall consist as a densely planted buffer strip at least (ten) 10 feet in width, designed to form an effective buffer in all seasons. Wherever possible, mature natural vegetation shall be retained in such areas and, if necessary, supplemented by new vegetation to screen sight lines. Consideration shall be given on a site-by-site basis for the removal of existing vegetation. At the discretion of the Planning Commission, an opaque barrier 6 feet in height may be required to be located within the buffer strip. This shall consist of a fence or wall of opaque materials resistant to deterioration by natural causes, or it shall be of continuous evergreen plant materials. Within the buffer strip, trees shall be planted on 20' centers with 3' offset.

Where areas adjoining residential zones are likely to be used for truck loading, storage or driveways, the transitional zone must provide protection through use of earth berms or solid masonry materials.

Where lighted parking areas are located adjacent to residential zones, lighting shall be designed to minimize illumination across the boundary, and the transitional buffer must screen headlights.

Nuisance Screening. To reinforce the sense of natural surroundings and a consistent streetscape, auto service functions such as areas to store cars while they are being repaired, auto or truck work areas, truck loading docks, and garage door areas in commercial or retail areas shall be screened from public view.

Garbage collection areas shall be enclosed by opaque materials on all four sides, with doors to remove containers. Where dumpsters are enclosed, the screening shall be at least 2 feet taller than the dumpster. Where topography may expose interiors of garbage collection areas to view, screening shall be correspondingly taller. Landscape plantings are required around three sides of all dumpster screens to soften the effect of fencing.

Propane tanks, gas meters, electric meters, utility meters, backflow devices, and ground-mounted air conditioning or mechanical units shall be hidden from public view by screening.

At the discretion of the Planning Commission screening requirements may however be relaxed where areas are located so they are not visible from public streets or adjacent properties.

4. Required Plant Materials for Screening

Evergreen plants are recommended for effective year-round screening. Required evergreen trees and shrubs include: Arborvitae, Hetzi Juniper, White Pine, Red Pine, and Yew. Required broadleaf evergreen shrubs include: Red-Tipped Photinia, Euonymous, and Holly (Notably Foster Holly).

A limited number of ornamental shrubs and trees may also be used for screening, preferably in combination with evergreen plantings or fencing. Suggested ornamental shrubs include: Red-Tipped Photinia, Willowood Viburnum, upright Hollies, and large flowering shrubs. Suggested ornamental tree species include: Flowering Crab, Dogwood, Magnolia, and Purple Leaf Plum.

2.5 PEDESTRIAN CIRCULATION

Sidewalks, a minimum of six (6) feet wide, shall be provided on all streets for any development reviewed under these design standards, per the requirements provided in Article IV, Section 4-110 of the Subdivision Regulations. Sidewalks, wherever possible, must be connected to any existing sidewalk system or where any proposed sidewalks are identified in the Development Plan Concept of the Greenbrier Land Use & Transportation Plan.

2.6 LIGHTING

1. Design Criteria

To reduce adverse impacts on adjacent sites and minimize energy consumption, lighting shall be carefully located and its intensity shall be the minimum necessary for safety. Lighting levels shall be as even as possible. Light fixtures, which cast light primarily downward, shall be used. Warm lighting colors are required; blue-white color is prohibited. Lighting on signage and awnings should be designed so as to primarily cast light on the sign and awning only.

2. Site and Parking Area Lighting

Site or parking area lighting shall not cast light beyond property boundaries. Cut-off devices shall be used to avoid throw onto

adjacent sites, and the performance standards cited in the Greenbrier Zoning Ordinance as apply to off-site glare shall be followed.

Lighting levels within commercial sites should vary according to the land use, fixture height and spacing. A range 0.5-1.0-foot candles is required for commercial developments.

The total height of fixtures should be in proportion to the building mass, preferably no more than 22 feet.

Ground-oriented, pedestrian scale lighting should be considered as an alternate to pole-mounted fixtures along sidewalks.

Lighting fixtures should be compatible in style with associated buildings.

2.7 SIGNAGE

The overall objective of the sign standards herein is to ensure that signage does not detract from the sense that Greenbrier's environment is a continuous landscape. The emphasis is on using signage for identification purposes, not predominantly for advertising.

Article IV, Section 4.080 of the Zoning Ordinance establishes in detail the signs that are permitted in each zone and those that are not permitted. It covers both temporary and permanent signs, and should be consulted for specific requirements. This information pertains to permanent on-site signs that are accessory to uses located on a site, and which therefore will be reviewed as part of the Design Review Process. Any signage proposed shall be included with the site plan for review. If signage is not immediately proposed, then the applicant may not be required to submit sign concept, however, before any signs are erected, application in the form of a revision to the initial site plan shall be required and shall follow the same process.

In addition to these requirements, it is required that all permanent signs shall be constructed of similar materials and design as the principal building(s).

2.8 PUBLIC WORKS

In reviewing the design of public buildings undertaken by governmental agencies, other than the City of Greenbrier, the Planning Commission shall make recommendations to the agency proposing to construct the public project and seek to the extent permitted under applicable law or through communication with the agency to secure such modifications in the work's

design as comport with the standards of this Manual. In the case of public projects undertaken by the City of Greenbrier, a Planning Commission determination to withhold a certificate of design approval shall be binding, unless this determination is reversed by a majority of the entire membership of the Board of Mayor and Alderman.

2.9 CONTINUING MAINTENANCE

Following the construction or modification of any development, the design of which is approved pursuant to this Manual, the development shall be maintained in accordance with the following standards:

- (A) Buildings and appurtenances, including signs and awnings, shall be cleaned and painted or repaired as required to maintain an attractive appearance.
- (B) Illuminated elements of buildings and signs shall be replaced as required to maintain the effect for which designed.
- (C) Landscape materials, other than plantings, which have deteriorated shall be reconstituted or replaced.
- (D) Plantings shall be kept watered, fed, cultivated, and pruned to give a healthy appearance during all seasons. Plant materials which have deteriorated, shall be replaced with healthy plantings.
- (E) Parking areas shall be kept in an orderly state, properly marked, and clear of litter and debris.
- (F) Vacant property shall be kept free of refuse and debris, and shall have the vegetation cut periodically during the growing season as referenced in Greenbrier Municipal Code

Failure to comply with the requirements of this section after a notice of noncompliance has been issued by the Building Official, accompanied or followed by a stated time frame for compliance shall be deemed a violation of the Zoning Ordinance and shall be subject to the sanctions set forth in Article VII.

2.10 PARKING CONFIGURATIONS

1. Efficiency of Parking Areas

To allow space for greenspace, landscaping and other site improvements without significantly reducing the potential number of

parking spaces on a site, efficient configuration of entries, circulation, and layout is required. Calculations for required number of parking spaces, and general standards for parking are determined by Article IV, Section 4.010 of the Zoning Ordinance, and therefore will be reviewed as part of the Design Review Process.

In 90- and 60-degree parking configurations, the dimension of two bays of parking and a moving lane shall be 62 feet minimum. Angled parking dimensions of 30 and 45 degrees shall have 12-foot driving lanes for one-way movement, and 18-foot driving lanes for two-way movement. However, if driving lanes also serve as designated fire lanes, they must be a minimum of 22 feet in width.

For commercial uses of greater than 20,000 square feet, driveways to parking areas shall be no more than 34 feet wide, unless a traffic report verifies the need for additional lanes.

Adjoining parking lots serving nonresidential buildings shall be interconnected between sites.

Perimeter and internal landscaping shall be aligned to create "green edges" necessary to define parking lots.

Trees shall be retained in parking areas. Tree wells may be used to permit changes in grade while protecting trees and their root systems.

Small lots or those with narrow front yards shall be required to develop one-way angle parking configurations, with curb cuts narrower than the maximums noted above for entry and exit lanes as long as such cuts are not less than 25 feet in width.

2. Reduce Apparent Size and Visibility of Parking Areas

Parking areas shall be split between the front and back of a lot, or along the side of a building to reduce the paving at the street face if possible.

To mitigate the negative microclimate and visual impacts of parking/impervious areas, a minimum of 15% of a site(s) parking area or vehicular use area within this area and immediately adjacent to this area must be landscaped.

Lines of parking spaces shall have a limited run: there shall be no more than 15 contiguous parking spaces between landscaped islands within all commercial zones. For every 15 parking spaces a

landscaped zone shall be incorporated in the parking area.

Retention of existing trees located in parking areas is strongly encouraged. Tree wells may be used if necessary, to allow for changes in grade while protecting the tree.

The minimum width of a landscaped zone is five (5) feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.

The minimum area of a landscaped zone is 64 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square foot landscaped areas or zones shall be saturated with profuse groundcover and/or brushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.

3. Design of Parking Configuration Within Industrial Districts

Within Industrial Districts there is no requirement for interior landscape islands or a limit on rows of continuous parking spaces unless frontage is on an arterial street. The ratio of landscaped area per square foot of paved area is 8% unless frontage is on an arterial street. Basic plantings around the foundation of the building and at all entrances into the site are required. For every 250 square feet of landscaped area one tree must be planted.

4. Fit Parking Areas to Site Topography

On sloping sites, lines of parking spaces should run parallel to site contours, with planted medians taking up any excessive slope. Paved parking areas or vehicular space areas shall not exceed a 5% slope.

The detention of runoff within parking areas or in adjacent landscaped areas is encouraged. Runoff from parking areas shall not sheet onto public streets or sidewalks.

2.11 ARCHITECTURAL CHARACTER

Each zoning district may have different Architectural Character requirements in this section as described below.

Zoning Districts

Agricultural and Residential Districts

Commercial Districts (Amended by Ordinance No. 98-18, May 3, 1999)

Industrial Districts

2.11.1 Agricultural and Residential Districts

A	Agricultural District
RA	Low Density Residential District
RB	Medium Density Residential District
RC	High Density Residential District
RD	Mobile Home Park District

1. Compatibility with Surroundings and Facades, Massing and Roofs for Building

Buildings shall avoid long, uninterrupted façade planes. The maximum permitted width of an uninterrupted façade plane shall be 50 ft. Exception of this requirement would be for (A) Agricultural District.

Rear and side facades, if visible from public streets, shall be similar to the primary façade in their architectural treatment.

Blank walls facing streets shall be avoided.

Roof forms shall be appropriate to a building's design and scale. Alternative roof forms may be used if appropriate for a particular acceptable architectural style.

A particular roof form shall be applied to the entire roof, rather than terminating at less visible points, such as the building's rear.

Roofs that are visible from the road shall be finished with colors and features consistent with the architecture of the façade.

Building forms should be tailored to fit within the existing topography and site features as much as possible.

In most cases, buildings are not viewed in isolation, but rather in the context of other buildings. While architectural style may vary, buildings of a proposed development shall be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

The use of materials and colors compatible with buildings adjacent to a site is not required. However, if the City has a basic development pattern, theme, or vision for a particular area, then such compatible design shall be required. See Plan unit development zoning.

The use of materials and colors on buildings and structures, which are along arterial streets, are to create a unified appearance.

Allowable exterior materials for Multi-Family Residential Districts

Table 1 Allowable Exterior Materials for Multi-Family	
Material	RC
Standard Block	No
Split Face Block	Accent
Metal Siding	No
Vinyl Siding	No
Wood Siding	No
Composite Siding	Yes
Brick	Yes
Stone	Yes
Tile	Accent
Stucco	Yes
Synthetic Stucco	No
Glazing	Yes
Curtain Wall System	Yes

Rooftop units shall be screened from all views and shall be compatible in color and material with the overall building material palette.

Primary façade materials shall not change at outside corners. Material changes shall happen along a horizontal line or where two forms meet. It is acceptable, however, for a change of materials as accents around windows, doors, cornice lines, at building corners, or in a repetitive pattern.

Wood, vinyl, black aluminum picket, chain link, horse and or split rail including hog wire backed split rail are allowed. See zoning ordinance for where fences are permitted in relation to the main structure in this district.

2. Relationship to Streets

"Stage-set" facades on the street are not allowed. The materials and colors of the street face shall continue on the sides and rear of

structures if the property is located at a street intersection.

Building service areas or loading areas shall be located away from streets and/or be adequately screened. Screening shall meet criteria identified in Section 2.7.3 of this Manual.

Mechanical equipment on roofs or sides of buildings shall be adequately screened.

2.11.2 Commercial Districts (Amended by Ordinance No. 98-18, May 3, 1999)

CA	Town Center Commercial District
CB	Highway Commercial District
CC	General Commercial District

1. Compatibility with Surroundings and Facades, Massing's, and Roofs for Building

Buildings shall avoid long, uninterrupted façade planes. The maximum permitted width of an uninterrupted façade plane shall be 50 ft for CB (Highway Commercial) and CC (General Commercial) and 30 ft. for CA (Town Center Commercial).

Buildings shall have a defined base and cap on the front of the building, with exception to situations where the building is situated on a street intersection, then such side or rear face would be included.

Rear and side facades, if abutting a public street, shall be similar to the primary façade in their architectural treatment.

Blank walls facing streets shall be avoided.

Where a clearly established development character and scale exists, new infill development should include: a) window and door openings with area ratios and proportions similar to those on adjoining buildings, b) key design elements of surrounding buildings with respect to windows, door, rhythm of bays, detailing, roof forms, materials and colors.

Roof forms shall be appropriate to a building's design and scale. Flat roofs or low-pitched roofs with parapet walls are encouraged for larger commercial buildings. Alternative roof forms may be used if appropriate for a particular acceptable architectural style.

A particular roof form shall be applied to the entire roof, rather than terminating at less visible points, such as the building's rear.

Roofs that are visible from the road shall be finished with colors and features consistent with the architecture of the façade.

Building forms should be tailored to fit within the existing topography and site features as much as possible.

In most cases, buildings are not viewed in isolation, but rather in the context of other buildings. While architectural style may vary, buildings of a proposed development shall be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

The use of materials and colors compatible with buildings adjacent to a site is not required. However, if the City has a basic development pattern, theme, or vision for a particular area, then such compatible design shall be required.

All exterior walls, other than windows and doors, shall be comprised primarily of one material. Complementary secondary materials are recommended to provide detail and scale. This architectural treatment shall be required only on the front of the building, with exception to situations where the building is situated on a street intersection, then such side or rear face would be included. Sides and rear of buildings, as well as any accessory structures pertinent to the primary use, may be accentuated with similar materials as required above.

The use of materials and colors on buildings and structures, which are along arterial streets, are to create a unified appearance.

Allowable exterior materials for Commercial Districts:

Table 2 Allowable Exterior Materials for Commercial Districts			
Material	CA	CB	CC
Standard Block	No	No	No
Split Face Block	Accent	Accent	Accent
Metal Siding	No	Accent	Yes
Vinyl Siding	No	No	Accent
Wood Siding	Accent	Accent	Accent
Composite Siding	Yes	Yes	Yes
Brick	Yes	Yes	Yes
Stone	Yes	Yes	Yes
Tile	Accent	Accent	Accent
Stucco	Yes	Yes	Yes

Synthetic Stucco	No	Yes	Yes
Glazing	Yes	Yes	Yes
Curtain Wall System	Yes	Yes	Yes

Rooftop units shall be screened from all views and shall be compatible in color and material with the overall building material palette.

Primary façade materials shall not change at outside corners. Material changes shall happen along a horizontal line or where two forms meet. It is acceptable, however, for a change of materials as accents around windows, doors, cornice lines, at building corners, or in a repetitive pattern.

Exterior colors will be earth tones and compatible with adjacent properties. Subdued, muted colors are permitted; bright colors are acceptable on a limited basis as accent or contrast.

Translucent or back-lot canopies and awnings are prohibited.

Dumpsters shall be screened on 3 sides; enclosures shall be of materials and color matching the primary structure they serve and shall be a minimum of 2 ft. higher than the dumpster being screened. The access side shall not be visible from public roads or parking areas.

Prototype or franchise designs shall be designed to reflect these design standards.

Chain-link fencing provided in a commercial area shall be vinyl coated and of a black or dark green color.

2. Adapting Prototypical Designs to Particular Sites

National "standard" designs should be adapted within reason to reflect the Greenbrier context, by careful siting, use of compatible materials, and landscaping of the site so that it blends with its surroundings. Deviations from the design requirements will need to be approved by the planning and zoning board.

3. Relationship to Streets

Buildings shall be oriented such that their main entrances are visible from streets, unless the characteristics of the site and/or surrounding structures cause this to be an unnecessary hardship.

"Stage-set" facades on the street are not allowed. The materials and colors of the street face shall continue on the sides and rear of structures if the property is located at a street intersection.

Building service areas or loading areas shall be located away from streets and/or be adequately screened. Screening shall meet criteria identified in Section 2.7.3 of this Manual.

Mechanical equipment on roofs or sides of buildings shall be adequately screened.

Landscaping with generous planting shall define the street edge and entries of a development, as well as building entries.

2.11.3 Industrial Districts

- IA Restrictive Industrial District
- IB General industrial District

1. Compatibility with Surroundings and Facades, Massings, and Roofs for Building

Buildings shall avoid long, uninterrupted façade planes on the side of the building that is situated on a major street or intersection. The maximum permitted width of an uninterrupted façade plane shall be 50 ft. The primary elevation or front of the structure shall incorporate the office area or should have some architectural areas interest to assist in breaking up the façade plane.

Window and door openings shall have a vertical orientation and shall be vertically aligned between floors.

Where a clearly established development character and scale exists, new infill development should include: a) window and door openings with area ratios and proportions similar to those on adjoining buildings, b) key design elements of surrounding buildings with respect to windows, door, rhythm of bays, detailing, roof forms, materials and colors.

Roof forms shall be appropriate to a building's design and scale. Flat roofs or low-pitched roofs with parapet walls are encouraged for larger commercial buildings. Alternative roof forms may be used if appropriate for a particular acceptable architectural style.

A particular roof form shall be applied to the entire roof, rather than

terminating at less visible points, such as the building's rear. Roofs that are visible from the road shall be finished with colors and features consistent with the architecture of the façade.

Building forms should be tailored to fit within the existing topography and site features as much as possible.

In most cases, buildings are not viewed in isolation, but rather in the context of other buildings. While architectural style may vary, buildings of a proposed development shall be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

The use of materials and colors compatible with buildings adjacent to a site is not required. However, if the City has a basic development pattern, theme, or vision for a particular area, then such compatible design shall be required.

All exterior walls, other than windows and doors, shall be comprised primarily of one material. Complementary secondary materials are recommended to provide detail and scale. The architectural treatment shall be required only on the front of the building, with exception to situations where the building is situated on a street intersection, then such side or rear face would be included. Sides and rear of buildings, as well as any accessory structures pertinent to the primary use, may be accentuated with similar materials as required above.

The use of materials and colors on buildings and structures, which are along arterial streets, are to create a unified appearance.

Allowable exterior materials for Industrial Districts

Table 3 Allowable Exterior Materials for Industrial Districts		
Material	IA	IB
Standard Block	Yes	Yes
Split Face Block	Yes	Yes
Metal Siding	Yes	Yes
Vinyl Siding	No	No
Wood Siding	No	No
Composite Siding	Yes	Yes
Brick	Yes	Yes
Stone	Yes	Yes
Tile	Accent	Accent
Stucco	Yes	Yes

Synthetic Stucco	Yes	Yes
Glazing	Yes	Yes
Curtain Wall System	Yes	Yes

Rooftop units shall be screened from all views and shall be compatible in color and material with the overall building material palette.

Primary façade materials shall not change at outside corners. Material changes shall happen along a horizontal line or where two forms meet. It is acceptable, however, for a change of materials as accents around windows, doors, cornice lines, at building corners, or in a repetitive pattern.

Exterior colors will be earth tones and compatible with adjacent properties. Subdued, muted colors are permitted; bright colors are acceptable on a limited basis as accent or contrast.

Translucent or back-lot canopies and awnings are prohibited.

Dumpsters shall be screened on 3 sides; enclosures shall be of materials and color matching the primary structure they serve and shall be a minimum of 2 ft. higher than the dumpster being screened. The access side shall not be visible from public roads or parking areas.

Prototype or franchise designs shall be designed to reflect these design standards.

Chain-link fencing provided in a commercial area shall be vinyl coated and of a black or dark green color.

2. Adapting Prototypical Designs to Particular Sites

National "standard" designs should be adapted to reflect the Greenbrier context, by careful siting, use of compatible materials, and landscaping of the site so that it blends with its surroundings.

3. Relationship to Streets

Buildings shall be oriented such that their main entrances are visible from streets, unless the characteristics of the site and/or surrounding structures cause this to be an unnecessary hardship.

"Stage-set" facades on the street are not allowed. The materials and colors of the street face shall continue on the sides and rear of

structures if the property is located at a street intersection.

Building service areas or loading areas shall be located away from streets and/or be adequately screened. Screening shall meet criteria identified in Section 2.7.3 of this Manual.

Mechanical equipment on roofs or sides of buildings shall be adequately screened.

Landscaping with generous planting shall define the street edge and entries of a development, as well as building entries.

2.12 Landscape Requirements

1. Landscape Areas

Landscape beds or areas which meet the 10% requirement as referenced in Section 2.10, #2 should be located along the public boundaries of the site, within parking areas, and around buildings, and at building entries to create a sense of the buildings set in natural surroundings. All sides of a building visible from public streets shall have some foundation plantings. Planting beds shall be consolidated into areas large enough to give a natural character to a site, rather than distributed in thin ribbons. The minimum area of a landscape bed or zone shall be sixty-four (64) square feet. These beds or zones shall be clearly delineated on site plan with square footage provided.

Areas with natural vegetation should be preserved along property boundaries, whenever possible.

When absolutely necessary to remove a tree having a caliper of 6 inches or more, the tree shall be replaced on a site as near as practical to where the tree was removed. Replacement shall match the tree's caliper by reaching an equivalent multiple, not to exceed 50 percent of the supplemental caliper requirements for the property, e.g., a 24-inch caliper tree could be replaced by two 6-inch caliper trees. This replacement could be incorporated in the overall landscape requirements.

2. Streetscape

A consistent landscape treatment along public streets enhances the appearance of the public domain, and provides an attractive unified setting for variations among individual developments. Landscaped areas shall dominate the frontage of any site, where entries are the only interruptions.

All site boundaries fronting onto streets must have a landscape zone, with a minimum width of five (5) feet. It is required that a mixture of shrubs and trees be planted in this zone. Trees shall be planted behind the sidewalk unless the walk is set back at least five (5) feet from the back of the curb and there are no imminent plans for street widening.

Trees planted in sidewalk zones must be surrounded by a protective grate or, a planted zone must be provided to allow water to reach the roots, with minimum dimensions of 5 feet by 5 feet.

3. Plant Materials

Greenbrier displays a robust ecosystem, with a variety of native plant materials. The use of these hardy and attractive native species in developments is required to be a minimum number of the materials based on plant materials shall be installed at a reasonable size, to provide a sense of presence and to mitigate microclimate impacts caused by development.

Street trees shall be large enough when installed to have some presence while allowing views to sites and branching above pedestrians walking along the sidewalk. Trees along arterial streets are to be no smaller than 1 1/2" caliper. Trees along collector and minor streets shall be no smaller than 1" caliper. All caliper measurements are taken at least one foot above the ground level.

Within a site, deciduous shade trees shall be 1 1/2" caliper; evergreen trees shall be 5' - 6' in height and heavily sheared; deciduous ornamental trees shall have a caliper of at least 1". No more than 25% of site trees may be comprised of ornamental trees.

Special consideration will be given on a site-by-site basis for various species to be used for street trees in areas where there are inherent, pre-existing height limitations, such as power lines, electric poles, etc., which act as deterrent to growth.

Upright shrubs shall be at least 24-inches high; spreading shrubs shall have a minimum spread of 18".

Grass areas shall be of sod or established lawn at the time of issuance of a permanent use and occupancy permit. A temporary use and occupancy permit may be issued if lawn is not established. Sod is required on 2:1 slope(s), or greater which are clearly visible from the street or public parking areas.

All landscape zones and plantings installed by the developer shall be in compliance with all planting notes. Size and species identified in the required planting list shall be as specified, unless otherwise approved by Planning Commission prior to installation.

All species and size of species shall be in conformance with Article IV, Section 4.140, Attachment "A" of the Zoning Ordinance.

Trees shall be planted along streets at least 40-feet on center with relatively even spacing. If frontages exceed a multiple of 40-feet, an additional tree should be planted along the street, ex: a frontage of 50-feet shall contain two trees. Frontage of 130-feet shall have four trees.

All trees located in Industrial or strip mall and other commercial-related districts shall be on 60-foot centers.

To provide a consistent effect along Greenbrier's arterial streets, the preferred street tree species is Sugar Maple and Ash. To provide a consistent effect along all other collector and local (minor) streets, the preferred street tree species are Marshalls Seedless Ash, Willow Oak, London Plan, Red Maple, and Sawtooth Oak. The planning commission may accept other trees that will not be detrimental to overall town character nor interfere with public utilities that will create a burden on the City. In an effort to minimize the visual impact of parking areas in commercial zones, landscaping zones shall be along the boundaries of any parking area visible from public streets, with 50% of those plants being of the evergreen family and planted 5' on centers.

The streetscape area (landscape area or zone adjacent to any public street) shall be to a depth of five (5) feet adjacent to the full boundary of all lot line adjacent to a public street. Street trees shall be located within the streetscape area.

3. PROCEDURES

3.1 SUBMISSION REQUIREMENTS

Design review occurs in the context of review of the required Site Development Plan as required in Article VII, Section 7.030 (C) of the Zoning Ordinance. The Planning Commission is required to review a project prior to issuance of a building permit. A site plan drawn to scale to meet Section 4.1 of the Greenbrier Design Review Manual.

3.2 WAIVER OF DESIGN REVIEW REQUIREMENTS

The Planning Commission, in its judgment, may waive any of the above submissions that it believes are unnecessary. It may also require such other information or exhibits, including samples of proposed building materials, as may be considered necessary to reach an informed decision on the acceptability of the project. Applicants may also request a variance to waive any provision herein this Manual. If the planning commission finds that, in its judgment, a waiver of any such requirement does not nullify the general intent and purpose of this Manual.

3.3 REVIEW PROCESS

1. Prospective applicants are encouraged to schedule an informal pre-submission meeting with the Planning staff early in the design phase, in order to be aware of conditions and constraints of their site, and to familiarize themselves with the standards that will be applied.
2. Applications received at least thirty (30) calendar days prior to a meeting and subsequently judged to be complete by the Codes Official and Planning Staff will be placed on the agenda of the next meeting. One digital copy will need to be submitted with application. Ten (10) copies of all materials must be submitted after final review by staff. The director will notify the applicant within (seven) 7 days of receipt of an application whether it is complete. Any applicant may appeal judgments that their materials are incomplete directly to the Planning Commission. Applicants must also be present for the Planning Commission meeting to address any questions or comments that arise. The Planning Commission will generally not take action on an incomplete application, nor if the applicant is not present at the Planning Commission meeting.
3. Planning staff review and recommendations will be available to applicants at least (seven) 7 days before the meeting in which their project will be heard. The applicant may request that action be deferred to the following meeting in order to revise plans to take account of staff reviews.
4. The Planning Commission will review proposals based on the standards and guidelines in this Manual. The Planning Commission may approve plans as submitted, or approve plans with specific conditions including items which must be changed, or may disapprove of plans but invite resubmission based on modified designs, or may disapprove of plans.
5. Copies of the relevant minutes along with any conditions of approval

by the Planning Commission will be made available to the applicant. If the proposal has been disapproved, the Commission will indicate the changes which, if made, might result in approval of the project.

6. The Planning Commission will complete its review and make its decision within thirty (30) days after a formal application with all required information is received, unless an extension is mutually agreed upon by the Commission and the applicant. In the case of voluntary withdrawal of a proposal by an applicant, in order to make changes, the review period shall begin upon submission of the revised application.
7. Failure of the Planning Commission to complete its review and make its decision and recommendation within thirty (30) days after a formal application with all the required materials is received shall be deemed approval of the application, unless the applicant voluntarily agrees to an extension of the time period.
8. Applicants may appeal the decisions of the Planning Commission to the Board of Mayor and Alderman, by filing a notice of appeal which sets forth the reasons for such appeal within (thirty) 30 days of action by the Planning Commission. Should they decide to hear the appeal, the Board of Mayor and Alderman will generally not accept nor consider any evidence outside of the record and materials available to the Planning Commission, except on procedural issues if irregularities are alleged. The Board of Mayor and Alderman may affirm the Planning Commission's decision, or may remand it to the Planning Commission for further proceedings, or may reverse the decision if it finds that the decision was erroneous. In reviewing the appeal, the Board of Mayor and Alderman shall not invalidate the Planning Commission's action unless approved by a majority of the entire membership, and unless they forth in writing the reasons supporting this determination.
9. The Building Inspector will be responsible for ensuring that any conditions imposed at the time of design approval are met in final plans submitted for building permits, and that final plans submitted are in substantial accord with plans submitted for approval. During construction, the landscaping plan may be amended by the planning staff with the provision that no more than 25% of the planting list be relocated on site or no more than 25% of the planting list can be substituted with other species. In the event that plans depart in significant ways, they may require the resubmission of plans to the Planning Commission for further review.
10. Prior to obtaining a final permit for use and occupancy, the applicant

must submit a certificate of occupancy as provided in Article VII, Section 7.050 of the Zoning Ordinance.

4. DESIGN REVIEW CHECKLIST/APPLICATION

The checklist indicates items which must be addressed in the application for design approval. The items may be dealt with in drawings and exhibits, or in a written narrative which accompanies the application and notes how the design standards have been met.

4.1 SITE PLAN CHECKLIST AND APPLICATION

[..\Plan Review Reports\Checklist - Site Plan.pdf](#)

5. EFFECTIVE DATE

This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

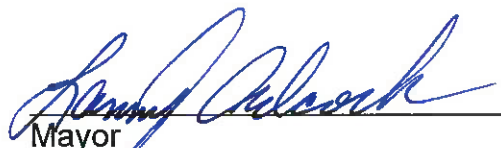
Certified by the Greenbrier Municipal Planning Commission.

Date

Secretary
Greenbrier Municipal Planning Commission

Approved and adopted by the Board of Mayor and Aldermen of the City of Greenbrier.

4-5-21
Date



Mayor
Greenbrier, Tennessee

ATTEST:



City Recorder