

C.A. 03-31-98(8)  
C.A. 04-07-98(?)

AN ORDINANCE

98-30

No. 98-30

An ordinance designating an area as an enterprise zone pursuant to the Georgia Enterprise Zone Employment Act of 1997, providing tax incentives and other incentives, designating authorized agency to act in all matters pertaining to the enterprise zone area described herein, further designating a liaison to act on all matters pertaining to the Enterprise Zone Act, and outlining policies and procedures for the administration of the enterprise zone.

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WHEREAS, the Council of Columbus, Georgia, hereinafter referred to as the Council, desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in an area meeting criteria established by the Enterprise Zone Employment Act of 1997, hereinafter referred to as the Act, and to provide employment to residents of such area;

WHEREAS, the necessary conditions exist in the designated area described in Exhibit A to qualify the area as an enterprise zone;

NOW, THEREFORE, THE COUNCIL COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

That the Council hereby designates the area described in Exhibit A attached hereto and incorporated herein as an enterprise zone to be known as the "Columbus Business Development Center".

SECTION 2.

That the Council finds the area meets the qualifications of the Act.

SECTION 3.

That the Council hereby ordains and declares that upon designation of the area as an enterprise zone, the Consolidated Government shall provide the following incentives in the area, including tax incentives, to qualifying businesses in accordance with the definition of such

businesses outlined in the Act, which are not applicable throughout the city:

- a) The Consolidated Government shall exempt qualifying businesses as outlined in the Act and further in Exhibit B, from state, county, and municipal ad valorem property taxes, excluding property taxes imposed by school districts, that would otherwise be levied on the qualifying business and service enterprises in accordance with the following schedule:
  - i. One hundred percent of the property taxes shall be exempt for the first five years;
  - ii. Eighty percent of the property taxes shall be exempt for the next two years;
  - iii. Sixty percent of the property taxes shall be exempt for the next year;
  - iv. Forty percent of the property taxes shall be exempt for the next year; and
  - v. Twenty percent of the property taxes shall be exempt for the last year.
  
- b) Other incentives that may be granted will be negotiated on a case-by-case basis by the Columbus Consolidated Government through the Department of Community and Economic Development and could include exemption from any or all of the following:
  - i. Building Permit Fees
  - ii. Sign Permit Fees
  - iii. Business License Administrative Fee
  - iv. Rezoning Fees
  - v. Engineering Fees
  - vi. Other local fees authorized by Council, as applicable

#### SECTION 4.

That the Council is the authorized agency to act in all matters pertaining to the enterprise zone and reserves the power to grant the incentives listed above to qualifying businesses in accordance with the authorization powers granted local governments in the administration of the enterprise zone in the Act.

#### SECTION 5.

That the Council further directs and designates its Director of Community and Economic Development as liaison for communication with the Georgia Department of Community Affairs; the Georgia Department of Industry, Trade, and Tourism; the business community; and all others to oversee enterprise zone activities and administration, and communications with qualified businesses, as outlined in Exhibit B.

SECTION 6.

That the Council has the power to administer, require, and enforce compliance with the provisions of the ordinance and such administrative rules or regulations adopted hereinafter by way of resolution or as contained in Exhibit B, including but not limited to reports and data information from businesses within the enterprise zone to verify compliance with this ordinance and state law.

SECTION 7.

That a qualifying business shall consent to enter into a contractual agreement that outlines the incentives offered to the business and a guideline for the recapture, revocation, or reimbursement should the terms of the contract be violated by the target business.

SECTION 8.

That this ordinance shall take effect immediately upon adoption by the Council.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 31st day of March, 1998; introduced a second time at a regular meeting of said Council held on the 7th day of April, 1998, and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen	voting	<u>YES</u>
Councilor Chester	voting	<u>YES</u>
Councilor Henderson	voting	<u>YES</u>
Councilor McClung	voting	<u>YES</u>
Councilor McDaniel	voting	<u>YES</u>
Councilor Poydasheff	voting	<u>YES</u>
Councilor Rodgers	voting	<u>YES</u>
Councilor Suber	voting	<u>YES</u>
Councilor Turner	voting	<u>YES</u>
Councilor Woodson	voting	<u>YES</u>

Tiny B. Washington  
Tiny B. Washington  
Clerk of Council

A. J. McClung  
A. J. McClung  
Mayor Pro Tem

This ordinance received, signed by the Mayor PRO TEM at 9:30 A.M. on the 8th day of April 1998, and became law at said time received and became effective at 12:00 noon the following day.  
Sec: 3-202 (2)  
Tiny B. Washington  
Clerk of Council

This ordinance submitted to the Mayor PRO TEM for his signature, this the 7th day of April, 1998.  
Sec: 3-202 (1)  
Tiny B. Washington  
Clerk of Council

This is to certify that this ordinance was published in its entirety in the Columbus Ledger on the 7th day of April, 1998.  
Sec: 3-206(2)  
Tiny B. Washington  
Clerk of Council

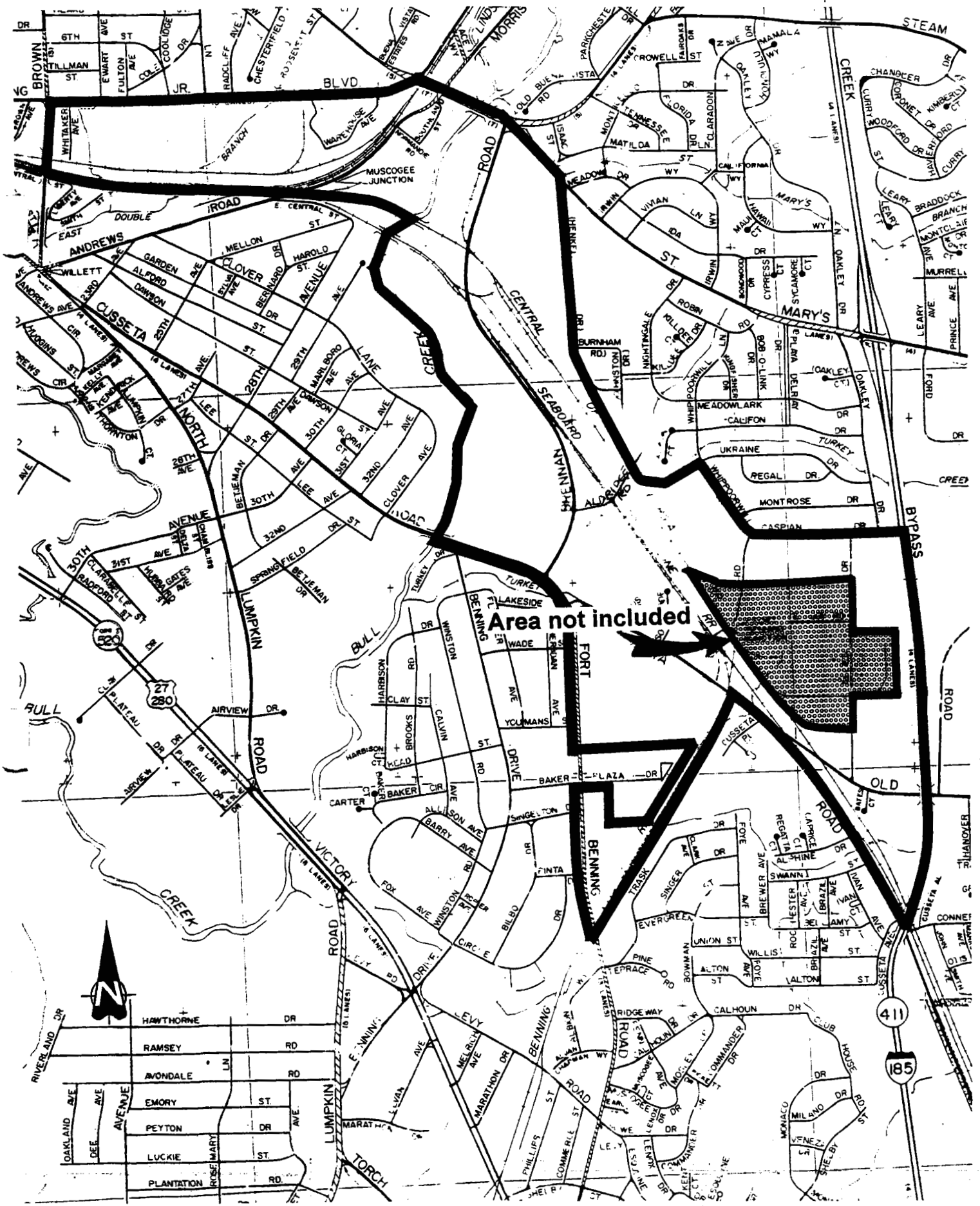
VM

## **EXHIBIT A**

### **ENTERPRISE ZONE BOUNDARIES**

The Enterprise Zone encompasses approximately 517 acres of land within Columbus, Georgia. The boundaries are as shown on the attached map, and the statistics qualifying this area as an Enterprise Zone are found on subsequent pages.

# Proposed Enterprise Zone



## **EVALUATION OF CRITERIA DESIGNATED IN THE STATE LAW FOR THE COLUMBUS BUSINESS DEVELOPMENT CENTER:**

### Pervasive Poverty

Poverty Rates (1990 Census Information):

Census Tract 28, Block Group 4: 69.3%  
Census Tract 29.02, Block Group 1: 28.1%  
Census Tract 32, Block Group 1: 41.3%

The state law requires that 20% of the residents be below the poverty line in each of the census block groups and that 30% of the residents be below the poverty line in at least half of the census block group. Therefore, the Columbus Business Development Center meets this criteria.

### Unemployment

Unemployment rates (1996 Georgia Department of Labor Data):

Census Tract 28: 13.3%  
Census Tract 29.02: 5.8%  
Census Tract 32: 17.3%

The state law requires that the unemployment rate for each census tract be at least 10% higher than the state average (1996 state average is 4.6%). Therefore, the Columbus Business Development Center meets this criteria.

### General Distress

Evidence of general distress:

- a) Lack of maintenance on buildings and property in the area
- b) Underutilization of land
- c) Existence of several vacant buildings in the area
- d) Poor general condition of the area

The state law requires that general distress be evidenced in the area. Therefore, the Columbus Business Development Center meets this criteria.

### Underdevelopment

There has been no residential permit activity in the area for the period of 1991 through 1997.

Number of non-residential permits issued - 1991-1997 (city-wide): 6,843 (51.2 per mi<sup>2</sup>)  
Number of non-residential permits issued - 1991-1997 (nominated area): 33 (33.1 per mi<sup>2</sup>)

Value of non-residential permits issued - 1991-1997 (city-wide):	\$ 494,933,675 (\$3,701,822 per mi <sup>2</sup> )
Value of non-residential permits issued - 1991-1997 (nominated area):	\$ 998,257 (\$1,247,821 per mi <sup>2</sup> )

The state law requires that development activity in the nominated area be at least 20% lower than other areas within the local government's jurisdiction. The number of non-residential permits issued from 1991 to 1997 in the Columbus Business Development Center is 35% lower per square mile than the rest of the city and the value of those permits is 66% lower than the rest of the city. Therefore, the Columbus Business Development Center meets this criteria.

## **EXHIBIT B**

### **ENTERPRISE ZONE ADMINISTRATIVE POLICIES**

#### **1. Incentives and Community and Economic Development Department Responsibility**

The incentives outlined in the ordinance above will be administered by the Columbus Consolidated Government Department of Community and Economic Development. The department will have the responsibility to process applications, convene a preliminary review committee as applications are received, confer with the Council, and prepare final documents for Council approval. The department will keep the Georgia Department of Community Affairs informed of enterprise zone designation and will maintain annual employment records to be filed with the department by qualifying companies by April 1 of each year. Additionally, the department will coordinate all marketing and communications regarding the enterprise zone.

#### **2. Description of the Incentives and Qualifying Businesses**

The Consolidated Government of Columbus, Georgia, in agreeing to create the enterprise zone shown in Exhibit A, agrees to abate ad valorem property tax for qualifying businesses for ten years as outlined in the preceding ordinance and in accordance with the definitions of qualifying business as set forth in the State of Georgia Enterprise Zone Employment Act of 1997 as follows:

- A. 'Business enterprise' means any business which is engaged primarily in manufacturing, warehousing and distribution, processing, telecommunications, tourism, and research and development industries.
- B. 'Service enterprise' means an entity which is engaged primarily in finance, insurance, and real estate activity or activities listed under the Standard Industrial Classification (SIC) Codes 60 through 67 according to the 1987 edition of the Federal Office of Management and Budget Standard Industrial Classification Manual.
  - i. A qualifying business or service enterprise which increases employment by five or more new full-time job equivalents in an area designated as an enterprise zone and which provides additional economic stimulus in such zone. Whenever possible, 10 percent of new employees shall be low-income or moderate-income individuals. Such qualifying business or service enterprise may be new, an expansion or reinvestment of an existing qualifying business or service enterprise, or a successor to such qualifying business or service enterprise.
  - ii. Any qualifying business or service enterprise which employs at least 5,000 persons and which creates ten or more new full-time job equivalents that did not exist prior to July 1, 1997, and which provides additional



- economic stimulus in such zone.
- iii. Any business receiving tax abatements according to the schedule outlined above must maintain a minimum of five new full-time job equivalents to maintain eligibility for the tax exemption. A form for reporting annual employment must be filed with the Department of Community and Economic Development for its review and records.
  - iv. Any project that consists of the rehabilitation of an existing structure that results in the value of the improvement exceeding the value of the land by a ratio of five to one is eligible for the incentives offered whether or not the project is carried out by a qualifying business or service enterprise.

**3. Additional Considerations**

The Enterprise Zone Employment Act of 1997 Section 36-88-4(b) empowers the local governing body to make a case-by-case determination of the eligibility of each business for enterprise zone tax abatements and other incentives. Among the considerations may be the following:

- A. The value of the business to the economic health and well-being of Columbus/Muscogee County and its citizens.
- B. Capital investment or reinvestment by the business equal to or greater than the amount of ad valorem tax abated over the first five years of the tax incentive.
- C. Consideration for meeting some or all of the following criteria:
  - i. Locating in a vacant building
  - ii. Demolishing a pre-existing or abandoned structure
  - iii. Assembling four or more tracts of land for one project
  - iv. Creating jobs above the state threshold
  - v. Creating jobs for residents of the Enterprise Zone and surrounding area
  - vi. Incorporating aesthetic enhancements (i.e.: landscaping, type of facade materials used, exclusion of billboards)



## Department of Community & Economic Development

*Rick Jones, AICP, Director*

Post Office Box 1340 • Columbus, Georgia 31902 - 1340  
Telephone (706) 653 - 4121 • fax (706) 653 - 4120

Planning Division  
Inspections & Code Division

Transportation Planning  
Economic Development Division  
Right-of-Way Acquisition Coordinator

March 27, 1998

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

### **Subject: Proposed Enterprise Zone**

For the past several months, the Department of Community & Economic Development has been reviewing the potential of developing an Enterprise Zone in our community. Under the Enterprise Zone Employment Act of 1997, local governments may establish mechanisms for revitalization of and reinvestment in areas suffering from disinvestment, underdevelopment, and economic decline. The purpose of this action would be to increase employment, especially for low and moderate income individuals, in the enterprise zone area.

To qualify as an Enterprise Zone, an area must meet at least three of the following four criteria: 1) pervasive poverty; 2) unemployment; 3) general distress; and 4) underdevelopment. If an area can meet this criteria, it may then offer qualifying businesses and service enterprises exemptions from state and local ad valorem taxes. Under state law, the exemptions would be allowed for ten (10) years based upon the following schedule: 100% of the property taxes would be exempt for the first five years; 80% of the property taxes would be exempt for the next two years; 60% of the property taxes would be exempt for the next year; 40% of the property taxes would be exempt for the next year; and 20% of the property taxes would be exempt for the last year. In addition, a local government may exempt or abate any other local taxes or fees. Examples of this would include building permit fees or occupational taxes.

Business eligibility would be limited to the following types: manufacturing; warehousing; processing; telecommunications; tourism; research and development; finance, insurance, and real estate; any activity listed under Standard Industrial Codes 60 through 67; and any project that consists of rehabilitation of an existing structure that results in the value of the improvement exceeding the value of the land by a ratio of five to one.

Honorable Mayor and Councilors

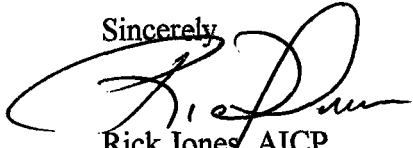
March 27, 1998

Page 2

Staff is recommending that area between Martin Luther King, Jr. Boulevard to the north, Brown Avenue/Bull Creek to the west, Fort Benning Road/Cusseta Road to the south, and I-185 to the east, be designated as an Enterprise Zone (see enclosed map). The area meets all of the required criteria. In addition to the exemption of ad valorem taxes over a ten year period, staff is recommending that the exception of certain fees such as building permits and zoning, be allowed only as negotiating tools in the location or retention of businesses in the area.

Enclosed is a copy of the proposed ordinance, a copy of the application package to request the tax incentives in the zone, and a sample of the contract to be used in this process

Sincerely

A handwritten signature in black ink, appearing to read "Rick Jones", written over a horizontal line.

Rick Jones, AICP  
Director of Community &  
Economic Development

**Columbus Business Development Center**

Application Package

(This Package is NOT part of the Enterprise Zone Ordinance)

**CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA  
ENTERPRISE ZONE APPLICATION**

**PROJECT INFORMATION**

Project Name: \_\_\_\_\_  
(the exact legal name under which the business is applying for designation)

Street Address: \_\_\_\_\_  
(location of the qualified business within the Enterprise Zone)

City/State/Zip: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**If constructing a new facility and address is not available, state and provide address to the Office as soon as it is available. The address must be provided to the Office before the project is eligible for benefits.**

**Local Business Liaison**  
(Local Contact Person at  
Qualified Business Site)

**Primary Business Representative**  
(Primary Business Representative with  
Signature Authority as Identified in  
Corporate Resolution)

Name	_____	_____
Title	_____	_____
Organization	_____	_____
Street Address	_____	_____
Mailing Address	_____	_____
City/State/Zip	_____	_____
Telephone	_____	_____
Fax Number	_____	_____
TDD Number	_____	_____

Parent Company \_\_\_\_\_  
(If applicable)  
Street Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ Telephone \_\_\_\_\_

(For Department Use)

(For Applicant Use)

Complete

Incomplete

If Complete,  
Initial and Attach

Financial supporting documentation if applicable, for example bank commitment letters.

Three years of financials must include income statements and balance sheets.

If a start-up business, submit three years of projections and supporting documents.

Evidence of property access, i.e., copy of warranty deed or executed lease agreement..

Muscogee County Business License or application.

**Business Type:**

Federal Tax ID Number: \_\_\_\_\_ SIC Code (4 Digits) \_\_\_\_\_ HUB

Business Type:

\_\_\_\_\_  
(Manufacturing, Service, etc.)

Primary Product:

**Business Characteristics:**

**Check the appropriate box(es)**

**Applicant Type**

- New Jobs       Exporter
- Retained Jobs    Non-Exporter
- New & Retained Jobs

**Benefit Type**

- Renovate Existing Facility    New Facility
- Expand Existing Facility    Machinery/Equipment

**Recruitment Type (Out-of-State)**

- Expansion       Consolidated
- Relocation     Start-Up

**Retention Type (Local)**

- Expansion       Relocation within Georgia
- Consolidation    Upgrade Process/Equipment

**Source of Funding for Project**

Internal     External

(Provide sources of payment and supporting documents, i.e., bank commitment letter, etc.)

**Explain:**

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**Projected Capital Investment: (To be made in the Zone over the entire 10-year tax abatement period.)**

Land	\$	_____
Buildings	\$	_____
Manufacturing Machinery	\$	_____
Other Machinery and Equipment	\$	_____
Other: _____	\$	_____
<b>Grand Total</b>	<b>\$</b>	_____

The business making the investment and paying taxes must also create the jobs and be the project designee.

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**Business Projected Dates and Milestones:**

Construction Start Date	_____
Construction Completion Date	_____
Operations Start Date	_____
Date Begin Hiring New Employees	_____
Purchase of Machinery and Equipment	_____

Permits: (Provide the status of all local, state, and federal permits)

No Permits Required

If pending, the Issuing Agency

Status

Date Expected

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- |                                  |                                  |                              |
|----------------------------------|----------------------------------|------------------------------|
| <input type="checkbox"/> Current | <input type="checkbox"/> Pending | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Current | <input type="checkbox"/> Pending | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Current | <input type="checkbox"/> Pending | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Current | <input type="checkbox"/> Pending | <input type="checkbox"/> N/A |

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NOTE: Do not attach copies of permits.

Jobs for Which You Are Applying for Benefit: (Projected for 10-Year Tax Abatement Period)

Jobs to be Created for Benefit. (Attach a breakdown of types of new jobs by classification or title and the salary range or hourly rate for each, [must match the job numbers stated below].)

Number of New Jobs \_\_\_\_\_

Total Amount of Payroll for New jobs \$ \_\_\_\_\_

NOTE: Leased, contract, temporary, and construction employees do not qualify as new employees.

Number of Local Residents Hired: \_\_\_\_\_

Number of Low/Moderate Income Hired: \_\_\_\_\_

Permanent, Full-Time Jobs:

Job Classification	Job Title	Number of Positions	Estimated Wage Range per Job	Estimated Annual Wages
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Sub-Total, Full-Time Jobs \_\_\_\_\_

Permanent, Part-Time Jobs: \_\_\_\_\_

Sub-Total, Part-Time Jobs \_\_\_\_\_

Seasonal Jobs: \_\_\_\_\_

Sub-Total, Seasonal Jobs \_\_\_\_\_

Grand Total, All Jobs \_\_\_\_\_



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**NOTE:** You may replicate this page on computer or substitute company documents. Please provide concise and informative answers.

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**The Business.** Provide an introduction, history, and description of the qualified business, its products, services, total sales, number of employees, locations (international, national, and in Georgia), description of primary materials purchased, product transportation, etc.

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So agreed this the \_\_\_\_\_ day of \_\_\_\_\_, 1998.

MUSCOGEE COUNTY, GEORGIA

\_\_\_\_\_  
Witness

Sworn to and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_,  
1998

\_\_\_\_\_  
Notary Public

(NOTARY SEAL)

\_\_\_\_\_  
Witness

Sworn to and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_,  
1998

\_\_\_\_\_  
Notary Public

(NOTARY SEAL)

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

Reviewed:

By: \_\_\_\_\_  
City Attorney

By: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
Secretary

(CORPORATE SEAL)

**NOTE:** You may replicate this page on computer or substitute company documents. Please provide concise and informative answers.

**Project Description.** Provide a description of the company's plans, including projected capital investment of the business in the zone for a 10-year project designation period (expansion, consolidation, relocation, etc.)

I hereby certify that all information is true to the best of my knowledge. I further acknowledge that by filing the application and accepting the incentives granted, I agree to undertake the project as described. Falsification of documents or failure to carry out the project may result in revocation of incentives and/or penalties under law.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA

ENTERPRISE ZONE

JOB RETENTION WORKSHEET AND CERTIFICATION

NOTE: If your company is applying for or receiving Georgia Job Tax Credits simply submit a copy of that form to the Department of Community and Economic Development, Columbus Consolidated Government 100 - 10th Street, P.O. Box 1340, Columbus, Georgia 31902-1340, by April 1 of each calendar year.

Job Retention Worksheet and Certification for Tax Incentives

Form with fields for Date, Telephone, Name of Business, Mailing Address, and Street Address of Site Where Employees Are Located.

Jobs to be Retained for Benefit. Businesses must retain five (5) new jobs to continue to qualify for tax incentives.

Number of Retained Jobs
Total Amount of Payroll for Retained Jobs \$

NOTE: Leased, contract, temporary, and construction employees do not qualify as new employees.

Jobs to be Retained for Benefit Benefit Year
Permanent, Full-Time Jobs: Years 2-10

Table with 5 columns: Job Classification, Job Title, Number of Positions, Estimated Wage Range per Job, Estimated Annual Wages.

Sub-Total, Full-Time Jobs
Permanent, Part-Time Jobs:

Sub-Total, Part-Time Jobs
Seasonal Jobs:

Sub-Total, Seasonal Jobs
Grand Total, All Jobs

Signature Date

## Suggested Ornamental Grasses

Scientific Name	Common Name	Evergreen or Deciduous
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### 5- 9 feet tall:

Cortaderia selloana	Pampas grass	Evergreen
Miscanthus sinensis 'Gracillimus'	Maiden Grass	Evergreen

## Suggested Ornamental Grasses

Scientific Name	Common Name	Evergreen or Deciduous
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### 1- 5 feet tall:

Cortaderia selloana 'Pumila'	Dwarf Pampus Grass	Evergreen
Elymus glaucus	Blue Wild Rye	Evergreen
Pennisetum alopecuroides	Chinese Pennisetum/ Dwarf Fountain Grass	Evergreen
Pennisetum villosum	Feathertop Grass	Evergreen

STATE OF GEORGIA

COUNTY OF MUSCOGEE

ECONOMIC DEVELOPMENT INCENTIVES COMMITMENT  
BETWEEN COMPANY A AND  
CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA

This Commitment by and between the Consolidated Government of Columbus, Georgia and Company A (hereinafter A), its successors and assigns, is for the purpose of confecting the terms and obligations of the parties with respect to the offer and acceptance of certain economic development incentives. On April 7, 1998 Columbus Consolidated Government adopted an Enterprise Zone Ordinance.

Subject to the guidelines in the Ordinance and State Law, Columbus Consolidated Government does hereby offer and accepts and economic incentives detailed below in exchange of A's location of its approximately XX square foot facility (hereinafter the "Project") located at XXX and being developed by A, as follows:

- A. Grant a ten-year abatement of local ad valorem taxes according to the schedule outlined in the Ordinance and State Law.
- B. {{Other incentives negotiated}} i.e.: Columbus Consolidated Government agrees to waive Building Permit Fees in excess of \$XX for the project for three (3) years from the date of this Agreement.

"A" agrees to abide by and comply with all rules and regulations from local ordinance and state law. "A" understands that falsification of documents, failure to develop the project or comply with such regulations may result in revocation and recapture of all incentives thus far granted.

(Signature Page Follows)

**Columbus Business Development Center**

Example of Contract

(This Contract is NOT part of the Enterprise Zone Ordinance)

## Enterprise Zone Aesthetic Enhancements

In order to enhance the aesthetic character of the Enterprise Zone area, all projects receiving tax exemptions must incorporate, and maintain for the duration of the tax exemption period, one of the following options (these options are minimum guidelines and projects may incorporate more extensive measures):

### **Option A - Landscaping**

A fifteen (15) foot wide landscaped strip containing a minimum of three (3) canopy trees or six (6) small trees per 100 linear feet and 25 shrubs and/or ornamental grasses per 100 linear feet must be installed adjacent to all property lines. Canopy tree species used shall have an average mature crown spread of at least 25 feet when grown in Columbus, Georgia. Small tree species used shall have an average mature crown spread of at least 10 feet when grown in Columbus, Georgia. Trees must be at least 4 feet in height and have a caliper of at least 1½ inches immediately after planting. In order to maximize the survival chances of the tree, no paving shall be allowed within 12 ½ feet of the tree's trunk. Shrubs and ornamental grasses shall be a minimum of 12 inches in height when measured immediately after planting. Trees of a species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works. A list of suggested tree, shrub, and ornamental grass species is attached.

Ground cover must also be provided throughout the landscaped strip to minimize potential soil erosion. If grass is used, it shall be of a species normally grown as permanent lawns in the vicinity of Columbus, Georgia. Mulch must be confined to areas underneath plants and is not a substitute for ground cover plants. Ground covers shall be planted in a manner to present a finished appearance within six (6) months after planting. Grass area may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion.

### **Installation**

Plantings must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement and must be removed as soon as the plant can support itself.

Areas for required landscaping shall not be used as a waste dump or fill during the construction process. All waste materials shall be removed from areas to be landscaped prior to the application of topsoil. Soils devoid of organic materials shall not be utilized as topsoil for required landscaped areas. Where such areas have been excavated to soil levels containing no



organic material, the landscape plan shall provide for the placement of topsoil of a depth sufficient to ensure plant survival.

All plantings that die or are destroyed must be replaced in kind within three (3) months.

### Irrigation

To ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering, all required landscaped areas must provide either a permanent built-in irrigation system with an automatic controller; or an irrigation system designed and certified by a licensed landscape architect as part of the Landscape Plan, which provides sufficient water to ensure that plants will become established. The system does not have to be permanent if the plants chosen can survive adequately on their own once established.

### **Option B - Facade Materials/Landscaping**

If the building facade(s) visible from the public right-of-way is (are) constructed exclusively of brick, masonry, glass, or wood (or a combination of these materials), the landscaping requirement will be a four (4) foot wide strip containing evergreen shrubs and/or ornamental grasses planted no further than three (3) feet apart adjacent to the main entrance of the building and continuing for at least twenty (20) feet on both sides of the main entrance door, or to the edge of the facade, whichever is less. Shrubs and ornamental grasses shall be a minimum of 12 inches in height when measured immediately after planting.

The installation and irrigation requirements are the same as Option A.

### **Additional Aesthetic Enhancement Requirement**

Projects receiving tax exemptions must exclude billboards from their property for the duration of the tax exemption period.

# Suggested Canopy Trees

Scientific Name	Common Name	Evergreen/ Deciduous	Height	Spread
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## 40 feet tall and larger:

<i>Cryptomeria japonica</i>	Japanese Cryptomeria	Evergreen	40+	20'-30'
<i>Cupressocyparis leylandii</i>	Leyland Cypress	Evergreen	40+	20'-30'
<i>Magnolia grandiflora</i>	Southern Magnolia	Evergreen	40+	40'-50'

# Suggested Small Trees

Scientific Name	Common Name	Evergreen or Deciduous	Height	Spread
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## 10 -50 feet tall

<i>Cedrus deodara</i>	Deodar Cedar	Evergreen	30'-50'	20'-30'
<i>Ilex aquifolium</i> x <i>Ilex cornuta</i>	Nellie R. Stevens Holly	Evergreen	10'-20'	8'-10'
<i>Ilex cassine</i>	Cassine Holly	Evergreen	10'-20'	8'-10'
<i>Ilex opaca</i>	American Holly	Evergreen	20'-50'	15'-20'
<i>Ilex opaca</i> 'Crooneburg Holly'	Croonenburg Holly	Evergreen	20'-30'	10'-15'
<i>Ilex vomitoria</i>	Yaupon Holly	Evergreen	15'-20'	8'-10'
<i>Ilex vomitoria</i> 'Pendula'	Weeping Yaupon Holly	Evergreen	15'-20'	8'-10'

# Suggested Large Shrubs

Scientific Name	Common Name	Evergreen or Deciduous
<b>8 feet tall and larger:</b>		
<i>Elaeagnus pungens fruitlandi</i>	Fruitland Elaeagnus	Evergreen
<i>Ilex aquifolium</i> x <i>I. Cornuta</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	Evergreen
<i>Ilex</i> x <i>aquipernyi</i> 'Brilliant'	Brilliant Holly	Evergreen
<i>Ilex</i> x <i>attenuata</i> 'Fosteri'	Foster #2 Holly	Evergreen
<i>Ilex cassine</i>	Cassine or Dahoon Holly	Evergreen
<i>Ilex cassine myrtifolia</i> ( <i>Ilex myrtifolia</i> )	Myrtle Holly	Evergreen
<i>Ilex cornuta</i>	Chinese Holly	Evergreen
<i>Ilex cornuta</i> 'Burfordi'	Burford Holly	Evergreen
<i>Ilex latifolia</i>	Lusterleaf Holly	Evergreen
<i>Ilex vomitoria</i>	Yaupon Holly	Evergreen
<i>Illicium anisatum</i>	Japanese Anisetree	Evergreen
<i>Ligustrum japonicum</i>	Japanese Ligustrum	Evergreen
<i>Ligustrum lucidum</i>	Glossy Ligustrum	Evergreen
<i>Myrica cerifera</i>	Southern Waxmyrtle	Evergreen
<i>Osmanthus americanus</i>	Devilwood Osmanthus	Evergreen
<i>Osmanthus fortunei</i>	Fortunes Osmanthus	Evergreen
<i>Osmanthus heterophyllus</i> ( <i>ilicifolius</i> )	Holly Osmanthus	Evergreen
<i>Photinia glabra</i>	Japanese or Red-tip Photinia	Evergreen
<i>Photinia</i> x 'Fraseri'	Fraser Photinia	Evergreen
<i>Podocarpus macrophyllus</i>	Southern Yew	Evergreen
<i>Podocarpus macrophyllus</i> 'Maki'		Evergreen
<i>Ternstroemia gymnanthera</i> ( <i>Cleyera japonica</i> )	Japan Cleyera	Evergreen

# Suggested Shrubs

Scientific Name	Common Name	Evergreen or Deciduous
<b>5- 8 feet tall:</b>		
<i>Ilex cornuta burfordii</i> 'Nana'	Dwarf Burford Holly	Evergreen
<i>Ilex glabra</i>	Gallberry or Inkberry	Evergreen
<i>Osmanthus heterophyllus</i> 'Gulf tide'	Variegated False Holly	Evergreen
<i>Osmanthus heterophyllus</i> 'Variegatus' ( <i>ilicifolius</i> )	Gulf tide False Holly	Evergreen

# Suggested Shrubs

Scientific Name	Common Name	Evergreen or	
		Deciduous	Height
<b>1- 5 feet tall:</b>			
Ilex cornuta 'Carissa'	Carissa Holly	Evergreen	3'-4'
Ilex cornuta 'Rotunda'	Rotunda or Dwarf Chinese Holly	Evergreen	3'-4'
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Evergreen	2'-3'
Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly or (Schellings Dwarf)	Evergreen	2'-3'

# Suggested Ground Covers

Scientific Name	Common Name	Evergreen or Deciduous
Ajuga reptans	Carpet Bugle	Evergreen
Aspidistra elatior	Aspidistra or Cast Iron Plant	Evergreen
	Burmuda Grass	
Hedera helix	English Ivy	Evergreen
Liriope muscari	Liriope	Evergreen
<i>Recommended cultivars:</i>	'Big Blue'	'Majestic'
	'Christmas Tree'	'Monroe's White'
	'Gold Banded'	'Purple Bouquet'
	'John Birch'	'Silvery Midget'
	'Lilac Beauty'	'Silvery Sunproof'
Liriope spicata	Creeping Liriope	Evergreen