



Johns Creek

TREE REMOVAL IN PROTECTED AREAS

ZONING BUFFERS

BACKGROUND:

The purpose of zoning buffers is to provide adequate visual separation between unlike uses. The City's Zoning Ordinance requires zoning buffers between non-residential zoning districts and residential zoning districts. Zoning buffers must be left undisturbed except for approved access and utility crossings and/or any required additional plantings as required by zoning conditions. Fences and/or retaining walls must be located interior to any required zoning buffers along property lines, except when a zoning buffer is required between properties zoned for single-family residences or developed with single-family residences, in which case a fence may be constructed at side and rear lot lines.

1. REMOVAL OF DEAD, DISEASED AND INSECT-INFESTED TREES: The removal of a dead, diseased or insect-infested tree from a required landscape strip may be allowed, provided that an ISA Certified Arborist provides a written report to the City's Community Development Director providing the following information:
 - a. The location of the tree as shown on a site plan or aerial photograph;
 - b. Photos of the tree to be removed and close up photos of the dead tree or areas of the tree that are diseased or infested by insects;
 - c. A description of the tree;
 - d. A description of the disease or insects affecting the tree; and
 - e. If the tree is diseased or infested with insects, a reason, or reasons, why the diseased or insect-infested tree cannot be saved.

The report must be signed by the Arborist and the Arborist's Certification Number must be provided. If you need to find a certified arborist, a good website is: <http://www.isa-arbor.com/faca/findArborist.aspx> . This is the website for the International Society of Arboriculture (ISA), the certification that we require.

2. REMOVAL OF HEALTHY TREES: Trees that are leaning, blocking views or otherwise not wanted, but are not dead, not diseased and not insect-infested, are considered healthy trees. **HEALTHY TREES CAN NOT BE REMOVED FROM ANY ZONING REQUIRED LANDSCAPE STRIP.**
3. REPLANTING OF WRONGFULLY REMOVED TREES: If a tree, or trees, are wrongfully removed from a zoning buffer, then the entity responsible for the removal of the



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tree(s) shall restore the area by planting trees, shrubs, grass or ground cover to the following guidelines:

- a. Replanting of zoning buffers must provide a visual barrier. To accomplish this screening, the plant materials must be a minimum 5 feet in height at time of planting, moderately growing evergreen and have branching all the way to the ground. Slower growing trees may be used if larger materials are planted. All buffer plant materials are subject to the City Arborist’s approval. Please see the list of acceptable evergreen plant material for buffers below.
- b. The number of planting rows for tree replacement in buffers is determined by the buffer width:

4. Buffer Width	5. Minimum Planting rows
<20'	2
20' to 30'	3
31' to 50'	4
> 50'	4 plus 1 row for each additional 15 feet

- d. Drainage within or through buffers is subject to the approval of the Department of Community Development or designated agent(s).
- e. Encroachment into buffers for the construction of retaining walls, footings, or wall supports, is not permitted unless otherwise specified in the conditions of rezoning. Encroachments into buffers shall require zoning modifications or variances as applicable.
- f. Below is the list of recommended trees for restoration.

ACCEPTABLE EVERGREEN PLANT MATERIAL FOR ZONING BUFFERS

Cherry Laurel
Ligustrum (No Ligustrum sinense)
Eastern Red Cedar
Cleyera
Canadian Hemlock
Cryptomeria
Deodar Cedar
American Holly
Chinese Holly
English Holly



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Longstalk Holly
Lusterleaf Holly
Perny Holly
Nellie R. Stevens Holly, (a cross between Chinese & English Hollies)
Tree-form Yaupon Holly
Hetzi Juniper
Pfitzer Juniper
Southern Magnolia
Wax Myrtle
Virginia Pine
Japanese Viburnum
Japanese Camellia

PLEASE ALLOW 30 DAYS FOR STAFF REVIEW AFTER RECEIPT OF TREE REMOVAL REQUEST.