



PLANNING COMMISSION MEETING JULY 10, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. **CALL TO ORDER**

- a. **Recognition for Commissioner Jeremy Scott.**

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. **Approval of June 5, 2025 Meeting Minutes.**

4. **ITEMS FROM BOARD MEMBERS**

5. **ITEMS FROM STAFF**

6. **PUBLIC HEARING**

- a. **Public Hearing Procedure**

b. **Z-25-06/V-25-13 KOA Land Group/272 & 276 Thompson Street**

This request has been deferred by Staff and will not be considered at the July 10, 2025 Planning Commission meeting.

Consideration of a rezoning and variance to allow a 16-lot 'For-Sale single-family subdivision, consisting of 9 detached homes and seven townhome units on 2.03 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the right-of-way width of a local street residential and from UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage on a single-family detached home in the Downtown. The property is located at 272 & 276 Thompson Street and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

c. **MP-25-06/CU-25-10 Sandbox VR/City Center MP**

Consideration of a master plan amendment and conditional use to allow 'Recreation Facility, Indoor' for Sandbox VR in the City Center mixed-use development. A master plan amendment is requested to the City Center Master Plan to add 'Recreation Facility, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facility, Indoor' for Sandbox VR. The property is located at 2001 Commerce Street, Suite 6HJK and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

d. **CLUP-25-03/Z-25-05/V-25-18 Wooten Tract Townhomes**

Consideration of a comprehensive land use plan amendment, rezoning, and variance to allow 67 'For-Sale' townhomes on 10.19 acres in a gated subdivision. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). A variance is requested from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated. The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lot 609, 1st District, 2nd Section, Fulton County, Georgia.

e. **PH-25-07 Unified Development Code Text Amendments – Parking**

Consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading and Section 2.5 Parking and Loading of the Unified Development Code to amend certain parking rates for properties over a certain distance from a public parking facility in the Downtown and to amend parking rates for schools.

f. PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations

Consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

7. ADJOURNMENT



PLANNING COMMISSION
MEETING

UNFFICIAL MINUTES

June 5, 2025

ALPHARETTA CITY HALL COUNCIL
CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

- Chair Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

A. Commissioners Present:

- Francis Kung'u -Chair
- DC Aiken
- Martine Zurinskas – Vice -Chair
- William Perkins
- Katie Reeves
- Valerie Manley

B. Staff Present:

- Kathi Cook, Director of Community Development
- Michael Woodman, Planning + Development Services Manager
- George Doyle, Transportation Engineer
- Erin Cobb, Administrative Office Manager

III. APPROVAL OF MINUTES FROM MAY 1, 2025

- ❖ Vice Chair Zurinskas offered a motion to approve meeting minutes from May 1, 2025.
 - Commissioner Reeves seconded the motion.
 - The motion was approved (6-0).

IV. PUBLIC HEARING

a. Public Hearing Procedure

- Erin Cobb, Administrative Office Manager, reviewed the public hearing procedures.

b. CU-25-09 Chung's Taekwondo Academy

Michael Woodman, Planning + Development Services Manager, presented consideration of a conditional use to allow a 'School, Commercial' for Chung's Taekwondo Academy. A conditional use is required to allow a 'School, Commercial' in the O-P (Office Professional) zoning district. The property is located at 480 North Main Street, Suite 216 and is legally described as being located in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow Chung's Taekwondo Academy to operate a 'School, Commercial' use in a 2,200 square foot suite in an existing shopping center. The business is a martial arts school

The property is zoned O-P (Office-Professional) and is developed with a two (2) story, 8,251 square foot building (Main Street Walk). Surrounding properties are zoned C-1 (Neighborhood Commercial) to the north and south, R-15 (Dwelling, 'For-Sale', Residential) to the west, and C-2 (General Commercial) to the

east. Main Street Walk is located to the north, Surrey Place is located to the west, Joseph & Friends Hair Salon is located to the south, and an undeveloped commercial property is located to the east. The comprehensive land use plan designation of the property is 'Mixed Use Live Work', which supports the applicant's proposal.

Chung's Taekwondo Academy is a martial arts school in operation since 1989. The business offers martial arts classes for children, teens and adults. Chung's Taekwondo Academy has an existing location at 12915 Highway 9, which will be closed and relocated to the proposed location. Hours of operation are proposed to be Monday – Friday 1:00 PM – 8:00 PM and Saturday 10:00 AM – 1:00 PM. The applicant anticipates approximately two (2) employees.

- **Site Plan**

CONDITIONAL USE REVIEW CRITERIA

- *The property has one (1) point of access from North Main Street. The proposed use would not impact vehicular and pedestrian safety.*
- *Refuse areas, loading and service areas, off street parking, and buffers and screening improvements are provided on the subject property.*
- *The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with commercial and office uses.*
- *The location and character of the proposed use is consistent with the development of adjacent or nearby properties, which are primarily developed with commercial and office uses.*
- *The nearest similar martial arts school is the applicant's business located at 12915 Highway 9, which is approximately 1.3 miles northeast of the applicant's proposed location. There are no conflicting uses in the area.*

Staff's recommendation was to Approve CU-25-09 Chung's Taekwondo Academy, subject to the following conditions:

1. 'School, Commercial' shall be added as a conditional use at 480 North Main Street, Suite 216 and limited to no more than 2,200 square feet.
2. Conditional use approval shall be limited to Chung's Taekwondo Academy; no additional 'School, Commercial' use or subleasing shall be permitted within the approved space.
3. 'School, Commercial' shall be limited to a martial arts studio.
4. Hours of operation shall be Monday – Friday 1:00 PM – 8:00 PM and Saturday 10:00 AM – 1:00 PM.
5. Signage used for the business shall be submitted to DRB and in compliance with the City's Sign Code.

The Applicant gave a brief presentation.

- **Public Comment:**
 - No Public Comment

After presentation and discussion:

❖ **Vice Chair Zurinkas offered a motion to approve CU-25-09 Chung's Taekwondo Academy subject to the following conditions:**

1. **'School, Commercial' shall be added as a conditional use at 480 North Main**

Street, Suite 216 and limited to no more than 2,200 square feet.

2. Conditional use approval shall be limited to Chung's Taekwondo Academy; no additional 'School, Commercial' use or subleasing shall be permitted within the approved space.
3. 'School, Commercial' shall be limited to a martial arts studio and after-school program.
4. Hours of operation shall be Monday – Friday 10:00 AM – 8:30 PM and Saturday 10:00 AM – 3:00 PM.
5. Signage used for the business shall be submitted to DRB and in compliance with the City's Sign Code.
 - Commissioner Manley seconded the motion.
 - The motion was approved unanimously (6-0)

c. V-25-09/E-25-05 Dogwood Square

Michael Woodman, Planning + Development Services Manager, presented consideration of a parking special exception to reduce parking and a variance to gate a private street for a senior living community located in the Downtown Overlay.

A parking special exception is requested from Unified Development Code (UDC)

Appendix A: Alpharetta Downtown C Subsection 2.4.1(B) to reduce parking and a variance is requested from UDC Appendix A: Alpharetta Downtown Code Subsection 2.2.2 (E) to gate a private street. The property is located a 555 Janis Lane and is legally described as being located in Land Lots 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.

The 3.1-acre property is zoned C-2 (General Commercial) and was developed in 1987 with a five (5) story, multi-family building currently known as Dogwood Square. According to the application, Dogwood Square is a 100-unit residential building serving low-income seniors and physically handicapped individuals. Surrounding properties are zoned C-2, except that the property to the south and west is zoned DT-MU (Downtown Mixed-Use). The Maxwell is located to the south and west, Alpharetta Crossing shopping center is located to the east, and Park Plaza office building and Boutique Karma are located to the north. The comprehensive land use plan designation of the property is 'Mixed Use'.

In the Downtown Overlay, parking can be met with on-site parking and on-street parking located adjacent to and on the same side of the street as the site. If parking cannot be satisfied as described above, Parking In-Lieu Fees or a Parking Special Exception may be pursued. A Parking Special Exception may be considered when some or all of the required parking is not satisfied on-site or with adjacent on-street parking and the requirement is not satisfied through parking in-lieu fees. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or when a site is unable to accommodate the required number of parking spaces due to the site's size, shape, topography, existing buildings, existing trees, other natural features, or required buffers.

The applicant is undergoing a rehabilitation of the property, which includes gating the property, addressing ADA and emergency accessibility, and creating more outdoor spaces for residents. The building has 100 units with a combination of studio and one (1) bedroom units. At the time Dogwood Square was developed, the City's Unified Development Code (UDC) required one (1) space per bedroom, or 100 spaces. A parking variance was previously granted on the property in 1985 to reduce the required parking from 100 to 90 spaces. The applicant requests a reduction in the existing parking from 90 to 86 spaces to allow for a rehabilitation of the property, including ADA and emergency accessibility improvements, and outdoor

amenity improvements. According to the application, Dogwood Square Management reports anywhere from ten (10) to fifteen (15) vacant parking spaces on a normal day.

The applicant also requests a variance from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.4.1 to allow a private street to be gated. Janis Lane is private street providing the only access for Dogwood Square. Recently, The Maxwell mixed-use development added the only other curb cut on Janis Lane near South Main Street. According to the application, Dogwood Square is experiencing issues with customers from The Maxwell using Dogwood Square's parking lot for overflow on weekend nights and during events. In response, the applicant is requesting to gate Janis Lane at the point where Janis Lane terminates into the parking lot for Dogwood Square. The gating design includes a turnaround area.

EXCEPTION REVIEW CRITERIA

The subject property has exceptional conditions due to its unusual shape.

The subject property has peculiar conditions which affect its reasonable use. Dogwood Square serves seniors and physically handicapped individuals and does not demand as much parking as required by the UDC.

Approval of the parking special exception would not cause a substantial detriment to the public good. Dogwood Square serves seniors and physically handicapped individuals and does not demand as much parking as required by the UDC.

VARIANCE REVIEW CRITERIA

The exceptional conditions pertaining to the property due to its shape do not relate to the requested variance. The variance to allow the property to be gated would improve the safety of Dogwood Square residents and deter customers of The Maxwell from utilizing Dogwood Square's parking lot.

The property has peculiar conditions due to its proximity to The Maxwell and location on a dead-end street. Dogwood Square is requesting to gate the property due to customers of The Maxwell utilizing Dogwood Square for overflow parking. In addition, Janis Lane terminates at the parking lot for Dogwood Square and does not serve any other properties except for The Maxwell.

Staff's recommendation was to Approve E-25-05/V-25-09 Dogwood Square, subject to the following conditions:

1. Site improvements shall be developed substantially as depicted on the submitted site plan, as approved by Staff.
2. Janis Lane shall be permitted to be gated substantially as depicted on the submitted site plan and gating shall be privately maintained by the property owner.
3. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
4. Parking shall be permitted as requested by the applicant.
5. 'No Parking' and 'No Turnaround' signs shall be added along Janis Lane, as approved by Staff.
6. Subject to HUD approval, a 10' public access easement shall be dedicated to the City at the end of Alpha Loop for a future pedestrian crossing, as depicted in Exhibit A.
7. Chain link fence around detention pond on Janis Lane shall be replaced with a decorative black metal fence, as approved by Staff. A row of shrubs shall be planted along the perimeter of the fence where visible from Janis Lane, as approved by Staff.

The Applicant gave a brief presentation.

- **Public Comment:**
 - No Public Comment

After presentation and discussion:

❖ Vice Chair Zurinkas offered a motion to approve E-25-05/V-25-09 Dogwood Square, subject to the following conditions:

1. Site improvements shall be developed substantially as depicted on the submitted site plan, as approved by Staff.
 2. Janis Lane shall be permitted to be gated substantially as depicted on the submitted site plan and gating shall be privately maintained by the property owner.
 3. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
 4. Parking shall be permitted as requested by the applicant.
 5. “No Parking” and “No Turnaround” signs shall be added along Janis Lane, as approved by Staff.
 6. Subject to HUD approval, a 10’ public access easement shall be dedicated to the City at the end of Alpha Loop for a future pedestrian crossing, as depicted in Exhibit A.
 7. Chain link fence around detention pond on Janis Lane shall be replaced with a decorative black metal fence, as approved by Staff. A row of shrubs shall be planted along the perimeter of the fence where visible from Janis Lane, as approved by Staff.
- Commissioner Aiken seconded the motion.
 - The motion was approved unanimously (6-0)

VI. ADJOURNMENT

❖ With there being no further items to consider or discuss, Chairman Kung’u adjourned the meeting at 7:13 pm.



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-25-06/CU-25-10 SANDBOX VR/CITY CENTER MP

PLANNING COMMISSION: JULY 10, 2025

CITY COUNCIL: JULY 28, 2025

II. STAFF RECOMMENDATION:

Approve MP-25-06/CU-25-10 SANDBOX VR/City Center MP, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2001 Commerce Street, Suite 6HJK and limited to no more than 4,393 square feet.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use in the City Center Master Plan.
3. Conditional use approval shall be limited to Sandbox VR; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
4. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment virtual reality experience.
5. Hours of operation shall be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM.

III. REPORT IN BRIEF:

The applicant, Aplos VR, LLC, is requesting a master plan amendment and conditional use to allow 'Recreation Facilities, Indoor' in a 4,393 square foot suite in the City Center mixed-use development for Sandbox VR. A master plan amendment is requested to add 'Recreation Facilities, Indoor' as a conditional use in the City Center Master Plan and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sandbox VR. According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures. The subject property is located at 2001 Commerce Street, Suite 6HJK in the City Center mixed-use development.

DISCUSSION

The submitted request, if approved, would allow Sandbox VR to operate a 'Recreation Facilities, Indoor' use in a 4,393 square foot suite in the City Center mixed-use development. A master plan amendment is requested to add 'Recreation Facilities, Indoor' as a conditional use in the City Center Master Plan and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sandbox VR. According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures. The subject property is located at 2001 Commerce Street, Suite 6HJK in the City Center mixed-use development.

The property is zoned MU (Mixed Use) subject to the City Center Master Plan. The 25-acre City Center mixed-use development was approved in 2015 and is developed with 'For-Rent' residential, 'For-Sale' residential, office, retail, restaurant, Alpharetta City Hall, Fulton County Library, and a variety of park

spaces. The property is developed as a mixed-use development, including retail, office, residential and open space. Surrounding properties are zoned MU (Mixed Use). Vitality Bowl is located to the west, City Center parking deck is located to the south, Natural Body Spa is located to the north, and Al's Alpharetta Barber Shop is located to the east. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.

According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures. The business blends cutting-edge VR technology with full-body motion tracking to transport guests into cinematic worlds. Groups of two (2) to six (6) people participate in a "holodeck"-style (fictional room-sized holographic simulator) gameplay within private rooms. The entertainment experience is geared toward families, kids, tourists, and corporate team building. The business has several locations around the world including two (2) locations in Atlanta at The Battery Atlanta and Interlock Midtown. Hours of operation are proposed to be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM. The applicant anticipates approximately five (5) to six (6) employees.

SITE PLAN

Sandbox VR proposes to occupy 4,393 square foot suite previously occupied by Exquisite Living. The applicant does not propose any changes to the site or building. Parking for City Center is provided in the parking deck and on-street parking. The applicant's use has the same parking requirement as the retail and restaurant uses in City Center. The applicant's proposal is supported by sufficient parking.

TRAFFIC

Staff estimates that the proposed use will generate approximately six (6) AM Peak Hour trips and fifteen (15) PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposal should not have significant impacts on the natural environment. The applicant proposes to occupy an existing building and does not propose any exterior changes to the site.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is approved for retail and restaurant uses. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal would not have significant impacts on public facilities and services. The proposed use would not generate any more vehicular trips than the approved retail and restaurant uses.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The proposal reflects a reasonable balance and would be compatible with surrounding uses and other locations for this business type, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is approved for retail and restaurant uses. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Central Business District'.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The property has multiple points of access from Highway 9, Academy Street and Haynes Bridge Road. The proposed use would not impact vehicular and pedestrian safety.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above-referenced improvements are provided on the subject property.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal would not adversely affect the use, value, and enjoyment of the environment of adjacent or nearby properties, which are developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

6. Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and

Response: The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties, which are developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.

Response: The nearest similar business is Immersive Gamebox located at 3920 1st Street in Avalon, which is located approximately one (1) mile to the east of the applicant's proposed location. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. Allowing an entertainment use at City Center would draw additional customers benefiting the existing businesses in Downtown.

CITIZEN PARTICIPATION PLAN

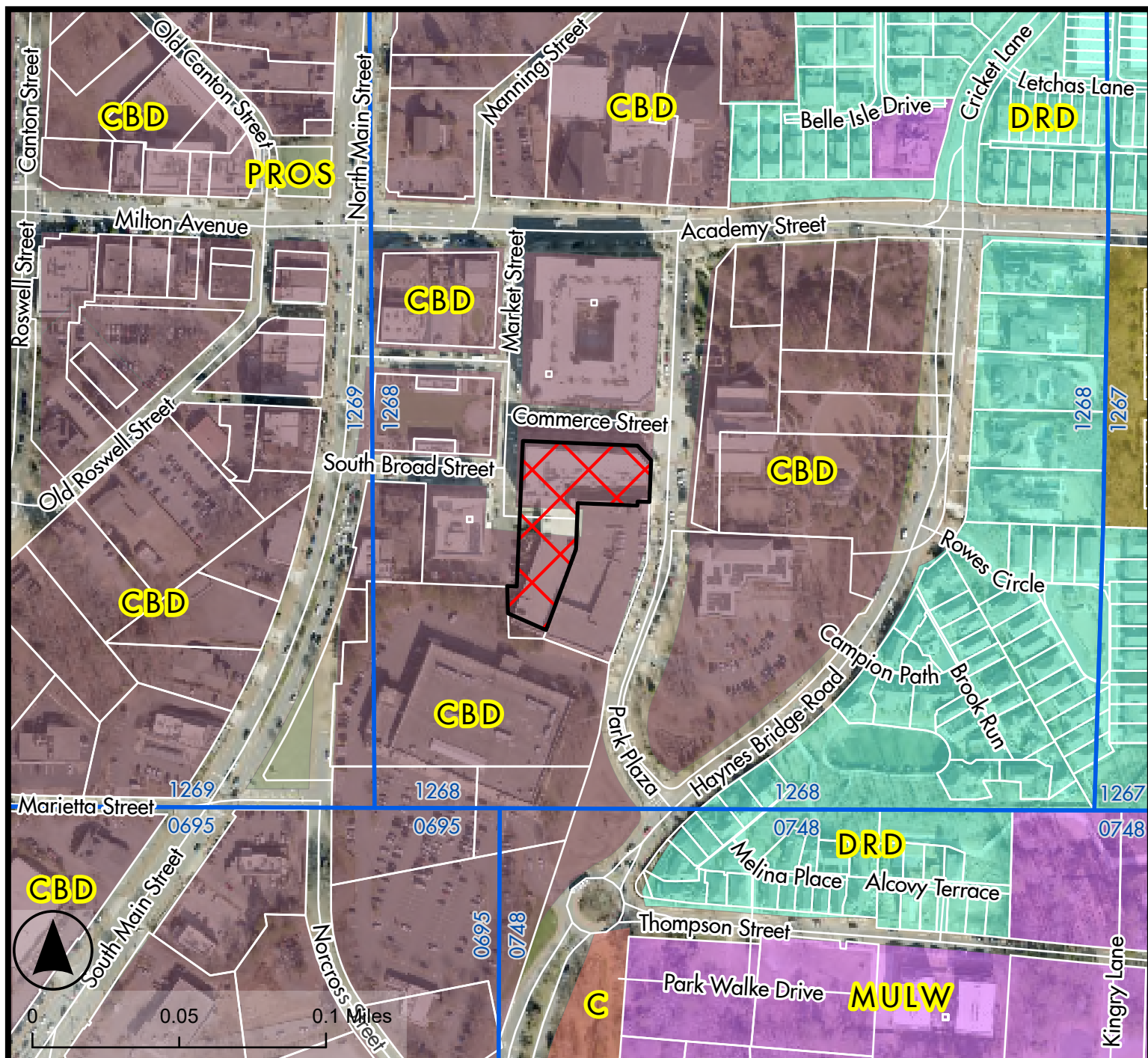
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on June 11, 2025. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

- MP-25-06, CU-25-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Central Business District
- Commercial
- Downtown Residential Density
- Medium Density Residential
- Mixed Use Live Work
- Parks, Recreation, Open Space

Future Land Use Map

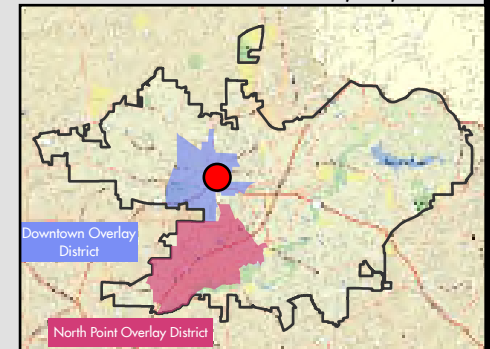
SandBox VR
2001 Commerce Street, Suite 6HJK

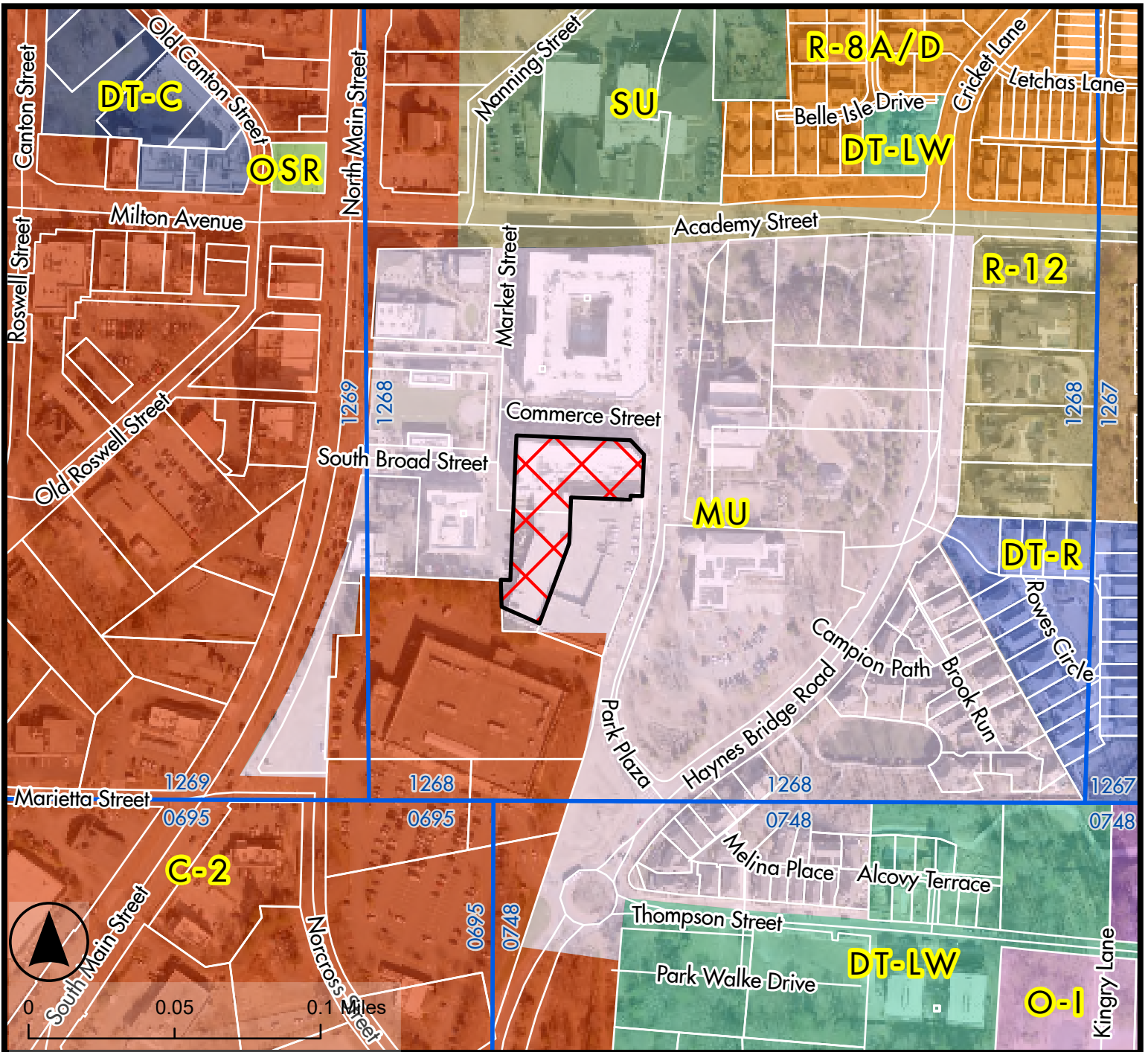
MP-25-06, CU-25-10

D/LL: 2/2/1268

PC: 7/10/2025

CC: 7/28/2025





- Legend**
- MP-25-06, CU-25-10
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
 - Zoning District**
 - General Commercial
 - DT-C Downtown Core
 - DT-LW Downtown Live Work
 - DT-R Downtown Residential
 - MU Mixed Use
 - O-I Office Institutional
 - O-P Office Professional
 - OSR Open Space and Recreational
 - R-12 Single Family Detached Residential
 - R-4A Single Family Detached Residential (Low Density)
 - R-8A/D Single Family Attached/Detached Residential
 - SU Special Use

Zoning Map

SandBox VR

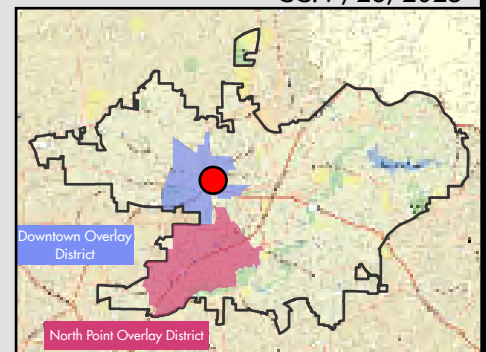
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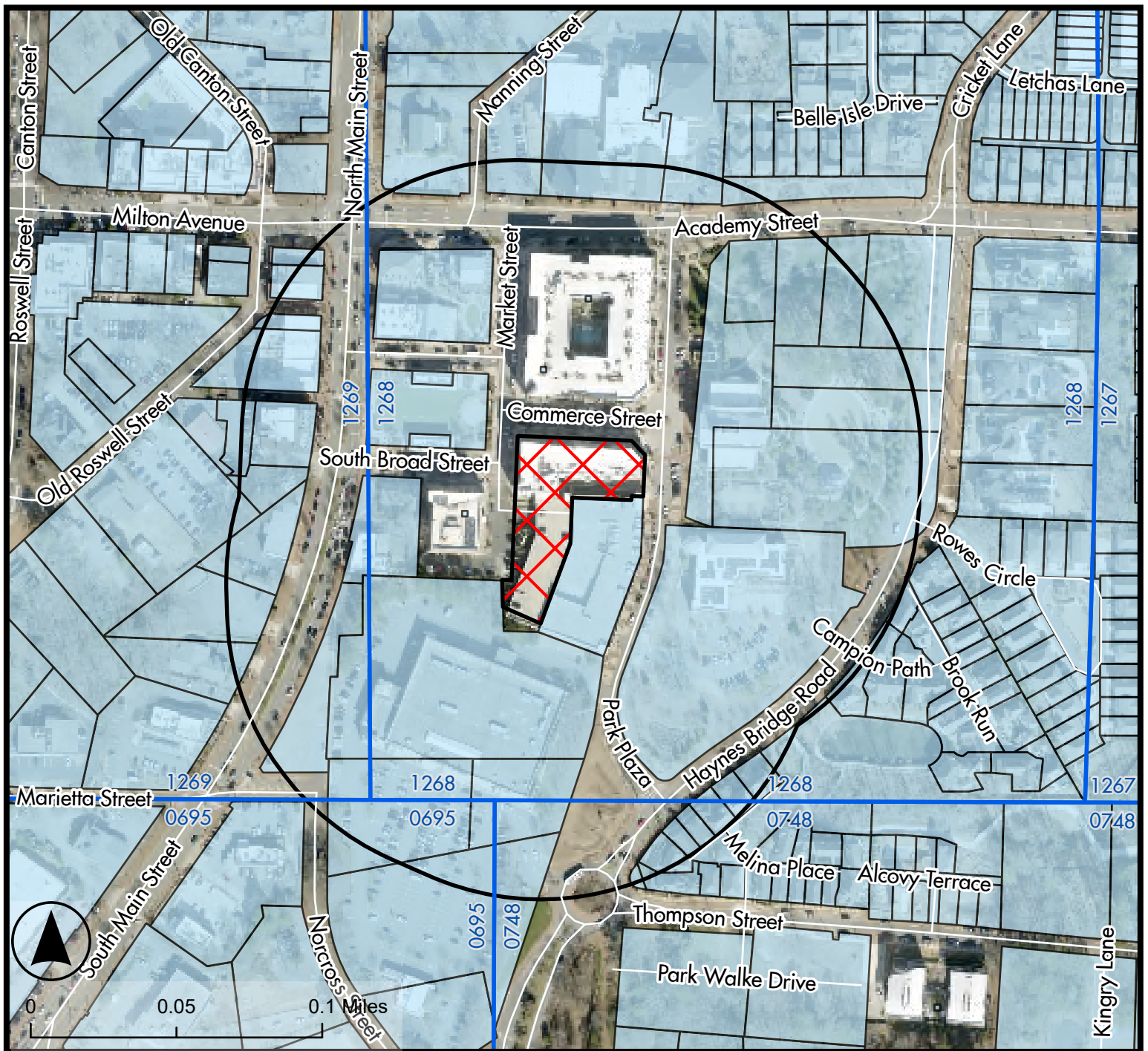
MP-25-06, CU-25-10

D/LL: 2/2/1268

PC: 7/10/2025

CC: 7/28/2025



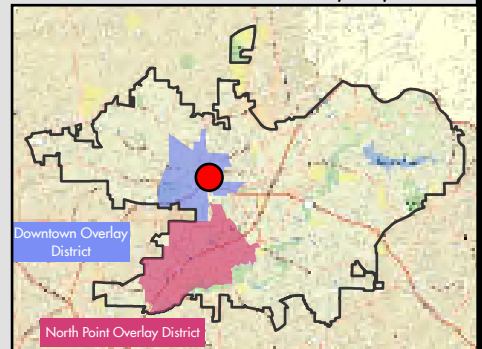


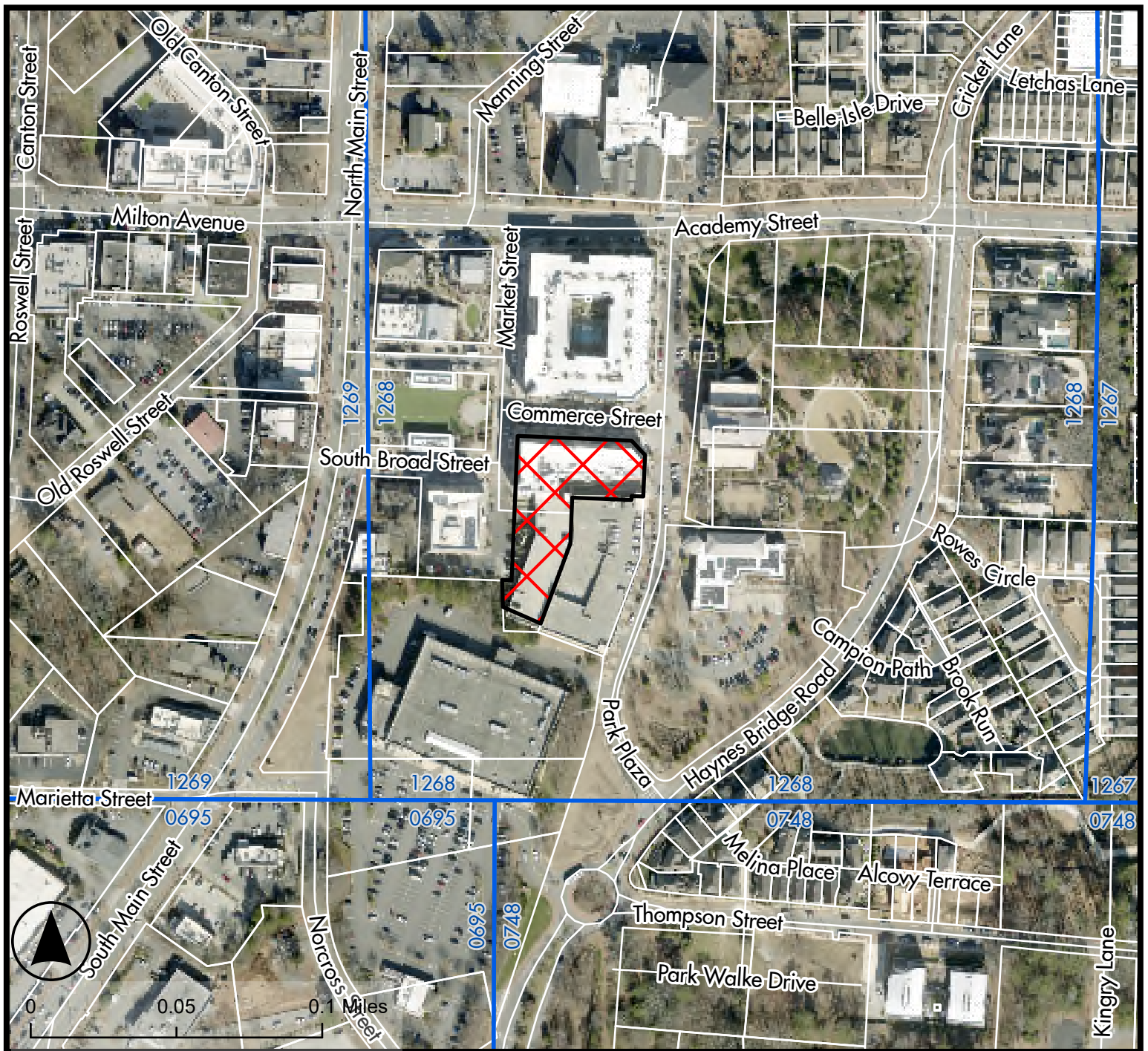
- Legend**
- MP-25-06, CU-25-10
 - Land Lots
 - Tax Parcels
 - 500 ft Buffer
 - Alpharetta City Limits

Location Map

SandBox VR
 2001 Commerce Street, Suite 6HJK

MP-25-06, CU-25-10
 D/LL: 2/2/1268
 PC: 7/10/2025
 CC: 7/28/2025





- Legend**
- MP-25-06, CU-25-10
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits

Aerial Map

MP-25-06, CU-25-10

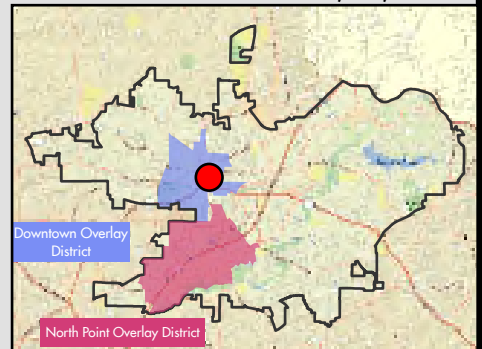
SandBox VR

D/LL: 2/2/1268

2001 Commerce Street, Suite 6HJK

PC: 7/10/2025

CC: 7/28/2025



Community Zoning Information Meeting (CZIM)

June 11, 2025

Please sign-in and leave your comments and/or concerns.

MP-25-06 / CU-25-10 / Sandbox VR / City Center MP
~~PH-25-10 / Hampton Hall - Change of Condition~~

NAME	ADDRESS	COMMENTS
Ashante Donald	527 Huntington Downs Alpharetta GA	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Sandbox VR

Contact Name: Aplos VR LLC - Jay Mithani Telephone: (470) 214-3066

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

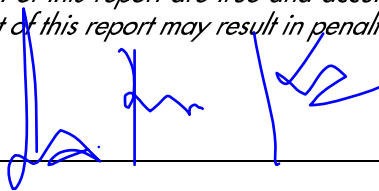
None received

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 06/12/2025

Print Form

05/23/2025

Sandbox VR
Aplos VR LLC
19 Lakeview Pt
Dawsonville, GA 30534

RE: MP-25-06/CU-25-10 Sandbox VR/City Center MP

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow 'Recreation Facility, Indoor' for Sandbox VR in the City Center mixed-use development. A master plan amendment is requested to the City Center Master Plan to add 'Recreation Facility, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facility, Indoor' for Sandbox VR. The property is located at 2001 Commerce Street, Suite 6HJK and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, June 11, 2025 at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, July 10, 2025 at 6:30 PM and City Council on Monday, July 28, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at prem@ascenddesignstudio.com or (912) 596-5807.

Sincerely,

Jay Mithani

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PARSONS JAMES J
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

OLD GEORGIA LLC
178 S MAIN ST STE 250
ALPHARETTA GA 30009

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

EAST OF MAIN HOMEOWNERS ASSOCIATION INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

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3396 CAVERTON LANE
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FIRST BAPTIST CHURCH OF ALPHARETTA INC
42 ACADEMY ST
ALPHARETTA GA 30009-3702

FIRST BAPTIST CHURCH OF ALPHARETTA INC
44 ACADEMY ST
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ALPHARETTA CHRISTIAN ACADEMY
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9 S MAIN STREET LLC
5 S MAIN ST
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5400 LAUREL SPRINGS SUITE 407
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787 BELLE ISLE DR
ALPHARETTA GA 30009

OSBOURNE JAMES GREGORY &
BLANCHARD ERIN
795 BELLE ISLE DR
ALPHARETTA GA 30009

LABODA STEVEN M & ABBE C H
797 BELLE ISLE DR
ALPHARETTA GA 30009

MULLANE JEREMIAH A &
MULLANE ANNEMARIE
82 ACADEMY ST
ALPHARETTA GA 30009

PINION BYRON RAY & CHERYL LYNN
86 ACADEMY ST
ALPHARETTA GA 30009

DIAMOND LEE & DIAMOND JENNIFER
90 ACADEMY ST
ALPHARETTA GA 30009

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

CURRENT OCCUPANT
2001 COMMERCE ST SUITE 6HJK
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	MP-25-06 CU-25-10
PH #:	PHA250022
<input type="checkbox"/>	Property Taxes & Code Violations Verified
<input type="checkbox"/>	Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Jay Mithani (Aplos VR LLC) Telephone: (912) 596 - 5807

Address: 19 Lakeview Pt Suite: _____

City: Dawsonville State: GA Zip: 30534 Fax: _____

Mobile Tel: (470) 214-3066 Email: prem@ascenddesignstudio.com

Subject Property Information:

Address: 2001 Commerce Street, Suite 6HJK, Alpharetta, GA 30009 Current Zoning: Mixed Use - DT-Overlay

District: DT-Overlay Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: Recreation Facilities, Indoor Current Use: former tenant use - MERCANTILE - Exquisite Living Furniture, Home Decor & Design

This Application For (Check All That Apply):

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Master Plan Review | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Other (Specify): <u>Recreational use - Indoor - Sandbox VR</u> | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed tenant, Sandbox VR, is an Immersive virtual reality (VR) entertainment venue offering location-based, group-oriented VR experiences. The use of the space will be primarily for the operation of private VR "holodeck" rooms where groups of 2 to 6 participants at a time engage in interactive VR adventures using wearable VR headsets and motion-tracking equipment.

The interior layout will include:

A customer lobby and reception area

4 to 6 private VR gameplay rooms

Equipment staging and reset areas

Waiting/lounge area for guests

A small merchandise and/or concession counter (optional)

Employee breakroom and office/storage areas

Typical hours of operation would align with other retail/entertainment venues, often midday to evening on weekdays and extended hours on weekends. The venue will operate by appointment and walk-in basis, serving social gatherings, families, tourists, and corporate groups. Noise levels will be contained within the unit, and no significant structural modifications or outdoor activities are planned. All operations will be entirely indoors.

Parking and occupancy levels are consistent with comparable indoor recreational or entertainment uses, and no additional exterior signage or lighting beyond standard business signage is currently planned.

Applicant's Request (Please itemize the proposal):

All parties involved with converting the lease-able tenant space in Suite 6HJK of the 2001 Commerce Street, Alpharetta, Ga 30009 property are requesting the following:

Requesting a Conditional Use Permit from the City of Alpharetta in order for the proposed new tenant, Sandbox VR, to operate under Recreation Facilities - Indoor for Zoning purposes and it will be an Assembly - A-3 Occupancy Category for building code purposes. Requesting to allow the proposed facility in the existing vacant space. The existing space is vacant and it used to be a Mercantile use operated under "Exquisite Living Furniture, Home Decor & Design".

Applicant's Intent *(Please describe what the proposal would facilitate)*:

The intent of the applicant would help facilitate Sandbox VR with their intended opening date which is roughly around the beginning of the Q3 calendar year. By submitting this request for the Conditional Use Permit on May 1st; the applicant is hopeful the request will be accepted by the end of July at the latest.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: NPMC Retail, LLC c/o Colliers International Manangement - Atlanta, LLC Telephone: (518)-391 8912
Address: Senior Property Manager, Kristen Holt - 1230 Peachtree Street NE, Promenade Suite: 800
City Atlanta State: GA Zip: 30309

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

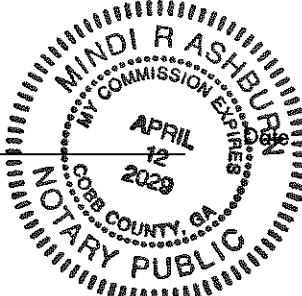
Name of Authorized Applicant: Prem Kumar Telephone: (912) 596-5807
Address: 361 17th Street NW; Atlanta - GA 30363 Suite: _____
City Atlanta State: GA Zip: 30363

So Sworn and Attested:

Owner Signature: *[Signature]*, as agent for owner, NPMC Retail, LLC Date: 4/30/25

Notary:

Notary Signature: *[Signature]* 4-30-25



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: N/A

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

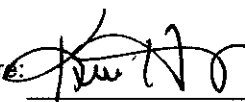
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: , as agent for owner,
NPMC Retail, LLC

Date: 4/30/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed facility will be in line with other Assembly use occupancy. Even though this will be an indoor recreational facility, it is no different from other Assembly occupancy that is already in the center. There will be no loud noises or outdoor gaming areas. and everything is indoors and the noise level is self contained.

How will this proposal effect the use and value of the surrounding properties?

The proposed facility will make a positive impact on the existing center and creates more employment opportunity to the community. This proposed use will enable the community members to enjoy the new indoor gaming experience with their friends and family members.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The proposed facility creates employment opportunity for the community.

What would be the increase to population and traffic if the proposal were approved?

There will be no impact on traffic or population since this is just another Assembly use that is around this building.

What would be the impact to schools and utilities if the proposal were approved?

No further and future impact

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Downtown center consists of multiple eating establishment, brewery, retail, and other assembly use. The proposed facility will be in line with the existing center's other existing facility.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

No negative impact on the center or to the neighborhood. There are about 100 locations all over the country and 2 in Atlanta area which generates more opportunity, revenue to the neighborhood.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

LETTER OF INTENT

Date: May 1, 2025

City of Alpharetta – Community Development Department
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent – Conditional Use Permit Request – Recreational Indoor Use

2001 Commerce Street, Suite 6HJK, Alpharetta, GA 30009
Proposed Business: Sandbox VR – Alpharetta

To Whom It May Concern,

On behalf of Sandbox VR – Alpharetta, this letter serves as a formal request for a Conditional Use Permit to allow for a zoning - Recreational Use Indoor facility and Assembly A-3 use for a space located at 2001 Commerce Street, Suite 6HJK, Alpharetta, GA 30009. This request is submitted in support of a new tenant planning to occupy the space within Alpharetta City Center and is essential to initiate the permitting and construction process for the proposed use. We propose that the requested address be given permission to open Sandbox VR - a Recreational Indoor facility, which will be its 3rd location in Atlanta. There are 2 other locations in Atlanta, GA and have been running successfully so far.

Business Overview:

Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures. Designed as a modern social experience, Sandbox VR blends cutting-edge VR technology with full-body motion tracking to transport guests into cinematic worlds. Guests, typically in groups of 2 to 6, participate in “holodeck”-style gameplay within private rooms, creating a unique entertainment experience ideal for families, friends, tourists, and corporate team-building events.

Operational Details:

The proposed Alpharetta location comprises approximately 4,393 square feet and will feature:

- A central customer lobby and reception area
- 4 to 6 people private VR gameplay rooms
- Lounge/waiting areas for guests
- Equipment reset and staging areas
- A small merchandise/concession counter (optional)
- Staff break room and office/storage space

Operations will be entirely indoors. There are no planned structural changes to the exterior or outdoor activities. Sound levels will remain within the tenant space and consistent with similar indoor entertainment venues.

Hours of Operation:

The venue will operate on both appointment and walk-in basis. Proposed hours of operation mirror those of existing Georgia locations (at The Battery Atlanta and The Interlock in Midtown Atlanta):

Monday – Thursday: 12:00 PM – 9:00 PM

Friday: 12:00 PM – 11:00 PM

Saturday: 10:00 AM – 11:00 PM

Sunday: 11:00 AM – 9:00 PM

Employment and Impact:

The Alpharetta location is expected to employ approximately 5 to 6 staff members at any given time. Based on the operational model, anticipated parking demand and occupancy levels are consistent with other comparable indoor recreational/entertainment tenants and are unlikely to exceed existing site capacity.

About Sandbox VR:

Sandbox VR is a global entertainment company founded in 2016, with dozens of locations across the United States, Canada, Europe, and Asia. In Georgia, the company currently operates successful locations at The Battery Atlanta and The Interlock in Midtown. The Alpharetta location represents continued expansion in the Atlanta metro area and a strategic fit within Alpharetta City Center’s vibrant mix of dining, retail, and experiential tenants.

We respectfully submit this request for your consideration and look forward to working closely with the City of Alpharetta throughout the approval and permitting process. Please do not hesitate to contact us for any additional information or clarification.

Sincerely,

Prem Kumar
Ascend Design Studio
President / Founder
Cell: (912) 596-5807
Prem@ascenddesignstudio.com



CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Sandbox VR - Alpharetta - GA

Contact Name: Jay Mithani Telephone: (470) 214-3066

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

[See Attached List](#)

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PARSONS JAMES J
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

OLD GEORGIA LLC
178 S MAIN ST STE 250
ALPHARETTA GA 30009

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

EAST OF MAIN HOMEOWNERS ASSOCIATION INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

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3396 CAVERTON LANE
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44 ACADEMY ST
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70 ACADEMY ST
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710 COOPER SANDY CV
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787 BELLE ISLE DR
ALPHARETTA GA 30009

OSBOURNE JAMES GREGORY &
BLANCHARD ERIN
795 BELLE ISLE DR
ALPHARETTA GA 30009

LABODA STEVEN M & ABBE C H
797 BELLE ISLE DR
ALPHARETTA GA 30009

MULLANE JEREMIAH A &
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82 ACADEMY ST
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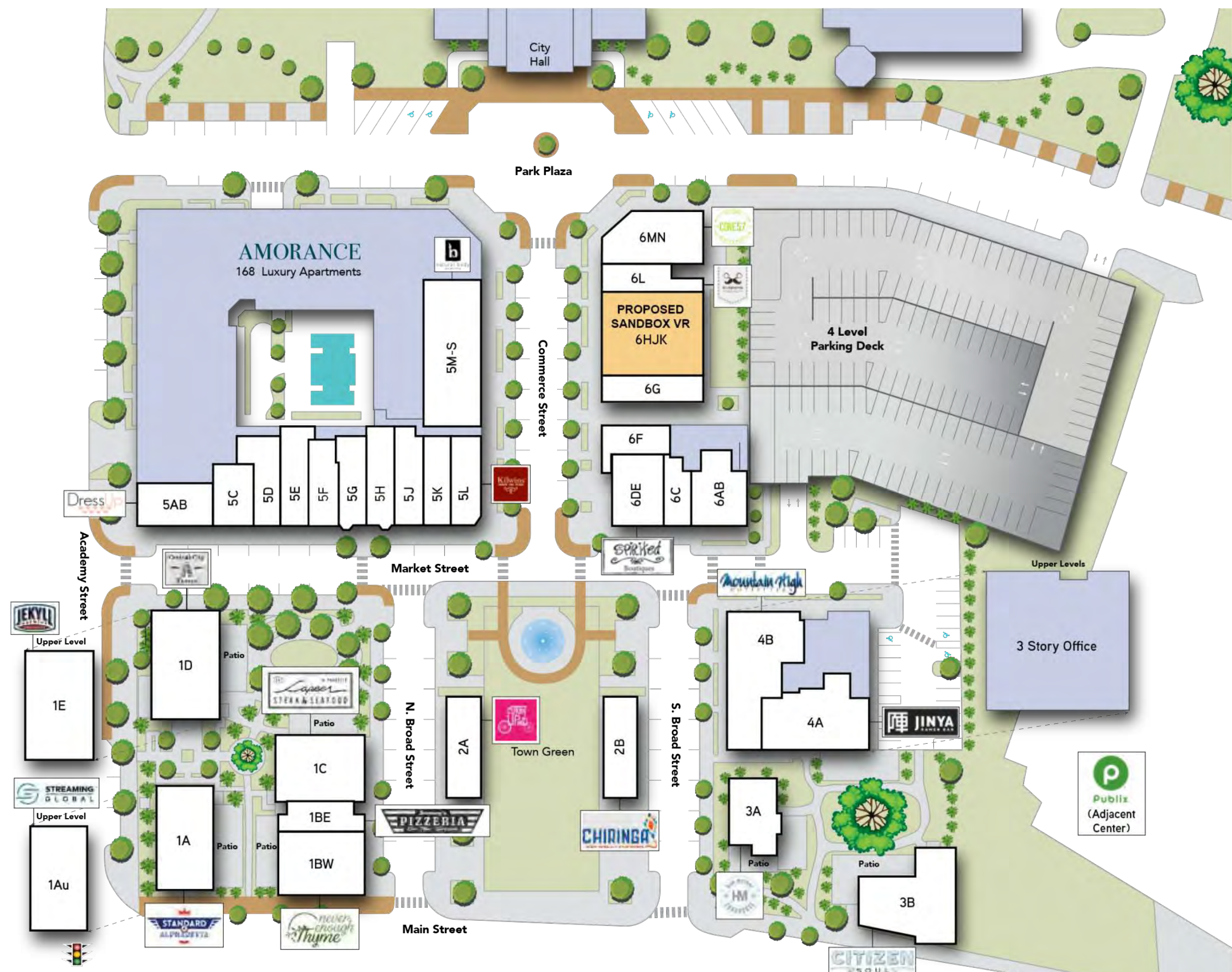
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ALPHARETTA GA 30009

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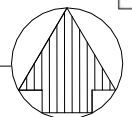
PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

CURRENT OCCUPANT
2001 COMMERCE ST SUITE 6HJK
ALPHARETTA GA 30009



1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
 1/16" = 1'-0"



TENANT IMPROVEMENT WORK
 FOR
 ALPHARETTA CITY CENTER
 AT
 2001 COMMERCE STREET, SUITE 6HJK
 ALPHARETTA, GA 30009

DRAWING RECORD	DESCRIPTION
05/01/2025	SCHEMATIC SET

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE PROPERTY OF ASCEND DESIGN STUDIO, AND IS TO BE USED SOLELY FOR THE PROJECT LISTED ABOVE. THIS DOCUMENT MAY NOT BE USED OR DISCLOSED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

SEAL
ASCEND DESIGN STUDIO
 ARCHITECTURAL DESIGN CONSULTANTS, CONSTRUCTION AND RENDERING SERVICES



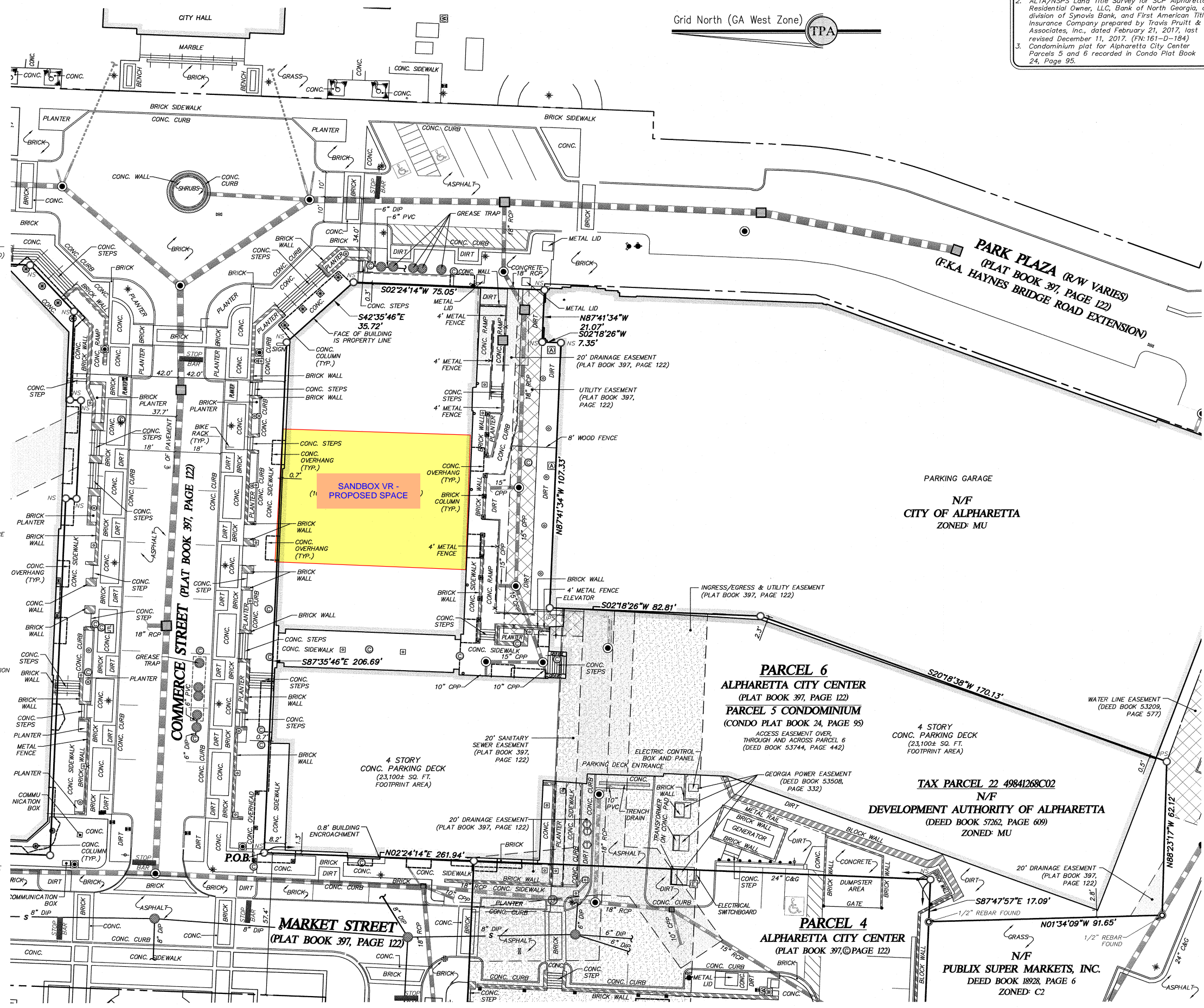
CONTACT: Prem Kumar
 prem@ascenddesignstudio.com
 (912) 596-5807

DESIGNER

ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)

AS-1.0

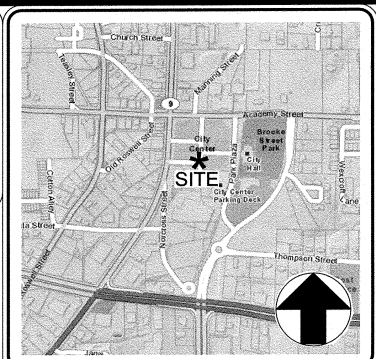
CHECKED: PK DRAWN: IM



- LEGEND**
- IRON PIN FOUND (AS NOTED)
 - PROPERTY CORNER
 - BOLLARD
 - ROUND COLUMN
 - FLAG POLE
 - HANDICAP PARKING
 - ABANDONED POWER POLE
 - LAMP POST
 - POWER POLE W/LIGHT
 - AC UNIT
 - ELECTRIC BOX
 - ELECTRIC METER
 - GUY WIRE
 - POWER POLE
 - TRAFFIC LIGHT POLE
 - TRAFFIC SIGNAL BOX
 - LANDSCAPE LIGHT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - CATCH BASINS
 - DROP INLET
 - JUNCTION BOX
 - OUTLET CONTROL STRUCTURE
 - YARD INLET SQUARE
 - YARD INLET ROUND
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - GAS METER
 - GAS MARKER
 - GAS VALVE
 - IRRIGATION CONTROL BOX
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - WATER VALVE
 - MISC. UTILITY STRUCTURE
 - UNKNOWN MANHOLE
 - POINT OF BEGINNING
 - P.O.B.
 - P.O.C.
 - POINT OF COMMENCEMENT
 - N/F
 - NOW OR FORMERLY
 - R/W
 - RIGHT OF WAY
 - IPS
 - 1/2" REBAR SET W/CAP
 - NS
 - NAIL SET
 - F.K.A.
 - FORMERLY KNOWN AS
 - CONC.
 - CONCRETE
 - C&G
 - CURB AND GUTTER
 - DIP
 - DUCTILE IRON PIPE
 - PVC
 - POLYVINYL CHLORIDE PIPE
 - ROP
 - REINFORCED CONCRETE PIPE
 - CPP
 - CORRUGATED PLASTIC PIPE
 - E
 - CENTER LINE
 - X
 - FENCE LINE
 - S
 - SANITARY SEWER LINE
 - P
 - STORM SEWER LINE
 - OVERHEAD POWER LINE
 - T
 - OVERHEAD TELEPHONE LINE
 - C
 - OVERHEAD CABLE TELEVISION LINE

Grid North (GA West Zone) **TPA**

- REFERENCE PLATS:**
- Final Plat for Alpharetta City Center Mixed Use Development, recorded in Plat Book 397, Page 122.
 - ALTA/NSPS Land Title Survey for SCP Alpharetta Residential Owner, LLC, Bank of North Georgia, a division of Synovis Bank, and First American Title Insurance Company prepared by Travis Pruitt & Associates, Inc., dated February 21, 2017, last revised December 11, 2017. (FN: 161-D-184)
 - Condominium plat for Alpharetta City Center Parcels 5 and 6 recorded in Condo Plat Book 24, Page 95.



LOCATION MAP
not to scale

SITE LOCATION:
Academy Street, Market Street, Commerce Street,
Park Plaza, Alpharetta, Georgia 30009

SITE AREA:
1.0779 acres or 46,953 square feet

PARKING SUMMARY:
Regular Parking Spaces: 162
Handicap Parking Spaces: 6
Total Parking Spaces: 168

- NOTES:**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - The survey shown hereon was prepared without benefit of any abstract of title, therefore, Jojime F. Higgins and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
 - Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone.
- Flood Hazard Note:**
By graphic plotting only, this property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0058F, map revised September 18, 2013.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 142,325 feet, and an angular error of 3" per angle point, and was adjusted using the compass rule method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07".

This map or plat has been calculated for closure and is found to be accurate within one foot in 69,336 feet.

Jaime F. Higgins 1-21-2019 Date
Jaime F. Higgins Georgia Reg. Land Surveyor No. 2802
For the Firm Travis Pruitt & Associates, Inc.

ZONING: MU
(Z-15-02 / CU-15-02)

Front Yard Setback: 60'
Side Yard Setback: 20'
Rear Yard Setback: 30'

This information is reported from public information obtained from City of Alpharetta records. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

UTILITY STATEMENT:

- There may be underground utilities not shown on the survey.

PLAT DATE: JANUARY 21, 2019
FIELD DATE: JANUARY 7, 2019
SCALE: 1"=20'
LSV: P6
JN: 1-18-0490-624
FN: 164-D-117

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

REVISIONS

Alpharetta City Center - Parcel 6

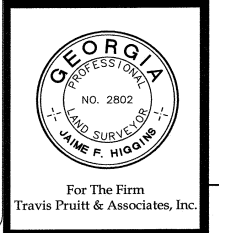
SITE DEVELOPMENT AS-BUILT SURVEY

AUTHORIZED BY Mr. Will Casaday representing South City Partners, LLC
LAND LOT 1268 - 2nd DISTRICT, 2nd SECTION - CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

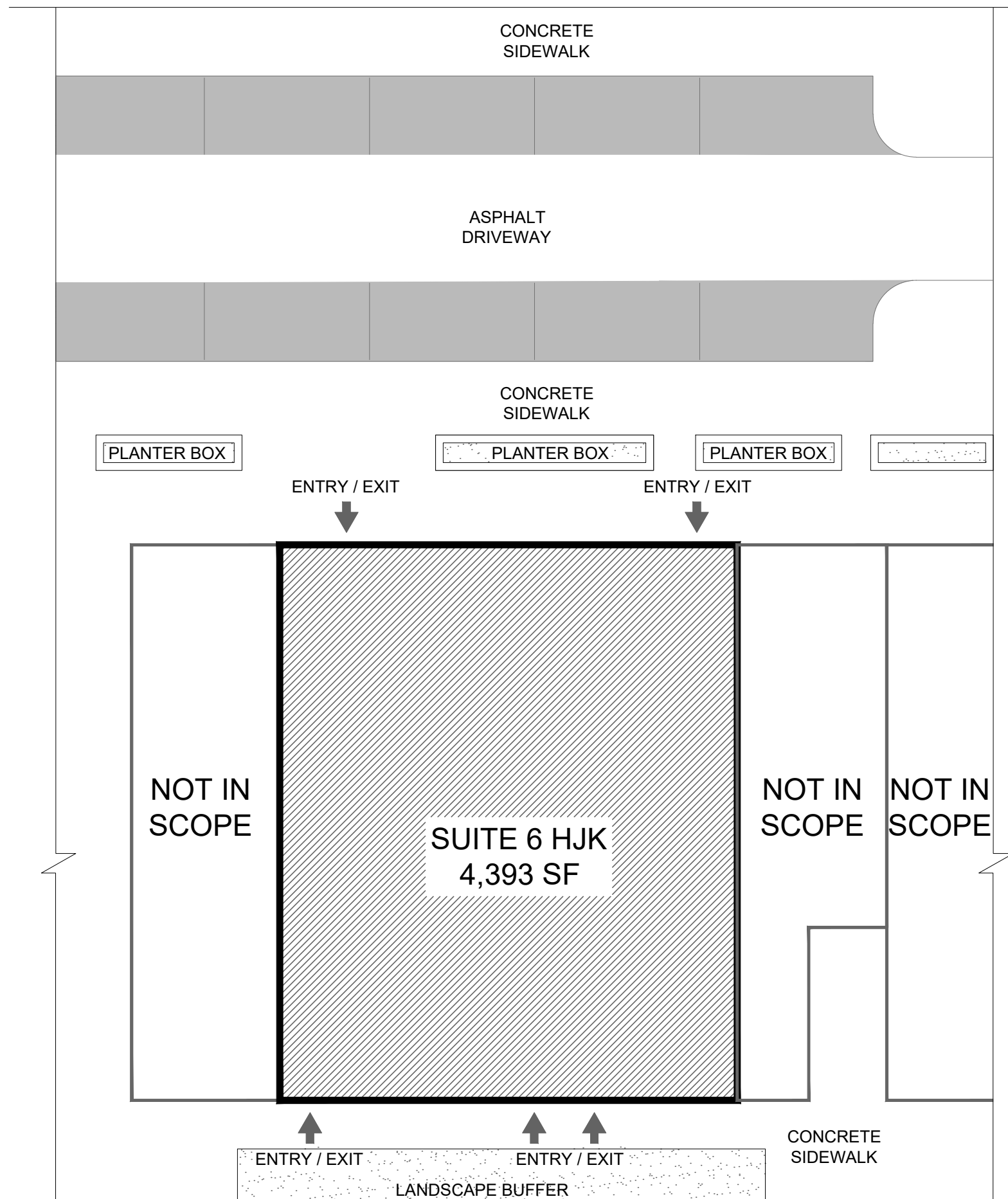
Travis Pruitt & Associates, Inc.
SURVEYORS
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

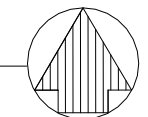


This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 1807 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Sheet No. 1 of 1



1 ENLARGED SITE PLAN (FOR REFERENCE ONLY)
 1/16" = 1'-0"



TENANT IMPROVEMENT WORK
 FOR
 ALPHARETTA CITY CENTER
 AT
 2001 COMMERCE STREET, SUITE 6HJK
 ALPHARETTA, GA 30009

DRAWING RECORD	DESCRIPTION
05/01/2025	SCHEMATIC SET

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE PROPERTY OF ASCEND DESIGN STUDIO, AND IS TO BE USED SOLELY FOR THE PROJECT LISTED ABOVE. THIS DOCUMENT MAY NOT BE USED OR DISCLOSED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

SEAL
ASCEND DESIGN STUDIO
 ARCHITECTURAL DESIGN CONSULTANTS, CONSTRUCTION AND RENDERING SERVICES



CONTACT: Prem Kumar
 prem@ascenddesignstudio.com
 (912) 596-5807

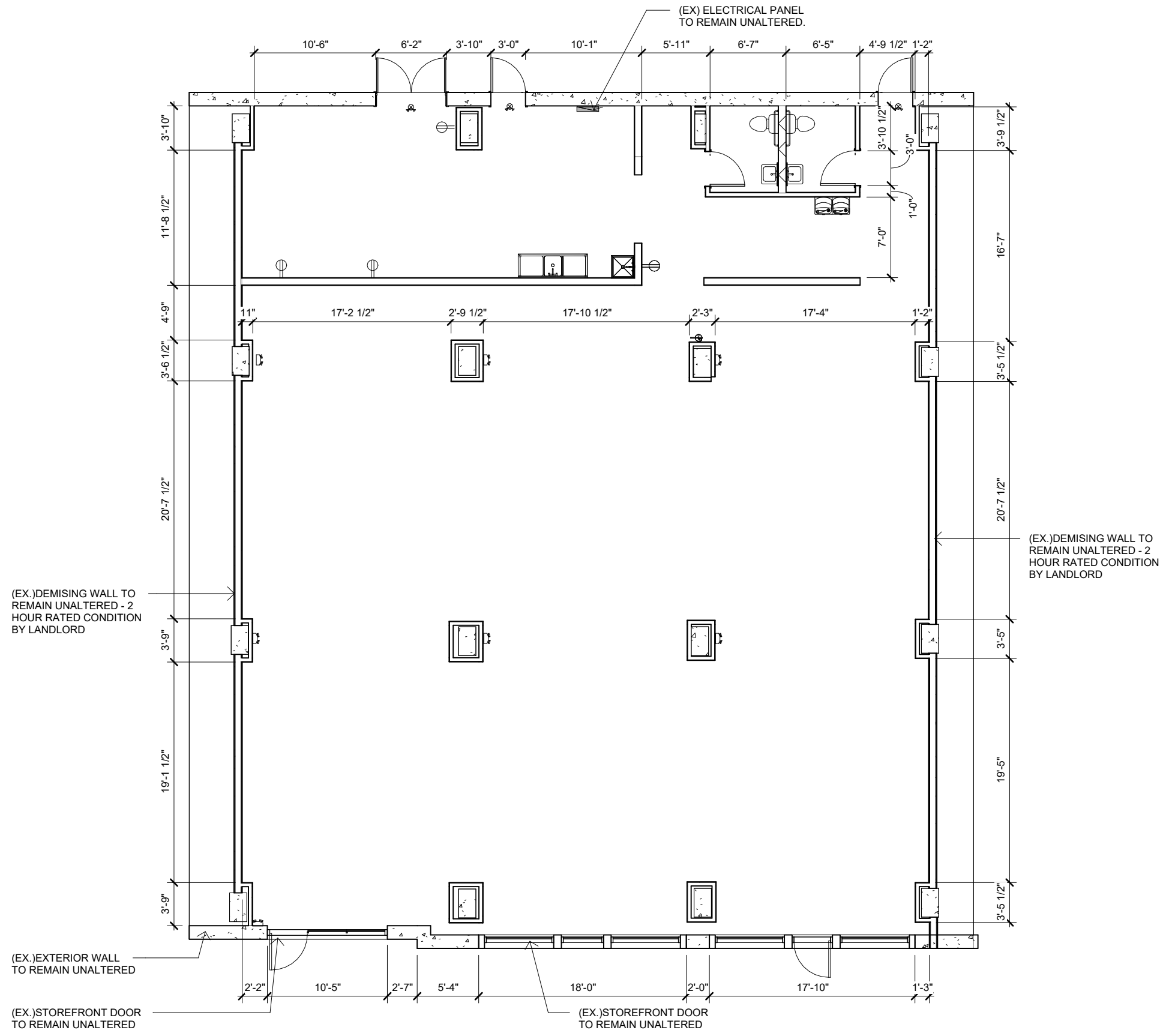
DESIGNER
 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)

AS-1.0A

CHECKED: PK DRAWN: IM

EXISTING PLAN LEGEND	
	ELECTRICAL PANEL.
	RECESSED LIGHT LED FIXTURE
	STANDARD EXISTING DUPLEX WALL RECEPTACLE
	STANDARD EXISTING SWITCH BOX
	EXHAUST FAN
	FLOOR DRAIN
	EMERGENCY LIGHT FIXTURE

NOTE :
THIS PLAN IS FOR REFERENCE ONLY TO SHOW THE EXISTING CONDITION OF THE BUILDING .



1 EXISTING FLOOR PLAN
1/8" = 1'-0"

TENANT IMPROVEMENT WORK
FOR
ALPHARETTA CITY CENTER
AT
2001 COMMERCE STREET, SUITE 6HJK
ALPHARETTA, GA 30009

DRAWING RECORD	DESCRIPTION
05/01/2025	SCHEMATIC SET

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DESIGNER

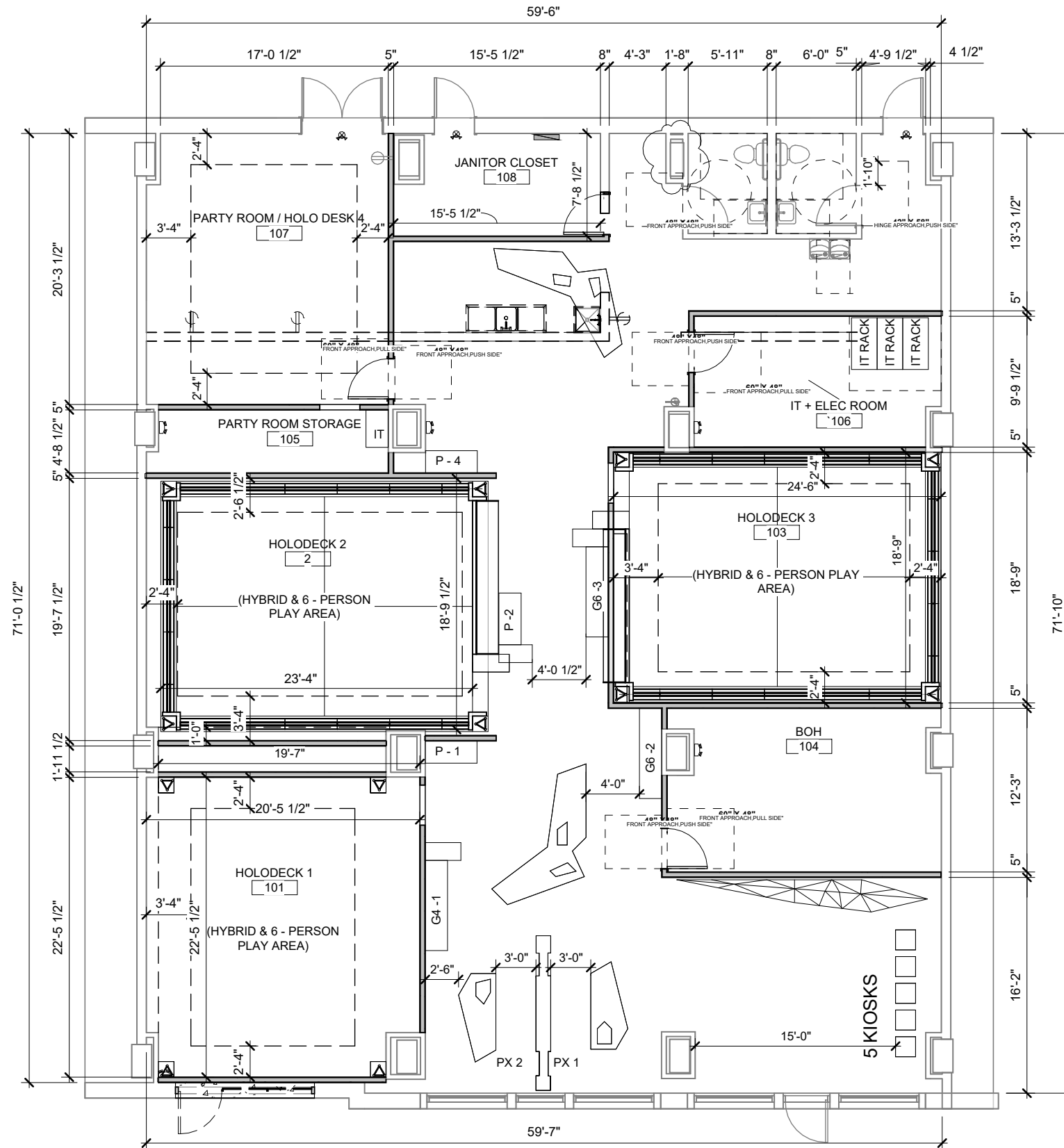
EXISTING FLOOR PLAN

AE-1.0

CHECKED: PK DRAWN: IM

INTERIOR PARTITION TYPES LEGEND

- EXISTING WALL TO REMAIN UNALTERED.
- NEW PARTITION WALL FOR SPECIFIC TYPES



1 PROPOSED FLOOR PLAN - OPTION 1
 1/8" = 1'-0"

TENANT IMPROVEMENT WORK

FOR
 ALPHARETTA CITY CENTER
 AT

2001 COMMERCE STREET, SUITE 6HJK
 ALPHARETTA, GA 30009

DRAWING RECORD	DESCRIPTION
05/01/2025	SCHEMATIC SET

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE PROPERTY OF ASCEND DESIGN STUDIO, AND IS TO BE USED SOLELY FOR THE PROJECT LISTED ABOVE. THIS DOCUMENT MAY NOT BE USED OR DISCLOSED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

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ASCEND DESIGN STUDIO
ARCHITECTURAL DESIGN CONSULTANTS, CONSTRUCTION AND ENGINEERING SERVICES



CONTACT: Prem Kumar
 prem@ascenddesignstudio.com
 (912) 596-5807

DESIGNER

PROPOSED FLOOR PLAN - OPTION 1

A-1.0A

CHECKED: PK DRAWN: IM



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-25-05/Z-25-05/V-25-18 WOOTEN TRACT TOWNHOMES

PLANNING COMMISSION: JULY 10, 2025

CITY COUNCIL: JULY 28, 2025

II. STAFF RECOMMENDATION:

Approve CLUP-25-05/Z-25-05/V-25-18 Wooten Tract Townhomes, subject to the following conditions:

1. The 10.19-acre property shall be rezoned to R-10M and shall be developed substantially as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Use of the property shall be limited to 'Dwelling, 'For-Sale', Attached' with a maximum density of 6.58 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff. Rear and side elevations shall have the same level of materiality and details as the front elevations, as approved by Staff.
5. Subdivision shall be permitted to be gated substantially as depicted on the site plan by LJA Engineering, revised 6/12/25. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6. Median at gated access shall be planted with decorative landscape material, as approved by Staff.
6. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by LJA Engineering, revised 6/12/25, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 4.02 acres of open space, as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, shall be improved within the development, including decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
8. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way or Greenway connection.
10. Townhomes shall have connectivity to the public sidewalk system.
11. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
12. Developer shall investigate the possibility of adding on-street parallel parking to the Beaver Creek Road cul-de-sac. Cul-de-sac design shall include on-street parking, planters planted with street trees, and sidewalk, with final design approved by Staff. If a design is approved, developer shall construct the streetscape

improvements in exchange for impact fee credits in conjunction with a development agreement. Cost of improvements shall not exceed impact fee credits generated by the development.

13. At a minimum, a row of evergreen trees shall be planted in the 10' landscape strip on the north side of the entrance street between Beaver Creek Road and Unit 67 to screen billboard access easement.
14. Georgia 400 buffer shall be replanted, where sparse.
15. Billboard in Georgia 400 buffer shall be screened from the residential subdivision with a minimum 25' buffer. This condition shall be removed if the billboard is removed.
16. Billboard access shall be separated from the residential development as depicted on the site plan prepared by LJA Engineering, revised 6/12/25. Billboard access easement shall be maintained as a sodded area. This condition shall be removed if the billboard is removed.
17. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
18. Pedestrian amenities including paths, lighting, and benches shall be included throughout the development.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, David Weekly Homes, is requesting a comprehensive land use plan amendment, rezoning, and variance to allow for the construction of 67 'For-Sale' townhomes on 10.19 acres in North Point. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Sale' or 'For-Rent, Residential). A variance is requested to allow a private street to be gated. The subject property is located at 0 North Fulton Expressway in the southeast quadrant of Georgia 400 and Mansell Road.

DISCUSSION

The submitted request, if approved, would allow for the development of 67 'For-Sale' townhomes on 10.19 acres in the North Point Overlay. The proposed density is 6.58 dwelling units per acre. A comprehensive land use plan amendment is requested to from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I to R-10M. A variance is requested to allow a private street to be gated. The subject property is located at 0 North Fulton Expressway in the southeast quadrant of Georgia 400 and Mansell Road.

The undeveloped property is zoned O-I. The property was previously subject to the Gateway Master Plan, but the master plan has since expired. Surrounding properties are zoned O-I to the north and east. Georgia 400 is located to the west, an undeveloped Georgia Power property is located to the north, Beaver Creek Park (connection to the Big Creek Greenway) is located to the east, and Big Creek and City of Roswell are located to the south. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' to allow the applicant's proposed residential development.

The Gateway Center Master Plan was approved on the subject property in 2006 and allows 16,635 square feet per acre of office with a maximum building height of twelve (12) stories or 225'. A condition of zoning required reconsideration of the master plan by Planning Commission and City Council if no construction activity occurs by 1/31/2012. Therefore, the Gateway Center Master Plan has expired.

The applicant requests a variance from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated.

SITE PLAN

The submitted site plan depicts 67 'For-Sale' townhome units with access from the cul-de-sac at the end of Beaver Creek Road. The property has approximately 60' of frontage on Beaver Creek Road. Townhomes are depicted to be rear entry and oriented to open space throughout the development, as well as Big Creek and Beaver Creek Park. Townhomes are proposed to be three (3) stories and twenty feet (20') wide, with a typical footprint of 20' x 50'. Units have access from a new street connected to a series of alleys, which will all be private and maintained by the HOA. Townhomes are setback approximately 40' from the Beaver Creek Road cul-de-sac. An existing twenty-foot (20') billboard easement is depicted to remain along the north property line, which provides access to the existing billboard in the Georgia 400 buffer. The required 60' Georgia 400 Buffer is depicted to be replanted to buffer standards, where sparse. Five-foot (5') sidewalks are depicted throughout the development.

Assuming all townhomes are three (3) bedrooms, Unified Development Code (UDC) Parking regulations and North Point Overlay requirements require 161 parking spaces for the 67-unit townhome development. Parking in the North Point Overlay includes a required twenty percent (20%) reduction in parking, due to the abundance of parking and having the largest number of bus routes in the City. However, 'For-Sale' residential uses should meet required parking, especially in areas of North Point with limited walkability outside of a mixed-use development. Each townhome will accommodate two (2) side-by-side parking spaces in a garage, as well as two (2) spaces on a code-compliant driveway, for a total of 268 parking spaces. In addition, eighteen (18) on-street guest parking spaces are depicted along the new internal street.

The North Point Overlay requires a minimum five percent (5%) amenity space and ten percent (10%) civic space, or a total of 1.53 acres of open space. The site plan depicts 2.82 acres, or 28% of the property as open space, which includes a pocket park, yards, bio-retention areas, and a walking trail.

The property was previously cleared and graded. The submitted tree survey and assessment depicts two (2) specimen trees in the northeast corner of the property adjacent to the Beaver Creek Road right-of-way. Because access to the property is limited to approximately 60' of frontage on Beaver Creek Road, the applicant is unable to save the specimen trees and maintained access to the property. The assessment indicates that there are no boundary, landscape, or tree of quality on the property. A stormwater management and bioretention area is depicted along the south end of the property.

Renderings provided by the applicant depict the townhomes to be three (3) stories with brick as the primary exterior material. A mix of siding, shakes, and board and batten are proposed to complement the brick. All units have an elevated deck on the rear elevation over the driveway. Decorative accents, such as brackets, metal roof accents, brick soldier course and rowlock, and carriage-style garage doors

Although the proposed density meets the R-8A zoning district, the applicant is requesting the R-10M zoning district due to the proposed twenty-foot (20') townhome width.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments, of which a minimum seven (7) EcoDistrict points are required. According to the site plan, the development

proposes at least seven (7) EcoDistrict points. EcoDistrict points are requested for Connected Open Space, Consolidated Open Space, and Additional Landscaped Civic Area.

EcoDistrict Measures	Available Points	Requested Points
Connected Open Space	2	2
Consolidated Open Space	2	2
Additional Landscaped Civic Area	1-5	3
TOTAL	5-9	7

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed 67 townhomes would generate approximately 44 AM Peak Hour trips and 49 PM Peak Hour trips.

Table 1 – Vehicle Trips of Site Location

Land Use (ITE Code)	Units	AM Peak Hour			PM Peak Hour			Weekday 24-Hr Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) (220)	67 Units	10	34	44	31	18	49	252	253	505
Total		10	34	44	31	18	49	252	253	505

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 67 Townhomes

School	Single Family Average #
Northwood Elementary School	1 to 11 students
Haynes Bridge Middle School	0 to 4 students
Centennial High School	0 to 7 students
TOTAL	1 to 22 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 22 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have enrollments that are under capacity.

COMPREHENSIVE LAND USE PLAN REVIEW CRITERIA

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with goals and policies in the City's 2040 Comprehensive Plan which promotes a walkable, mixed-use environment in the North Point area.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change in use from office to residential would likely generate significantly fewer vehicular trips.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment or rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The zoning proposal would permit a use that is suitable given the development and use of surrounding properties, including Georgia 400, Georgia Power utility substation, Big Creek Park and the Big Creek Greenway.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent properties, which are developed and/or used as Georgia 400, Georgia Power utility substation, Big Creek Park and the Big Creek Greenway.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The zoning proposal would not adversely affect the natural environment. The site was previously cleared and there are limited opportunities to save trees outside of required buffers.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: There are substantial reasons why the property cannot be used as currently zoned. The property's location at the dead-end of Beaver Creek Road lacks the visibility necessary for commercial uses.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed change in use from office to residential would produce fewer vehicular trips, reducing traffic impacts in the vicinity of the property. However, the change to allow residential use would have a greater impact on public facilities and services, such as parks and schools.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The property was approved for an office tower, which at the time was thought to be the best use for the property given the close proximity to the interchange at Mansell Road and Georgia 400. Despite the visibility from Georgia 400 that the property offers, the property has not been developed.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to change the use of the property from office to residential reflects a reasonable balance, if conditions are included that further the concepts of an EcoDistrict.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: There are substantial reasons why the property cannot be used as currently zoned. The property's location at the dead-end of Beaver Creek Road lacks the visibility necessary for commercial uses.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The applicant requests an amendment to the future land use designation of the property from 'Mixed Use' to 'High Density Residential'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property does not have exceptional conditions related to its size, shape, or topography which contribute the requested variance to gate a private street. However, the property is located at the end of a cul-de-sac and is bound by Georgia 400, Beaver Creek Park, and the Big Creek which is the jurisdiction boundary of the City. The need for a future connection through the subject property is very unlikely. In addition, gating the property would deter users of the Big Creek Greenway from parking in the subdivision.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the Ordinance would not allow the residential subdivision to be gated.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions related to its location at the end of Beaver Creek Road and at the City's jurisdictional boundary. Future connections through the subject property are extremely unlikely.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment and rezoning. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The proposal to allow residential use would add to the mix of uses in the North Point area, bringing people closer to where they shop, work and live. Additionally, a residential use would produce significantly fewer vehicular trips on the surrounding roadway network.

The property is located at the end of a cul-de-sac and is bound by Georgia 400, Beaver Creek Park, and the Big Creek which is the jurisdiction boundary of the City. The need for a future connection through the subject property is very unlikely. In addition, gating the property would deter users of the Big Creek Greenway from parking in the subdivision.

CITIZEN PARTICIPATION PLAN

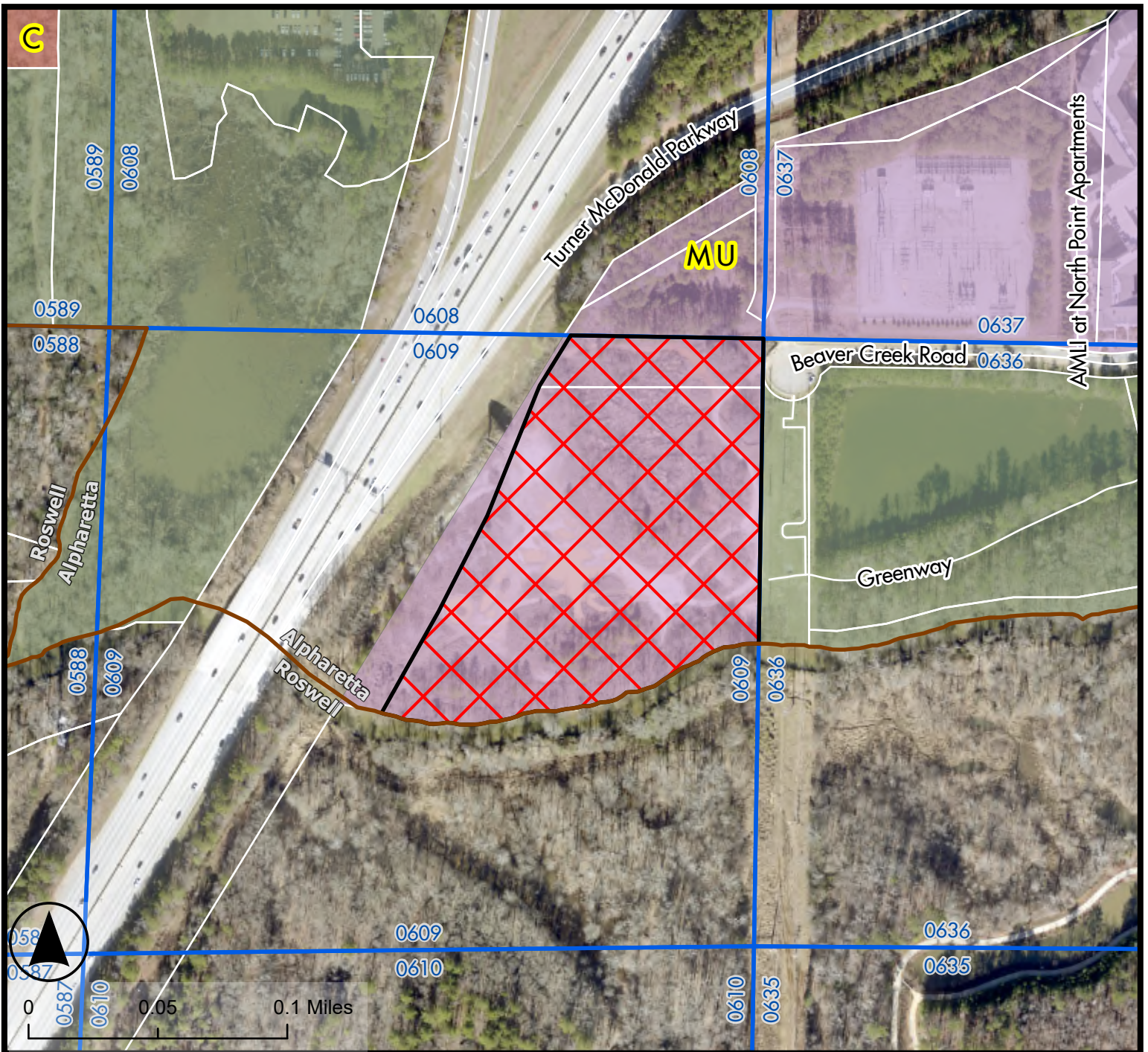
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 14, 2025. There were public comments in support of the proposal.

IV. ATTACHMENTS:

- Map Series
- Latest Site Plan
- CZIM
- Citizen Part B
- Application



Legend

- CLUP-25-03, Z-25-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040
- Commercial
- Mixed Use
- Parks, Recreation, Open Space

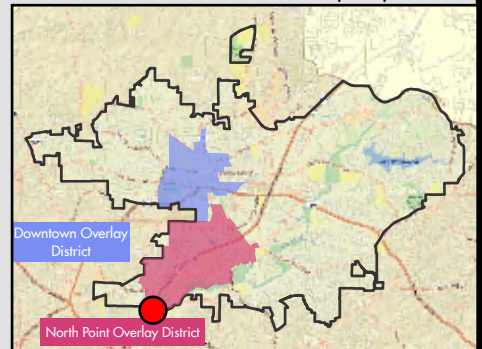
Future Land Use Map

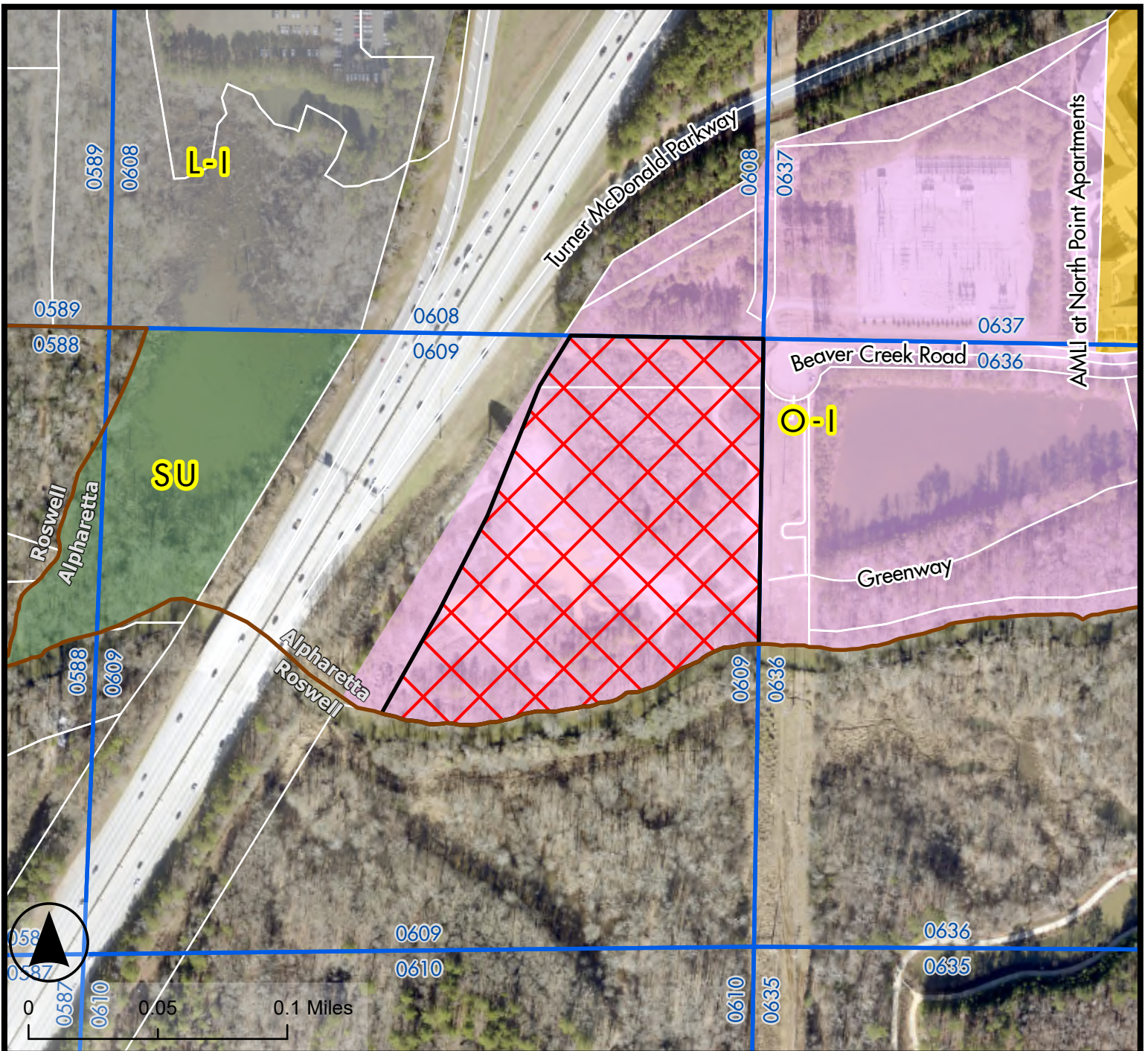
Wooten Tract Townhomes
0 Wooten Rd

CLUP-25-03, Z-25-05

D/LL: 1/2/0609

6/5/2025
6/23/2025





Legend

- CLUP-25-03, Z-25-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Zoning District**
- L-I Light Industrial
- O-I Office Institutional
- R-10M Multi Family Residential (HDR)
- SU Special Use

Zoning Map

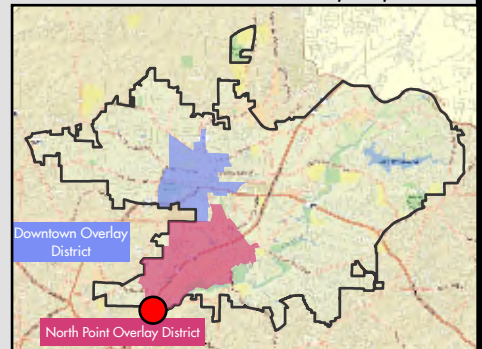
Wooten Tract Townhomes
0 Wooten Rd

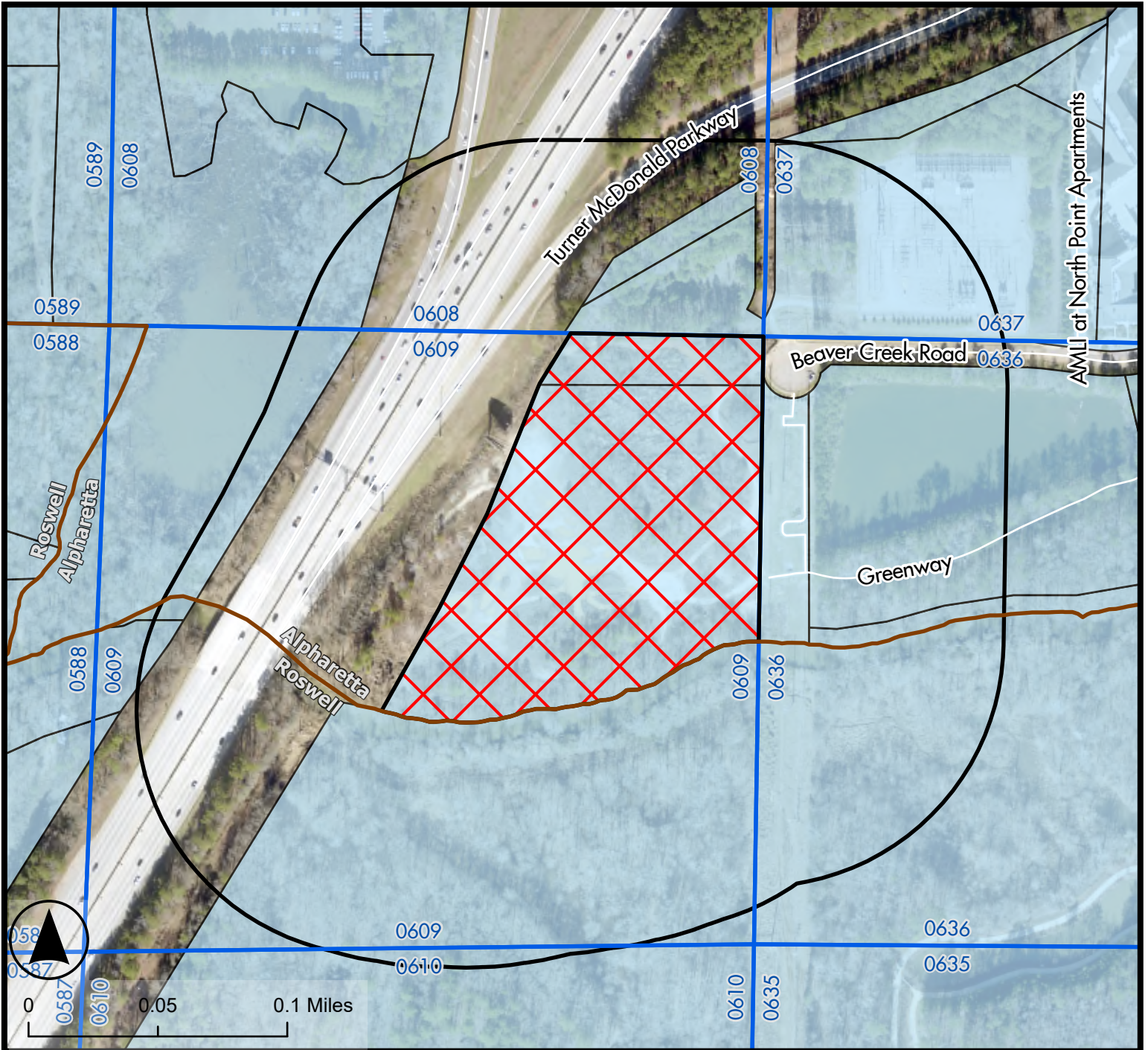
CLUP-25-03, Z-25-05

D/LL: 1/2/0609






6/5/2025

6/23/2025





Legend

-  CLUP-25-03, Z-25-05
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

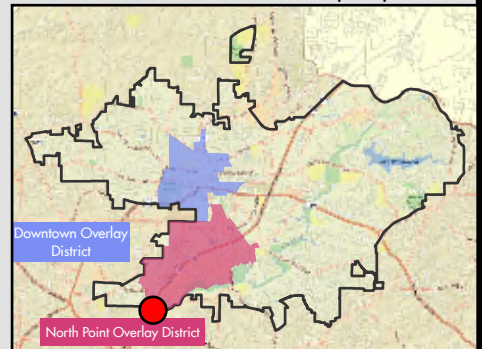
Wooten Tract Townhomes
0 Wooten Rd

CLUP-25-03, Z-25-05

D/LL: 1/2/0609

6/5/2025

6/23/2025






Legend

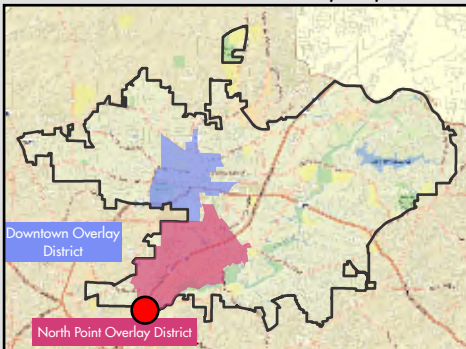
- CLUP-25-03, Z-25-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Aerial Map

Wooten Tract Townhomes
0 Wooten Rd

CLUP-25-03, Z-25-05
D/LL: 1/2/0609
6/5/2025
6/23/2025





Community Zoning Information Meeting (CZIM)

May 14, 2025

Please sign-in and leave your comments and/or concerns.

CLUP-25-03/Z-25-05 / Wooten Tract Townhomes

NAME	ADDRESS	COMMENTS
BYRON ALTICE	1003 BEAVER CREEK RD ALPHARETTA 30022	Looks Good!

Community Zoning Information Meeting (CZIM)

May 14, 2025

Please sign-in and leave your comments and/or concerns.

CU-25-09

NAME	ADDRESS	COMMENTS
Janice Talluto	2104 Windrush Lane	- Thanks for explanation & discussion with city planner

Community Zoning Information Meeting (CZIM)

May 14, 2025

Please sign-in and leave your comments and/or concerns.

CU-25-09, 7, 7'

NAME	ADDRESS	COMMENTS
BYRON ALTECE	1003 BEAVER CREEK RD ALPHARETTA 30022	Keep traffic down

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Wooten Tract Townhomes

Contact Name: Tyler Lasser

Telephone: 470.202.9321

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The Applicant did not receive any concerned comments from those that attended the CZIM meeting. Only positive feedback was provided, specifically from residents that live within proximity (AMLI Apartments).

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: 5/15/2025

Print Form

4.15.2025

Tyler Lasser
LJA Engineering
299 S. Main Street
Alpharetta, GA 30009

RE: CLUP-25-03/Z-25-05 Wooten Tract Townhomes

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a comprehensive land use plan amendment and rezoning to allow 67 'For-Sale' townhomes on 10.19 acres. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lot 609, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, May 14, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, June 5, 2025 and City Council on Monday, June 23, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at tlasser@lja.com and/or 470.202.9321.

Sincerely,

Tyler Lasser
LJA Engineering

COMPASS LENDER LLC
108 ROME ST
CARROLLTON GA 30117-3103

RESURGENS PARK OWNERS ASSOCIATION INC
1945 VAUGHN RD
KENNESAW GA 30144

PHOENIX REALTY SPECIAL ACC ULP
2200 BELCOURT PKY
ROSWELL GA 30076

GEORGIA POWER COMPANY
TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

CITY OF ROSWELL
38 HILL ST
ROSWELL GA 30075

ABBINK OPAL D ET AL
8850 RIVER TRACE DR
JOHNS CREEK GA 30097

DOA REGENCY AFFILIATED LLC
P.O. BOX 98309
ATLANTA GA 30359-2009

MALCOLM CUNNINGHAM
CHEVROLET ALPHARETTA INC
3098 LAVISTA
DECATUR GA 30033

Community Zoning Information Meeting (CZIM)

May 14, 2025

Please sign-in and leave your comments and/or concerns.

CLUP-25-03/Z-25-05 / Wooten Tract Townhomes

NAME	ADDRESS	COMMENTS
BYRON ALTICE	1003 BEAVER CREEK RD ALPHARETTA 30022	Looks Good!

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CLUP-25-03
Z-25-05

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Applicant's Request (Please itemize the proposal):

Applicant's Intent *(Please describe what the proposal would facilitate).*

Comprehensive Land Use Plan Amendment

'Mixed Use' to 'High Density Residential'

The Planning Commission and the city council shall consider the following in evaluating a CLUP amendment, giving due weight or priority to those factors particularly appropriate to the circumstances of the application:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Due to the site's location at the end of a cul-de-sac, commercial secondary uses, as required for mixed-use development, would not be successful. The surrounding area has an abundance of commercial uses along the main corridors that can be easily accessed from the proposed development and are much more visible and accessible to the general public.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

The proposed designation promotes responsible growth and diversifies housing options in proximity of the subject site. Though not mixed use, the proposed development will maintain a density that was initially intended for this location.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The CLUP designation change will not require changes in the provision of public facilities and services.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

The proposed designation would not have an adverse impact on the public health, safety and welfare of the city. Removing the commercial aspect of the development minimizes impact on this site and surrounding area.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Due to lack of visibility and little demand for additional office space, a standalone residential use is the only sufficient option at the subject site. With the apartment building nearby and various commercial uses, townhomes fill the gap of a housing option that is limited in the area, while still maintaining a density that is needed in this part of the city.

For these reasons, the applicant believes this rezoning request is reasonable. Any action to deny the request would violate the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the U.S. Constitution, as well as Article 1, Section 3, Paragraph 1 of the Georgia Constitution, thereby denying the owner viable use of its property.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Compass Lender, LLC - Jason Kauffman, Mbr/Mngr Telephone: (678) 656-5025

Address: 110 Rome Street Suite: _____

City Carrollton State: GA Zip: 30117

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: David Weekley Homes Telephone: (404) 481-3880

Address: _____ Suite: _____

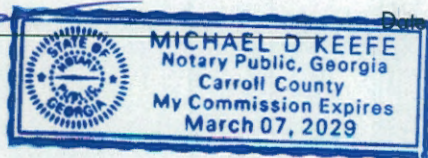
City Roswell State: GA Zip: 30076

So Sworn and Attested:

Owner Signature: [Signature] Date: 3/12/2025

Notary:

Notary Signature: [Signature] Date: 3/12/2025



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: David Weekley Hones

Subject Public Hearing Case: O Wooten Rd

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$: 0 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate rate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: n/a Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____


Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 3/26/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

How will this proposal affect the use and value of the surrounding properties?

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

What would be the increase to population and traffic if the proposal were approved?

What would be the impact to schools and utilities if the proposal were approved?

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request?

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

CITY OF ROSWELL
38 HILL ST
ROSWELL GA 30075

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

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2 SOUTH MAIN ST
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P.O. BOX 98309
ATLANTA GA 30359-2009

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ROSWELL GA 30075

COMPASS LENDER LLC
108 ROME ST
CARROLLTON GA 30117-3103

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PHOENIX REALTY SPECIAL ACC ULP
2200 BELCOURT PKY
ROSWELL GA 30076

ABBINK OPAL D ET AL
8850 RIVER TRACE DR
JOHNS CREEK GA 30097

RESURGENS PARK OWNERS ASSOCIATION
INC
1945 VAUGHN RD
KENNESAW GA 30144

COMPASS LENDER LLC
108 ROME ST
CARROLLTON GA 30117-3103

Applicant's Letter of Intent
David Weekley Homes
Rezoning O-I to R-10M
Beaver Creek Road, Alpharetta, GA

David Weekley Homes (the "Applicant") respectfully requests to rezone the approximately 10.19-acre site located at the end of Beaver Creek Road (Parcels 12 239006090285 & 12 239006090095) from O-I to R-10 Attached Residential. The site is situated at the end of Beaver Creek Road between an existing 100-foot-wide power easement to the east and the Mansell Road exit off Highway 400 to the west. Other land uses in proximity on Beaver Creek Road include additional Georgia Power Company property, a large pond, and AMLI North Point apartments. Where Beaver Creek Road meets Mansell, there are a variety of existing restaurants. The requested rezoning will facilitate the development of a high-quality townhome community.

As proposed, the development will feature 67 attached townhomes, resulting in a density of 6.58 units per acre—well below the R-10M maximum of 10 units per acre. Each three-story unit will be 20 feet wide and constructed with high-quality materials, including brick and cementitious siding, in compliance with Alpharetta's architectural standards. Units will start at 1,550 heated square feet, offering ample living space with ideal floor plans. Each townhome will have a two-car rear-entry garage and driveway that are accessible via alleys. With the townhomes being rear loaded, it allows each to front a portion of the community's designed open space. Included in the open space are walking paths that will be interconnected with street-adjacent sidewalks as well as the existing Big Creek Greenway path within the power easement. An extension of the greenway path will be provided at the rear of the property. Providing these opportunities for pedestrian interconnectivity allows for safe and sufficient walkability and creates a better sense of community amongst residents. Additional open space and landscaping features include the 60-foot and 120-foot buffers adjacent to Hwy 400, the 20-foot buffer adjacent to the northern property line, the stream buffers along the southern property line, and the large pocket park at the center of the community. Per the City's Future Land Use Map, the site is designated as Mixed-Use and within the North Point LCI. The Mixed-Use designation promotes "Office, commercial, and residential uses mixed vertically within a building and/or horizontally within a development". The Applicant submits that the subject site is not suitable for those uses due to lack of demand for office uses, and lack of visibility for commercial uses due to the site's location at a dead-end. However, the proposed rezoning and development does align with various goals outlined in the Comprehensive Plan by promoting responsible growth and enhancing housing diversity within this particular area of the city. The plan emphasizes the need for high-quality, sustainable residential development that integrates with existing infrastructure while expanding access to walkable, connected communities. By incorporating pedestrian-friendly design elements, maintaining substantial open space, and ensuring compatibility with surrounding land uses, this project supports the city's vision for vibrant, well-planned neighborhoods. Additionally, the townhome community provides a desirable housing option for professionals, families, and individuals seeking proximity to employment centers, retail, and recreational amenities, further reinforcing the city's long-term planning objectives.

Overall, this development will positively impact the community by enhancing the local tax base, providing high-quality housing options for families and individuals, and fostering a sense of community through thoughtfully designed recreational amenities. The applicant is committed to working collaboratively with Alpharetta to ensure that this development meets all zoning standards and looks forward to meeting with staff and the community to address all questions or concerns.

TRAFFIC IMPACT STUDY MEMO
FOR
BEAVER CREEK ROAD DEVELOPMENT



LJA Project No. GA0863-2401.103

Nikunj Dave
GA License PE053443



LJA Engineering, Inc.
1950 Summit Park Drive, Suite 600
Orlando, FL 32810
Phone: 305.431.9312
www.ljaengineering.com

March 25, 2025

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- 2. Parameters 1
 - 2.1 Surrounding Roadways and Roadway Classifications 1
 - 2.2 Land Use 2
- Figure 2 – Zoning Area of Site Location 2**
- 2.3 Posted Speed 2
- 3. Trip Generation 2
- Table 1 – Vehicle Trips of Site Location 3**
- 4. Conclusion 3
- Appendix A – Proposed Development Concept Plan 4**

1. Introduction

The proposed development will be located at the west end of Beaver Creek Road in Alpharetta (Fulton County), Georgia (GA). The proposed development will consist of a residential area with a size of 10.19 acres (AC) and will contain **67 Townhomes**. **As per the latest ITE Trip Generation Manual. Applicable Land Use Code (LUC) for this project is a Low-Rise Multifamily Housing Units with LUC of 220.** It will have one (1) main access driveway that connects to the cul-de-sac of Beaver Creek Road. **Figure 1** shows the general area where the proposed development will be located along with its access. LJA has provided a copy of the proposed site concept plan in **Appendix A** for further reference.



Figure 1 – General Area of Site Location

2. Parameters

2.1 Surrounding Roadways and Roadway Classifications

The proposed development will be surrounded by three existing roadways as listed below:

- Beaver Creek Road – a two-lane 30-ft wide undivided roadway
- Mansell Road – a two-lane 24-ft wide undivided roadway

The current Georgia Department of Transportation (GDOT) Traffic Analysis and Data Application (TADA) provides the following roadway classifications for the roads within the study area:

- Beaver Creek Road – Urban Local Road
- Mansell Road – Urban Minor Arterial

2.2 Land Use

The City of Alpharetta Zoning Districts GIS Application website shows the existing land use of the proposed development's parcel area is classified as Office-Institutional (O-I). Based on the site concept plan, the existing land use will be reclassified as R-10M Dwelling ('For Rent'/'For Sale' Multiple Family Residential (Historic District)). (See **Figure 2**). The zoning change is currently under the City's review. The surrounding land consists of apartment complexes and commercial shopping districts.

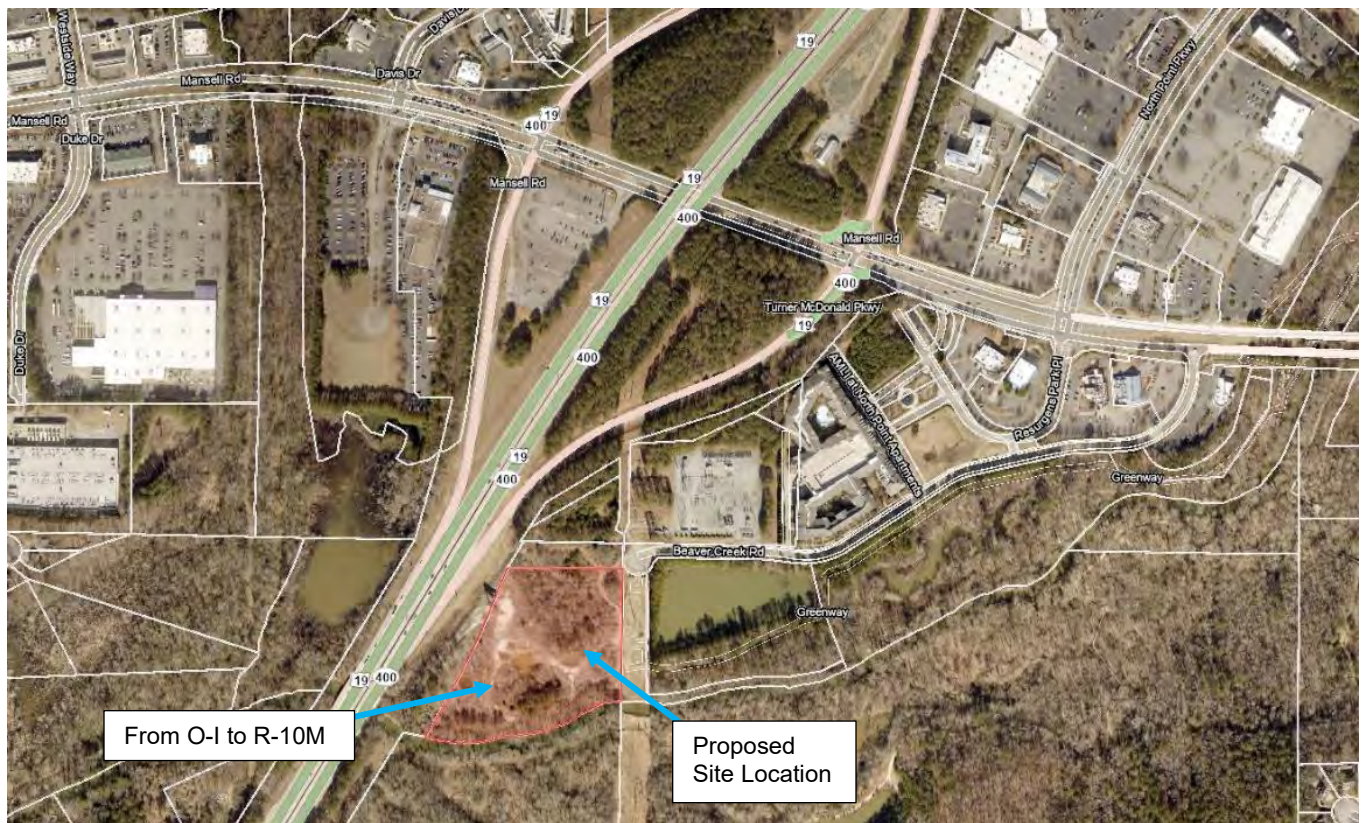


Figure 2 – Zoning Area of Site Location

2.3 Posted Speed

The current GDOT TADA provides the following roadway posted speed for the roads within the study area:

- The posted speed along Beaver Creek Rd is 25 miles per hour.
- The posted speed along Mansell Road is 40 miles per hour

The existing posted speed for all roadways within the Study Area will have no changes.

3. Trip Generation

The amount of traffic a proposed development generates is dependent upon the factors such as

the nature, size, and location of the proposed development. Trip generation related to the proposed development is calculated based on information provided in the Trip Generation Manual – 11th Edition published by the Institute of Transportation Engineers (ITE), as described by the City of Alpharetta’s standards.

Table 1 below shows the estimated number of trips which will be generated by the proposed development using the average rates from the ITE manual.

Table 1 – Vehicle Trips of Site Location

Land Use (ITE Code)	Units	AM Peak Hour			PM Peak Hour			Weekday 24-Hr Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) (220)	67 Units	10	34	44	31	18	49	252	253	505
Total		10	34	44	31	18	49	252	253	505

As shown in **Table 1** above, the overall proposed development is expected to add 505 daily trips with 44 trips (10 in, 34 out) during the AM peak hour period and 49 trips (31 in, 18 out) during the PM peak hour period.

4. Conclusion

According to the City of Alpharetta Public Hearing Application, Traffic Impact Study (TIS) reports are required for all public hearing applications when the proposed development meets or exceeds 500 average daily trips (ADT) and/or 100 total trips in either the AM Peak Hour or PM Peak Hour, or when required at the discretion of the Community Development Department. From **Table 1**, the proposed development generates 49 PM peak hour trips as shown in **Table 1** above.

Based on the recent conversation with the City of Alpharetta, it is expected that 500 ADT criteria will be waived based on the minor impact of the proposed development within the Study Area. Hence, we request the City of Alpharetta to approve this project as a TIS MEMO, without any additional traffic engineering studies.

Appendix A – Proposed Development Concept Plan

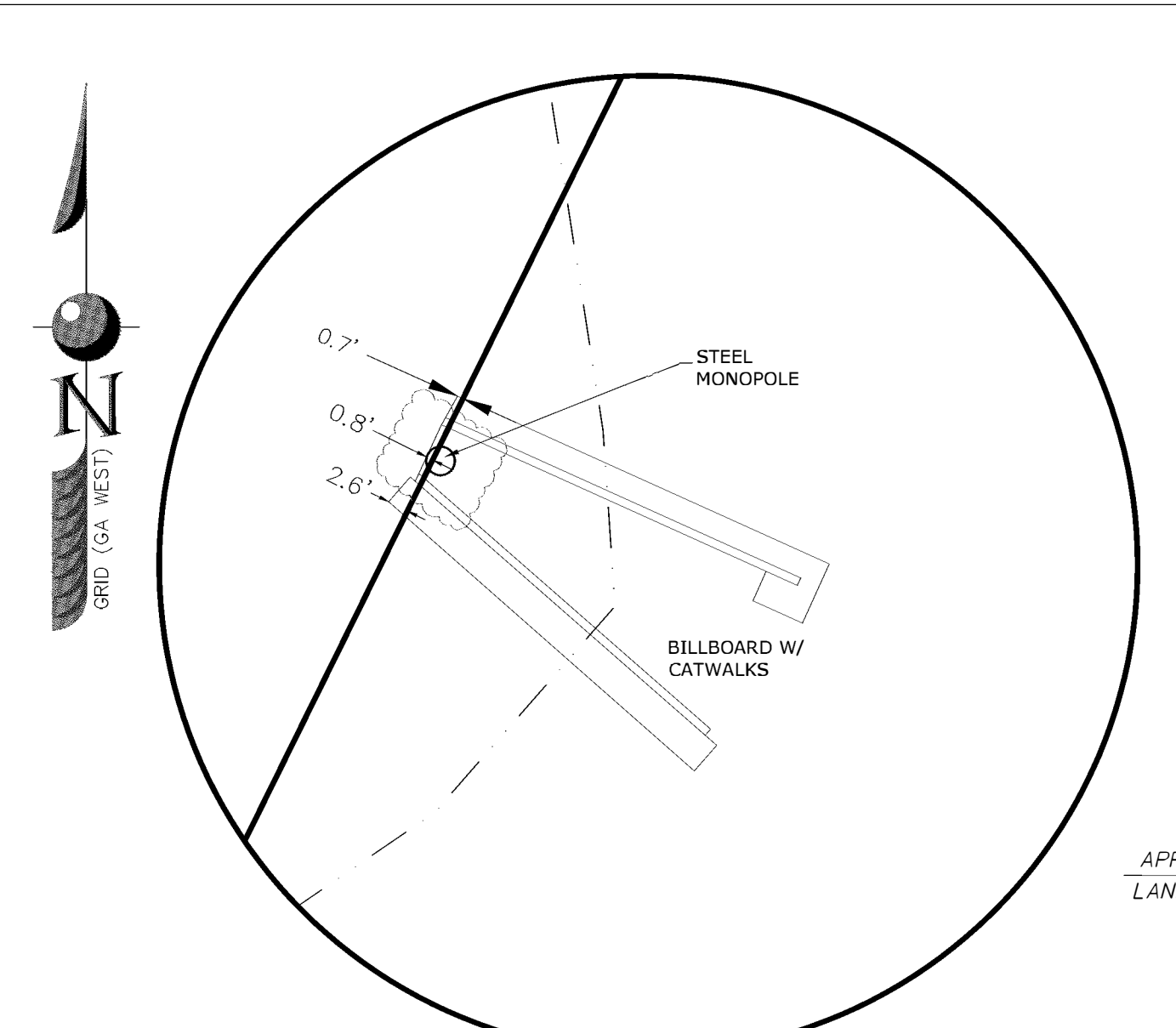
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OVERALL AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT of land lying In and being a part of Land Lots 609, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found being the land lot corner common to Land Lots 608, 609, 637 and 636; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST along the approximate land lot line common to Land Lots 609 and 636 and the right of way line of Beaver Creek Drive (R/W Varies), for a distance of 60.90 feet to an iron pin set; THENCE leaving said right of way line and continuing along said land lot line SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST for a distance of 39.11 feet to a nail in concrete; THENCE continue along said land lot line SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST for a distance of 518.36 feet to a point on the creek line of a creek known as Big Creek; THENCE leaving said land lot line and proceeding along said creek line SOUTH 89 DEGREES 59 MINUTES 26 SECONDS WEST for a distance of 66.50 feet to a point; THENCE SOUTH 77 DEGREES 01 MINUTES 22 SECONDS WEST for a distance of 49.70 feet to a point; THENCE SOUTH 61 DEGREES 07 MINUTES 41 SECONDS WEST for a distance of 101.34 feet to a point; THENCE SOUTH 65 DEGREES 01 MINUTES 38 SECONDS WEST for a distance of 96.51 feet to a point; THENCE SOUTH 70 DEGREES 14 MINUTES 04 SECONDS WEST for a distance of 51.07 feet to a point; THENCE SOUTH 79 DEGREES 28 MINUTES 33 SECONDS WEST for a distance of 235.10 feet to a point; THENCE SOUTH 88 DEGREES 22 MINUTES 42 SECONDS WEST for a distance of 78.74 feet to a point; THENCE NORTH 83 DEGREES 51 MINUTES 54 SECONDS WEST for a distance of 63.70 feet to a point; THENCE NORTH 78 DEGREES 59 MINUTES 40 SECONDS WEST for a distance of 105.81 feet to a point; THENCE NORTH 66 DEGREES 49 MINUTES 52 SECONDS WEST for a distance of 33.92 feet to a point on the creek line of Big Creek and the SOUTHERLY right of way line of Georgia Highway 400 (R/W Varies); THENCE leaving said creek line and proceed along said right of way line NORTH 33 DEGREES 40 MINUTES 22 SECONDS EAST for a distance of 239.89 feet to an iron pin set; THENCE continue along said right of way line NORTH 31 DEGREES 16 MINUTES 52 SECONDS EAST for a distance of 220.00 feet to an iron pin set; THENCE continue along said right of way NORTH 36 DEGREES 20 MINUTES 10 SECONDS EAST for a distance of 285.07 feet to an iron pin set; THENCE continue along said right of way NORTH 35 DEGREES 54 MINUTES 29 SECONDS EAST a distance of 123.07 feet to a point on the approximate land lot line common to Land Lots 608 and 609; THENCE SOUTH 89 DEGREES 45 MINUTES 06 SECONDS EAST along said approximate land lot line for a distance of 395.07 feet to an iron pin found, being the land lot corner common to Land Lots 608, 609, 637, and 636, said iron pin found being the TRUE POINT OF BEGINNING.

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



SIGN ENCROACHMENT DETAIL (N.T.S)

OVERALL AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OF land lying in and being a part of Land Lots 609, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found being the land lot corner common to Land Lots 608, 609, 637 and 636; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST along the approximate land lot line common to Land Lots 609 and 636 and the right of way line of Beaver Creek Drive (R/W Varies), for a distance of 60.90 feet to an iron pin set; THENCE leaving said right of way line and continuing along said land lot line SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST for a distance of 39.11 feet to a nail in concrete; THENCE continue along said land lot line SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST for a distance of 518.36 feet to a point on the creek line of a creek known as Big Creek; THENCE leaving said land lot line and proceeding along said creek line SOUTH 89 DEGREES 59 MINUTES 26 SECONDS WEST for a distance of 66.50 feet to a point; THENCE SOUTH 77 DEGREES 01 MINUTES 22 SECONDS WEST for a distance of 49.70 feet to a point; THENCE SOUTH 61 DEGREES 07 MINUTES 41 SECONDS WEST for a distance of 101.34 feet to a point; THENCE SOUTH 65 DEGREES 01 MINUTES 38 SECONDS WEST for a distance of 96.51 feet to a point; THENCE SOUTH 70 DEGREES 14 MINUTES 04 SECONDS WEST for a distance of 51.07 feet to a point; THENCE SOUTH 79 DEGREES 28 MINUTES 33 SECONDS WEST for a distance of 235.10 feet to a point; THENCE SOUTH 88 DEGREES 22 MINUTES 42 SECONDS WEST for a distance of 78.74 feet to a point; THENCE NORTH 83 DEGREES 51 MINUTES 54 SECONDS WEST for a distance of 63.70 feet to a point; THENCE NORTH 78 DEGREES 59 MINUTES 40 SECONDS WEST for a distance of 105.81 feet to a point; THENCE NORTH 66 DEGREES 49 MINUTES 52 SECONDS WEST for a distance of 33.92 feet to a point on the creek line of Big Creek and the SOUTHERLY right of way line of Georgia Highway 400 (R/W Varies); THENCE leaving said creek line and proceed along said right of way line NORTH 33 DEGREES 40 MINUTES 22 SECONDS EAST for a distance of 239.89 feet to an iron pin set; THENCE continue along said right of way line NORTH 31 DEGREES 16 MINUTES 52 SECONDS EAST for a distance of 220.00 feet to an iron pin set; THENCE continue along said right of way NORTH 36 DEGREES 20 MINUTES 10 SECONDS EAST for a distance of 285.07 feet to an iron pin set; THENCE continue along said right of way NORTH 35 DEGREES 54 MINUTES 39 SECONDS EAST for a distance of 123.07 feet to a point on the approximate land lot line common to Land Lots 608 and 609; THENCE SOUTH 89 DEGREES 45 MINUTES 06 SECONDS EAST said approximate land lot line for a distance of 395.07 feet to an iron pin found, being the land lot corner common to Land Lots 608, 609, 637, and 636, said iron pin found being the TRUE POINT OF BEGINNING.

NOTE
1) BILLBOARD LOCATION SHOWN DIFFERS FROM THE LOCATION SHOWN ON AN AS-BUILT DRAWING DATED 04/14/2022.

Plat Book 454 Page 34
Filed and Recorded 11/03/2022 09:05:00 AM
2022-0334671
CATELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 4380863721

- REFERENCES:**
- Deed Book 31743, Page 580
 - Deed Book 9643, Page 088
 - Deed Book 9937, Page 181
 - Plat Book 225, Page 007
 - Deed Book 10092, Page 443
 - Survey entitled "LIMITED TOPOGRAPHIC SURVEY FOR J.T. RIDINGS", by Braswell Engineering, Inc., signed and sealed by David R. Braswell, CLS # 015260, and dated April 02, 1996, last revised March 01, 2001.
 - Plat entitled "SUBDIVISION PLAT FOR DOA REGENCY AFFILIATED LLC.", by Engineering & Inspections Systems, Inc., signed and sealed on 1/02/02 by John Evan Norton, CLS # 1848, and dated 10/20/01.
 - Plat entitled "TOPOGRAPHIC BOUNDARY SURVEY FOR: RONALD STONE & ASSOCIATES", by LandAir Surveying Company, dated 10/06/02 and last revised 9/12/02.

GEOGRAPHICAL AND VERTICAL INFORMATION WERE OBTAINED VIA GPS OBSERVATIONS UTILIZING GPS SOLUTIONS (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83(2011), NAVD88 DATUM AND GEOID12A MODEL

IF YOU DIG GEORGIA... CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

CAUTION

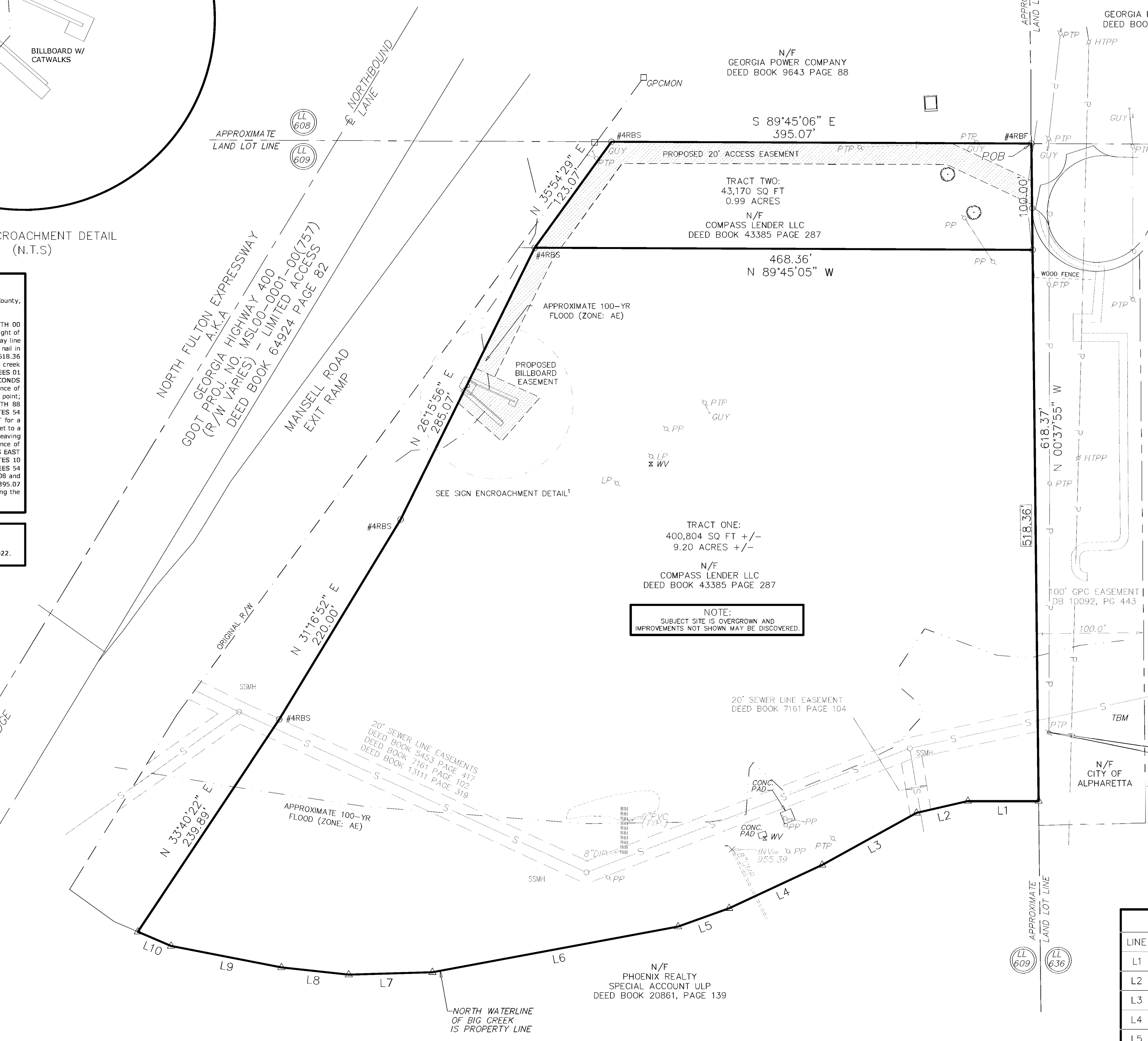
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- Utility Contacts:
1. Fulton Water & Sewer (404)730-7432
 2. Atlanta Gas & Light (770)994-7946
 3. BellSouth (404)780-2800
 4. Media One (770)559-2000
 5. Georgia Power 1-(888)660-5890

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, A PORTION OF THE REFERENCE PARCEL IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

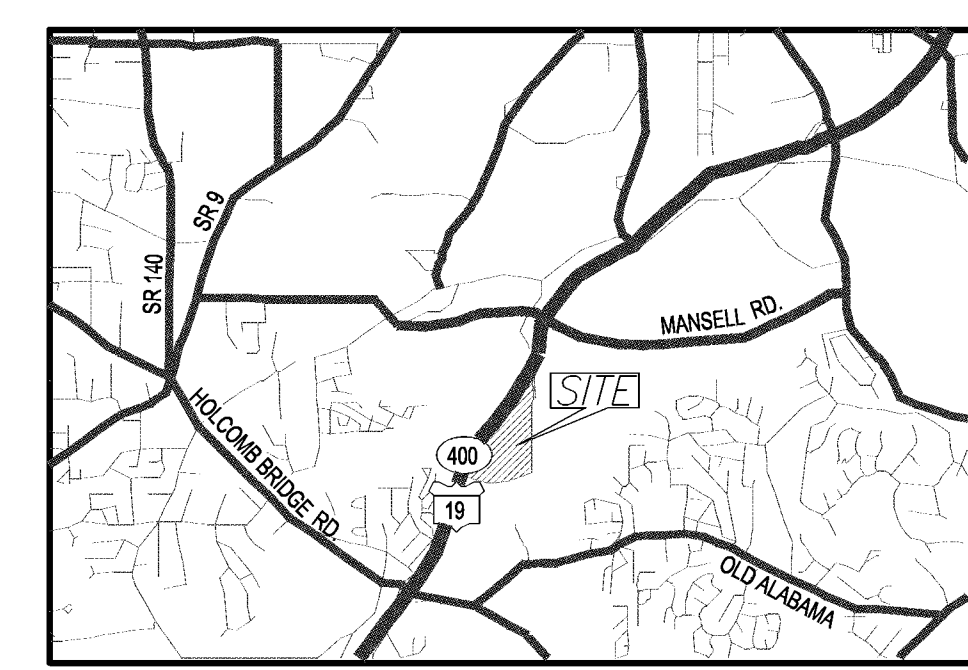
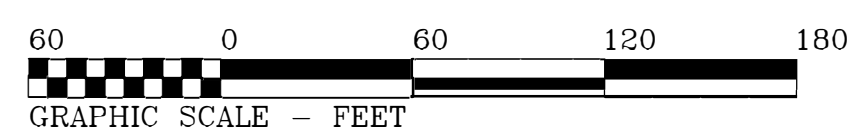
MAP ID: 13121C0062F & 0066F EFFECTIVE DATE: 09/18/13 ZONE: AE

AREA SUMMARY:
TRACT ONE: 9.20+/- ACRES
TRACT TWO: 0.99 ACRES
TOTAL: 10.19+/- ACRES



CENTERLINE OF BIG CREEK IS THE BOUNDARY LINE BETWEEN THE CITY OF ALPHARETTA AND THE CITY OF ROSWELL.

LINE	DIRECTION	LENGTH
L1	S 89°59'26" W	66.50'
L2	S 77°01'22" W	49.70'
L3	S 61°07'41" W	101.34'
L4	S 65°01'38" W	96.51'
L5	S 70°14'04" W	51.07'
L6	S 79°28'33" W	235.10'
L7	S 88°22'42" W	78.74'
L8	N 83°51'54" W	63.70'
L9	N 78°59'40" W	105.81'
L10	N 66°49'52" W	33.92'



LOCATION MAP NOT TO SCALE

ACCESS NOTE:
ACCESS TO SUBJECT PROPERTY IS BY BEAVER CREEK ROAD. SEE SUBDIVISION PLAT RECORDED IN PLAT BOOK 225 PAGE 7.

LEGEND:

AC	Air Conditioning Unit	IPS	Iron Pin Set
ASPH	Asphalt Paving	INV	Invert
BC	Back of Curb	IRF	Intermediate
B/L	Building Line	JB	Regional Flood
BW	Bottom of Wall	LP	Light Pole
CB	Catch Basin	POB	Point of Beginning
CMP	Corrugated Metal Pipe	PP	Power Pole
CMC	Concrete	PTP	Power-Telephone Pole
DE	Drainage Easement	RCP	Reinforced Concrete Pipe
DI	Drop Inlet	R/W	Right-of-way
DIP	Ductile Iron Pipe	SBB	Southern Bell Box
DWCB	Double Wing Catch Basin	SCD	Sanitary Sewer Clean Out
EP	Edge of Pavement	SSE	Sanitary Sewer Easement
FF	Finish Floor	SSMH	Sanitary Sewer Man Hole
FH	Fire Hydrant	SWCB	Single Wing Catch Basin
GM	Gas Meter	TBM	Temporary Bench Mark
GV	Gas Valve	TP	Telephone Pole
GP	Guy Pole	WM	Water Meter
GPMH	Georgia Power Man Hole	WV	Water Valve
HW	Head Wall	YI	Yard Inlet
IPF	Iron Pin Found		

---	BPL	Buried Power Line
---	BTL	Buried Telephone Line
---		Creek Line
---	X	Fence Line
---	G	Gas Line
---	P	Power Line
---		Property Line
---	I	Railroad Line
---	S	Sanitary Sewer Line
---	T	Telephone Line
---	W	Water Line

GEORGIA SURVEYOR CERTIFICATION
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Chris Amos Adams
10/19/22
DATE

1 OF 1
Drawing No.

362208494A
File Number:

KCI TECHNOLOGIES
70 BOULDERBROOK CIRCLE
BLDG 100 SUITE 100
LAWRENCEVILLE, GA 30045
#LSF000911

No.	Date	Revision

BOUNDARY RETRACEMENT SURVEY FOR:
COMPASS LENDER, LLC
LAND LOT 609, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY GEORGIA

Professional Engineer Seal for Chris Amos Adams, No. 2796, State of Georgia.



Wooten Tracts

RELEASED FOR
CONSTRUCTION



FRONT ELEVATION

© Weekley Homes L.P. 2017
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
Scale: 1/4" = 1'-0"
Rev: _____
Date: _____

Proj. No.: **108-113**
Lot: **108-113**
Block: _____
Job No.: **108-113**
Sect: _____

ASHBURY (TH)
TOWNHOMES LOTS 108-113
ALPHARETTA, GA 30076

BUILDING
BLDG ELV-1
ASHBURY
ATLANTA

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CONSTRUCTION

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David Weekley Homes

108-113

Proj. No.: 4677

ASHBURY (TH)
TOWNHOMES LOTS 108-113
ALPHARETTA, GA 30076

BUILDING
BLDG
ELV-2
ASHBURY
ATLANTA

Scale: 1/4" = 1'-0"

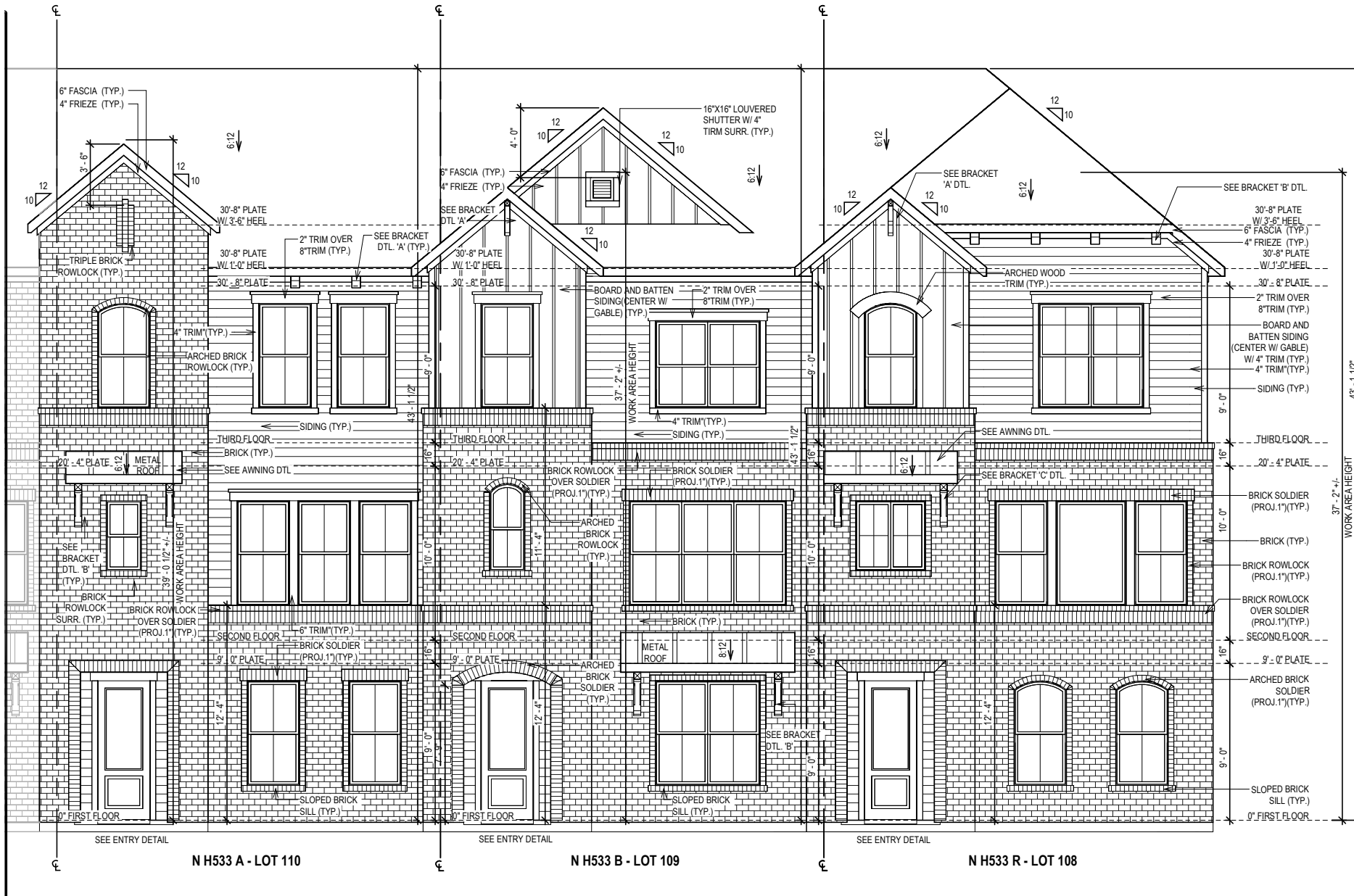
Rev: _____
Date: _____

Lot:

Block:

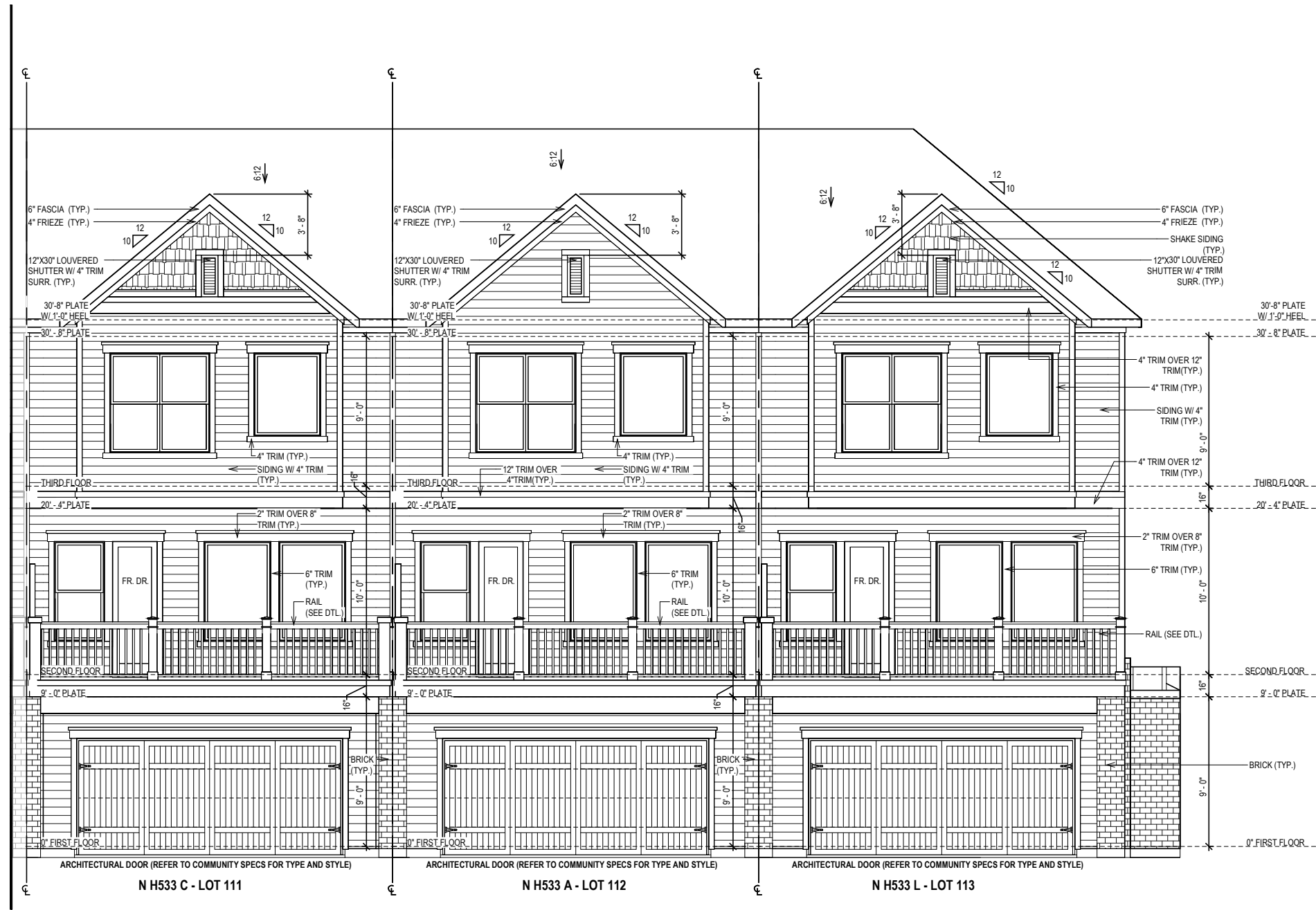
Job No.: 108-113

Sect:



FRONT ELEVATION

RELEASED FOR
CONSTRUCTION



REAR ELEVATION

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David Weekley Homes

Scale: 1/4" = 1'-0"
Rev:
Date:

Lot: 108-113

Proj. No.: 4677
Block:
Job No.: 108-113

Sect:

ASHBURY (TH)
TOWNHOMES LOTS 108-113
ALPHARETTA, GA 30076

BUILDING
BLDG
ELV-3
ASHBURY
ATLANTA

RELEASED FOR
CONSTRUCTION



REAR ELEVATION

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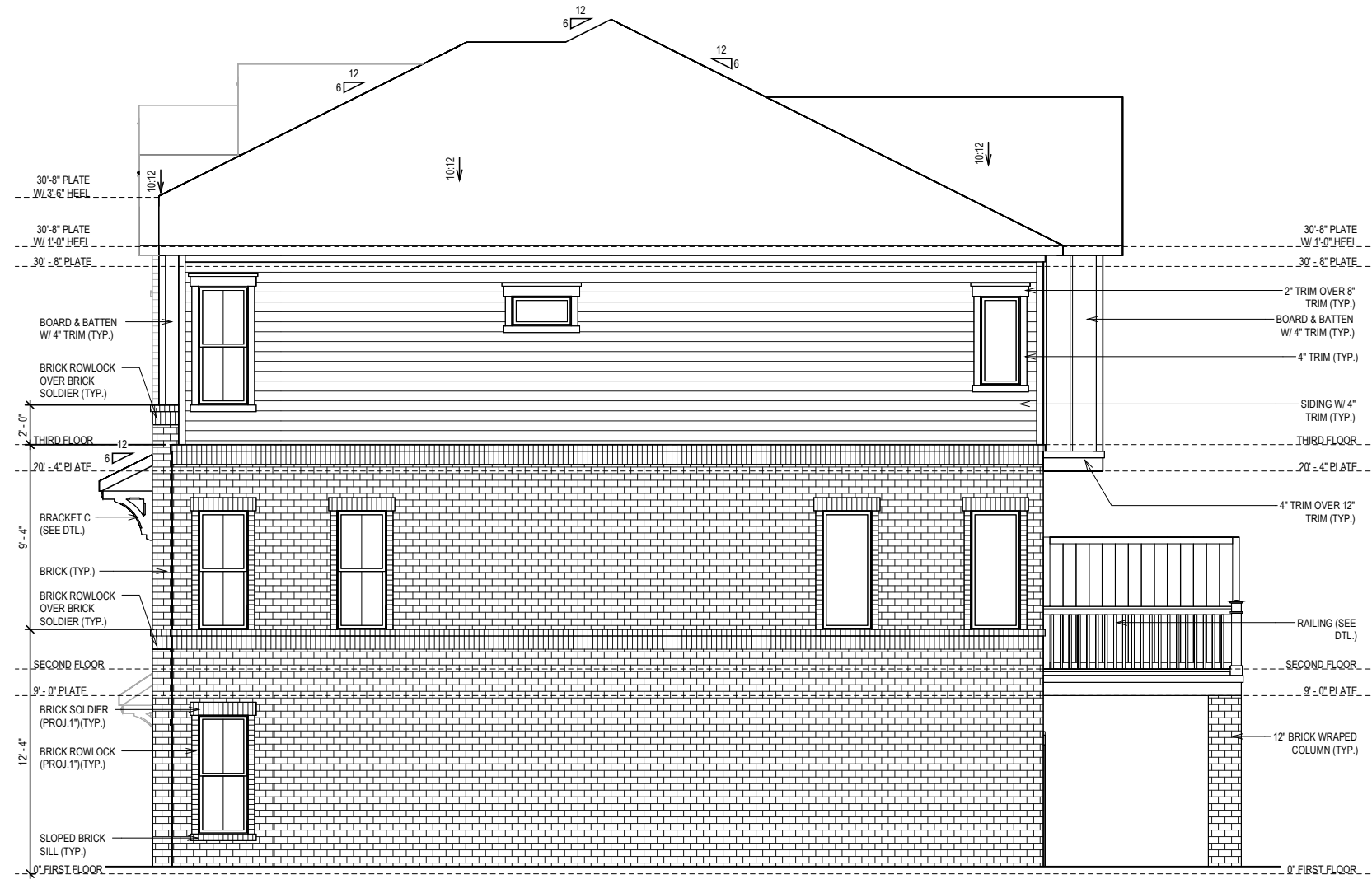
David Weekley Homes
RD/JF/AA
Scale: 1/4" = 1'-0"
Date: _____
Rev: _____

Proj. No.: **108-113**
Lot: **4677**
Block: _____
Job No.: **108-113**
Sect: _____

ASHBURY (TH)
TOWNHOMES LOTS 108-113
ALPHARETTA, GA 30076

BUILDING
**BLDG
ELV-4**
ASHBURY
ATLANTA

RELEASED FOR
CONSTRUCTION



SIDE ELEVATION - LOT 108

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David Weekley Homes
Scale: 1/4" = 1'-0"
Rev: _____
Date: _____

Proj. No.: **108-113**
Lot: **4677**
Block: _____
Job No.: **108-113**
Sect: _____

ASHBURY (TH)
TOWNHOMES LOTS 108-113
ALPHARETTA, GA 30076

BUILDING
**BLDG
ELV-5**
ASHBURY
ATLANTA

RELEASED FOR
CONSTRUCTION

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David Weekley Homes
Date: _____
Scale: 1/4" = 1'-0"
Rev: _____

Proj. No.: **108-113**
Lot: **4677**
Block: _____
Job No.: **108-113**
Sect: _____

ASHBURY (TH)
TOWNHOMES LOTS 108-113
ALPHARETTA, GA 30076

BUILDING
BLDG
ELV-16
ASHBURY
ATLANTA



SIDE ELEVATION - LOT 113





Arthur E. Ferdinand
 Tax Commissioner
 Fulton County, Georgia

Tax Bill

141 Pryor Street
 Atlanta, Georgia 30303
 404.613.6100

Property Owner	Parcel Identification	Description	User ID
COMPASS LENDER LLC	12 239006090095	Real Estate	IWR

Tax District 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
0 WOOTEN ROAD	0657191	2,384,600	953,840

City Exemption

County Exemption

City Sales Tax Credit \$0.00

County Sales Tax Credit \$180.28

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2024	County	24,914.30	0.00	0.00	24,914.30	0.00	11/15/2024
2023	County	31,552.67	0.00	0.00	31,552.67	0.00	11/15/2023
2022	County	31,697.23	0.00	0.00	31,697.23	0.00	11/15/2022
2021	County	32,685.14	0.00	0.00	32,685.14	0.00	11/30/2022
2020	County	16,675.20	0.00	0.00	16,675.20	0.00	11/15/2020
2019	County	16,749.00	0.00	0.00	16,749.00	0.00	10/15/2019
2018	County	16,935.60	0.00	0.00	16,935.60	0.00	10/31/2018

Grand Total Due \$0.00

Mailing Address

COMPASS LENDER LLC
 108 ROME ST
 CARROLLTON GA 30117-3103

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

F. The extent to which area demographics or projections are not occurring as projected.

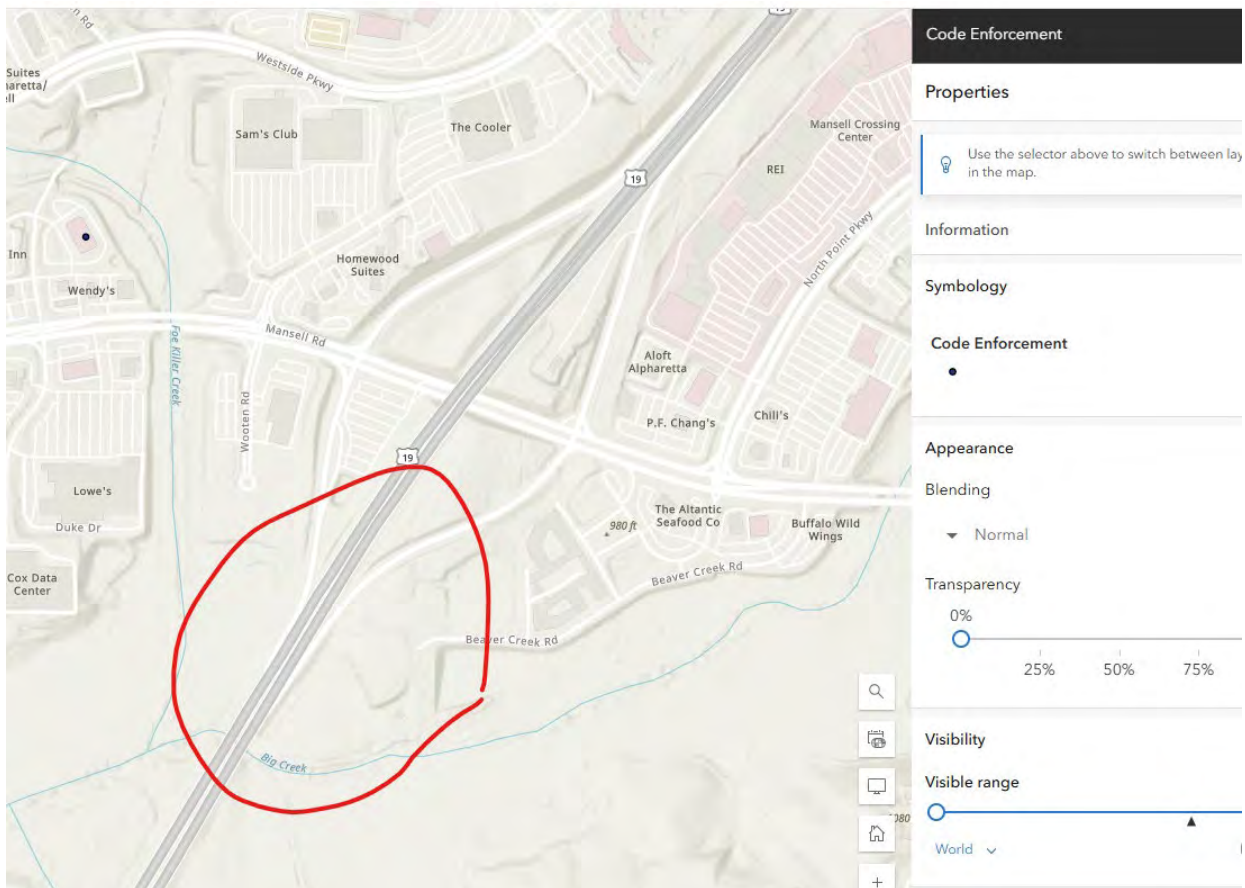
The city as a whole, and the surrounding area is continuing to show demand for townhomes. Commercial uses, however, have trended downward over the past few years. Though mixed-use development is desirable in many parts of the city, this specific location is not suitable for an additional land use.

From: [Woodman, Michael](#)
To: [Tyler Lasser](#)
Cc: [Borden, Brian](#)
Subject: RE: Beaver Creek Road Rezoning
Date: Wednesday, March 26, 2025 12:28:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

[EXTERNAL EMAIL]

Tyler,

I checked our Code Enforcement map and there is nothing showing on the subject property (see below). Just submit this email as evidence.



From: Tyler Lasser <tlasser@lja.com>
Sent: Wednesday, March 26, 2025 11:55 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Borden, Brian <bborden@alpharetta.ga.us>
Subject: RE: Beaver Creek Road Rezoning

Michael,

Arborist Report For The City of Alpharetta



Tree Report for:
David Weekley Homes

Property Address:
Beaver Creek Road
Alpharetta, Georgia

Moore Urban Forestry
6405 Kinsey Way
Cumming, GA 30040
Field Smith, Consulting Arborist
ISA Certified Arborist # GO-0102A

The City of Alpharetta requires an Arborist report that assesses the condition of all specimen trees, boundary trees, trees of quality, and landscape trees.

Criteria for a Specimen Tree:

Pine Trees: 30-inches diameter or larger for these in the *Pinus* (Pine) genus.

Coniferous Trees: 20-inch diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus.

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.

24-inch diameter or larger for trees in all other genera

Understory Trees: 8-inch diameter or larger.

10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

Criteria for a Boundary Tree:

Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Criteria for a Landscape Tree:

A tree or trees that were planted or retained on a developed or previously developed site.

Criteria for a Tree of Quality

A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the director.

The diameter of all trees that were collected at Beaver Creek Road were measured at dbh (diameter at breast height, 4 ½' off the ground). They were marked with aluminum tags (984-985). Trees were collected with Trimble Geo Xh (Real-time sub foot accuracy).

Specimen Trees

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
984	<i>Quercus nigra</i>	Water Oak	38	Fair	Minor Dead Limbs, Vines
985	<i>Quercus nigra</i>	Water Oak	44	Fair	Minor Included Bark, Vines

Pictures of Specimen Trees



Tree # 984



Tree # 985

Boundary Trees

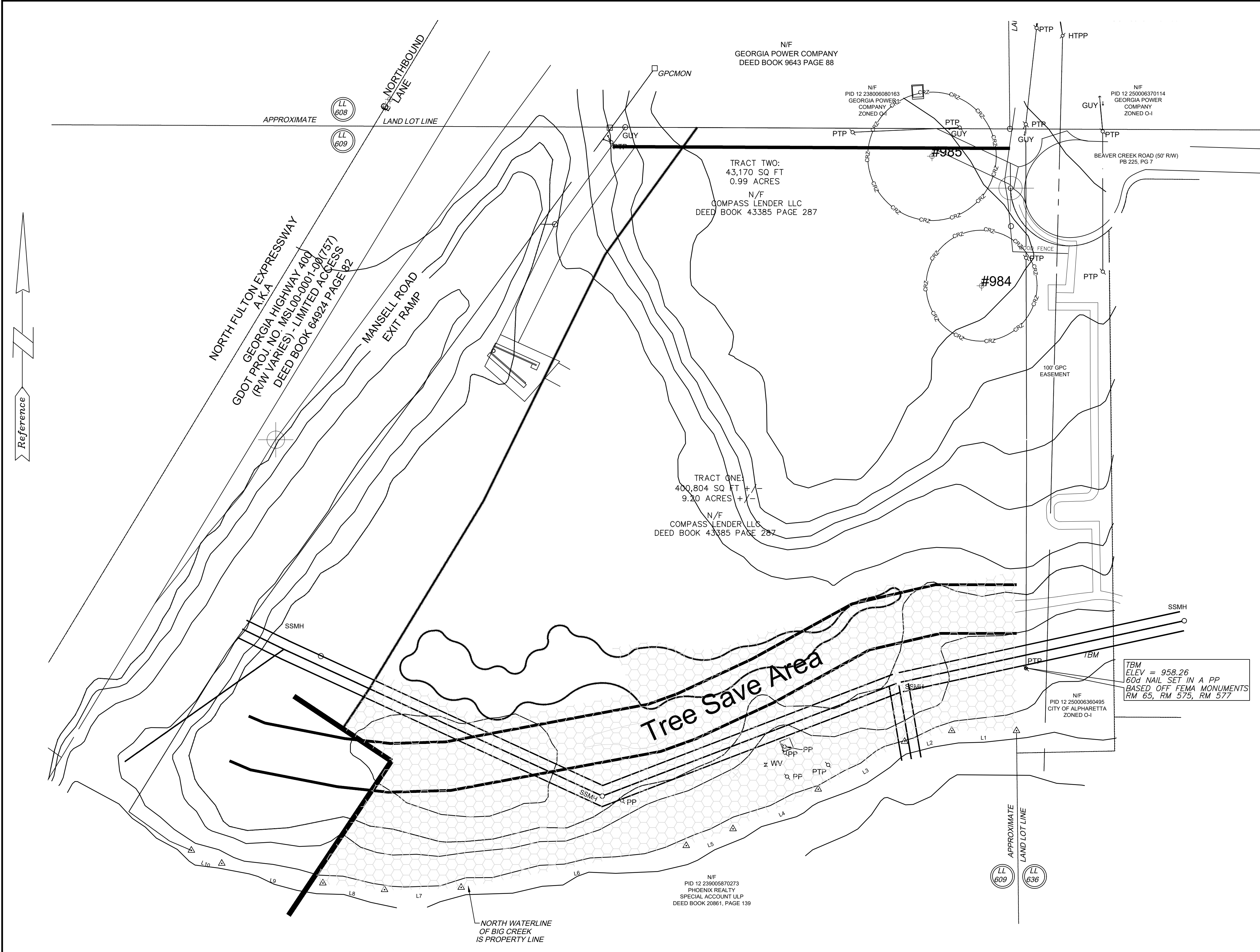
No boundary trees adjacent to the property.

Landscape Trees

No landscape trees on the property.

Trees of Quality

No trees of quality on the property



Specimen Trees

Tree #	Scientific Name	Common Name	DBH	Condition	Comments
984	<i>Quercus nigra</i>	Water Oak	38	Fair	Minor Dead Limbs, Vines
985	<i>Quercus nigra</i>	Water Oak	44	Fair	Minor Included Bark, Vines



6405 KINSEY WAY
CUMMING, GEORGIA 30040
(470) 505-4880
fsmith@mooreurbanforestry.com

PREPARED FOR:

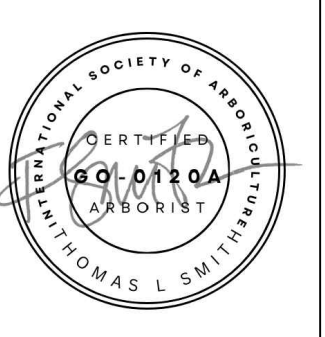
David Weekley Homes
100 Mansell Court East
Ste 100
Roswell, GA. 30007

PROJECT NAME:

Beaver Creek

TASK:

Tree Survey and Inventory



PROJECT INFORMATION:
Beaver Creek
Project Name

Beaver Creek Road
Project Address

Land Lot No. (s)

District
City of Alpharetta, GA
Municipality

No.	REVISION							
	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
1								
2								
3								
4								
5								
6								
7								
8								
9								

FS DESIGN AS SHOWN SCALE
FS DRAWN T1
FS CHECKED SHEET
3/27/2025 DATE PROJECT No.

SITE DATA

PROPERTY ADDRESS:
0 WOOTEN ROAD
ALPHARETTA GA, 30009

PROPERTY OWNERS:
PID 12 239006090285 - COMPASS LENDER LLC
PID 12 239006090095 - COMPASS LENDER LLC

STORMWATER NOTE:
STORMWATER MANAGEMENT &
BIORETENTION PROVIDED ON SITE.

SEWER NOTE:
SEWER PROVIDED BY FULTON COUNTY.

WATER NOTE:
WATER PROVIDED BY FULTON COUNTY.

FEMA NOTE:
ACCORDING TO FIRM NUMBER
131210062F DATED 09/18/2013 FOR
CITY OF ALPHARETTA GEORGIA,
THE PROPERTY SHOWN DOES LIE
WITHIN A SPECIAL FLOOD HAZARD
AREA.

ACREAGE: ± 10.19 AC
TOTAL UNITS: 67 UNITS (20' X 45' TOWNHOMES)
GROSS DENSITY: 6.58 U/A (10 U/A MAX)

NORTH POINT OVERLAY

TYPE C CORRIDORS:

BUILDING SETBACK: NO MIN. / 10' MAX (FROM BACK OF SIDEWALK)
SIDEWALK: 5' PROPOSED (12' MIN.)
PLANTER: 6' MIN.

EXISTING ZONING: O-I
PROPOSED ZONING: R-10M, ATTACHED RESIDENTIAL (NPO)

MIN. LOT SIZE: NONE FOR EACH UNIT
MAX DENSITY: 10 PER GROSS ACRE
MIN. LOT WIDTH: 20' FOR EACH D/U

CIVIC SPACE REQ'D: 10% (1.02 AC)
CIVIC SPACE PROVIDED: 11% (1.12 AC)

AMENITY SPACE REQ'D: 5% (.51 AC)
AMENITY SPACE PROVIDED: 16.7% (1.7 AC)

R-10M ZONING

MIN. SETBACKS:
FRONT YARD: 35' FROM R/W OF LOCAL STREET
SIDE YARD: 25' FROM ADJ. PROPERTY
REAR YARD: 50'

MAX COVERAGE: NONE
MAX BUILDING HEIGHT: 35'
MIN. FLOOR AREA OF D/U: NONE

ECO-DISTRICT MEASURES

7 POINTS REQ'D

1. CERTIFIED GREEN BUILDING:	3-5 POINTS
2. RENEWABLE ENERGY SOURCES:	3 POINTS
3. GREEN ROOF:	3 POINTS
4. BUILDING ENERGY EFFICIENCY:	2 POINTS
5. BIO RETENTION:	2 POINTS
6. BUILDING WATER EFFICIENCY:	2 POINTS
7. TRANSPORTATION DEMAND:	2-3 POINTS
8. HEAT ISLAND REDUCTION:	2 POINTS
9. PERVIOUS PAVING:	2 POINTS
10. SUSTAINABLE LANDSCAPING:	1 POINT
11. ADDITIONAL LANDSCAPED CIVIC AREA:	1-5 POINTS
12. CONSOLIDATED OPEN SPACE:	2 POINTS
13. CONNECT OPEN SPACE:	2 POINTS
14. ENHANCE BICYCLE FACILITIES:	1-2 POINTS
15. ALTERNATIVE TRANSPORTATION:	1-2 POINTS
16. ALTERNATIVE MEASURES:	1-3 POINTS

SITE LEGEND

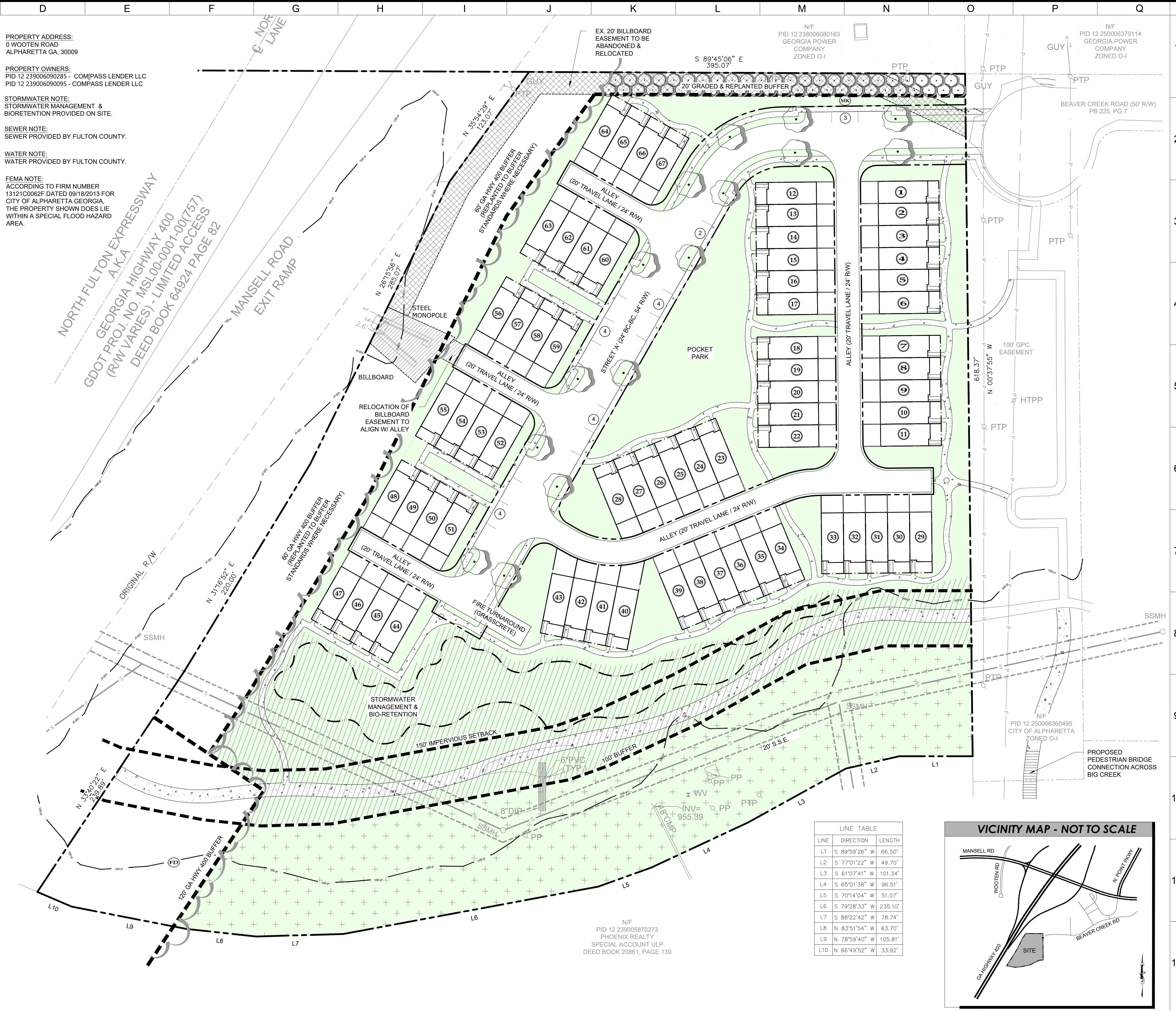
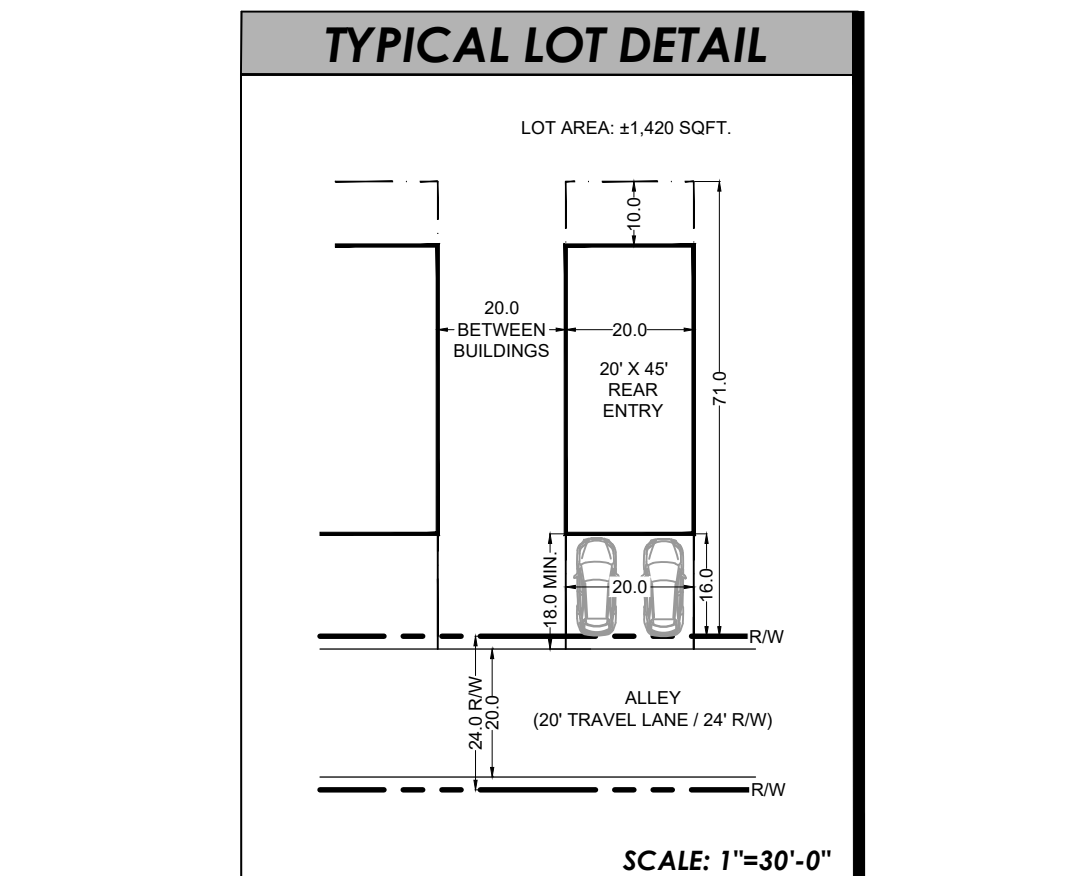
- (MK) MAIL KIOSK
- (FD) 100 YR FLOOD PLAIN
- ▨ CIVIC SPACE (MULTI-USE TRAIL & POCKET PARK)
- + AMENITY SPACE (WOODED AREA)
- ADDITIONAL OPEN SPACE

PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
TOWNHOME	2	2	4	67	268

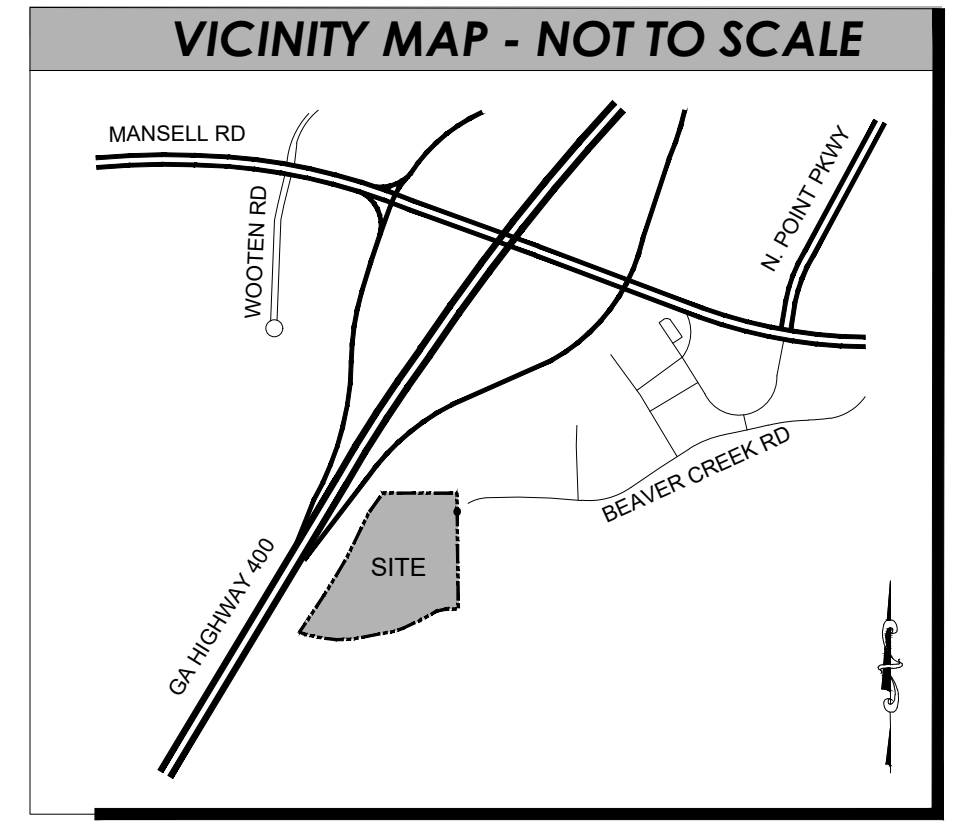
PARKING SPACES REQUIRED FOR RESIDENTIAL
(1.5 SPACE PER D/U OR 1 SPACE FOR EACH BEDROOM (2+ BR):

GUEST PARKING PROVIDED (PARALLEL, ON STREET):	21
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL	289



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 89°59'26" W	66.50'
L2	S 77°01'22" W	49.70'
L3	S 61°07'41" W	101.34'
L4	S 65°01'38" W	96.51'
L5	S 70°14'04" W	51.07'
L6	S 79°28'33" W	235.10'
L7	S 88°22'42" W	78.74'
L8	N 83°51'54" W	63.70'
L9	N 78°59'40" W	105.81'
L10	N 66°49'52" W	33.92'



CHK	APV
BY	DESCRIPTION
NO	DATE
NOT RELEASED FOR CONSTRUCTION	
LJA ENGINEERING 299 S. MAIN STREET ALPHARETTA, GA 30009 770-225-4730	
DAVID WEEKLEY HOMES	
ZONING PLAN FOR WOOTEN TRACTS 0 WOOTEN RD - ALPHARETTA, GA L.L. 609 ~ 1ST DISTRICT PARCEL # 12 239006090285 & 12 239006090095	
NORTH SCALE: 1"=40' PROJECT NUMBER: GA0863-2401 SHEET TITLE: ZONING PLAN DATE: 02/24/25	



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: DAN MERKEL

I. AGENDA ITEM TITLE: PH-25-07 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – PARKING

PLANNING COMMISSION: JULY 10, 2025

CITY COUNCIL: JULY 28, 2025

II. REPORT IN BRIEF:

Consideration of text amendments to the Unified Development Code (UDC) to amend Section 2.5 Parking and Loading and Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading.

DISCUSSION

Staff recommends text amendments to Unified Development Code (UDC) Section 2.5 Parking and Loading to amend the parking ratio for an elementary and middle school and Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading to amend parking requirements for Downtown properties that are located beyond a certain distance from a public parking facility.

Staff explored the current Downtown parking ratios to determine if they are appropriate for all areas of Downtown. An article from the National Parking Association in *PARKING* magazine suggests that parking designers typically use a maximum walking distance of 300' – 600' for retail customers. A buffer map depicting these distances from public parking facilities in the Downtown Overlay reveals that properties north of Mayfield Road, as well as properties south of Old Milton Parkway exceed the retail customer maximum walking distance from a public parking facility. Therefore, it is recommended that properties in the Downtown south of Old Milton Parkway and north of Mayfield Road should be subject to the City-wide parking ratios in UDC Section 2.5 Parking and Loading.

Staff researched parking ratios for elementary and middle schools in response to a concern from City Council that the City's current parking ratio may be insufficient. The UDC requires one (1) parking space per classroom and administrative office, plus five (5) parking spaces for guests for an elementary and middle school. Staff looked at school parking ratios in surrounding jurisdictions, as shown in the table below, and compared those to existing parking ratios at Manning Oaks Elementary School and Hopewell Middle School. It is estimated that Manning Oaks Elementary School has 2.12 parking spaces/classroom and administrative office, and Hopewell Middle School has 1.94 parking spaces/classroom and administrative office. Therefore, it is recommended that two (2) parking spaces per classroom and administrative office be required for elementary and middle schools.

Municipality	Vehicle Parking Calculation (K-8)
Dunwoody	2 spaces per Classroom - min 4 spaces
Sandy Springs	1 space per 500 SF (K-12)
Roswell	1 space per 1000 SF
John's Creek	Larger of 2 per classroom or one per 35 SF in largest assembly area
Milton	Larger of 2 per classroom or one per 35 SF in largest assembly area

III. ATTACHMENTS:

- UDC Section 2.5 Parking and Loading
- UDC Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading
- Walking Distance Buffer Map

SECTION 2.5 PARKING AND LOADING¹

Areas suitable for parking vehicles in off-street locations shall be required in all districts at the time of the initial construction of any principal building or when a structural alteration or change in a principal building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs.

Off-street parking shall be provided and maintained in accordance with the following requirements. A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting.

(Ord. No. 718, § 17(Exh. C), 12-14-2015; Ord. No. 732, § 5, 2-6-2017)

2.5.1 Number of vehicle parking spaces required.

The following number of off-street vehicle parking spaces shall be required for the respective use:

- A. *Residential Uses.* Residential parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet).

Dwelling, 'For-Sale', detached:

Two (2) spaces on the same lot for each dwelling unit, plus 1 additional space where a home occupation is permitted.

Dwelling, 'For-Sale', attached; efficiency or one-bedroom units:

One and one-half (1½) spaces for each dwelling unit.

Two or more bedroom units:

One (1) space for each bedroom.

Bed and Breakfast:

One (1) space for each bedroom.

Dwelling, 'For-Rent', residential:

Two (2) spaces for each unit, plus one (1) guest space per 20 units.

Group Home/Congregate Housing:

One (1) space for each two (2) sleeping rooms.

- B. *Business Uses.*

Medical, dental and optical offices:

One (1) space per 200 square feet.

Professional and business offices not otherwise specifically enumerated:

One (1) space for each 250 square feet of gross floor space.

¹Ord. No. 718, § 17(Exh. C), adopted Dec. 14, 2015, repealed the former § 2.5 (2.5.1—2.5.9), and enacted a new 2.5 (2.5.1—2.5.9) as set out herein. The former § 2.5 pertained to similar subject matter and derived from the original codification and Ord. No. 675, § 1, adopted June 3, 2013.

Banks:

One (1) space for each 300 square feet of gross floor space.

Hotels (or Motels) and Extended Stay Hotels:

One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

Day Care:

One (1) space for each 400 square feet. (Stacking for six cars must be provided on site.)

Service and repair establishments not otherwise specifically enumerated:

One (1) space for each 250 square feet of floor area not used for storage.

Retail businesses, not otherwise specifically enumerated:

One (1) space for each 200 square feet of gross floor space.

Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries:

One (1) space per 100 square feet of showroom, sales office or other conditioned space.

Restaurants:

One (1) space for each 100 sq. ft. of the entire facility.

Retail Shopping Center:

Less than 50,000 sq. ft.: One (1) space for each 200 sq. ft.

50,000—400,000 sq. ft.: One (1) space for each 250 sq. ft.

Over 400,000 sq. ft.: One (1) space for each 285 sq. ft.

Theaters, night clubs and other such places of public assembly:

One (1) space for each 4 seats accommodations plus 1 employee space for each 10 seats.

Service stations:

Two (2) spaces for each gasoline pump plus 1 space per 250 sq. ft. for convenience store.

Funeral homes:

One (1) space for each 4 seats in chapel or parlor plus sufficient space to park or store all company vehicles.

Technology Centers/Data Processing Centers:

One (1) space per 1,000 square feet per gross area of unmanned space together with parking as required for space dedicated to manned space at 1 space per 300 square feet. Land for additional parking calculated at 1 space per 500 square feet of gross area shall be set aside and preserved until such time as additional parking is needed and/or use changes. This land shall not be subdivided from the remainder of the property so that it can be used for parking in the future.

C. *Wholesale and Industrial Uses.*

Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards:

One (1) space per 1,000 square feet.

D. *Public and Semipublic Uses.*

Hospitals:

One (1) space per bed, plus 1 space per 200 square feet of floor area used for outpatient treatment.

Churches, stadium and other places of public assembly:

One (1) space for each 2 seats in the principal assembly room.

Places of assembly or indoor recreation without fixed seats:

One (1) space for each 500 square feet of playing court, rink, playing field and spectator area, plus one (1) space for each 200 sq. ft. of gross floor space directed to other patron use areas.

Schools, elementary and middle schools:

~~One (1)~~ Two (2) spaces for each classroom and administrative office ~~plus 5 spaces for visitors.~~

Schools, senior high:

One (1) space for each classroom and administrative office plus 1 space for each 4 students based on the design capacity of the school.

Other public building:

One (1) space for each 300 square feet of gross floor space.

(Ord. No. 718, § 17(Exh. C), 12-14-2015)

2.5.2 Shared parking.

A. *Common Off-street Parking Areas.* Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area.

(Ord. No. 718, § 17(Exh. C), 12-14-2015)

2.5.3 Off-street loading and unloading spaces.

A. Every lot on which a business, trade or industry is thereafter established shall provide space as indicated below for the loading and unloading of vehicles off the street. Such space shall have access to an alley or, if there is no alley, to a street. For the purpose of this Section, an off-street loading space shall have the minimum dimensions of 12 by 40 feet and be clear and be free of obstructions at all times.

Required spaces shall be provided as follows:

Retail businesses, office, wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals and educational institutions, 1 space for the first 25,000 square feet of total floor area or fractional part thereof. For anything in excess of 25,000 square feet, such uses shall provide loading spaces according to the following schedule:

SQUARE FEET	NUMBER OF SPACES
25,000—99,999	2
100,000—159,999	3

160,000—239,999	4
240,000—349,999	5
For each additional 100,000 or fraction thereof	1 additional

- B. Vehicles used for the loading and unloading of retail merchandise may not be parked overnight (between 10:00 p.m. of one day and 8:00 a.m. of the next day) in a location closer to the frontage street than the principal building.

(Ord. No. 718, § 17(Exh. C), 12-14-2015)

2.5.4 Locational criteria for parking.

- A. Location on Other Property. If the required parking cannot reasonably be provided on the same lot on which the principal use is conducted, such parking may be provided on other off-street property provided such property lies within 500 feet of the main entrance to the principal use. Such parking shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.
- B. Location of Required Parking in Residential Districts. Required parking spaces in residential districts shall be subject to applicable area regulations pertaining to setbacks (front, side and rear yard), lot coverage, and accessory and principal structures.

Required parking spaces in 'For-Sale' residential districts shall be contained within a carport, garage or completely enclosed building, in addition:

Each 'For Sale' dwelling unit shall have a minimum 18' long and 10' wide paved driveway, as measured from the garage to the back of sidewalk, or back of curb where a sidewalk is not provided.

Ordinary passenger vehicles and non-commercial pickup trucks may be parked on a paved driveway providing ingress and egress to the lot or on a paved parking space provided that the maximum width of the total paved area cannot exceed 40 (forty) feet.

One (1) business vehicle not prohibited by the provisions of this Ordinance from parking within a residential district and one or more recreational vehicles or boats, or boat trailers may be parked or stored in an area not visible from a street.

The regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1½) tons is prohibited in any residential district. Pickup or panel trucks, used to provide daily transportation to and from work, are allowed in all residential districts.

- C. Parking and Storage of Certain Vehicles. No automobile, truck, motorcycle, trailer or other vehicle of any kind or type without current license plates shall be parked or stored on any lot in a residential district except in a completely enclosed building.
1. Any person who, as of the effective date of this Article (6/94), has established a long-standing practice of parking or storing boats or recreational vehicles which is not in compliance with the provisions of C(1), above, may continue such practice as a lawful nonconforming use, subject only to the provisions of any applicable district regulations.
 2. Any person may apply to the Director of Community Development for a variance to the provisions of C(1), above pertaining to the parking and storage of boats or recreational vehicles. Variances shall be granted only in the case of extreme hardship or unusual circumstance, as contrasted with merely granting an advantage or a convenience. The factors to be taken into consideration by the Director may include the following:

-
- a. The ease with which the applicant can comply with the provisions of this ordinance;
 - b. Whether there are extraordinary and exceptional conditions pertaining to the particular lot because of its size, shape, topography or location of the improvements on the lot;
 - c. The economic hardship that would be imposed upon the applicant if the variance were denied; and
 - d. Whether relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of this ordinance.
3. Where appropriate, the Director may attach reasonable conditions to the grant of a variance. The Director may also approve an alternative parking practice which, although not in strict compliance with the literal provisions of this Article, is deemed by the Director to be in compliance with the spirit of the Ordinance. All variances are personal to the applicant and shall terminate upon the sale of the lot.
- D. Written variance applications shall be acted upon by the Director within thirty (30) days of receipt. Variance applications denied by the Director may be appealed by filing a written appeal with the Board of Appeals within fifteen (15) days of the date of denial. The Board shall act upon the appeal at its next available meeting following receipt of the appeal.
 - E. No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.

(Ord. No. 718, § 17(Exh. C), 12-14-2015; Ord. No. 757, § 2, 5-9-2018; Ord. No. 772, § 4, 2-4-2019)

2.5.5 Design criteria.

- A. **Parking Space Area Requirements.** Including aisles, entrances and exits, each required off-street parking area, lot or other facility shall contain a minimum of 300 square feet of space for each vehicle to be accommodated. Not less than 80% of the parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet). The dimensions of parking spaces and aisles shall be in accordance with the Parking Standards Illustration (Table 2.3). In order to reduce impervious area, projects using runoff reduction measures may use alternative off street parking dimensions as specified in Table 2.3.a. Accessible parking shall be designed and provided in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.
- B. **Permitted Percentage of Compact Car Parking Spaces.** Up to 20% of the parking spaces required by this Ordinance may be compact car parking spaces (8 feet by 16 feet). Compact spaces shall be located on the periphery of the parking lot wherever possible.
- C. **Minimum Parking Bay Width.** The minimum width for 90 degree parking bays shall be 60 feet for standard spaces and 54 feet for compact spaces, except for projects using runoff reduction measures, as noted in 2.5.5.A above.
- D. **Off-street parking lots,** whether public or private, shall be graded to insure proper drainage, surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. A gravel surface may be used for parking when such parking is in excess of code requirements and located within 700' of a waterway.
- E. **Tree Preservation.** To allow an existing or new development to preserve healthy existing trees within or adjacent to a parking lot, the number of required off-street parking spaces may be reduced by up to twenty percent (20%).
- F. **Within residential districts,** gravel parking in existence as of 01/01/01 may remain. Such gravel parking areas shall accommodate a maximum of two vehicles and shall be contained on three sides by landscape timbers.

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- G. Pervious paving materials for parking areas are allowed as part of an approved stormwater management plan for the site with a long-term maintenance agreement.
 - H. Parking Lot Landscaping. See, Sec. 2.3.5.
 - I. Multifunctional Functional Runoff Reduction Measures. To encourage multifunctional runoff reduction measures and provide incentives for their use, bioretention areas, vegetated swales, planter boxes, rainwater harvesting systems, and other vegetated BMPs may be used to meet the perimeter island, interior island, and median island landscaping requirements of this Chapter, and may be constructed in the designated landscape areas if part of an approved stormwater management plan for the site and if screening functions are maintained.
 - J. Tandem Parking. Enclosed tandem parking spaces shall only count for one required parking space, since only one space is fully accessible.

(Ord. No. 718, § 17(Exh. C), 12-14-2015; Ord. No. 732, §§ 6—9, 2-6-2017; Ord. No. 772, § 5, 2-4-2019)

2.5.6 Public street access.

- A. *Access to Parking Lots.* A plan of entrances, exits and storm water drainage shall be submitted to the Department of Community Development and approved prior to the issuance of a development permit for off-street parking lots, whether public or private. Installation of entrances, exits and drainage systems shall have been completed prior to the issuance of a certificate of occupancy. All curb cut locations as well as widths shall comply with the Alpharetta Standard Drawings.
- B. *Driveways and Curb Cuts.* Local structures may have access points to parking lots as needed to fit the development, in accordance with professional traffic engineering practice. In general, curb cuts shall be spaced at least 300 feet apart and be located at least 300 feet away from a street intersection. An individual residential lot shall not have more than one (1) curb cut per 300 feet of street frontage.
- C. *Vision Clearance.* In all districts no fence, wall, shrubbery or other obstruction to vision between the heights of 2½ feet and 10 feet above the finished grade of streets shall be erected, permitted or maintained within 20 feet of the intersection of the right-of-way lines of streets.

(Ord. No. 718, § 17(Exh. C), 12-14-2015; Ord. No. 732, §§ 6—9, 2-6-2017; Ord. No. 843, § 3(Exh. C), 4-18-2022)

2.5.7 Electric Vehicle Charging Stations (EVCS).

All non-residential and Dwelling, 'For-Rent' developments requiring 100 or more vehicle parking spaces shall provide electric vehicle charging stations. One (1) Level 2 EVCS for every 25 required vehicle parking spaces or one (1) Level 3 EVCS for every 100 required vehicle parking spaces shall be required.

(Ord. No. 718, § 17(Exh. C), 12-14-2015; Ord. No. 864, § 2(Exh. B), 10-16-2023)

2.5.8 Number of bicycle parking spaces required.

- A. *Residential Uses.*

Dwelling, 'For-Rent':

One (1) bicycle space for every two (2) units.

- B. *Business Uses.*

Retail, Office, Hotel, Place of Assembly, Entertainment:

One (1) bicycle space for every 25 required vehicle parking spaces.

C. *Public and Semipublic Uses.*

Schools (public/private):

One (1) bicycle space for every ten (10) employees, plus one (1) space for every four (4) students.

D. *Miscellaneous/Other.*

To be determined by the Transportation Engineer and/or Zoning Administrator.

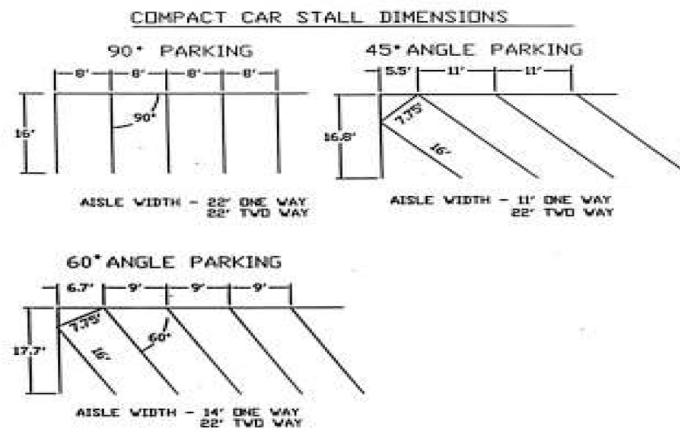
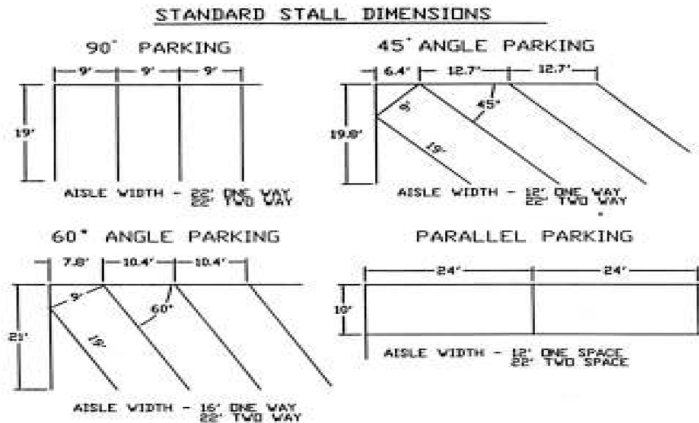
(Ord. No. 718, § 17(Exh. C), 12-14-2015)

2.5.9 Prohibited parking.

- A. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer, no person shall:
1. Park a vehicle, except temporarily for the purpose of and while actually engaged in loading or unloading of property or passengers, in acceleration or deceleration lane; or
 2. Park a vehicle overnight in a cul-de-sac located in a residential district.
 3. Park a vehicle on an unpaved surface in any commercial district, the front yard of a residence or the side or rear yard if the side or rear yard fronts on the street, except as provided for in Subsection 2.5.5(F).
- B. The City may, but is not required to, post no parking signs in areas where parking is prohibited in Paragraph 'A' above, and the failure to post signs shall not excuse any person from compliance with Paragraph 'A'.
- C. Paragraph 'A' of this section shall not apply to the driver of any vehicle which is disabled while on the roadway in such a manner and to such extent that is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position.
- D. No inoperable vehicle shall be parked or stored on a street within a residential district. An automobile or other vehicle shall be deemed inoperable if it meets any one of the following criteria:
1. It does not meet the Official Code of Georgia requirements for operating on a public street;
 2. It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;
 3. It is not operable on the public streets because it is not currently registered with the Georgia Department of Motor Vehicles;
 4. It is not capable of being operated on a public street due to missing or inoperable mechanical or electronic parts; or
 5. It has been continuously parked in the same location for a period of thirty (30) consecutive days.

(Ord. No. 718, § 17(Exh. C), 12-14-2015; Ord. No. 843, § 3(Exh. C), 4-18-2022)

TABLE 2.3 - PARKING LOT STANDARDS



NOTES:

1. FIRE LANES SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET.
2. DIMENSIONS SHOWN FOR PARKING STALLS ARE MINIMUM. COLUMNS & OTHER OBSTRUCTIONS WILL BE ALLOWED IN THE FRONT TWO (2) FEET AND REAR FIVE (5) FEET OF THE LENGTH OF THE STALL, AND SHALL NOT INTRUDE MORE THAN SIX (6) INCHES INTO THE WIDTH OF THE STALL.
3. REFERENCE CITY OF ALPHARETTA STANDARD PLANS FOR CONSTRUCTION DETAILS.

Table 2.3.a Alternative Criteria for Off-Street Parking

The following are recommended alternative criteria for off-street parking design to reduce impervious area of the site.

Angle	Base Module	Vehicle Projection	Aisle Width	Single Loaded Module	Wall to Interlock	Interlock to Interlock	Curb to Curb	Overhang
θ	M_1	VP	A	M_2	M_3	M_4	M_5	Overhang
30	41'-2"	15'-1"	11'-0"	26'-1"	37'-6"	33'-10"	38'-8"	1'-3"
45	47'-0"	17'-7"	11'-10"	29'-5"	44'-0"	41'-0"	43'-6"	1'-9"
60	51'-6"	19'-0"	13'-6"	32'-6"	49'-4"	47'-2"	47'-2"	2'-2"
90	59'-0"	18'-0"	23'-0"	41'-0"	59'-0"	59'-0"	54'-0"	2'-6"

Angle	Low Turnover			Medium Turnover			High Turnover	
	Width Projection	Interlock	Width Projection	Interlock	Width Projection	Interlock	Width Projection	Interlock
θ	WP	I	WP	I	WP	I	WP	I
30	16'-6"	3'-7"	17'-0"	3'-8"	16'-6"	3'-9"	18'-0"	3'-11"
45	11'-8"	2'-11"	12'-0"	3'-0"	12'-4"	3'-1"	12'-9"	3'-2"
60	9'-6"	2'-1"	9'-10"	2'-2"	10'-1"	2'-2"	10'-5"	2'-3"
90	8'-3"	0'-0"	8'-6"	0'-0"	8'-9"	0'-0"	9'-0"	0'-0"

Source: Urban Land Institute (2010). The Dimensions of Parking, Fifth Edition. National Parking Association.
 Notes: Recommendations assume (1) one-way traffic for aisles less than 90 degrees, and two-way traffic for 90 degree parking; (2) double loaded aisles; and (3) a design vehicle that is 6'7" by 17'3".

Sec. 2.4. Parking and Loading.

2.4.1. Vehicle Parking.

A. Every use must provide and maintain vehicular parking in accordance with the Vehicular Parking Requirements Table, except those properties in the Downtown Overlay that are located north of Mayfield Road and south of Old Milton Parkway shall provide vehicular parking in accordance with Unified Development Code Section 2.5 Parking and Loading.

B. Vehicular Parking Requirements Table.

Use	Parking Space Ratio
Residential Activities	
Dwelling, 'For-Sale,' Attached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.50 visitor space per unit
Dwelling, 'For-Sale,' Detached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.50 visitor space per unit
Dwelling, 'For-Rent'	Min. 1 per bedroom (up to 2 bedrooms), plus 0.50 visitor space per unit
Bed & Breakfast	Min. 1 per guest bedroom
Hotel	Min. 1 space per guest room, plus 1 employee space per 20 guest rooms, plus 1 per 500 sf of convention rooms, conference rooms, ballrooms, restaurant and retail shops
Congregate Housing, Assisted Living Facility	Min. 1 per 2 sleeping rooms
Home-Elderly, Children, Nursing	Min. 1 per 2 sleeping rooms
Business Uses	
Bank, Savings & Loan, Mortgage Company	Min. 3 per 1,000 sf
Day Care Center	Min. 1 per 400 sf, plus stacking for 6 cars on the lot
Funeral Home (with no cemetery or mausoleum)	Min. 1 per 4 seats in chapel or parlor, plus sufficient space to park or store all company vehicles
Medical, dental and optical offices	Min. 3 per 1,000 sf
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 sf of showroom, sales office or other conditioned space
Restaurant	Min. 1 per 500 sf
Retail businesses, not otherwise specifically enumerated	Min. 1 per 500 sf
Theaters, night clubs and other such places of public assembly	Min. 1 per 4 seats, plus 1 (employee space) per 10 seats
Service and repair establishments not otherwise specifically enumerated	Min. 3 per 1,000 sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, plus 1 per 250 sf of retail
Technology Centers/Data Processing Centers	Min. 1 per 500 sf of unmanned areas and min. 1 per 300 sf of manned areas
Wholesale/Industrial Uses	
Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards	Min. 1 per 1,000 sf

Public and Semipublic Uses	
Hospital	Min. 1 per bed, plus 1 per 200 sf for outpatient treatment areas
Church, Synagogue, Other Place of Worship	Min. 1 per 2 seats in the principal assembly room
Places of assembly or indoor recreation without fixed seats	Min. 1 per 500 sf playing court, rink, playing field and spectator area, plus 1 per 200 sf of patron use areas
Schools, elementary and middle schools	Min. 1 two (2) per classroom and administrative office, plus 5 visitor spaces
Schools, senior high	Applicants must submit a parking study (prepared by an independent third party) to determine minimum parking requirements. The study must estimate parking demand based on reliable data collected from comparable uses or on external data from credible research organizations (e.g. Institute of Transportation Engineers or American Planning Association). It must also consider the number of students, staff, classrooms, visitors, and the availability of busing. In no case may the minimum requirement be less than 1 per classroom and administrative office, plus 1 per 4 students (based on the design capacity of the school)
Other public building	Min. 1 per 300 sf

- C. Parking in the following locations may be used to satisfy the minimum requirements of the Vehicular Parking Requirements Table:
1. Off-street parking located on the same site or lot as the use it serves;
 2. On-street parking located adjacent to and on the same side of the street as the site or lot containing the use it serves; and
- D. When a use provides more than 120% of the minimum number of spaces required by the Vehicular Parking Requirements Table, any additional spaces in a surface parking lot must be constructed of pervious paving materials. For the purpose of conforming to this requirement, any on-street spaces or off-street spaces in parking structures must be counted towards satisfying the minimum requirement.
- E. Parking In-Lieu Fees.
1. The city council may authorize vehicular parking requirements to be satisfied through payment of parking in-lieu fees according to the following fee schedule:

Parking In-Lieu Fee Schedule

If the Number of Required Spaces Satisfied through In-Lieu Program is Between:	The Fee Due is:
1—5 spaces	\$4,500 per space
6—20 spaces	\$22,500 + \$8,000 per space over 5
21—40 spaces	\$142,500 + \$14,000 per space over 20
41 spaces and greater	\$422,500 + \$20,000 per space over 40

2. Applications to use parking in-lieu fees must be made to the city council, which will then hold a public hearing to approve or deny the application. The city council must consider the following in reviewing an application for parking in-lieu:

-
- a. The availability of parking in the Downtown Overlay;
 - b. The availability of alternative transportation in the Downtown Overlay;
 - c. The impact on the public health, safety, and general welfare; and
 - d. Other considerations deemed material to the application by city council.
3. Following approval of a parking in-lieu fee application, the fee must be paid in a lump sum either:
 - a. Prior to the issuance of a building permit; or
 - b. Prior to the issuance of a business license for the use for which the parking is required, if no building permit is required.
 4. When parking in-lieu fees are utilized, the following apply if the use is changed or discontinued:
 - a. If a use is enlarged or replaced by a use that requires more parking, the additional parking requirement may be met by paying additional parking in-lieu fees.
 - b. If a use is reduced in area, or wholly or partially becomes vacant, or is replaced by a use that requires less parking, no additional parking in-lieu fees are required.
 - c. If a use is destroyed, the property owner may count its parking in-lieu fee spaces towards meeting the requirement of new uses built on-site, subject to "a" and "b" above.
 - d. A change of ownership or the dividing or merging of lots will not affect parking in-lieu fees or any determination that parking requirements have been met according to fees paid for a particular use, except when the change of ownership results in one of the conditions identified in "a" through "c" above.
- F. On-Site Parking Special Exceptions.
1. The following applies in place of Section 4.5.5 of the Unified Development Code when some or all of the required on-site parking is not provided and said requirement is not otherwise fully or partially satisfied through the payment of parking in-lieu fees.
 2. Parking special exceptions shall be heard by the Planning Commission and decided by the City Council utilizing the same process required for conditional use applications under Section 4.2. of the Unified Development Code, except the conditional use standards of Section 4.2.3.C. shall not apply.
 3. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or when a site is unable to accommodate the required number of parking spaces due to the site's size, shape, topography, existing buildings, existing trees, other natural features, or required buffers.
 4. The City Council may impose conditions of approval on the special exception in order to protect the public health, safety, and general welfare.
 5. In no case shall a special exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council.

(Ord. No. 732, § 43, 2-6-2017; Ord. No. 736, § 3, 3-20-2017; Ord. No. 753, § 1(Ex. A), 3-19-2018; Ord. No. 859, § 1(Ex. A), 6-26-2023)

2.4.2. Bicycle Parking.

- A. Facilities that provide or require 25 or more vehicle parking spaces must provide a minimum of 1 bicycle parking space, plus 1 space for each additional 25 provided vehicle parking spaces, provided that no site may have fewer than 3 spaces nor be required to exceed 30 bicycle spaces.

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- B. Bicycle parking facilities must comply with the following provisions.
1. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike can be locked on both sides of a bicycle rack without conflict, each side can be counted as a required space.
 2. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
 3. Bicycle parking must be provided in a well-lit area.
 4. Spacing of the bicycle racks must provide clear and maneuverable access.
 5. Bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the City Transportation Engineer.
 6. Bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).

2.4.3. Driveways.

- A. Applicability. The following applies to driveways, including those serving alleys, but not to new streets in conformance with Section 2.3.3.
- B. Width. Unless approved by the City Transportation Engineer or required by the Georgia Department of Transportation along a State highway, the maximum width of curb cuts, not including flares or returns at the throat of the facility, for entrances, exits, service drives and similar facilities shall be 24 feet for two-way entrances and 12 feet for one-way entrances.
- C. Number. The maximum number of driveways allowed on a site shall not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof. All parcels are permitted at least one driveway.
- D. Location. Driveways may not be located on an arterial street when access is available from a collector or local street.

2.4.4. Design of Parking Structures.

- A. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the closest adjacent street (not including an alley). Such active use shall have a minimum depth of 20 feet.
- B. Where upper stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).
- C. Structured parking facades adjacent to or visible from any street must have the appearance of a horizontal storied building.

2.4.5. Loading.

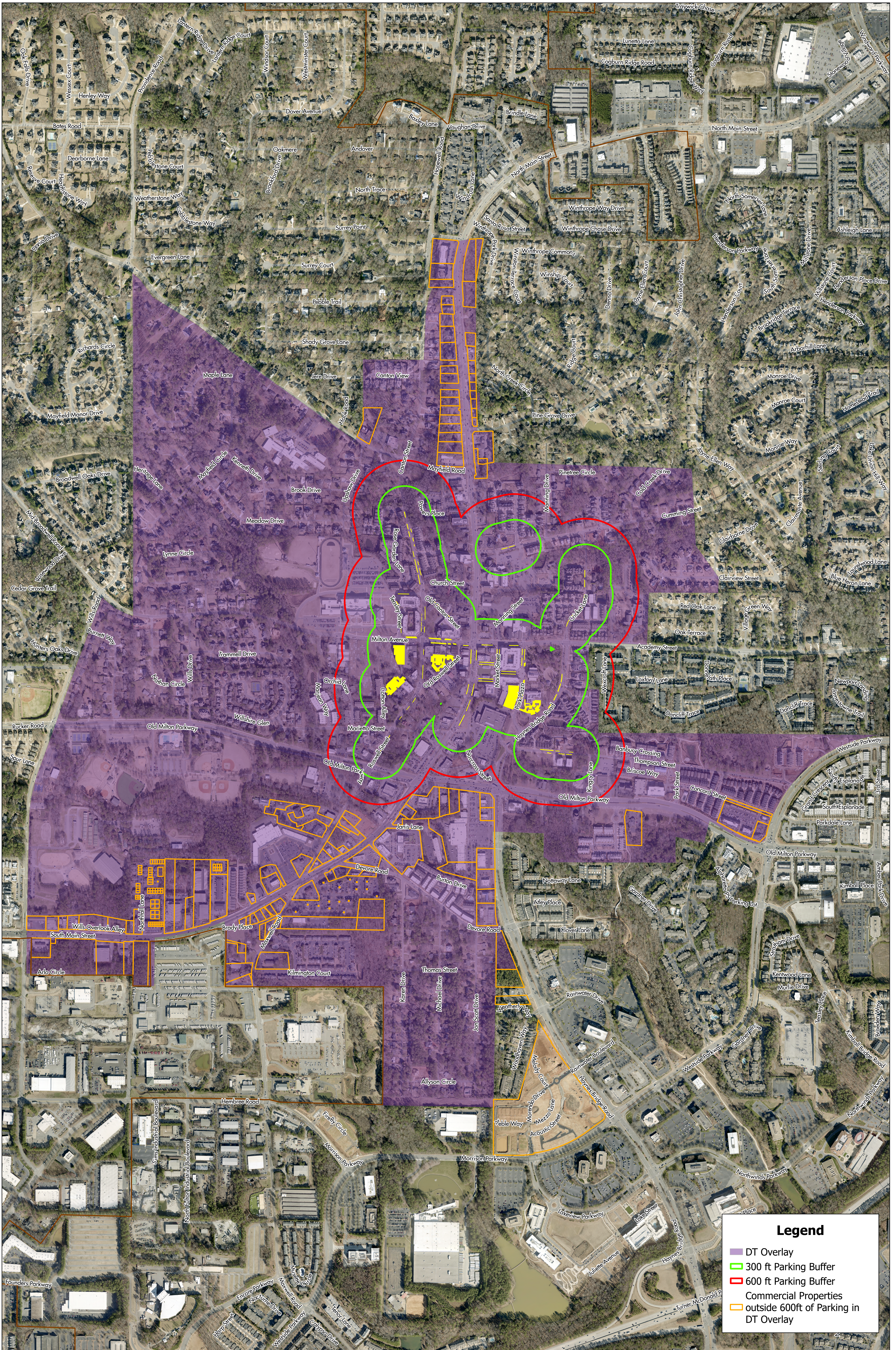
- A. On-site loading space is not required.
- B. Loading areas must be located to the rear of buildings. Loading areas must not be placed between a building and the closest adjacent street.
- C. Screening. If a loading area is provided, it must meet the following.

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1. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent street (not including an alley), the entire length of the loading area must be screened.
 2. Screening must consist of either:
 - a. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

2.4.6. Vehicle Access and Parking Locations.

- A. No driveway or off-street parking lots may be located between a building and the closest street unless an intervening approved building type exists.
- B. Off-street parking for the following must be accessed from alleys:
 1. Townhouses on lots of any width.
 2. All other building types on lots less than 50 feet in width.
- C. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
- D. Each 'For Sale' dwelling unit shall have a minimum 18' long and 10' wide paved driveway, as measured from the garage to the back of sidewalk, or back of curb where a sidewalk is not provided.
- E. Enclosed tandem parking spaces shall only count for one required parking space, since only one space is fully accessible.

(Ord. No. 772, § 7, 2-4-2019)



Legend

- DT Overlay
- 300 ft Parking Buffer
- 600 ft Parking Buffer
- Commercial Properties
- Outside 600ft of Parking in DT Overlay



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: DAN MERKEL

I. AGENDA ITEM TITLE: PH-25-03 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – ZONING DISTRICTS

PLANNING COMMISSION: JULY 10, 2025

CITY COUNCIL: JULY 28, 2025

II. REPORT IN BRIEF:

Consideration of text amendments to the Unified Development Code (UDC) to amend Article II Use of Land and Structures to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

DISCUSSION

Staff recommends text amendments to Unified Development Code (UDC) Article II Section 2.1 Zoning Districts and Section 2.2 to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

Amend UDC Section 2.1, Subsection 2.2.8, Subsection 2.2.8a, and Subsection 2.2.9 to clean up titles and descriptions. Delete UDC Section 2.2a and Table 2.2a Conditional Use Review Criteria which represents a duplicate of information provided in UDC Subsection 4.2.3(B). Amend UDC Subsection 2.2.11 CUP Community Unit Plan, Subsection 2.2.13 O-I Office-Institutional, Subsection 2.2.16 PSC Planned Shopping Center, Subsection 2.2.20 MU Mixed Use, and Table 2.2 List of Permissible and Conditional Uses to clarify that the CUP, O-I, PSC, and MU zoning districts are in accordance with a specific master plan.

III. ATTACHMENTS:

- UDC Sections 2.1 and 2.2

SECTION 2.1 - ZONING DISTRICTS

2.1.1 Establishment of zoning districts.

In order to regulate, restrict and segregate the uses of land and structures, and to regulate and restrict the height and bulk of structures and the area of yards and other open spaces about structures, to regulate and restrict density of population, and to implement the intent of this Ordinance, the incorporated area of the City of Alpharetta, is hereby divided into the following zoning districts:

AG Agriculture. An area to be used either at present or in the future for agriculturally related uses including the production of crops, general farming, raising and breeding of farm animals and poultry. This would include the development of large lot dwelling, 'For-Sale', detached residential subdivisions (five-acre dwelling, 'For-Sale', lots or larger).

RE Residential Estate. A district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 3 acres.

R Dwelling, 'For-Sale' Detached Residential. A district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than one acre.

R-22 Dwelling, 'For-Sale', Detached Residential. A district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 22,000 square feet.

R-15 Dwelling, 'For-Sale', Detached Residential. A district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 15,000 square feet.

R-12 Dwelling, 'For-Sale', Detached Residential. A district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 12,000 square feet.

R-10 Dwelling, 'For-Sale', Detached Residential. A district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 10,000 square feet.

R-4A Dwelling, 'For-Sale', Attached Residential—~~Low~~ Medium Density. A district intended for attached 'For-Sale' residential dwellings and related uses, at a density of up to four (4) dwelling units per gross acre.

R-4D Dwelling, Single-Family 'For Sale' Detached Residential—~~Low~~ Medium Density. A district intended for single-family detached residential and related uses, at a density of up to four (4) dwelling units per gross acre on lots of no less than 5,000 square feet.

R-8A/D Dwelling, 'For-Sale', Attached/Detached Residential—~~Medium~~ High Density. A district intended for attached/detached 'For-Sale' residential dwellings and related uses, at a density of up to eight (8) dwelling units per gross acre ~~Attached and 4,500 sq. ft. Detached.~~

R-10M Dwelling, 'For-Rent' or 'For-Sale' Residential. A district intended for rental or 'For-Sale' residential and related uses, at a density of up to ten (10) dwelling units per gross acre ~~Attached and 4,500 sq. ft. Detached.~~

CUP Community Unit Plan. A planned mixed-use district which allows the combination of dwelling, 'For-Sale', and dwelling, 'For-Rent', residential uses, neighborhood shopping use, or office and institutional use in accordance with a specific ~~concept~~ master plan.

O-P Office-Professional. A district primarily intended to provide for business and professional offices, hospitals, medical and dental clinics, and limited commercial activity.

O-I Office-Institutional. A district for planned office developments. Commercial activities related to the overall development are also permitted in combination with the office development, but only as accessory uses in accordance with a specific master plan, such as a coffee shop within an office building.

C-1 Neighborhood Commercial. A district for shopping centers and retail establishments with a market orientation serving the surrounding neighborhood and community with convenience goods, limited retail sales, and personal services.

C-2 General Commercial. A mixed-use district which allows general office, commercial and service uses designed to provide convenience goods, shopper goods, and highway commercial sales and services.

PSC Planned Shopping Center. A district intended to accommodate a group of retail sales and services establishments planned, constructed, and managed as a total entity, in accordance with a specific master plan.

L-I Light Industrial. A district primarily intended for limited manufacturing, assembling, wholesaling, warehousing, and related activities.

OSR Open Space and Recreational. Areas set aside for dedicated open space, lakes and recreational facilities for use of City residents.

SU Special Use. A district set aside to include elementary, middle and high schools, colleges and universities, facilities for social and fraternal organizations and governmental institutions and facilities.

MU Mixed Use. A district intended to allow for the development of a mix of uses within the framework of a master plan in accordance with a specific master plan.

[\(Ord. No. 692, § 2\(Exh. 1\), 7-21-2014\)](#)

SECTION 2.2 - PERMITTED USE DISTRICTS AND REGULATIONS

The following provisions apply to each of the zoning districts, as noted. In addition, requirements are contained in the Supplementary Regulations and in other Sections that apply to some or all of the Zoning Districts collectively.

~~SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA~~

~~When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:~~

~~1.Site design.~~

~~2.Property access.~~

~~3. Hours of operation of the business.~~

~~4. Vehicular trips generated by the use.~~

~~5. Impact of the use on surrounding properties.~~

~~6. Impact of the use on the natural features of the site.~~

~~7. Separation from similar uses and conflicting uses.~~

~~(Ord. No. 807, § 2(Exh. B), 9-8-2020)~~

2.2.8 R-4A dwelling, 'for-sale', attached residential—~~Low~~ Medium density.

A. *Permitted Principal Uses.* A property in the R-4A district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale' Attached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-4A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or other religious institutions.

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- c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—1 acre.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—30 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard:

From lot line of adjacent property—20.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

2.2.8a R-4D dwelling, 'for sale' detached residential—~~Low~~ Medium density.

A. *Permitted Principal Uses.* A property in the R-4D district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, Single-Family Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-4D district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.

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4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
 5. Clubhouse, swimming pool, or community recreation facilities serving a development.
 6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 7. Signs, subject to all of the requirements regulating signage herein.
 8. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the R-4D district may be used for any of the following only upon approval as a conditional use by the City Council.
1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or other religious institutions.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—5,000 sf.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—50 ft.

Minimum Setbacks.

Front yard—from all street frontages.

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—5 feet.

Corner Side Yard—10 feet.

Rear yard:

With Rear Alley—0’.

No Rear Alley—20’.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 692, § 1(Exh. 1), 7-21-2014)

2.2.9 R-8A/D dwelling, 'for-sale', attached/detached residential—~~Medium~~ High density.

A. *Permitted Principal Uses.* A property in the R-8A/D district may be used for those uses in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Attached and Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-8A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-8A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or other religious institutions.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least 1 acre Attached, 4,500 sq. ft. Detached. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—8 per gross acre.

Minimum Lot Width—50 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard.

From lot line of adjacent property—5 feet.

Between building groupings—10 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—W/Rear Alley—0', No Rear Alley—20'.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

Rear Yard: Alley—0', No Rear Alley—20'

(Ord. No. 675, § 1, 6-3-2013)

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses ~~within the framework of a in~~ accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property including those identified in the master plan, and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings, office parks, research and development and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

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- B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, playhouse, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. *Agricultural and Residential Uses.*

- a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
- b. Dwelling, 'For-Sale' Attached.
- c. Dwelling, 'For-Sale' Detached.
- d. Dwelling, 'For-Rent'.
- e. Bed and Breakfast.

2. *Business Uses.*

- a. Animal Hospital, small animals.
- b. Art Galleries.
- c. Athletic Facility.
- d. Automobile Sales and Leasing.
- e. Automobile Service and Service Station.
- f. Automotive Parts.
- g. Bakery.
- h. Barber Shop.
- i. Bank, Savings and Loan.
- j. Beauty Shop.

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- k. Book Store or Stationery.
 - l. Boutique Hotel.
 - m. Bowling Alley.
 - n. Brewery.
 - o. Broadcasting Studio (radio or TV).
 - p. Building Equipment/Material.
 - q. Clinic.
 - r. Contractor's Office with and without outside storage.
 - s. Convenience Market with or without gas pumps.
 - t. Dance Studio.
 - u. Day Care Center.
 - v. Distillery.
 - w. Drug Store.
 - x. Dry Cleaning Pick-up Station.
 - y. Equestrian Center.
 - z. Extended stay hotel (see Section 2.7).
 - aa. Fitness Studio.
 - bb. Florist, Retail without Greenhouse.
 - cc. Funeral Home wino cemetery or mausoleum.
 - dd. Golf, Miniature.
 - ee. Grocery Store.
 - ff. Hardware and Garden Supply Store.
 - gg. Hotel or Motel.
 - hh. Hotel, Hybrid.
 - ii. Laboratory, Research or Commercial.
 - jj. Laundry, Self-Serve, Pick-up.
 - kk. Liquor Store.
 - ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).
 - mm. Park, playground.
 - nn. Pet Day Care.
 - oo. Pet Grooming.
 - pp. Print Shop.
 - qq. Public Building.

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- rr. Recreation Facilities, Indoor and Outdoor.
 - ss. Rental Services Establishment without outside storage.
 - tt. Research and Development.
 - uu. Restaurant.
 - vv. Restaurant, with Drive-thru window.
 - ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.
 - xx. Retail Establishment, Mixed Sales.
 - yy. School, Commercial.
 - zz. Shop or Studio, Craftsman/Artist.
 - aaa. Spa Services.
 - bbb. Special Event Facility.
 - ccc. Theater, Cinema.
3. *Wholesale, Storage and Industrial Uses.*
- a. Laundry, Industrial.
 - b. Locker, Frozen Food or Cold Storage.
 - c. Manufacturing, Light.
 - d. Wholesale Establishment.
4. *Semipublic Uses, Utilities.*
- a. Airport, public or private.
 - b. Amphitheater.
 - c. Auditorium.
 - d. Church, Synagogue.
 - e. Club, association or lodge.
 - f. Country Club.
 - g. Fire Station.
 - h. Golf Course, Driving Range.
 - i. Heliport, public or private.
 - j. Hospital.
 - k. Library.
 - l. Museum.
 - m. Parle or Playground.
 - n. Power Station.
 - o. School, Academic.
 - p. Switching Station (Telecom).

- q. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- r. Wireless Tower.

D. *District Regulations.* Minimum Lot Size: the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718, §§ 2, 4, 12-14-2015; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, §§ 2, 6, 7-10-2017; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. Commercial activities are permitted as subordinate uses to ~~the~~ office development.

A. Permitted Principal Uses. A property in the O-I district may be used only for those uses approved as part of the conditions of approval of the O-I zoning on the property including those identified in the master plan, and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall O-I development is further limited by the following requirements:

1. Business Uses.

- a. Bank (lots less than 5 acres)
- b. Office (lots less than 5 acres)
- c. Research and Development (lots less than 5 acres subject to Design Review Board approval)
- d. A use that is permitted in accordance with an approved master plan that is required for rezoning to the O-I district.

B. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved master plan, unless superseded by applicable conditions of approval for rezoning, variance, master plan, master plan amendment, or conditional use. ~~Lots of less than~~

~~five (5) acres in size may be developed for bank, office or research and development use without public hearing subject to Design Review Board Approval.~~

1. *Residential Uses.*

- a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).

2. *Business Uses.*

- a. Bank, Savings and Loan.
- b. Broadcasting Studio (radio or TV).
- c. Clinic.
- d. Congregate Housing.
- e. Day Care Center.
- f. Drug Store.
- g. Manufacturing, Heavy.
- h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).
- i. Recreational Facilities (Indoor or Outdoor).
- j. Research and Development.
- k. Special Event Facility.
- l. Theater, Cinema.

3. *Semipublic Uses, Utilities.*

- a. Church, Synagogue.
- b. Club, association or lodge.
- c. Golf Course, Driving Range.
- d. Heliport.
- e. Hospital.
- f. Library.
- g. Museum.
- h. Public Building.
- i. School, Academic.

- B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

- 1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. *Residential Uses.*
 - a. Reserved.
2. *Business Uses.*
 - a. Animal Hospital, Small Animal.
 - b. Art Galleries.
 - c. Athletic Facility.
 - d. Automobile Service and Service Station.
 - e. Bakery.
 - f. Barber Shop.
 - g. Beauty Shop.
 - h. Book Store.
 - i. Boutique Hotel.
 - j. Bowling Alley.
 - k. Brewery.
 - l. Car Wash.

-
- m. Contractor's Office without outside storage.
 - n. Convenience Market with or without gas pumps.
 - o. Dance Studio.
 - p. Distillery.
 - q. Dry Cleaning Pick-up Station.
 - r. Extended Stay Hotel (see Sec. 2. 7).
 - s. Fitness Studio.
 - t. Florist, Retail without Greenhouse.
 - u. Funeral Home w/out cemetery or mausoleum.
 - v. Golf, Miniature, or Golf Driving Range.
 - w. Hotel/motel.
 - x. Hotel, Hybrid.
 - y. Laboratory, Research or Commercial.
 - z. Liquor Store.
 - aa. Parking Lot, Commercial.
 - bb. Print Shop.
 - cc. Restaurant.
 - dd. Restaurant, with Drive-thru window.
 - ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.
 - ff. School, Commercial.
 - gg. Spa Services.
- 3. *Wholesale, Storage and Industrial Uses.*
 - a. Manufacturing, Light.
 - 4. *Semipublic Uses, Utilities.*
 - a. Airport.
 - b. Amphitheater.
 - c. Auditorium.
 - d. Country Club.
 - e. Fire Station.
 - f. Park or Playground.
 - g. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - h. Wireless Tower.
- D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers.* (See Sec. 2.3.5.)

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718, §§ 3, 6, 12-14-2015; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, §§ 2, 6, 7-10-2017; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 813, § 1(Exh. A), 10-26-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.16 PSC planned shopping center.

~~All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center. This district is intended for the development of planned shopping center or specialty shopping center areas which allow for design flexibility in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. Certain residential uses are permitted as principal uses in the shopping center development.~~

A. ~~*Permitted Principal Uses.* A property in the PSC district may be used only for those uses approved as part of the conditions of approval of the PSC zoning on the property, including those identified in the master plan, and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall PSC development is further limited by the following requirements:~~

~~2. *Uses.*~~

~~a. *A use that is permitted in accordance with an approved master plan that is required for rezoning to the PSC district.*~~

B. ~~*Conditional Principal Uses.* A property in the PSC district may be used for those the uses listed below and shown in Table 2.2 in accordance with an approved master plan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use, only upon approval as a conditional use by the city council.~~

~~1. *Residential Uses.*~~

-
- a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).
 - b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

2. *Business Uses.*

- a. Art Galleries.
 - b. Bakery.
 - c. Barber Shop.
 - d. Bank, Savings and Loan.
 - e. Beauty Shop.
 - f. Brewery.
 - g. Book Store.
 - h. Car Wash.
 - i. Carpet and Rug Sales.
 - j. Clinic.
 - k. Dance Studio.
 - l. Day Care Center.
 - m. Distillery.
 - n. Drug Store (Pharmacy).
 - o. Florist, Retail without Greenhouse.
 - p. Grocery Store (max. 50,000 SF in the North Point Overlay).
 - q. Hardware Store (max. 50,000 SF in the North Point Overlay).
 - r. Home Improvement Store.
 - s. Laundry, Self-Serve, Pick-up.
 - t. Liquor Store.
 - u. Office Building or Park.
 - v. Pest Control Business.
 - w. Rental Services Establishment without outside storage.
 - x. Restaurant.
 - y. Restaurant w/Drive-thru window.
 - z. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
 - aa. Retail Establishment, Mixed Sales.
- B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional

use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 3. Signs, subject to all of the requirements regulating signage herein.
 4. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:
1. *Residential Uses.*
 - a. Reserved.
 2. *Business Uses.*
 - a. Animal Hospital, small animals.
 - b. Athletic Facility.
 - c. Automobile Service and Service Station.
 - d. Automotive Parts.
 - e. Bowling Alley.
 - f. Boutique Hotel.
 - g. Broadcasting Studio (radio or TV).
 - h. Convenience Center with gas pumps.
 - i. Dry Cleaning Plant.
 - j. Dry Cleaning Plant with pick-up station.
 - k. Fitness Studio.
 - l. Funeral Home with no cemetery or mausoleum.
 - m. Greenhouse, Nursery.
 - n. Golf, Miniature.
 - o. Hotel or Motel.
 - p. Hotel, Hybrid.
 - q. Nail Salon.
 - r. Parking Lot, Commercial.
 - s. Pet Day Care.
 - t. Pet Grooming.
 - u. Print Shop.

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- v. Recreation Facilities, Indoor.
 - w. School, Commercial.
 - x. Shop or Studio, Craftsman/Artist.
 - y. Spa Services.
 - z. Special Event Facility.
 - aa. Theater, Cinema.
3. *Semipublic Uses, Utilities.*
- a. Auditorium.
 - b. Church, Synagogue.
 - c. Club, fraternity, association or lodge.
 - d. Heliport, public or private.
 - e. Libraries.
 - f. Museum.
 - g. Park or Playground.
 - h. Public Building.
 - i. Recreational Facilities (Outdoor).
 - j. School, Academic.
 - k. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - l. Wholesale Establishment.
 - m. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers.* (See Sec. 2.3.5)

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features.
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.
12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.
14. Emphasis on a high quality landscape plan.

(Ord. No. 715, § 2, 9-28-2015; Ord. No. 718, §§ 3, 4, 12-14-2015; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, §§ 2, 4, 6, 7-10-2017; Ord. No. 767, §§ 1—3, 10-22-2018; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property, including those identified in the master plan, and as further limited below, and for "Conditional Uses" below. The use of land within an overall MU development is further limited by the following requirements:

1. Dwelling, attached or detached: At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for

horizontal mix of uses. Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. Commercial: At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
3. Open Space: MU developments shall incorporate the following amounts and types of open space:
 - a. All developments: A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.
 - b. Developments with residential uses: In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.
4. Office/Institutional: At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1", "2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:
 - a. At least 75% of the total existing floor area remains after redevelopment; and
 - b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and
 - c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1", "2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as any additional uses included in the conditions of approval for the MU zoning on the property.

Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, congregate housing).
- b. Dwelling, 'For-Rent'.
- c. Dwelling, 'For-Sale', Attached and Detached.
- d. Bed and Breakfast.

2. *Commercial Uses:*

- a. Art Gallery.
- b. Athletic Facility.
- c. Bakery.
- d. Bank, Savings & Loan.
- e. Barber Shop.
- f. Beauty Shop.
- g. Book Store.
- h. Boutique Hotel.
- i. Brewery.
- j. Clinic.
- k. Dance Studio.
- l. Day Care Center.
- m. Distillery.
- n. Drug Store (Pharmacy).
- o. Dry cleaning, Pickup Station.
- p. Fitness Studio.
- q. Florist, Retail.
- r. Grocery Store (max. 50,000 SF in the North Point Overlay).
- s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).
- t. Hotel/Motel.
- u. Hotel, Hybrid.
- v. Liquor Store.
- w. Manufacturing. Heavy.
- x. Nail Salon.
- y. Office.
- z. Pet Grooming.

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- aa. Print Shop.
 - bb. Recreation Facilities, Indoor and Outdoor.
 - cc. Restaurant.
 - dd. Retail Establishment.
 - ee. School, Commercial.
 - ff. Spa Services.
 - gg. Special Event Facility.
 - hh. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

- a. Church, Synagogue.
- b. Heliport.
- c. Library.
- d. Museum.
- e. Park or Playground.
- f. Public Building.
- g. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.

-
6. Appearance standards for buildings and structured parking.
 7. Limitations on uninterrupted building elevations.
 8. Creation of vistas and view corridors within development.
 9. Focal point features at prominent locations and ends of vistas.
 10. Incorporation of natural site features.
 11. Block lengths conducive to pedestrian traffic.
 12. Detention and retention facilities designed to be aesthetically pleasing.
 13. Creative methods for stormwater management to provide additional open space.
 14. Attractive and usable street furniture in public spaces.
 15. Emphasis on a high quality landscape plan.
 16. Number of office jobs internally captured on-site.
- F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:
1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015; Ord. No. 732, § 1, 2-6-2017; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, § 2, 7-10-2017; Ord. No. 749, §§ 2, 3, 9-18-2017; Ord. No. 767, § 4(Exh. A), 10-22-2018; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024.)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. **An "M" means that a use that is permitted in accordance with an approved master plan that is required for rezoning to the district.** An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use ~~in that district if a Conditional Use Permit is granted by the City Council~~ **in accordance with an approved master plan that is required for rezoning to the district.** For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC*	LI	OS-R	SU	MU*
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O	S					O		X	
Amphitheater												O	S					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O	S		O	O	S	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	S	O	X	X	⊖ M	X			O
Asphalt Plant																		O			
Athletic Facility												O	S		O	X	S	X			O
Auditorium	O											O	S	O	O	O	S	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O			O	X	S	X			
Automotive Service & Service Station												O	S			X	S	X			
Bakery												O	S	O	X	X	⊖ M	X			O
Bank, Savings and Loan, Mortgage Company												O	⊖ M	X	X	X	⊖ M	X			O

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. **An "M" means that a use that is permitted in accordance with an approved master plan that is required for rezoning to the district.** An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use ~~in that district if a Conditional Use Permit is granted by the City Council~~ **in accordance with an approved master plan that is required for rezoning to the district.** For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC*	LI	OS-R	SU	MU*
Barber/Beauty Shop												O	S	X	X	X	⊖ M				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	S	A	X	X	⊖ M	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	S			O	S	O			O
Bowling Alley												O	S		O	X	S	X			
Brewery												O	S		O	O	⊖ M	X			O
Broadcasting Studio (Radio and TV)	O											O	⊖ M			X	S	X			
Builder's Equipment/Material	O											O				O		X			
Car Wash													S			O	⊖ M	X			
Carpenter Shop, Woodworking	O																	X			
Carpet and Rug Sales															X	X	⊖ M	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	⊖ M	O	O	O	S	X		O	O
Clinic, Public/Private												O	⊖ M	X	X	X	⊖ M				O

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. **An "M" means that a use that is permitted in accordance with an approved master plan that is required for rezoning to the district.** An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use ~~in that district if a Conditional Use Permit is granted by the City Council~~ **in accordance with an approved master plan that is required for rezoning to the district.** For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC*	LI	OS-R	SU	MU*
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	O	O M	O	O	O	S			O	
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O M		O	O		X			O
Contractor's Office without outside storage												O	S	X	O	X		X			
Contractor's Office with outside storage												O				O		X			
Convenience Center w/Gas Pumps												O	S			X	S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	S								
Dance Studio												O	S		X	X	O M	X			O
Day Care Center												O	O M	X	X	X	O M	X			O
Discount Store																		X			
Distillery												O	S		O	O	O M	X			O
Drug Store (Pharmacy)												O	O M		X	X	O M	X			O
Dry Cleaning, Pick-Up Station												O	S	O	X	X	S	X			O
Dry Cleaning, Plant																		O			
Dwelling, 'For-Sale', Attached								X		X	X	O					O M				O

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Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					⊖ M				O
Dwelling, 'For-Rent'											X	O									O
Dwelling, Group											O	O	⊖ M		O	O					O
Equestrian Center	O	O	O	O	O							O								X	
Extended Stay Hotel (see Section 2.7)												O	S			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	S							X	
Fireworks Sales																		X			
Fitness Studio												O	S	O	X	X	S	X			O
Florist, Retail												O	S	O	X	X	⊖ M				O
Funeral Homes with no cemetery or mausoleum												O	S		O	O	S	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	⊖ M					O		X	
Golf, Miniature												O	S		O	O	S			X	
Greenhouse, Nursery	O														O	S	X				

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Grocery Store												O			O	X	⊖ M	X			O
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X					O									
Hardware and Garden Supply Store												O			X	X	⊖ M	X			O
Heliport, Public/Private	O											O	⊖ M				S	X		X	O
Home Improvement Store																X	⊖ M	X			
Home-Elderly, Children, Nursing											O	O	⊖ M		O	O		X			
Hospital												O	⊖ M		O	X		X		X	
Hotel or Motel												O	S		O	O	S				O
Indoor Shooting Range																			O		
Junk/Salvage Yard																			O		
Kennel	O																		X		
Laboratory, Research Commercial												O	S						X		
Laundry, Industrial												O							O		
Laundry, Self-Serve, Pick-Up												O			X	X	⊖ M	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			

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Liquor Store												O	S		O	X	⊖ M	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light												O	S					X			
Massage Therapy																O		X			
Medical Cannabis or Marijuana Dispensary																		O			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	⊖ M		X	X	S	X		X	O
Nail Salon												O			X	X	S	X			O
Office												O	⊖ M	X	X	X	⊖ M	X			O
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	O	S	X	X	X	S	X	X	X	O
Parking Lot, Commercial												O	S		O	X	S	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			

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Pet Day Care												O			X	X	S	X			
Pet Grooming												O			X	X	S	X			O
Power Station												O						O		O	
Print Shop												O	S	A	X	X	S	X			O
Prison																				O	
Public Building												O	⊖ M	O	O	O	S	X		O	O
Recreation Facilities, Indoor (Health Clubs, Skating Rink, Billiards, Children's event facilities, etc.)												O	⊖ M		O	O	S	X			O
Recreational Facilities, Outdoor												O	⊖ M			O	S	X		O	O
Recycling Center																		O			
Rental Services Establishment without outside storage												O			O	X	⊖ M	X			
Rental Services Establishment with outside storage																		X			
Research and Development												O	⊖ M					X			
Restaurant												O	S	O	X	X	⊖ M	X			O
Restaurant w/Drive-thru window												O	S		O	X	⊖ M	X			

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Retail Establishment												O	S	A	X	X	⊖ M	X			O
Retail Establishment (Mixed Sales)												O			O	X	⊖ M	X			
Sawmill																		O			
School, Academic												O	⊖ M	O	X	X	S	X		X	O
School, Commercial (Beauty, Business)												O	S	O	X	X	S	X			O
Septic Tank, Sales, Construction																		X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	S	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	S	O	O	O	S	X			O
Special Event Facility	O											O	⊖ M		O	O	S	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		X			

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Taxidermist	X																	X			
Theater, Cinema												O	O M		O	O	S	X			O
Tire Retreading																		O			
Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	S	O	O	O	S	O	O	X	
Welding Shop																		X			
Wholesale Establishment												O					S	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	S			O	S	O		O	

(Ord. No. 671, § 1, 2-4-2013; Ord. No. 675, § 1, 6-3-2013; Ord. No. 692, § 1(Exh. 1), 7-21-2014; Ord. No. 703, § 1, 6-1-2015; Ord. No. 704, § 2, 6-1-2015; Ord. No. 708, § 1, 8-10-2015; Ord. No. 715, § 4, 9-28-2015; Ord. No. 718, § 14(Exh. B), 12-14-2015; Ord. No. 730, § 5, 12-5-2016; Ord. No. 741, § 5(Exh. A), 6-5-2017; Ord. No. 744, § 7(Exh. A), 7-10-2017; Ord. No. 767, § 7(Exh. C), 10-22-2018; Ord. No. 772, § 8(Exh. A), 2-4-2019; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 813, § 1(Exh. A), 10-26-2020; Ord. No. 835, § 1(Exh. B), 10-4-2021; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022)

* Uses under the CUP, PSC, MU, and O-I Zoning Districts shall be permissible through an approved master plan ~~amendment~~ and statement of intent.

SECTION 2.2 a. — CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site