



City Council Meeting and Public Hearing AUGUST 28, 2017

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PUBLIC HEARING

A. Z-17-06/V-17-13 Tiffany Square

Consideration of a request to rezone 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the redevelopment of a 12-unit townhome development with 22 'For-Sale' single-family detached homes. Variances are requested to reduce setbacks, increase building height and to allow parking between a building and the road. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive and is legally described as being located in Land Lots 1267 and 1268, 2nd District, 2nd Section, Fulton County, Georgia.

B. V-17-20 199 Academy Street/Beecham & Young (Council Only)

Consideration of a variance request for the purpose of subdividing one (1) single-family detached lot into two (2) lots. Variances are requested to reduce the front, side and rear setbacks, as well as to increase the minimum building coverage. The property is located at 199 Academy Street and is legally described as being located in Land Lot 1267, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-17-18 Acupressure of North Point/Massage Services (Council Only)

Consideration of a request to change previous conditions of zoning to allow for an expansion of an existing acupressure massage therapy business in North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 701 and 742, 1st District, 2nd Section, Fulton County, Georgia.

D. PH-17-23 69 North Main Street/Addition to Contributing Historic Building Addition (Council Only)

Consideration of a request to allow an addition to a structure listed in Unified Development Code, Article II, Appendix A: Historic Resources Inventory – Contributing Historic Buildings. The property is located at 69 North Main Street and is legally described as being located in Land Lots 1253 & 1268, 2nd District, 2nd Section, Fulton County, Georgia.

E. PH-17-22 48 Old Roswell Street/Addition to Contributing Historic Building (Council Only)

Consideration of a request to allow an addition to a structure listed in Unified Development Code, Article II, Appendix A: Historic Resources Inventory – Contributing Historic Buildings. The property is located at 48 Old Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

F. PH-17-20 Unified Development Code Text Amendments to Downtown Code and Alpharetta Design Guidelines (1st Reading)

Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines in order to add architectural styles. Text amendments are proposed to increase the single-family detached minimum lot size in the DT-R (Downtown Residential) zoning district.

G. PH-17-21 Unified Development Code Text Amendments (1st Reading)

Consideration of text amendments to Unified Development Code in order to modify the definition of open space, MU (Mixed Use) zoning district standards and landscape strip requirements.

V. OLD BUSINESS

A. Amendment to the Noise Ordinance (2nd reading)

An ordinance to amend ARTICLE II. - NOISE, Section 13-21. - sound level limitations, of the Code of the City of Alpharetta, Georgia so as to modify permissible SOUND LEVELS IN MIXED USE DISTRICTS; To provide an effective date; to repeal conflicting ordinances and resolutions; and for other purposes

B. Resolutions to Authorize Eminent Domain to Acquire Certain Property for Road Project – Rucker Road Corridor Improvements Project

(NOTE: This item was tabled at the 8-21-2017 Council Meeting and must be removed from the table to be discussed)

VI. NEW BUSINESS

A. Recreation and Parks Master Plan 2025 Update

B. Resolution Authorizing Transmittal Of The 2017 Capital Improvement Element And Annual Report

VII. WORKSHOP

A. Glass Recycling Services

B. Update: Webb Bridge Corridor Improvement Project

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-06/V-17-13 TIFFANY SQUARE

CITY COUNCIL: AUGUST 28, 2017

This item was tabled at the July 12, 2017 Planning Commission meeting, due to there being too many unresolved concerns between the applicant and Staff and Academy Park.

This item was heard at the August 3, 2017 Planning Commission meeting. Several residents spoke in favor and in opposition to the request, with concerns over density, height and screening. After discussion, the Planning Commission recommended to approve the item, subject to staff conditions with changes and based on a 22-lot site plan previously presented to Academy Park. Vote (6-0)

II. RECOMMENDATION:

Approve Z-17-06/V-17-13 Tiffany Square, subject to the following conditions:

1. The site, consisting of approximately 3.26 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by BH&D Engineering, Inc., dated 8/1/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The permitted maximum building height shall be no more than 39'.
3. New site plan shall reflect a maximum of 22 lots.
4. Minimum building setbacks shall be:
 - a. Front – 5' (as measured from back of sidewalk)
 - b. Side – 0' (6' between structures)
 - c. Rear – Lots 1 – 14 shall be 10' (in addition to the required perimeter landscape buffer) for a total of 25'. Lots 15 – 22 shall be 15'
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. There shall not be rear decks constructed above the second floor of the homes located on Lots 1 – 14.
6. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east, south and west property lines and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff. In addition to 10' undisturbed buffer, a 5' graded and replanted buffer shall be installed.
7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
8. Developer shall provide a brick paver crosswalk across private driveway at Haynes Bridge Road.
9. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
10. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.

11. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
12. Development shall not be gated and roads will be private and maintained by the HOA.
13. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
14. Internal sidewalks shall be provided as depicted on the site plan, including a connection to the fronts of units and shall be a minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
15. Fencing visible from the street shall be decorative as approved by Staff. Developer shall install a minimum 5' high aluminum fence (wrought iron style) along the northern property line. Developer shall also install a minimum 6' high wooden fence along the eastern property line.
16. Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc., dated 6/15/2017. In addition, the developer shall save the tree #1028 (25" Oak). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
17. Developer shall use its best efforts to spade and relocate on-site Japanese Maple located between 4009 and 4010 Tiffany Square Drive, as approved by Staff. If the Japanese Maple cannot be relocated due to health or other reason acceptable to Staff, it shall be replaced with a Japanese Maple of similar size.
18. Street trees shall be required along Haynes Bridge Road within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
19. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
20. Stormwater pond shall not encroach any further into the 75' impervious setback than depicted on the approved site plan. Developer shall make every effort to minimize the encroachment into the 75' impervious setback.
21. Decorative paver aprons shall be required at the project driveway as approved by Staff.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. Developer shall work with utility company (GA Power) to have the overhead utilities along Haynes Bridge Road placed underground, per Staff approval.

III. REPORT IN BRIEF:

The applicant, Southeast Real Estate Acquisitions, is requesting a rezoning of 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 22 'For-Sale' detached homes. The property is currently developed with 12 townhome units. Variances are requested to reduce building setbacks, increase building height and to allow parking between the road and a structure. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive.

DISCUSSION

The submitted request, if approved, will allow for the redevelopment of a 12-unit townhome community with 22 'For-Sale' single-family detached homes on 3.26 acres. The proposed density is 6.75 dwelling units per acre. The property is known as Tiffany Square and is located on the east side of Haynes Bridge Road at Tiffany Square Drive.

The subject property is zoned R-12 and was developed in 1985 at a density of 3.68 dwelling units per acre. Surrounding properties are zoned R-12 to the north, R-4A to the east, O-P and R-12 to the south and

MU to the west. Academy Park is adjacent to the east, Voysey (Hedgewood) to the west, chiropractor's office and single-family residence to the south and single-family residence (Bilderback Property) to the north. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.

As reflected in the table below, a total of 156 single-family detached (SFD) units have been approved in the Downtown Overlay.

'For-Sale' Residential Approved within the Downtown Overlay

Development	Downtown Area	Number*
Edward Andrews Homes	Thompson St	23 TH/17 SFD
Thompson St Flats	Thompson St	24 C
Southerton/Aycock	Thompson St	10 SFD
Old Milton Holdings	Thompson St	25 SFD/88 TH/42 C
Hedgewood (Voysey)	Thompson St	42 SFD
Burnett Circle	Thompson St	43 TH
East of Main	Academy St	41 SFD/42 TH
Lehigh Homes	Cumming St	9 SFD
Twelve on Canton	Canton St	12 SFD
Teasley Place	Canton St/Academy St	24 C
Chelsea Walk	Old Milton Pkwy	49 TH
Perling (Devore & South Main)	South Main St	78 TH
Total		156 SFD/323 TH/90 C

*SFD = Single Family Detached, TH = Townhome, C = Condominium

Densities vary in the Downtown, as shown in the table below. The applicant proposes a density of 6.75 dwelling units per acre. Surrounding properties have densities of 1.0 (Bilderback property), 4.0 (Academy Park) and 8.0 (Voysey) dwelling units per acre. In order to provide a transition between the applicant's property and surrounding properties, the applicant should develop a plan which addresses Staff conditions resulting in a density of the subject property of around 6 to 6.75 units per acre. The property to the north is developed with one (1) single-family detached home.

Downtown Overlay – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
City Center	42 SFD, 156 Apartments	25 acres	8.0 units/acre
Edward Andrews	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.5 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo	2.2 acres	10.9 units/acre
East of Main	41 SFD, 42 TH	10.43 acres	8.0 units/acre
Newvale (f.k.a. Olmstead Park)	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.465 acres	2.2 units/acre
Perling – S. Main/Devore	78 TH, 129 Apartments	12.913 acres	16.0 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre

The applicant requests the following variances related to requirements established in UDC Appendix A: Alpharetta Downtown Code:

1. Reduce the front setback in the DT-R district from 10' to 5'.
2. Increase the allowable building height in the DT-R district from 35' to 39'.
3. Allow off-street parking between the street and the structure (front-loaded homes).

The requested front setback variance would accommodate perimeter tree saves at the rear of lots. Variances have previously been approved allowing parking between the road and a structure when the subject property abuts an established neighborhood. Justification for this variance is that landscape strips, buffers and tree save areas are more appropriate adjacent to existing residential subdivisions than an alley.

Surrounding properties have maximum building heights of 35', except for Voysey which has a maximum building height of 45'. However, the approved building permits in Voysey have building heights ranging from 32' to 40'. Therefore, staff recommends limiting the building height on the applicant's property to no more than 39'.

SITE PLAN

The submitted site plan depicts 22 single-family detached lots on 3.26 acres. Homes are proposed to be three (3) stories or 39' and are oriented to a central amenity space internal to the site. Lots are depicted backing up to Voysey, Academy Park and a single-family lot to the north. Lot sizes range from approximately 3,000 to 6,700 square feet, with an average lot size of 4,322 square feet.

One (1) project driveway is depicted on Haynes Bridge Road at the existing private right-of-way for Tiffany Square Drive. Six (6) on-street guest parking spaces are depicted adjacent to the central park, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. A four-foot (4') sidewalk is depicted along the internal road. Minimum building setbacks are proposed as follows:

- Perimeter Setback – 15' (west), 25' (north and east) and 35' (south)
- Interior (Front) – 5', as measured from back of sidewalk
- Internal (Side) – 0' – 6'
- Internal (Rear) Lots 1-13 – 25', Lots 14-22 – 15'

The applicant's site plan depicts an 8,566 square foot amenity space at the center of the site, as well as an 8,056 square foot tree save area at the site entrance. The Downtown Code requires a minimum 10% amenity space, which would be 14,200 square feet. The applicant's site plan complies with the minimum requirements for amenity space. If approved, both amenity areas should be improved with landscape and hardscape to provide gathering and seating areas.

There are several trees on the subject property, consisting mainly of Hardwoods and Pines. Trees are concentrated at the entrance, around the perimeter and on the south end of the property. Staff had concerns with the applicant's initial site plan, which did not save many trees. The applicant revised the site plan to incorporate additional tree save areas, including at the entrance and along the perimeter of the property. The City Arborist stated that additional trees should be saved on the property, such as the 25" Oak depicted on Lot 12, 17" Red Maple, Japanese Maple and the 34" Oak depicted within the detention pond.

A stormwater management pond is depicted at the south end of the site, which is the same location of an existing retention pond. The existing and proposed stormwater facilities are located and depicted within the 75' impervious setback associated with the stream to the south. The City's Stormwater Engineer has reviewed the applicant's site plan and can generally support encroachment into the 75' impervious setback, as long as the developer makes every effort to minimize the encroachment.

According to the applicant, home prices will start at \$650,000 and homes will range in size from 2,300 to 2,800 square feet.

ELEVATIONS

The applicant's proposed renderings reflect four (4) architectural styles approved in the Downtown Overlay, including Georgian, Georgian Regency, Folk Victorian and Stick. Renderings of the detached product depict a variety of materials, including siding, board and batten and brick.

The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the approved architectural styles. The following comments were provided by the Downtown Architect:

- Georgian:
 - o Need chimney, windows should be double-hung sashes, windows should be 9-12 panes per sash, muntins should be thick and wooden, cornice needs dentils or other decorative molding, front door should be centered and topped with a decorative crown support by decorative pilasters, door should have glass panes beneath crown, within the door or in a transom, roof is not typical of Georgian.
- Georgian Regency:
 - o Need chimney, windows should be double-hung sashes, windows should be 9-12 panes per sash, muntins should be thick and wooden, cornice needs dentils or other decorative molding, front door should be centered and topped with a decorative crown support by decorative pilasters, door should have glass panes beneath crown, within the door or in a transom, roof is not typical of Georgian, missing details typical of the Regency period.
- Folk Victorian:
 - o Need brackets under eaves, need spindle work porch detailing (or flat jigsaw cut trim), elevation missing details typical of this style
- Stick:
 - o Gabled roof should be steeply pitched, need decorative trusses in gables, need diagonal or curving porch-support braces, need overhanging eaves with exposed rafter ends, need horizontal and vertical bands, siding should be applied in varying directions
- General Comments:
 - o Building widths and heights should have more variation from lot-to-lot.
 - o Simple garage doors are not historical.
 - o Headers should span beyond the opening it supports.
 - o Middle option doors and windows don't match style and half round window should move up a bit. Gable material should not be brick, when supported by wood columns.

TRAFFIC

The proposed project, consisting of 22 single-family detached units, would generate less than 30 PM Peak Hour trips. The net increase (removal of 12 townhome units and replacement with 22 detached lots) is less than 19 PM Peak Hour trips.

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 – 25 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	3 to 9 students
Hopewell Middle School	1 to 5 students
Alpharetta High School	2 to 8 students
TOTAL	6 to 22 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 22 school age children. Since 12 townhome units already exist on the subject property, the net increase is 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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 zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, if conditions are approved restricting the density to no more than six (6) to 6.75 dwelling units per acre and requiring perimeter tree saves and buffers. Also, since the property to the north is single-family detached home, adjacent lots should be a minimum 6,000 square feet.

- 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 or nearby properties, if conditions are approved restricting the density to no more than six (6) to 6.75 dwelling units per acre and requiring perimeter tree saves and buffers.

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

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring tree save areas and limiting additional impacts on the stream buffer.

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

Response: The subject property could be developed with single-family detached lots under the existing R-12 zoning.

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 zoning proposal should not have significant impacts on public facilities or services as the applicant's proposal would result in a net gain of eleven (10) residential units. The proposal would represent an increased demand on roads, water and sewer, parks and recreation, police and fire, as well as 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 subject property is located in the Downtown Overlay, which includes opportunities for properties to be developed under the new Downtown zoning districts.

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 applicant's zoning proposal generally reflects a reasonable balance as the proposed development would result in the redevelopment of an existing townhome community and the proposed use is consistent with the Downtown Master Plan. However, staff recommends that the density be limited to no more than six (6) to 6.75 dwelling units per acre.

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

Response: The subject property could be developed with single-family detached lots under the existing R-12 zoning.

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

Response: The request to allow 'For-Sale' residential uses is consistent with the Comprehensive Land Use Plan designation of the property, which is Downtown Residential Density.

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 in whole or in part, or with conditions, in such individual case of unnecessary hardship 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 subject property has an unusual shape and is completely surrounded by established and new residential development. Therefore, staff can support the request for units to be front-loaded and to reduce the front setback from 10' to 5', which will allow for perimeter tree saves. Staff can support the requested height variance, which has been amended by the applicant from 45' to 39'. Surrounding properties have maximum building heights or are being constructed at a height of no more than 40'.

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

Response: The applicant could develop the site in compliance with the required setbacks, building height and building orientation. However, the site plan was laid out to minimize impacts to surrounding residential properties by saving perimeter trees. The requested height variance is consistent with the development/approvals on adjacent properties and therefore is appropriate for the area.

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

Response: The subject property has an unusual shape and is completely surrounded by established and new residential development. Therefore, staff can support the request for units to be front-loaded and to reduce the front setback from 10' to 5', which will allow for perimeter tree saves. Staff can support the requested height variance, which has been amended by the applicant from 45' to 39'. Surrounding properties have maximum building heights or are being constructed at a height of no more than 40'.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval would not cause substantial detriment to the public good as the site plan has been laid out to minimize impacts on adjacent residential properties by saving perimeter trees. Staff can support the requested height variance, which has been amended by the applicant from 45' to 39'. Surrounding properties have maximum building heights or are being constructed at a height of no more than 40'. Staff recommends conditions to save perimeter trees and to replant perimeter buffers, where sparse, for the purpose of screening the subject property from surrounding properties.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and variance. While the proposed rezoning is consistent with the intent of the Downtown

Master Plan and Comprehensive Plan, staff has concerns with the proposed residential density. Based on the surrounding development pattern, staff believes that a density of six (6) to 6.75 dwelling units per acre is appropriate on the subject property in order to provide a transition between Academy Park (4.0 units/acre), the Bilderback property (1.0 units/acre) and Voysey (8.0 units/acre). When determining the appropriate density for the subject property, staff also took into consideration the fact that the property is already developed with 12 townhome units, which will be removed and replaced with single-family detached product, and is situated back off the road.

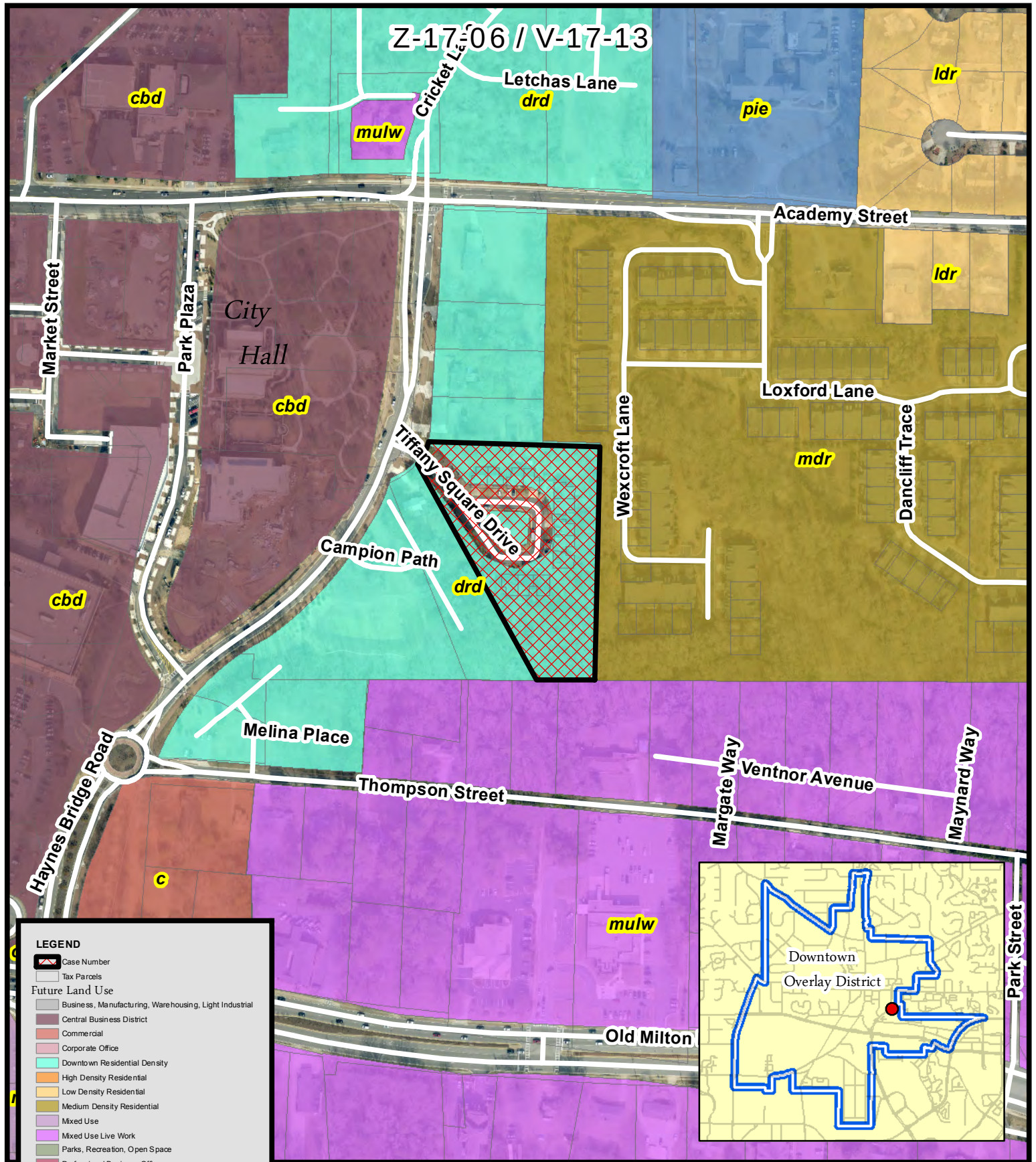
Variances to reduce the front setback and to allow structures to be front-loaded can be supported in order to minimize impacts to surrounding properties by saving perimeter trees. The applicant has amended the height variance request from 45' to 39', which staff can generally support. With the exception of Voysey, surrounding properties have a maximum height of 35'. Although Voysey was approved for a maximum height of 45', approved building permits have heights ranging from 32' to 40'. If approved, conditions are recommended that would allow a density from 6.0 to 6.75 dwelling units per acre and limit the height to no more than 39'.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held three (3) meetings at the Academy Park clubhouse. According to the applicant, a number of issues were discussed at the meetings, including price point, density, traffic, stormwater, trees, building height and sight lines between Academy Park and the proposed development.

IV. ATTACHMENTS:

- Site Plan
- Renderings



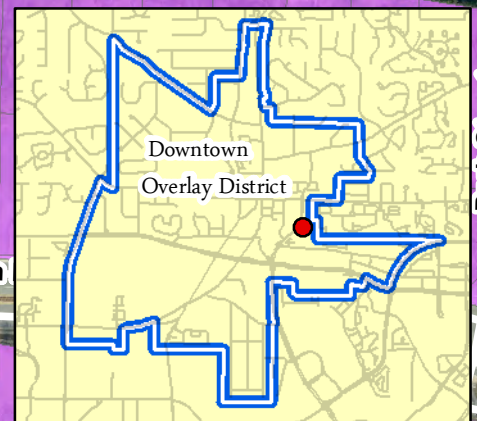
LEGEND

Case Number

Tax Parcels

Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



Future Land Use Tiffany Square Haynes Bridge Road

Z-17-06 / V-17-13
D/LL: 2/2/1267, 1268
PC Date: **8/03/17**
CC Date: **8/28/17**

Location Map Provided by:
Community Development - GIS





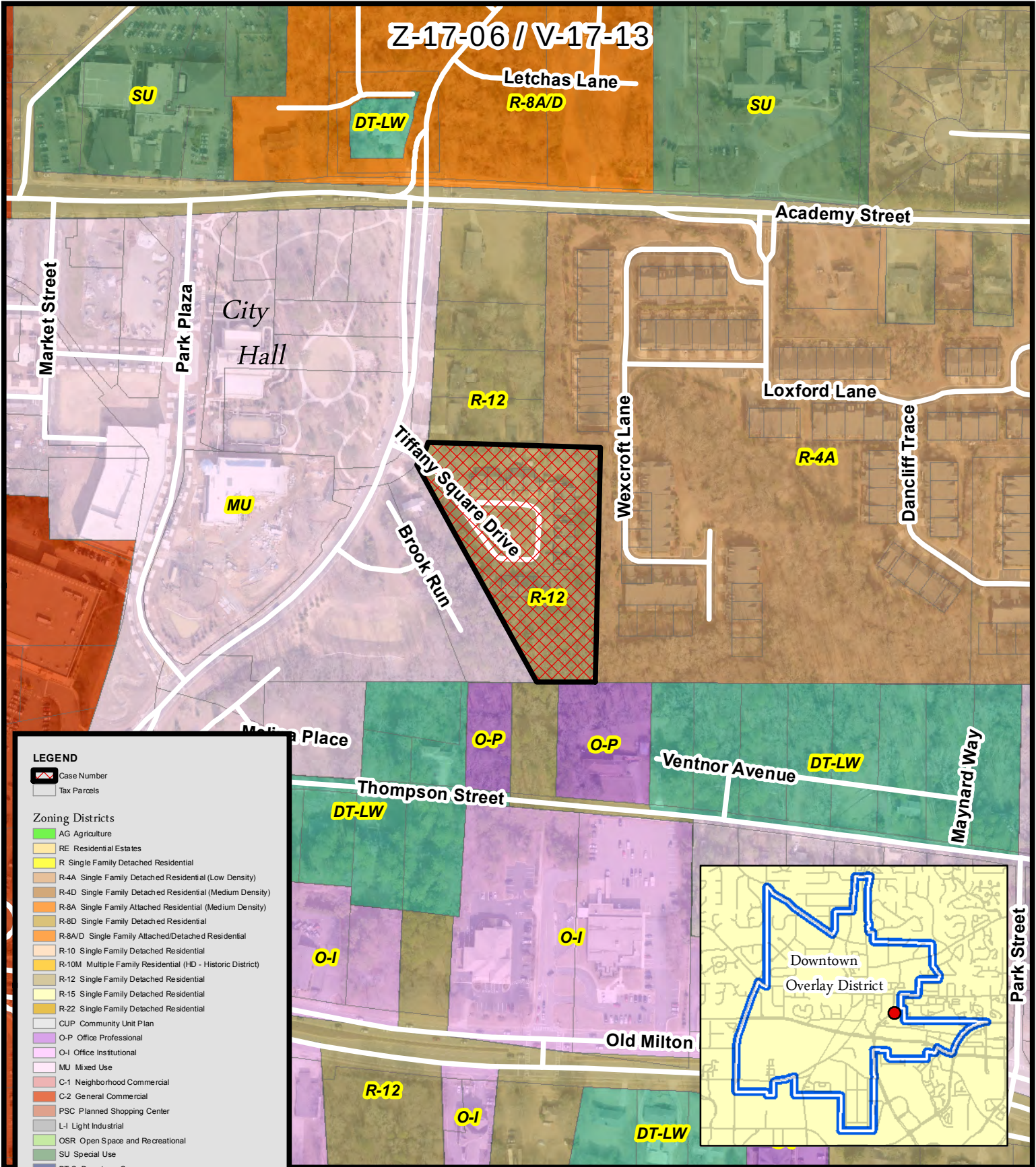
Aerial Map
Tiffany Square
Haynes Bridge Road

Z-17-06 / V-17-13
D/LL: 2/2/1267, 1268
PC Date: **8/03/17**
CC Date: **8/28/17**



Location Map Provided by:
Community Development - GIS

Z-17-06 / V-17-13

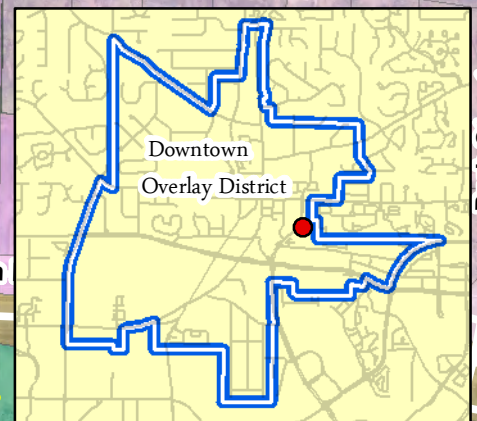


LEGEND

- Case Number
- Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-1 Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



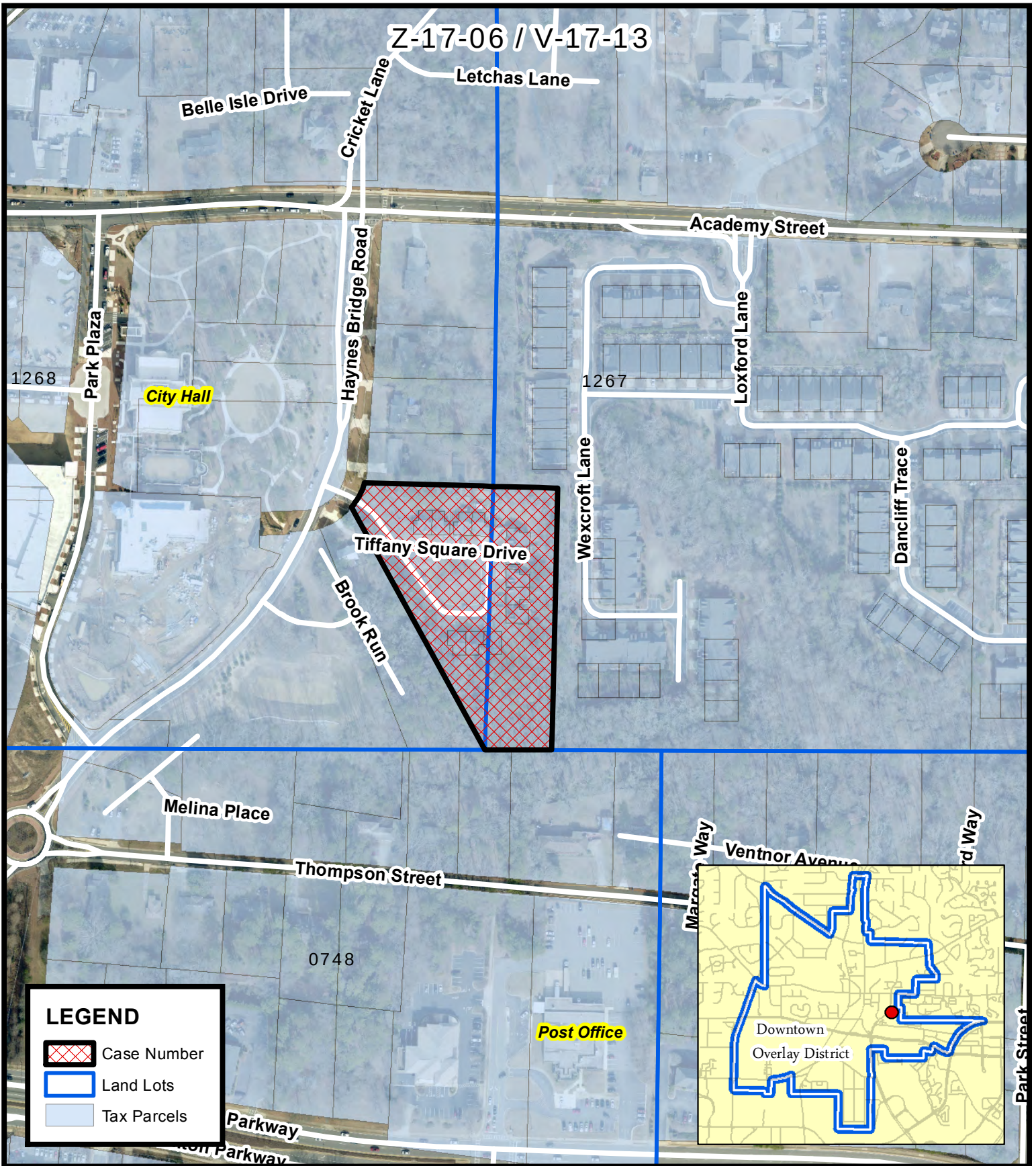
Zoning Map
Tiffany Square
Haynes Bridge Road

Z-17-06 / V-17-13
D/LL: 2/2/1267, 1268
PC Date: **8/03/17**
CC Date: **8/28/17**

Location Map Provided by:
Community Development - GIS



Z-17-06 / V-17-13



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Location Map
Tiffany Square Townhomes

Z-17-06 / V-17-13

D/LL: 2/2/1267,
1268

PC Date: **8/03/17**

CC Date: **8/28/17**

Location Map Provided by:
Community Development - GIS

SITE INFORMATION

ZONING-- TIFFANY SQUARE:
EXISTING ZONING: R-12
PROPOSED ZONING: DT-R DOWNTOWN RESIDENTIAL
LOT AREA: VARIES
MINIMUM LOT WIDTH: 25' FOR SINGLE FAMILY DETACHED
MINIMUM LOT WIDTH PROVIDED: 30'
NUMBER OF LOTS: 22
TOTAL LOT AREA: 3.28 ACRES
DISTURBED AREA: XX ACRES
DENSITY: 6.75 UNITS/ACRES
IMPERVIOUS AREA: 45% OR 1.47 ACRES
IMPERVIOUS AREA ALLOWED: 70% OR 2.28
OPEN SPACE PROVIDED: 17,070 SF/ 0.39 ACRES (12.0%)
STORMWATER POND: ±14,741 SF/ 0.34 ACRES
A 5' WIDE CONC S/W IS PROPOSED FROM B/C AS SHOWN

**THERE SHALL BE A 10' LANDSCAPE BUFFER WITH A 5' ENHANCED PLANTING STRIP ON LOTS THAT ARE ADJACENT TO ACADEMY PARK

SETBACKS REQUIRED:

FROM INTERIOR FRONT LOT LINE: 5' FROM Back of S/W
FROM INTERIOR SIDE LOT LINE: 0-6'
CORNER SIDE SETBACK: 0-6'
FROM INTERIOR REAR LOT LINE: 6' (EXTERIOR 15')
MAXIMUM BUILDING HEIGHT: 45'
MINIMUM HEATED SQUARE FOOTAGE: 2,500 SF

UTILITY PROVIDERS:

- WATER: FULTON COUNTY PUBLIC WORKS.
- SEWER: FULTON COUNTY PUBLIC WORKS.
- GAS: ATLANTA GAS AND LIGHT
- ELECTRIC BY GEORGIA POWER CO.
- PHONE: AT&T
- CABLE: COMCAST

THERE ARE NO WETLANDS/STREAMS LOCATED ON SUBJECT PROPERTY, PER CITY GIS MAPS

OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.

ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.

ON SITE BURIAL IS NOT ALLOWED.

COMMON AREAS WILL BE MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION.

AN APPROVED FINAL PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT/CO.

ALL UTILITY LOCATES AND RELOCATIONS TO BE THE RESPONSIBILITY OF THE DEVELOPER.

COMMUNITY DEVELOPMENT NOTES:

A 3-YEAR PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.

PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.

THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.

OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.

ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.

ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.

CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC & FIRE. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.

ON-SITE BURIAL IS NOT ALLOWED.

AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.

AN APPROVED COMBINATION PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.

IRRIGATION NOTES:

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDING ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES).

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.

IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

GENERAL NOTES:

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH MUTCD STANDARDS.

ALL INSTALLATION METHODS AND MATERIALS SHALL COMPLY WITH CITY OF ALPHARETTA STANDARD AND SPECIFICATIONS.

ERADICATE ALL CONFLICTING MARKINGS BY GRINDING (NO BLACK-OUT PAINT).

MULCH STORAGE REQUIREMENTS

MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF STANDARD FIRE PREVENTION CODE.

SECTION 502.3.1.
NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2500 CU. FT. GROSS VOLUME OF COMBUSTIBLE EMPTY PARKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, OR RUBBER TIRES, RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCE HAS BEEN INSPECTED AND APPROVED BY THE ARBORIST.

ALL CURB CUT RAMPS SHALL INCORPORATE DETECTABLE WARNING SURFACES AS PER 0001 SPECIAL DETAIL A4.

IMPERVIOUS AREA = XXX% OF SITE OR XX ACRES

BOUNDARY & TOPOGRAPHY SURVEY BY GUNNIN LAND SURVEYING, LLC.
DATE OF SURVEY: 5/6/2016 & 1/21/2017
BENCHMARK: TOP OF FIRE HYDRANT ON HAYNES BRIDGE ROAD
ELEV. 1111.92
DATUM: GPS - NAD83 AND NAVD 1988

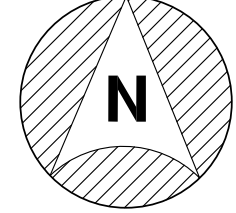
OWNER/DEVELOPER:

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC
ATTN: MARK SHAW
3525 PIEDMONT ROAD
ATLANTA, GA 30305
404-395-5219

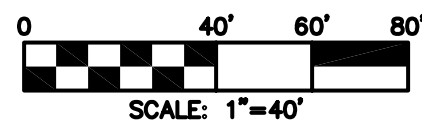
DATE

08/01/2017

NORTH:



SCALE:



TRAFFIC NOTES:

CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.

ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.

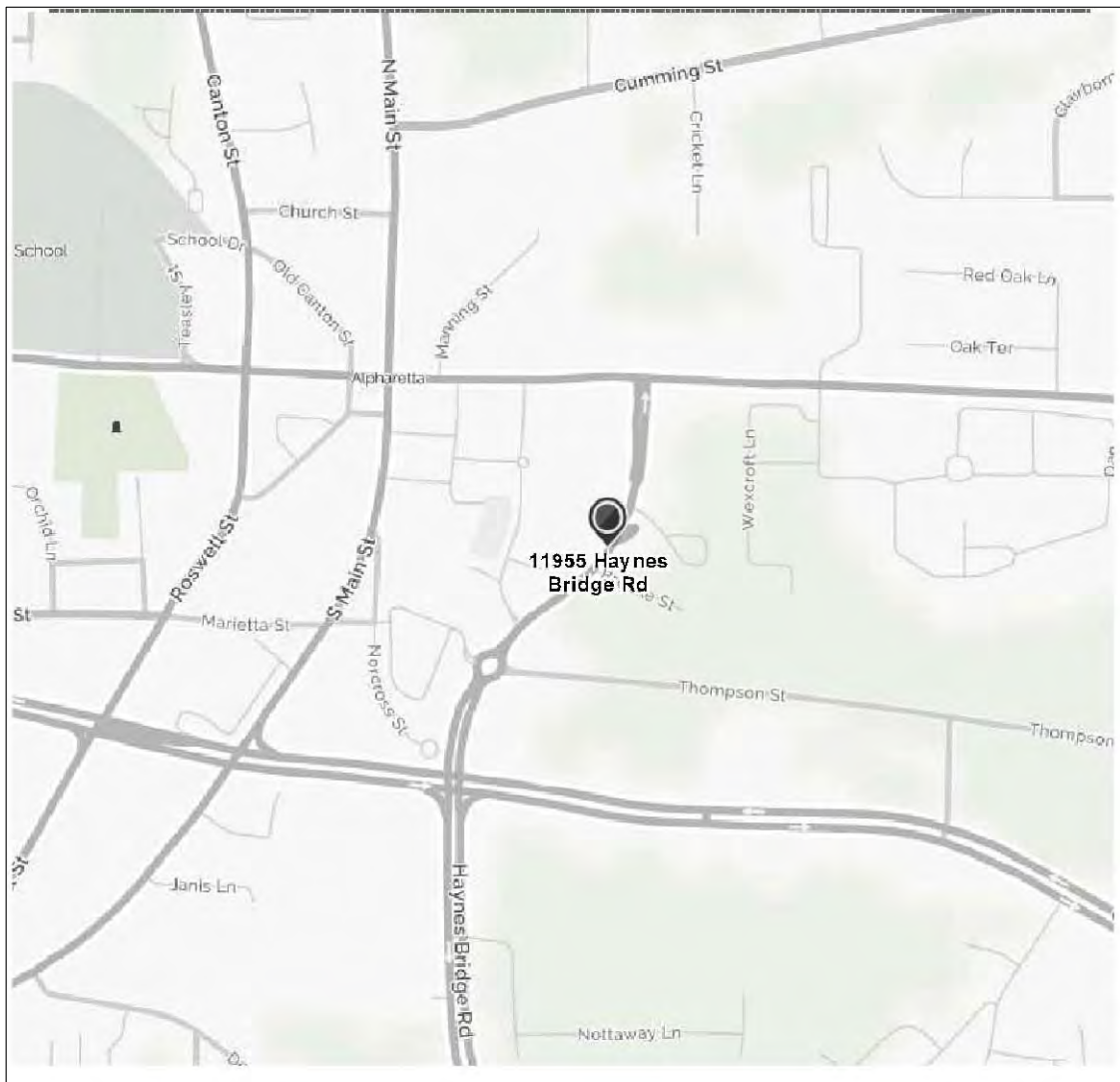
ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.

ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

AREA DEDICATED FOR PUBLIC R.O.W: 0 ACRES

TYPICAL PARKING STALL SIZE: 9'x19'



INTERSECTION CORNER SIGHT DISTANCE - NEW SUBDIVISION STREETS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WITH GRADING AND VEGETATIVE REMOVAL IN THE ZONE SHOWN ON THE PLAN, ADEQUATE CORNER SITE DISTANCE WILL BE PROVIDED FOR PROPOSED ENTRANCE AT THE INTERSECTION WITH HAYNES BRIDGE ROAD. THE REGULATED SPEED LIMIT WILL BE 25 MILES PER HOUR ON PROPOSED ROAD. THE SIGHT DISTANCE AT THE INTERSECTION OF PROPOSED ROAD AND HAYNES BRIDGE ROAD, UPON COMPLETION OF CONSTRUCTION AND ADDITIONAL GRADING AND REMOVAL OF VEGETATION, WILL MEET OR EXCEED 350' IN BOTH DIRECTIONS; THEREFORE CORNER SIGHT DISTANCE FROM THE APPROACHING STREET WILL BE EQUAL TO OR EXCEED 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTING STREET. THE SIGHT DISTANCE WILL PROVIDE CLEAR VISIBILITY OF AN OBJECT 3.5 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 10 FEET FROM EDGE OF PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 2.5 FEET ABOVE THE GROUND.

Michael Henderson, PE 28411

08-01-2017

SUBMITTALS

REVISIONS

SETBACKS

ZONING: SEE PLAN

FRONT SIDE REAR

XX XX XX

BUFFERS:

SEE PLAN

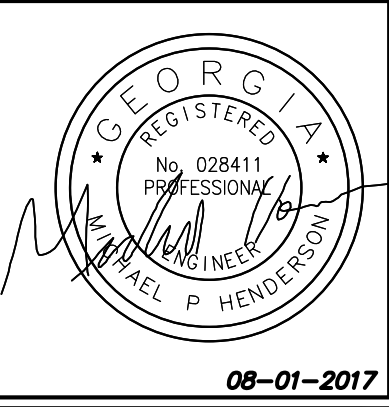
WASTE GENERATION CALCULATIONS
22 (UNITS) x 2.5 (PERSONS/UNIT) = 55 PERSONS
55 (PERSONS) x 5 (LBS/PERSON) = 275 LBS WASTE
275 (LBS) x 25% = 68.75 LBS RECYCLABLES

WASTE:
1 ROLLING CART (0.47 CY) = 70 LBS
REQUIRED PICK UP 1 TIME A WEEK

RECYCLABLES:
1 ROLLING CART (0.47 CY) = 70 LBS
REQUIRED PICK UP 1 TIME A WEEK



IF YOU DIG GEORGIA...
CALL US FIRST!



SHEET:

22
SITE
C-02



Georgian Regency

This elevation style captures the classic detailing of the Georgian period with its decorative cornice detailing, classic trim and symmetrical window patterns. This narrow façade is typical with its three-window symmetry.



Georgian

This elevation is classical with its gable adorned with a semi-circular transom window. It also offers the odd numbered window layout with 6/6 window and a paneled front door. The brick façade and classic railing hint to the Federal versus the Regency styles.



Folk Victorian

This symmetrical elevation is clad in board and batten with a simple roof adorned with a large porch detailed with Folk Victorian railing. The 4 light window pattern is typical with the style of architecture, creating open and well-lit interiors.



Stick

This asymmetrical elevation is typical of the Stick Style which is reinforced with the steeply pitched roof and exposed rafter tails. The horizontal banding and lighting layout create emphases on the levels and wall surfaces.



SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

July 27, 2017

Mr. Michael A. Woodman, AICP
Senior Planner
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

RE: Tiffany Square Zoning Letter of Intent

Dear Mr. Woodman:

Please find enclosed the completed rezoning request application and site plans for the property located within the Tiffany Square Townhomes development.

As discussed, we are requesting the property be rezoned from R-12 to DT-R. This will allow for the redevelopment of 23 single family detached homes with the following criteria:

Setbacks:	Front Setback:	5 Feet
	Side Setback:	0-6 Feet (minimum of 6' between homes)
	Rear Setback:	25 Feet

Maximum Building Height:	39 feet (Lots 1-14)
	45 feet (lots 15-23)

The homes are anticipated to have approximately 2200-2600 square feet of heated and cooled area and will be constructed of brick, stucco, stone and cement based siding or a combination thereof.

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,

W. Mark Shaw
Southeast Real Estate Acquisitions, LLC

OFFICE COPY

TIFFANY SQ TOWNHOMES

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: MARK SHAW, MANAGER
SOUTHEAST REAL ESTATE ACQUISITIONS Telephone: 404 395 5219
LLC
 Address: 3525 PIEDMONT RD, BUILDING 8 Suite: 205
 City: ATLANTA State: GA Zip: 30305 Fax: 404 442 7999
 Mobile Tel: 404 395 5219 Email: mshaw@eastlancapital.com

Subject Property Information:

Address: TIFFANY SQUARE TOWNHOMES
(SEE ATTACHED) Current Zoning: R-12 ☐
 District: 2ND Section: 2ND Land Lot: 1267
1268 Parcel ID: SEE ATTACHED
 Proposed Zoning: DT-R ☐ Current Use: TOWNHOMES

This Application For (Check All That Apply):

- | | |
|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

Tiffany Square

Unit #	Owner	Parcel ID	Title	Deed	Taxes	Owner Authorization
4001	Scott Burgamy	22-4985-1268-013-3	Y	Y	Y	Y
4002	Tonya Fields	22-4985-1268-002-6	Y	Y	Y	Y
4003	Kandice Andrade	22-4985-1268-003-4	Y	Y	Y	Y
4004	Sheri Spurlock	22-4985-1268-004-2	Y	Y	Y	Y
4005	Rebecca Morgan	22-4985-1268-005-9	Y	Y	Y	Y
4006	Allyson Chandler	22-4985-1268-006-7	Y	Y	Y	Y
4007	Connie Riley	22-4985-1268-007-5	Y	Y	Y	Y
4008	Sheri Spurlock	22-4985-1268-008-3	Y	Y	Y	Y
4009	Daniel Andrade	22-4985-1268-009-1	Y	Y	Y	Y
4010	Raymond E. Noel	22-4985-1268-010-9	Y	Y	Y	Y
4011	Beatriz Velasquez	22-4985-1268-011-7	Y	Y	Y	Y
4012	Diane H Noel	22-4985-1268-012-5	Y	Y	Y	Y
	TS HOA	22-4985-1268-001-8	Y	Y	Y	Y
Total						

APPLICANT REQUEST AND INTENT

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

THE PROPOSED USE WILL BE A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY CONSISTING OF 25 HOMES WITH A COMMUNITY GREEN SPACE FOR THE RESIDENCES.

Applicant's Request (Please itemize the proposal):

APPLICANT IS REQUESTING THE PROPERTY BE REZONED TO DT-R. THE TOTAL PROJECT CONSISTS OF +/- 3.26 ACRES. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE DOWNTOWN ACTIVITY CENTER PROVIDING RESIDENTIAL HOMES TO SUPPORT THE RETAIL, RESTAURANTS AND ENTERTAINMENT.

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

IT IS APPLICANT'S INTENT TO DEVELOP A SINGLE FAMILY DETACHED COMMUNITY FOR THE CONSTRUCTION OF 25 HOMES. THE PROPOSAL WOULD FACILITATE THE NECESSARY ZONING IN ORDER TO OBTAIN THE PERMITS FOR THE CONSTRUCTION OF PROPOSED SITE PLAN.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

THE PROPOSAL WILL BE CONSISTENT WITH THE SURROUNDING PROPERTIES AND WILL PROVIDE THE MARKET WITH A SINGLE FAMILY COMMUNITY WITHIN WALKING DISTANCE TO NEARBY RETAIL, OFFICE AND RESTAURANTS.

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

THIS PROPOSAL, IF APPROVED, WILL ENHANCE THE USE AND VALUE OF SURROUNDING PROPERTIES. THIS PROPOSAL WILL PROVIDE ADDITIONAL HOUSING WITHIN CLOSE PROXIMITY TO RETAIL AND RESTAURANTS.

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

THE CURRENT ZONING WILL NOT ALLOW THE PROPERTY TO BE DEVELOPED FOR AN ECONOMIC USE CONSISTENT WITH THE SURROUNDING PROPERTIES. IN ADDITION, THE CURRENT ZONING WILL NOT ALLOW DEVELOPMENT CONSISTENT WITH THE FUTURE LAND USE PLAN AND DOWNTOWN DEVELOPMENT DISTRICT.

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

THE INCREASE IN TRAFFIC IS MORE SPECIFICALLY OUTLINED IN THE TRAFFIC REPORT.

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

THE IMPACT TO SCHOOLS WOULD BE MINIMAL. CONSIDERING A NET INCREASE OF ONLY 13 HOMES (12 HOMES CURRENTLY EXIST ON PROPERTY) THERE SHOULD BE NO REAL IMPACT TO SCHOOLS OR UTILITIES.

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

THE PROPOSAL IS CONSISTENT WITH FUTURE LAND USE MAP. SUBJECT PROPERTY IS LOCATED ADJACENT TO HIGH DENSITY RESIDENTIAL AND THIS PROPOSAL WILL PROMOTE PEDESTRIAN ORIENTED TRAVEL TO NEARBY RETAIL, OFFICE AND RESTAURANTS.

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

DUE TO THE PROXIMITY TO SIMILAR DEVELOPMENTS, IT IS APPLICANT'S OPINION THE DEVELOPMENT IS MORE CONDUSIVE TO THE CONSTRUCTION OF DETACHED SINGLE FAMILY LOTS.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

THE PROPERTY CONSISTS OF A TRIANGULAR SHAPED 3.26 ACRES WHICH MAKES IT DIFFICULT TO DESIGN A SITE PLAN WHICH PREVENTS PARKING BETWEEN THE ROAD AND BUILDING. IN ADDITION, THE TOPOGRAPHY OF THE PROPERTY MAKES IT MORE CONDUSIVE TO HAVE AN ITERIOR ROAD DESIGN AS SHOWN ON THE SITE PLAN.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship?

YES, THE CONSTRUCTION OF AN ADDITIONAL DRIVEWAY TO ACCESS THE REAR OF THE HOMES WOULD REQUIRE PLACEMENT OF AN IMPERVIOUS SURFACE WITHIN AN AREA NOW SHOWN AS THE REAR YARD OF THE INDIVIDUAL HOMES. THIS WOULD ELIMINATE A SUBSTANTIAL AMOUNT OF AREA SLATED FOR LANDSCAPING AND TREES.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

YES, THE IRREGULAR SHAPE AND TOPOGRAPHY OF THE PROPERTY LIMITS THE ALTERNATIVES TO SITE PLAN CONFIGURATION. WE FEEL THE SITE PLAN SUBMITTED IS THE BEST OPTION FOR REDEVELOPMENT.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

NO, THE RELEIF WILL ALLOW THE PROPERTY TO BE REDEVELOPMENT IN A MANNER CONSISTENT WITH THE NEARBY PROPERTIES RECENTLY DEVELOPED.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

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.

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☐ Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____

Date: _____

Notary: _____

Notary Signature: _____

Date: _____



#4001

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SCOTT BURGAMY
REBECCA LEE BURGAMY Telephone: _____
Address: 1011 FOUNTAIN GLEN DR. Suite: _____
City: LAWRENCEVILLE, State: GA Zip: 30043

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Rebecca Lee Burgamy Scott Burgamy Date: 3/14/2017

Notary:

Notary Signature: Cornie P. Riley Date: 3/21/17



#4002

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: TONYA FIELDS Telephone: 865-228-8108
Address: 1113 Terra Rosa Dr Suite: _____
City: KNOXVILLE TN State: _____ Zip: 37932

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

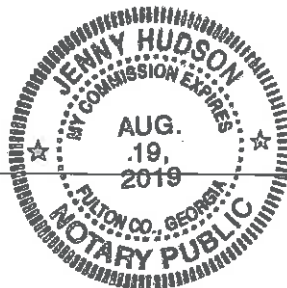
Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Shari Spudis for Tonya Fields Date: 3/17/17
(Sister)

Notary:

Notary Signature: [Signature] Date: 3/17/17



#4003

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: KANDICE ANDRADE Telephone: 770-664-2853
Address: 4003 TIFFANY SQUARE Suite: _____
City: ALPHARETTA State: GA Zip: 30009

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

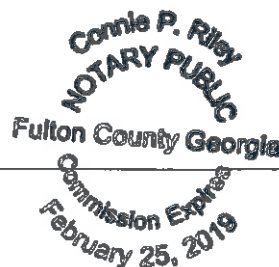
Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Kandice Andrade Date: 3/21/17

Notary:

Notary Signature: Connie P. Riley



Date: 3-21-17

#4004

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SHERI SPURLOCK Telephone: 770 309-7335
Address: 4004 TIFFANY SQ. Suite: _____
City: ALPHARETTA State: GA Zip: 30009

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING B Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Sheri Spurlock Date: 3/17/17

Notary:

Notary Signature: [Signature] Date: 3/17/17



#4005

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: REBECCA M. MORGAN Telephone: 770 475-7524
Address: 4005 TIFFANY SQUARE Suite: _____
City: ALPHARETTA State: GA Zip: 30009

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Rebecca M. Morgan Date: 3-22-17

Notary:

Notary Signature: [Signature]



Date: 3/22/17

#4006

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: ALLYSON B. CHANDLER

Telephone: 770-846-6853

Address: 4006 Tiffany Sq

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

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.

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☐ Other _____

Identify Authorized Applicant: W. MARK SHAW

Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

Telephone: 404-395-5219

Address: 3525 PIEDMONT ROAD, BUILDING 8

Suite: 205

City: ATLANTA

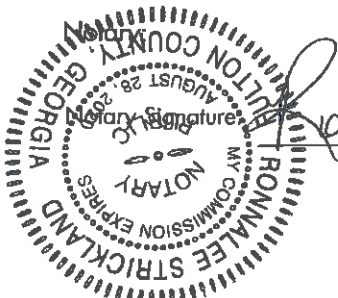
State: GA

Zip: 30305

So Sworn and Attested:

Owner Signature: Allyson Chandler

Date: 3/20/17



Ronalee Strickland

Date: 3/20/17

TIFFANY SQ TOWNHOMES

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

CONNIE P. RILEY

404 509 8924

1655 OAK FARM DR

8206

ALPHARETTA

GA

30009

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.

☐ Special Use

☐ Conditional Use☐ Master Plan☐ Other

W. MARK SHAW

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC
Telephone:

404-395-5219

3525 PIEDMONT ROAD, BUILDING 8

205

ATLANTA

GA

30305

So Sworn and Attested:

Cornie P. Riley

03-17-17



Date:

3-17-17



#4008

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SHERI SPURLOCK Telephone: 770-309-7335
Address: 4004 TIFFANY SQ Suite: _____
City: ALPHARETTA GA 30009 State: _____ Zip: _____

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.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

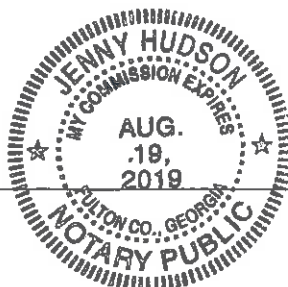
Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: [Signature] Date: 3/17/2017

Notary:

Notary Signature: [Signature] Date: 3/17/17



#4009

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DANIEL J ANDRADE
KANDICE ANDRADE Telephone: 678 763 4905

Address: 4003 TIFFANY SQUARE Suite: _____

City: ALPHARETTA State: GA Zip: 30009

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW

Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219

Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205

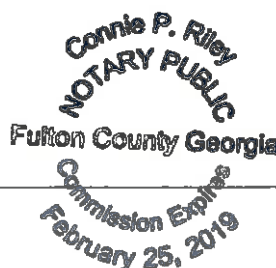
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: [Signature] Kandice Andrade Date: 3/21/17

Notary:

Notary Signature: Cornie P. Riley Date: 3-21-17



#4010

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: RAYMOND E NOEL Telephone: 770 928-9215
Address: 911 KINGHORN DRIVE, NW Suite: _____
City: KENNESAW State: GA Zip: 30152

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Raymond E Noel Date: 3/16/17
WINIFRED WESLEY BARNER
NOTARY PUBLIC

Notary DEKALB COUNTY, GEORGIA

MY COMMISSION EXPIRES JUNE 5, 2019

Notary Signature: Winifred Wesley Barner Date: 3/16/17

#4011

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DIEGO VELASQUEZ
BEATRIZ VELASQUEZ Telephone: 404 773 6731

Address: 5109 TUDOR HILLS LANE Suite: _____

City: CUMMING State: GA Zip: 30040

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW

Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219

Address: 3525 PIEDMONT ROAD, BUILDING B Suite: 205

City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Diego Velasquez 

Date: 3/23/17

Notary:

Notary Signature: [Signature]

Date: 3/23/17



#4012

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DIANE H. NOEL Telephone: 770 928 9215
Address: 911 KINGHORN DRIVE, NW Suite: _____
City: KENNESAW, State: GA Zip: 30152

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING B Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Diane H. Noel Date: 3-16-17
WINIFRED WESLEY BARNER
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 5, 2019

Notary Signature: Winifred Wesley Barner Date: 3/16/17

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: MARK SHAW, MANAGER
SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

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 has 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: William Shaw

Date: 3/29/17

Legal Description

All that tract or parcel of land lying and being in Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the land lot corner common to Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County, said iron pin also being located on the northern land lot line of Land Lot 748 of the 1st District, 2nd Section, Fulton County; thence leave said common land lot corner and run westerly along the common land lot line to Land Lot 1268 of the 2nd District, 2nd Section, Fulton County, and Land Lot 748 of the 1st District, 2nd Section, Fulton County, N89°40'51"W a distance of 21.96 feet to an iron pin found (1/2" rebar); thence leave said common land lot line and run N29°28'12"W a distance of 527.24 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Haynes Bridge Road (a variable width right-of-way); thence run northeasterly along the easterly right-of-way line of Haynes Bridge Road N31°42'44"E a distance of 60.22 feet to an iron pin found (1/2" rebar); thence leave said easterly right-of-way line and run S87°57'10"E a distance of 251.10 feet to an iron pin found (1/2" rebar) located on the land lot line common to Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County; thence leave said common line and run S88°00'24"E a distance of 119.49 feet to an iron pin found (1/2" rebar); thence run S00°06'38"W a distance of 497.93 feet to an iron pin found (1/2" rebar) located on the land lot line common to the southern land lot line of Land Lot 1267 of the 2nd District, 2nd Section, Fulton County with the northern land lot line of Land Lot 748 of the 1st District, 2nd Section, Fulton County; thence run westerly along said common land lot line N89°40'27"W a distance of 119.71 feet to an iron pin found (1/2" rebar) located at the land lot corner common to Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County said iron pin also being located on the northern land lot line of Land Lot 748 of the 1st District, 2nd Section, Fulton County, said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 3.263 acres.

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

Mr. Michael A. Woodman, AICP
Senior Planner
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

RE: Tiffany Square Zoning Letter of Intent

Dear Mr. Woodman:

Please find enclosed the completed rezoning request application and site plans for the property located within the Tiffany Square Townhomes development.

As discussed, we are requesting the property be rezoned from R-12 to DT-R. This will allow for the redevelopment of 25 single family detached homes.

The approval of the following variances will be required to develop the property in accordance with the site plan herein:

- | | |
|------------------------------|---|
| (1) Setbacks: | Front Setback: 6 Feet(Zoning Category requires 10 feet) |
| | Side Setback: 0-5 Feet |
| | Rear Setback: 6 Feet |
| (2) Maximum Building Height: | 45 feet(Zoning Category requires 35 feet) |
| (3) Parking: | To allow parking between the road and building |

The homes are anticipated to have approximately 2200 square feet of heated and cooled area and will be constructed of brick, stucco, stone and cement based siding or a combination thereof.

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,


W. Mark Shaw

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: TIFFANY SQUARE
Contact Name: MARK SHAW, MANAGER Telephone: 404395-5219
SOUTHEAST REAL ESTATE ACQUISITIONS

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.

HEDGEWOOD HOMES

ACADEMY PARK

LINDA BILDERBACK

CITY OF ALPHARETTA

PROVIDENCE GROUP

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.

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

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.

APPLICANT SHALL NOTIFY ALL PARTIES OF REZONING AND WILL MAKE ITSELF AVAILABLE FOR GROUP OR INDIVIDUAL MEETINGS. APPLICANT WILL BE AVAILABLE BY PHONE AND EMAIL FOR FOLLOW-UP QUESTIONS AND COMMENTS



Onebark LLC
PO BOX 870784
Stone Mountain GA 30087
p: 678-634-8878 www.onebark.com

Specimen Tree Report

Tiffany Square Alpharetta GA 30004

Date of Inspection 3/20/2017

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Developer

Mark Shaw
Mshaw@easlanccapital.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits. Boundary trees can only be inspected at a distance, unless written permission is given by the neighboring parcel owner. Each tree was inspected using visual techniques and basic instruments standard for arboricultural inspection. The buttress roots, trunk, limbs, branches, twigs, leaves, and surrounding environment of the trees were reviewed. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

The following criteria are used by the City of Alpharetta administrator to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify.

Size Criteria

- Overstory Trees: 24-inches diameter or larger, pines 30-inches or larger
- Understory Trees: 8-inches diameter or larger

Condition Criteria

- Life expectancy of greater than fifteen (15) years
- Relatively sound and solid trunk with no extensive decay
- No more than one major and several minor dead limbs (hardwoods only). No major insect or pathological problem.

WHAT YOU NEED TO KNOW

This report is not meant to override any determination by the City of Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the City arborist, and Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Tree 1

Species

7 " Plum, ornamental

Status

Possible Tree of Character

Health/Vig

Fair

Structure

Single

Other notes:



Tree 2

Species

17 " Maple, red

Status

Possible Tree of Character

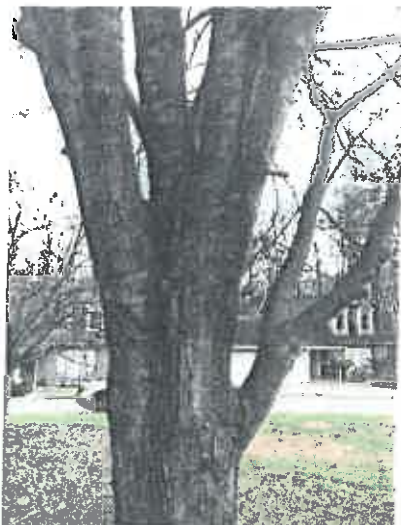
Health/Vig

Good

Structure

Single

Other notes:



Tree 3

Species	4 " Hemlock
Status	Possible Tree of Character
Health/Vigor	Good
Structure	Bifurcated
Other notes	



Tree 855

Species	25 " Sweetgum
Status	Specimen
Health/Vigor	Fair
Structure	Single
Other notes	Off site



Tree 1027

Species 33 " Oak, pin

Status Specimen

Health/Vigor Good

Structure Single

Other notes



Tree 1028

Species 26 " Oak, Southern red

Status Specimen

Health/Vigor Good

Structure Single

Asymmetrical trunk, one sided. Slight sweep in the trunk region

Other notes



Tree 1029

Species	26 " Oak, water
Status	Specimen
Health/Vigor	Good
Structure	Single
Other notes	

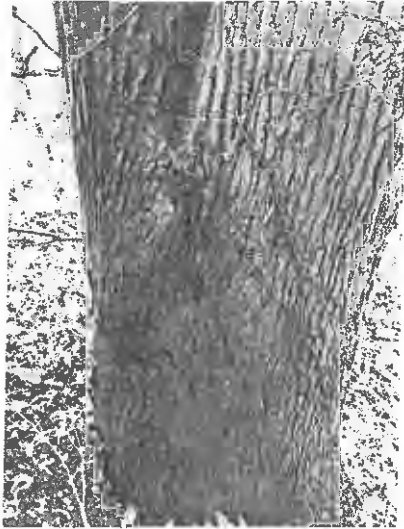


Tree 1030

Species 35 " Sweetgum
Status **Not Specimen**
Health/Vigor Fair

Tree appears to be separate physiological units. Neither stem shares a common pith. Reaction wood is visible to soil level.

Other notes:



Tree 1031

Species 25 " Oak, white

Status **Not Specimen**

Health/Vigor Fair

Structure Multiple trunks

Tree appears to be separate physiological units. Neither stem shares a common pith. Seam visible to soil level

Other notes



Tree 1032

Species 30 " Pine, loblolly

Status **Specimen**

Health/Vigor Good

Structure Single

Other notes



Tree 1033

Tree ID

33 " Tulip poplar

Status

Not Specimen

Health/Vigor

Declining

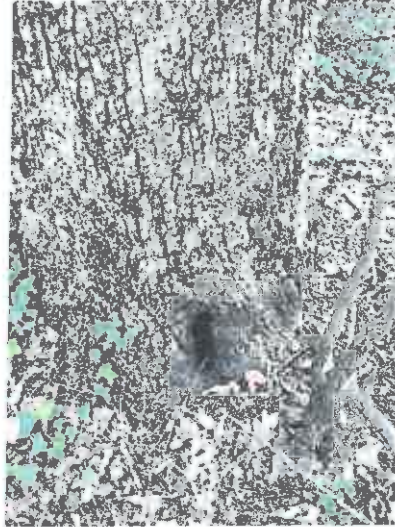
Large limb dieback

Significance

Single

Trunk is hollow; visible open cavity on north west side of trunk.
Buttress region is hollow

Other notes



Tree 1034

Species 34 " Oak, Southern red

Status **Not Specimen**

Health/Vigor Poor Heartrot

Structure Single Wide hollow column in lower trunk. Trunk is distinctly resonant when sounded with a mallet.

Other notes



Tree 1035

Species 31 " Sweetgum

Status **Specimen**

Health/Vigor Fair

Structure Bifurcated

Significant bark inclusion at stem bifurcation , at approximately 20 feet height

Other notes



Tree 1036

Species 28 " Sweetgum

Status **Specimen**

Health/Vigor Fair

Structure Single

Moderate lean, though not highly asymmetrical .
Deadwood scattered throughout canopy

Other notes



Tree 1037

Species 26 " Sweetgum

Status **Specimen**

Health/Vigor Fair

Structure Single

Other notes



Tree 1038

Species 30 " Pine, loblolly

Status **Not Specimen**

Health/Vigor Fair

Structure Multiple trunks

Tree appears to be separate physiological units. Neither stem shares a common pith. Large burl growth formed from frictional compression wood between stems.

Other notes



Tree A

Species 24 " Oak, white

Status **Specimen**

Health/Vigor Fair Atypical wounding of lower trunk, likely related to embedded wire fence

Structure Single

Other notes Off site tree within 30'



Tree B

Species 27 " Tulip poplar

Status **Specimen**

Health/Vigor Fair

Structure Single

Other notes Off site tree within 30'



Tree C

Species	48 " Tulip poplar
Status	Specimen
Health/Vigor	Fair
Structure	Bifurcated
Other notes	Off site tree within 30'



Summary

Total specimen trees identified: 11

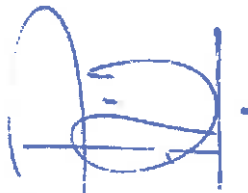
Additional Recommendations

Revise site plan to reflect any differing size, species, and location verifications made in field

Certification

Date Certified: 3/21/2017

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Jesse Milton
ISA #SO-1170B



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com



Memorandum

To: Southeast Real Estate Acquisitions, LLC
Date: March 28, 2017
Subject: Trip Generation Memorandum for Tiffany Square Residential Development

The purpose of this memorandum is to determine the trip generation that will result from a proposed residential development located on Haynes Bridge Road between Brook Street and Thompson Street in Alpharetta, Georgia. The development will replace the existing 12 townhomes with 25 single-family detached housing units and will make use of the existing full-access point via Tiffany Square. The location of the development is shown below in Figure 1.



Figure 1: Site Location

Trip generation estimates for this project were based on the rates and equations published in the 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the existing 12 townhome units was subtracted from the total site-generated traffic for the proposed development to account for any decreases in traffic after full build out. The total trips added to the road network after removal of the existing townhome traffic is shown in Table 1 below.

TABLE 1 - TRIP GENERATION								
Type	Size/Land Use	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
New Trips	25 Single-Family Units	7	20	27	19	11	30	293
Removed Trips	12 Townhome Units	-2	-7	-9	-7	-4	-11	-102
Total Traffic Added to Road Network		5	13	18	12	7	19	191

As part of this memorandum, annual average daily traffic volumes were collected from Georgia Department of Transportation. This traffic counters near the proposed development were used to determine the annual average daily traffic in the surrounding area. The counts revealed an ADT of 12,200 vehicles per day in 2015 on Academy Street east of Haynes Bridge Road. The locations of the surrounding traffic counters near the proposed development are shown in Figure 2 below.

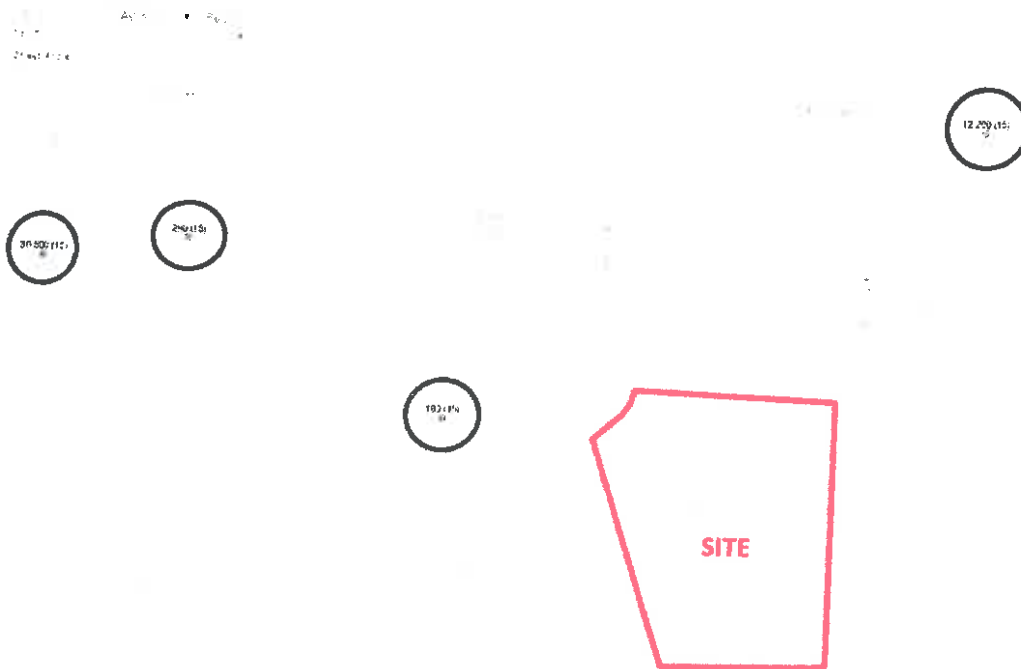


Figure 2: Traffic Counter Locations



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: V-17-20 199 ACADEMY STREET/BEECHAM & YOUNG (COUNCIL ONLY)
CONSIDERATION OF A VARIANCE REQUEST FOR THE PURPOSE OF SUBDIVIDING ONE (1) SINGLE-FAMILY DETACHED LOT INTO TWO (2) LOTS. VARIANCES ARE REQUESTED TO REDUCE THE FRONT, SIDE AND REAR SETBACKS, AS WELL AS TO INCREASE THE MINIMUM BUILDING COVERAGE. THE PROPERTY IS LOCATED AT 199 ACADEMY STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1267, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, FLUP Map, Aerial Map, Zoning Map, Location Map, Site Plan, Home Photo, Lot 1 Layout, Specimen Tree Survey, Specimen Tree Report, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-20 BEECHAM & YOUNG/199 ACADEMY STREET VARIANCE

CITY COUNCIL: AUGUST 28, 2017

II. RECOMMENDATION:

Approve V-17-20 Beecham & Young/199 Academy Street Variance subject to the following conditions:

1. Property shall be subdivided into no more than 2 lots, as depicted on plan prepared by Engineering 303, dated 5/31/2017, with a maximum density of 2.4 dwelling units per acre.
2. The maximum ground coverage by principal buildings shall be no more than 35%.
3. The property shall have the following minimum building setbacks:
 - a. Front – 30'
 - b. Side – 10', except that the internal property line between Lots 1 & 2 shall have a 5' side setback
 - c. Rear – 10', except that the existing garage on Lot 2 shall be permitted as depicted on the survey
4. Homes shall be a minimum 1,900 square feet and shall be oriented to and have access from Academy Street.
5. The home on Lot 1 shall be developed substantially similar to the photograph provided by the applicant, with final approval by Staff. If the home on Lot 2 is demolished, it shall also be replaced with a home substantially similar in size, massing and style to surrounding single-family detached development.
6. Outbuildings, including the proposed detached garage on Lot 2, shall be constructed of the same or comparable material as the principal structure, as approved by Staff.
7. There shall be no unfinished wood decks, porches or fences visible from Academy Street.
8. The applicant shall work with Staff to accommodate the proposed Academy Street roadway project improvements, including the Alpha Loop. A dedication of approximately 10' of right-of-way along Academy Street may be required for bicycle, pedestrian and operational improvements.
9. Developer shall replace any landscape material that is disturbed within the buffer to the south in conjunction with the extension of sanitary sewer, as approved by Staff.
10. Specimen trees shall be saved and home sites shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff. The following specimen trees shall be saved: Lot 1 – #10 (22" Magnolia), #11 (21" Magnolia) and Lot 2 - #18 (12" Dogwood), #19 (8" Dogwood), #20 (8" Dogwood), #25 (9" Dogwood).
11. Magnolias along the west property line shall be preserved, if possible, as approved by Staff. If Magnolias along the west property line are removed, developer shall replace with evergreen trees approved by Staff.
12. Per applicant, two (2) 11 – 13" Oak trees shall be planted on the subject property.
13. Required landscape strips shall not include sidewalks, utilities, or easements. Landscape strip plantings to be approved by Staff.

III. REPORT IN BRIEF:

The applicant, Steve Beecham & Tori Young, request consideration of variances to reduce the front, side and rear building setbacks and to increase the maximum ground coverage by principal buildings in order to subdivide a single-family detached lot into two (2) lots. The subject property is located at 199 Academy Street, on the south side of Academy Street east of Haynes Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for one (1) lot to be subdivided into two (2) single-family detached lots on 0.82 acres with a proposed density of 2.4 dwelling units per acre. Variances are requested to reduce the front, side and rear setbacks and to increase the maximum ground coverage by principal buildings. The applicant intends to renovate the existing home on Lot 2 and to build a new home on Lot 1. The subject property is located at 199 Academy Street on the south side of Academy Street, just east of Haynes Bridge Road.

The subject property is zoned R-12 (Dwelling, 'For-Sale' Residential) and was developed in 1935 with a 1-story single-family detached home, which is approximately 1,784 square feet in size. Surrounding properties are zoned SU and R-12 to the north, R-12 to the east, and R-4A to the south and west. Alpharetta Presbyterian Church and Spring Run subdivision are located to the north, the Letchas property (209 Academy Street) to the east and Academy Park to the south and west. The applicant's proposal is similar to surrounding properties, as reflected in the table below.

Surrounding Residential Properties

Subdivision	Location:	Min. Lot Size	Density	Setbacks (F/S/R)	Min. Heated Floor
Spring Run	N	12,000 SF	2.84 du/ac	35'/10'/30'	1,500 SF
Academy Park	S & W	1 Acre	4.0 du/ac	65'/20'/35'	2,000 SF
Letchas Property	E	12,000 SF	1.72 du/ac	65'/10'/30'	1,500 SF

Unified Development Code (UDC) Section 2.2.6 (D) requires a 65' front setback on Academy Street, a ten (10) foot side setback, a 30' rear setback, as well as a maximum ground coverage by principal buildings of 25% for properties in the R-12 zoning district. The applicant's site plan depicts a 20' front setback, a 5' rear setback and a 5' side setback along the new shared property line. Proposed setbacks are consistent with reduced setbacks permitted within the Downtown Overlay. The subject property is not located in the Downtown Overlay; however, the boundaries of the Overlay are adjacent to the applicant's property to the north and west. The applicant proposes a maximum 35% ground coverage by principal buildings on Lot 1. This property is zoned R-12; however, the R-4A/D and R-8A/D zoning districts allow a maximum 40% ground coverage by principal buildings.

The subject property was included in the rezoning of Academy Park Phase 5, approved on December 15, 2003. While the rezoning request included the subject property, zoning condition #7 states that "The tracts shown fronting Academy Street shall remain as zoned for single-family homes." Therefore, the subject property maintained the existing zoning at the time of R-12. In addition, zoning condition #2 states that "The overall density for Academy Park shall not exceed 4.0 units per acre, (maximum number of units for combined 12.79 acreage submitted in this application shall not exceed 51 units, excluding the single-family homes on Academy Street)." Only 50 townhome units were developed within Phase 5 of Academy Park. Therefore, the applicant's request for one (1) additional unit is in compliance with the previous conditions of zoning.

SITE PLAN

The submitted site plan depicts two (2) single-family detached lots with Lot 1 having of lot size of 15,870 square feet and 19,845 square foot for Lot 2 (existing home). Both lots are oriented to and have access

from Academy Street. The lots have 87' and 112' of frontage on Academy Street. The applicant proposes the following building setbacks:

Front Setback – 20'

Side Setback – 10', except that the side setback between Lots 1 & 2 shall be 5'

Rear Setback – 5'

The applicant provided a tree survey and assessment, depicting a few trees on the property, including a mix of hardwoods, Pines and Magnolias. The applicant intends to remove some trees to accommodate the new home and driveway on Lot 1 and the new detached garage on Lot 2. The City Arborist has reviewed the applicant's request and supports the setback variance, which will provide flexibility in locating building footprints. Within Academy Park, a 50' undisturbed buffer is provided to the south and a 25' undisturbed buffer is provided to the west.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship 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 requested setback variances, if approved, will allow for a building footprint on Lot 1 that minimizes impacts to existing trees. If approved, staff recommends conditions requiring a minimum 30' front setback, 10' rear setback and a maximum 35% building coverage by principal buildings.

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

Response: The applicant could construct the new home in compliance with the building setbacks. However, the setback reductions will provide flexibility for locating the building footprint on Lot 1. Along this roadway and outside of the Downtown Overlay a minimum 30' front setback should be maintained, which can be accommodated. The existing home on the subject property has a 76' front yard setback.

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

Response: The requested setback variances, if approved, will allow for a building footprint on Lot 1 that minimizes impacts to existing trees.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the property requiring protection of existing trees, as well as architectural guidelines.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it is generally consistent with the surrounding development pattern. Due to the proximity of the property to the Downtown and Academy Park, the new home on Lot 1 should be developed substantially similar to the submitted home style. If the existing home on Lot 2 is demolished or renovated, it should also be developed with a style and materials that are compatible with the development of surrounding properties. In addition, staff recommends conditions requiring a minimum 30' front setback, 10' rear setback and a maximum 35% building coverage by principal buildings.

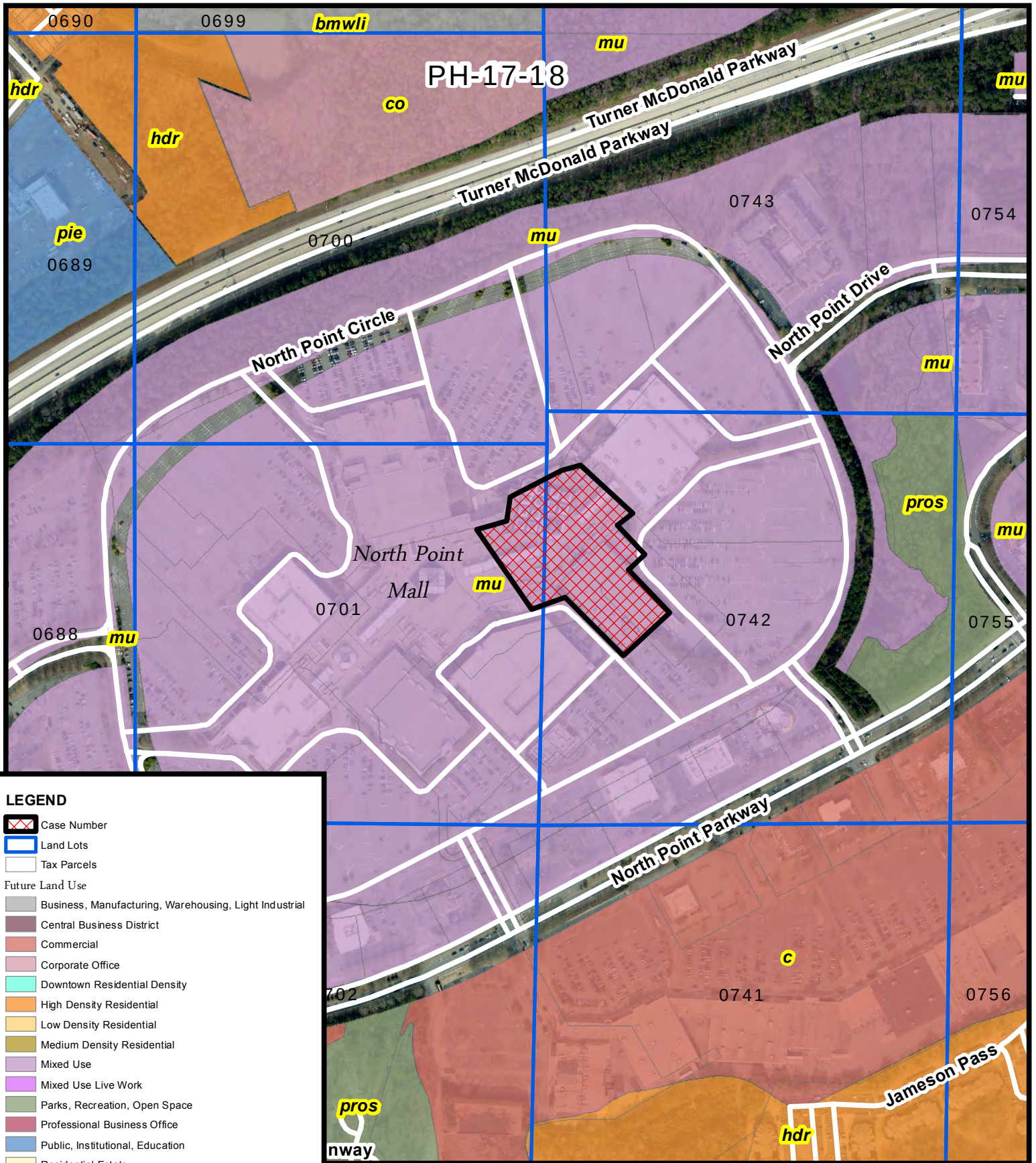
The applicant's property would benefit from reduced setbacks in order to accommodate tree save areas. The property is adjacent to Academy Park and therefore careful consideration should be given to saving remaining perimeter trees, where possible. In addition, landscaping disturbed for the purpose of extending sanitary sewer shall be replaced with plant material in order to screen the homes from Academy Park.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Lot 1 Home Photograph



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use

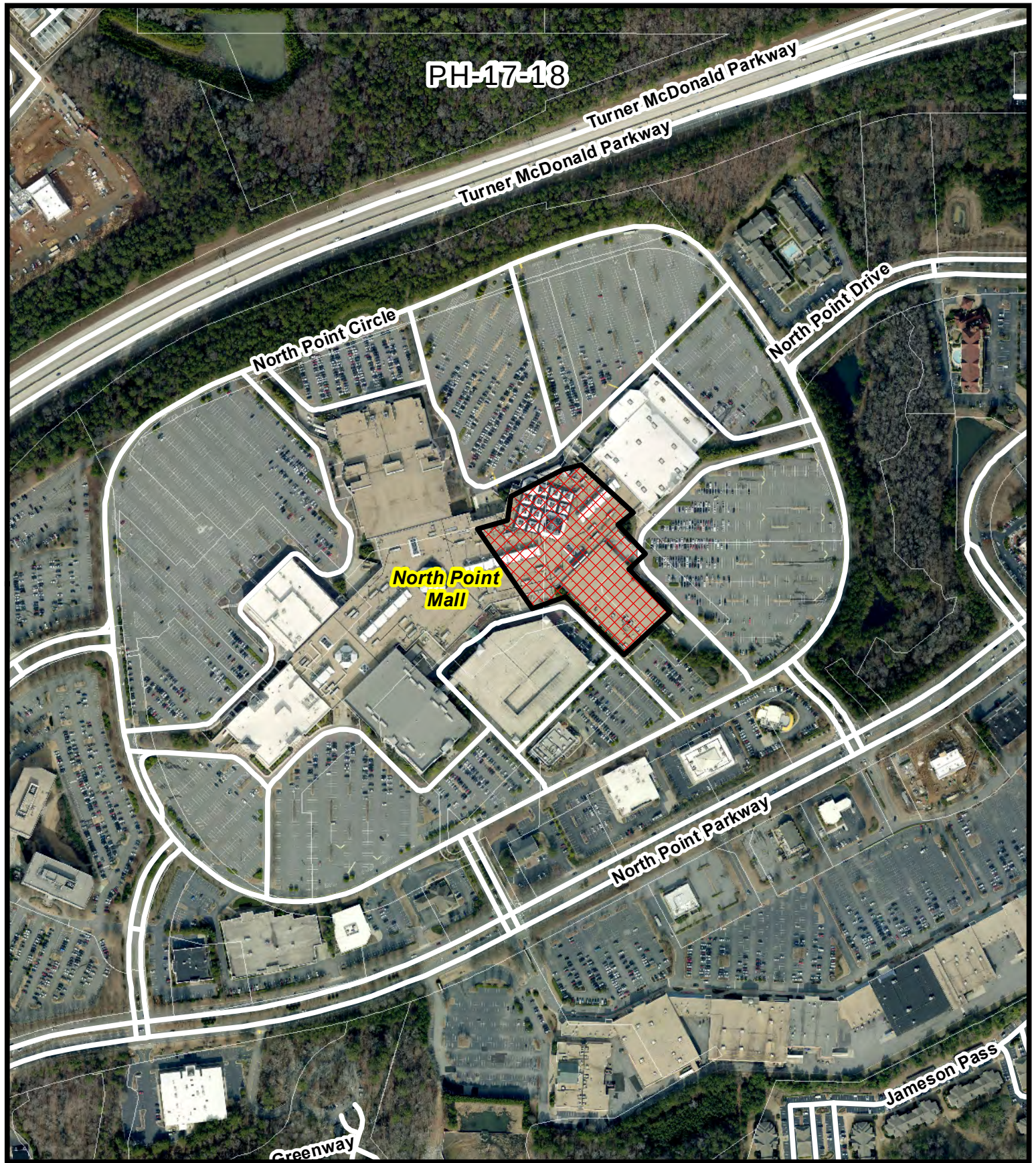
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Future Land Use Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS

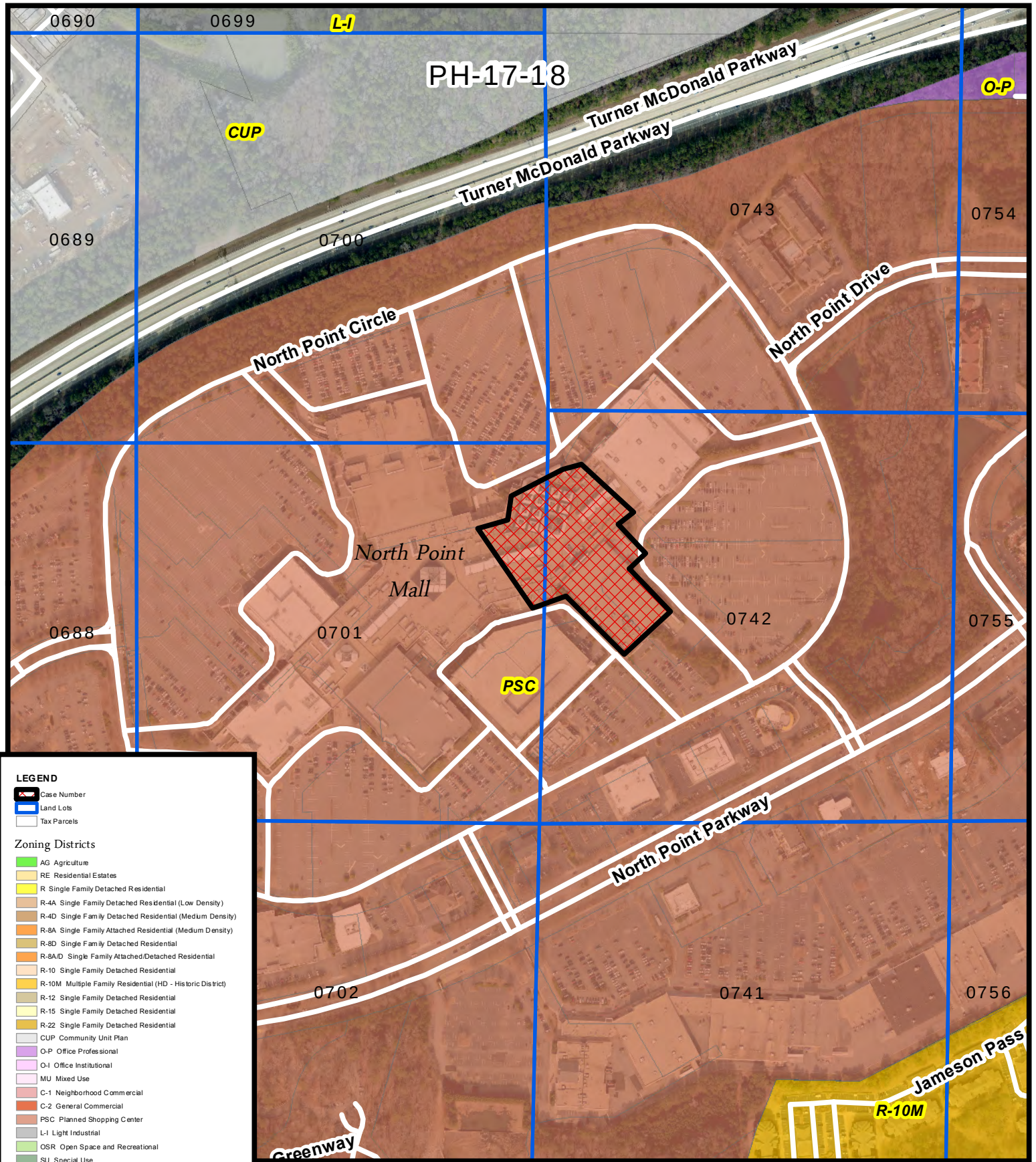


Aerial Map
Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS

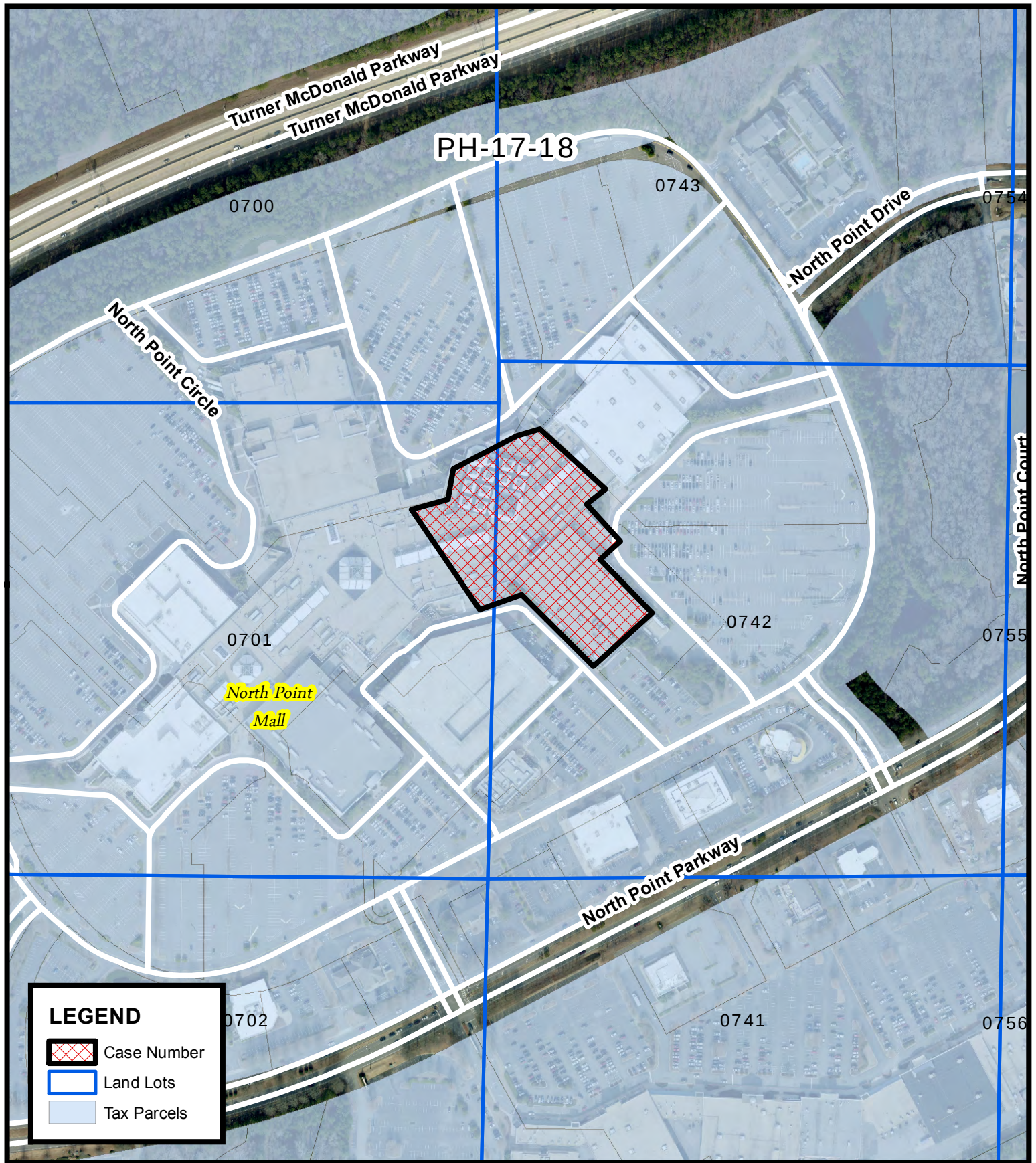


Zoning Map Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17

Location Map Provided by:
Community Development - GIS





Location Map
Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17

Location Map Provided by:
Community Development - GIS





Scale: 1"=100'

Google Earth Image

ABBREVIATION LEGEND:

BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line

STATE WATERS NOTE:

The Topographic and Retracement Survey as referenced hereon does NOT show State Waters on this property.

There are No Wetlands on this property.

Zoning District Requirements

	Existing Zoning R-4A	Proposed Zoning R-12	Variance Request
Min. Lot Area	One Acre	12,000 S.F.	-
Min. Lot Width	30'	80'	-
Min. Front Yard	35' Local	30' Local	20' Local
Min. Side Yard	20' C	10'	5'
Min. Corner Yard	20'	20'	-
Min. Rear Yard	30'	30'	5'
Max. Bldg Lot Coverage	40%	25%	-
Max. Bldg Height	35'	35'	-
Min. Floor Area	1,200 S.F.	1,500 S.F.	-
Max. Impervious	60%	50%	-

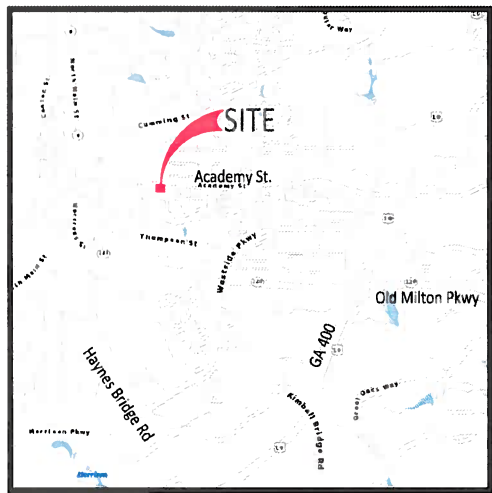
Site Plan 5.31.17

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearing basis derived from 2 control points set with Carlson Supervisor GPS using eGPS network, GA SPC. All other work performed with methods described below.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Topcon 313 Total Station.
6. The field data upon which this plat is based has a field closure of one foot in 13,785 feet and an angular error of 9 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on May 23, 2017.
7. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
8. No evidence of human burials or cemeteries was observed during the course of the fieldwork.
9. This plat has been calculated for closure and is found to be accurate within one foot in 209,100 feet.
10. Academy Street right-of-way shown per Reference 2.

Zoning Notes:

Builder/Developer to work with City review staff to comply with the stormwater ordinance at time of preparation of the Land Disturbance Plans for Lot 1.
A new driveway will be constructed on Lot 2 between the two existing driveways. Sight distance will be evaluated if required by staff.



LOCATION MAP NOT TO SCALE

REFERENCES:

1. Security Deed to Drew and Monica Jacobs recorded in Deed Book 41993, Page 104.
2. Survey prepared by Post, Buckley, Schuh & Jernigan dated July 26, 2004.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised September 18, 2013.

PARCEL INFORMATION

PIN: 22 498312670276
Zoning: R-4a (Attached Residential)
Area: 35,714 S.F. 0.820 Acres
Owner: Drew K & Mona W Jacobs
Address: 10185 Autry Mill Road
Alpharetta, Ga. 30022

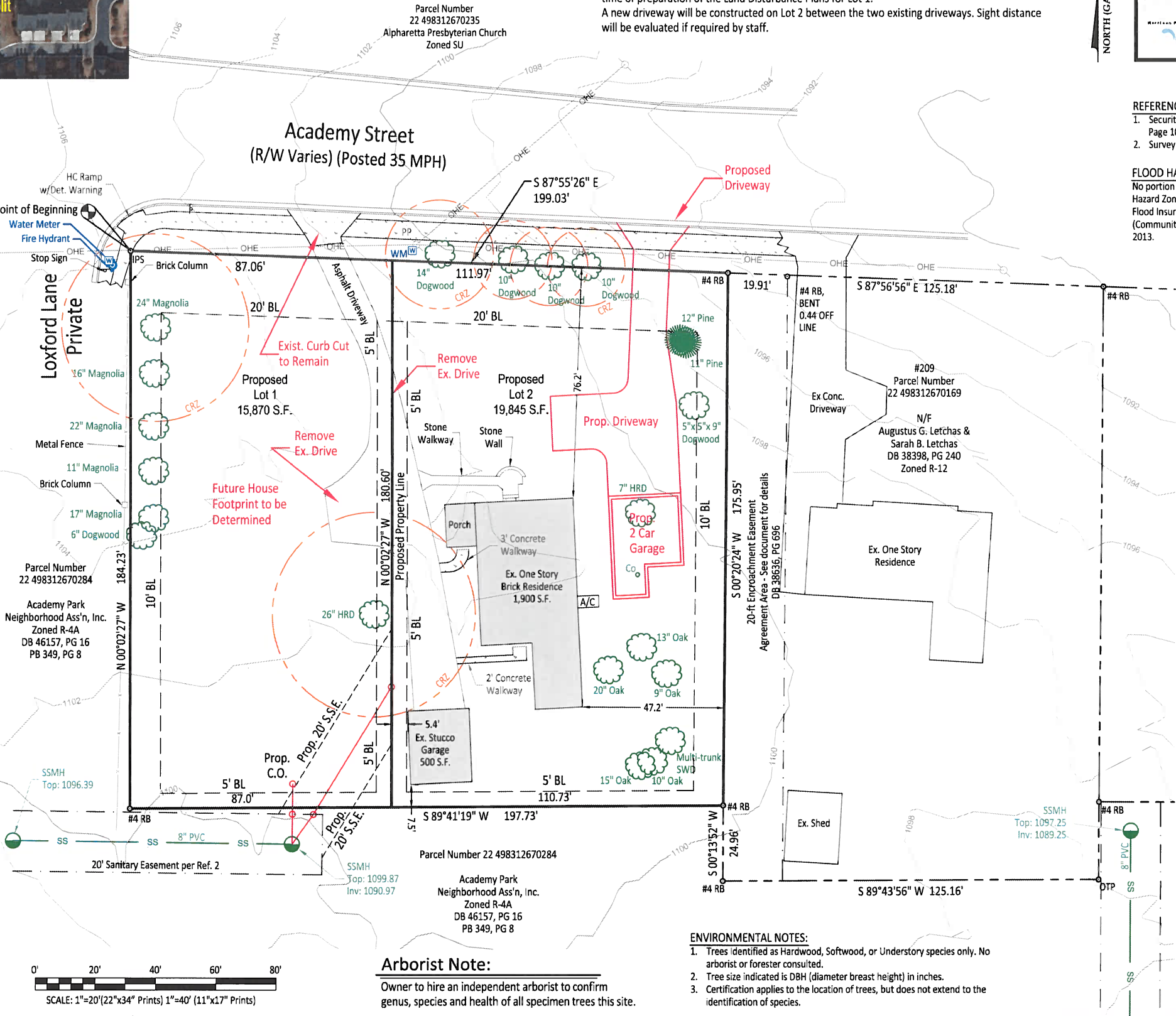
Proposed Developer

Home Town Marketing
65 Roswell Street
Suite 500
Alpharetta, Ga. 30009

Contact: Steve Beecham
Phone 770-634-2531
Email: steve@hometownmoney.com

GENERAL NOTES:

1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Fulton County qpublic.
6. All buildings ties are perpendicular to the properties lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.
8. No certification is made by this Surveyor regarding the accuracy of the underground utilities shown hereon. The locations shown are based on field observations.
9. Where no evidence of actual location was provided, the approximate locations are shown only to indicate that these utilities may be present in the areas shown. This drawing should be considered incomplete as to the locations of all buried utilities. Some utilities may exist in locations unrecorded and unknown to this Surveyor. It should be expressly understood by anyone using this survey that the Surveyor is not responsible for accuracy or completeness of this information.



Arborist Note:

Owner to hire an independent arborist to confirm genus, species and health of all specimen trees this site.

ENVIRONMENTAL NOTES:

1. Trees identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
2. Tree size indicated is DBH (diameter breast height) in inches.
3. Certification applies to the location of trees, but does not extend to the identification of species.

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 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.

GA CERT OF AUTH. LSF 1211



Zoning Exhibit for:
199 Academy Street, Alpharetta, GA
Steve Beecham

City of Alpharetta
2nd District, 2nd Section
Land Lot 1267



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

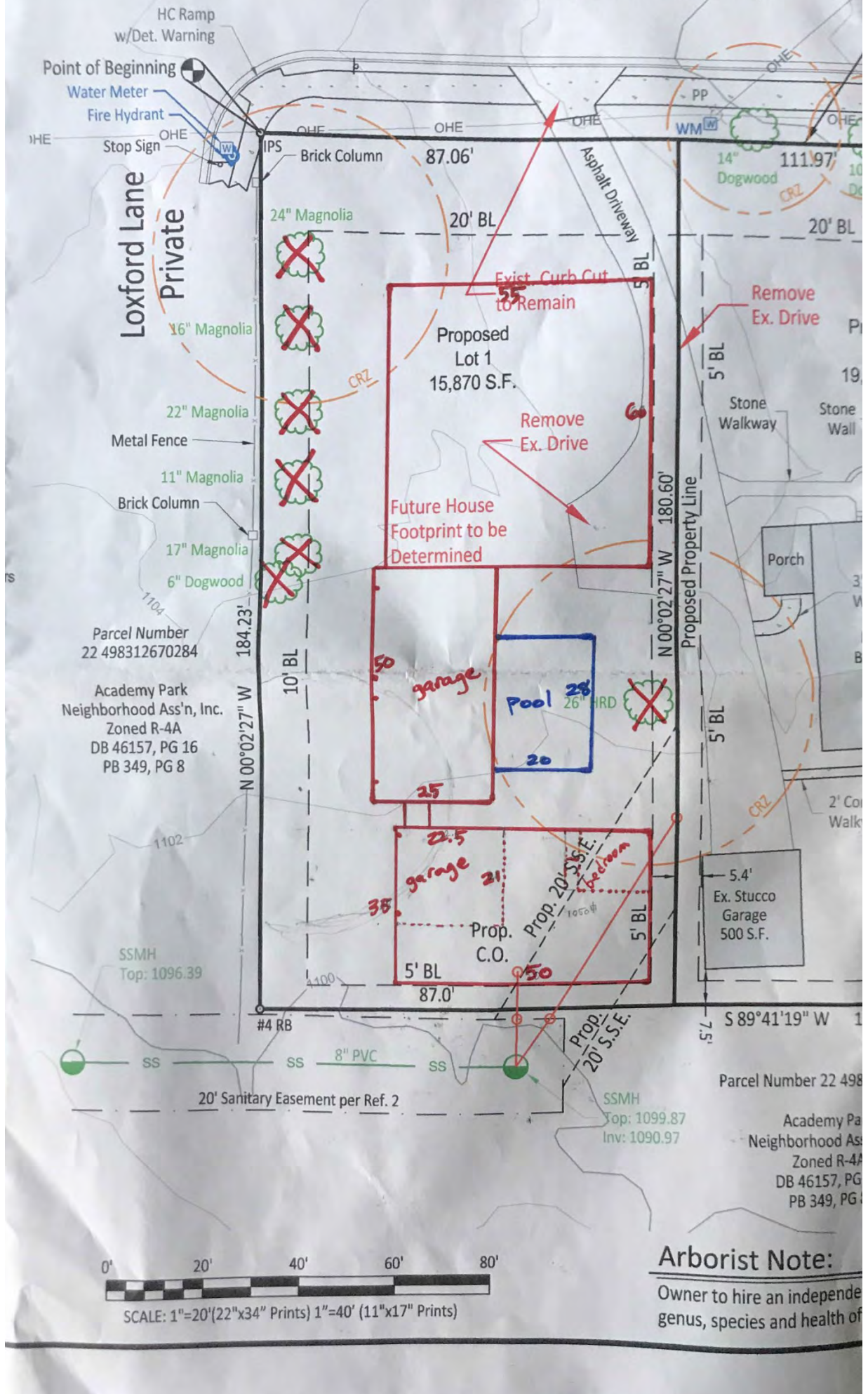
116 North Main Street, Suite B, Cumming, Ga. 30040
Phone: 770-442-0500
www.engineering303.com

Drawn: BJK
Date: 5-31-2017
Sheet
1 of 1
Project Number
17-4245



Lot 1 Home Photo

Academy Street
(R/W Varies) (Posted 35 MPH)



5962 Lake Lanier
Heights Road
Buford, GA 30518
Ph. # (770) 530-4114

Engineering 303
116 North Main Street
Suite B
Cumming, Ga. 30050

199 Academy Street

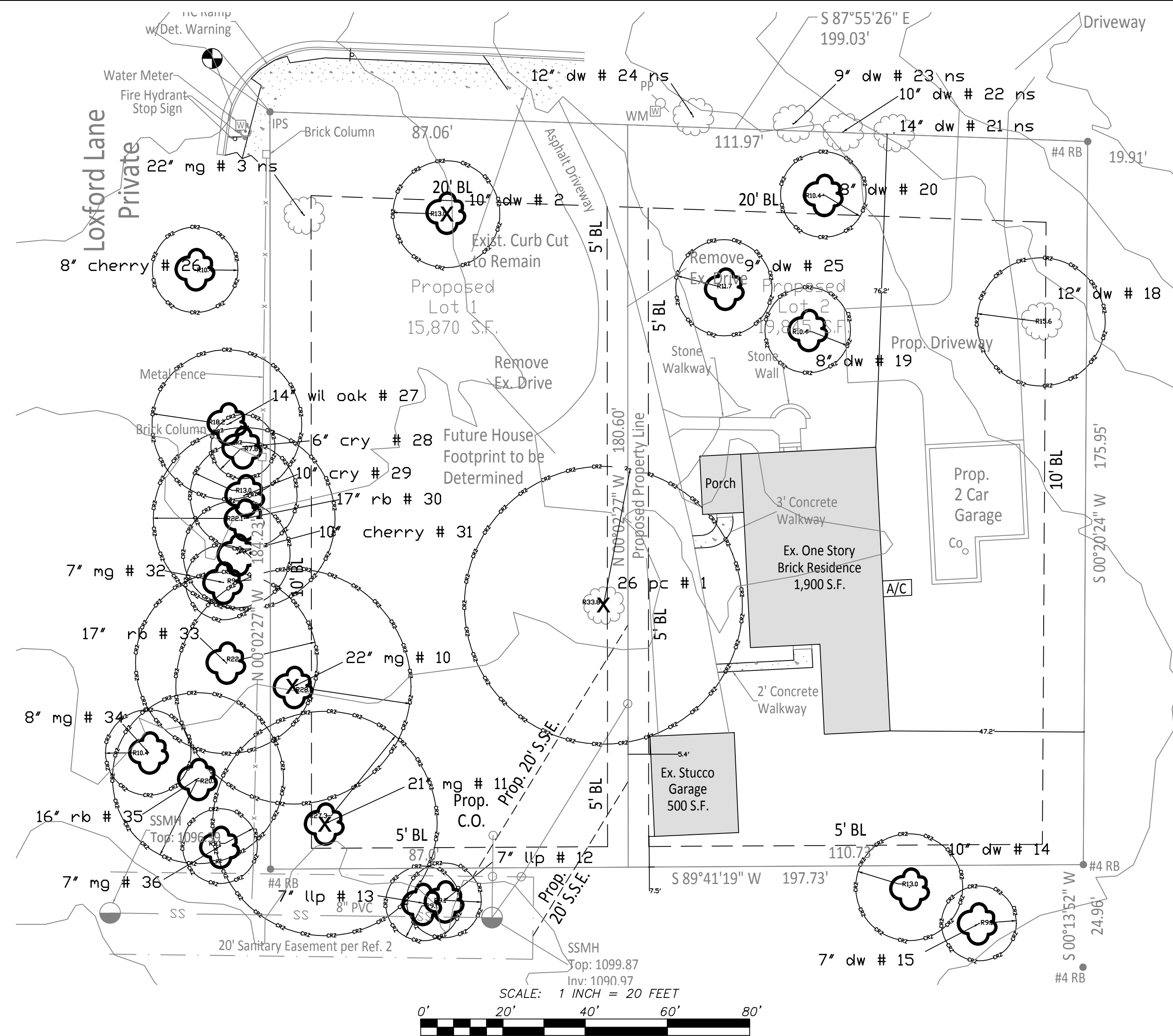
Specimen/Boundary
Tree Survey



City, State, County

No.	1	2	3	4	5	6	7	8	9
TVM DESIGN	AS SHOWN SCALE								
TVM DRAWN	T 1								
TVM CHECKED									
6/23/2017 DATE	PROJECT NO. PROJECT No.								

Van Moore
Moore Urban Forestry, Inc.
5962 Lake Lanier Heights Road
Buford, GA 30518
(770) 530-4114
mooreurbanforestry@charter.net



Trees Collected

26" pc # 1	Good	8" dw # 19	Good
10" dw # 2	Good	8" dw # 20	Good
22" mg # 3 ns	included bark	14" dw # 21 ns	in decline
16" mg # 4 ns	too small	10" dw # 22 ns	in decline
18" mg # 5 ns	too small	9" dw # 23 ns	in decline
11" mg # 6 ns	too small	12" dw # 24 ns	in decline
17" mg # 7 ns	too small	9" dw # 25	Good
7" dw # 8 ns	too small	8" cherry # 26	Boundary
7" dw # 9 ns	too small	14" wil oak # 27	Boundary
22"mg # 10	Good	6" cry # 28	Boundary
21" mg # 11	Good	10" cry # 29	Boundary
7" llp # 12	Boundary	17" rb # 30	Boundary
7" llp # 13	Boundary	10" cherry # 31	Boundary
10" dw # 14	Boundary	7" mg # 32	Boundary
7" dw # 15	Boundary	17" rb # 33	Boundary
7" dw # 16 ns	too small	8" mg # 34	Boundary
23" ro # 17 ns	too small	16" rb # 35	Boundary
12" dw # 18	Good	7"mg # 36	Boundary



Tree # 3 multi stem, included bark



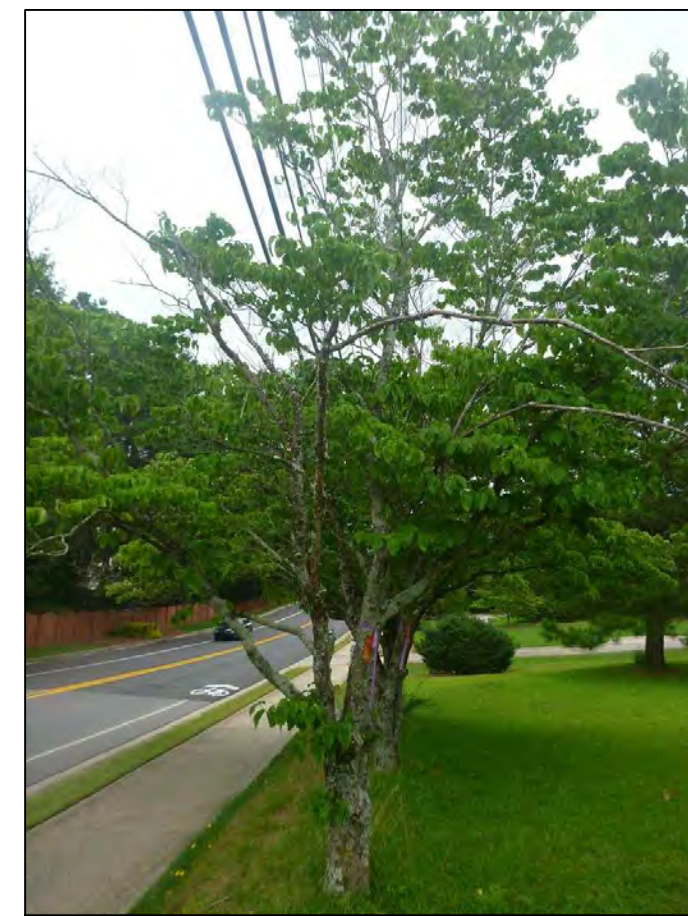
Tree # 21 multi stem, some rot in base, in decline



Tree # 22 in decline



Tree # 23 in decline



Tree # 24 in decline



A total of 36 trees were collected on this site and adjacent properties. The trees were labeled with purple tape which has the tree number, size, and species written on it. There is a total of 15 boundary trees (12, 13, 14, 15, 26- 36). The boundary trees located on the property to the west were not labeled. The chart included on this sheet list all the trees that were collected. Trees 4 - 9, 16, and 17 were collected, but they are not shown on the plan because they did not meet the specimen size or tree of quality criteria. A total of 5 tree trees that were collected based on their meeting the specimen tree size qualification are not of specimen tree quality. The pictures and a brief explanation give the reasons they do not meet specimen tree criteria.

SPECIMEN TREE REPORT

ALPHARETTA



Tree Report for:
Residential South Partners
5825 Glenridge Drive
BLDG 2, Suite 210
Atlanta, GA 30328

Property Address:
Thompson St
Thompson St & Westside PKWY
Alpharetta
Fulton County

Project 16182.00

Survey Date 12/28/2016



TREE CONSULTANTS

350 RESEARCH CT. PEACHTREE CORNERS, GA 30092
PHONE: 770-451-3915
A PEC DIVISION

Consulting Arborist
Alex Phillips, ASLA
ISA Certified Arborist #MA-4868A
Tree Risk Assessment Qualified

Thompson St

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

- Deciduous Hardwood trees over 24" DBH

- Conifer Softwood trees over 30" DBH

- Flowering Understory trees over 8" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years

- A trunk with visible decay

- More than one major and several minor dead limbs (hardwoods)

- Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is located in a developed area of Alpharetta. It is composed of 10 single family homes on an assemblage of lots. The site sits at the Northwest corner of Westside parkway and Thompson St. The Avalon Mixed Use center is directly across the street from the site. The site drains to the North in a well defined channel at the property line. The stand of trees are in good condition with some very large Water Oaks in the front and side yards of the homes. Poplars are the most common specimen sized tree with a 1/3 having trunk wounds and splits. The site is suburban in nature and many of the homes have debris and trash surrounding the property.



Thompson St

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level.
Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



Thompson St

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
1	<i>Cornus florida</i> Dogwood	13"	Specimen	Tree is in good health.
2	<i>Quercus nigra</i> Water Oak	37"	Specimen	Tree is in good health.
3	<i>Quercus nigra</i> Water Oak	48"	Specimen	Tree is in good health.
4	<i>Quercus nigra</i> Water Oak	36"	Specimen	Tree is in good health.
5	<i>Quercus nigra</i> Water Oak	32"	Specimen	Tree is in good health.
6	<i>Quercus nigra</i> Water Oak	32"	Specimen	Tree is in good health.
7	<i>Liriodendron tulipifera</i> Poplar	32"	Specimen	Tree is in good health.
8	<i>Acer saccharinum</i> Silver Maple	42"	Non-Specimen	NST #1: Split with included bark. Pic #1
9	<i>Liriodendron tulipifera</i> Poplar	37"	Non-Specimen	NST #2: Split with included bark and trunk wound. Pic #2
10	<i>Liriodendron tulipifera</i> Poplar	27"	Non-Specimen	NST #3: Major trunk wound. Pic #3
11	<i>Liriodendron tulipifera</i> Poplar	25"	Non-Specimen	NST #5: Decline with limb loss. Pic #5
12	<i>Cornus florida</i> Dogwood	8"	Specimen	Tree is in good health.
13	<i>Liriodendron tulipifera</i> Poplar	28"	Specimen	Tree is in good health.
14	<i>Liriodendron tulipifera</i> Poplar	29"	Non-Specimen	NST #6: Split with included bark. Pic #6
15	<i>Liriodendron tulipifera</i> Poplar	25"	Non-Specimen	NST #7: Trunk wound with hollow. Pic #7
16	<i>Liriodendron tulipifera</i> Poplar	42"	Non-Specimen	NST #8: Trunk wound with major rot. Pic #8



Thompson St

Tree #	Species	DBH	Condition	Comments
17	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
18	<i>Liriodendron tulipifera</i> Poplar	24"	Specimen	Tree is in good health.
19	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
20	<i>Liriodendron tulipifera</i> Poplar	28"	Specimen	Tree is in good health.
21	<i>Liriodendron tulipifera</i> Poplar	24"	Non-Specimen	NST #9: Rot at 30' Pic #9
22	<i>Liriodendron tulipifera</i> Poplar	25"	Specimen	Tree is in good health.
23	<i>Liriodendron tulipifera</i> Poplar	26"	Non-Specimen	NST #10: Rot at root flair Pic #10
24	<i>Quercus rubra</i> N Red Oak	33"	Specimen	Tree is in good health.
25	<i>Carya alba</i> Hickory	27"	Non-Specimen	NST #11: Split with included bark. Pic #11
26	<i>Liriodendron tulipifera</i> Poplar	32"	Specimen	Tree is in good health.
27	<i>Liriodendron tulipifera</i> Poplar	25"	Specimen	Tree is in good health.
28	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
29	<i>Quercus rubra</i> N Red Oak	29"	Specimen	Tree is in good health.
30	<i>Quercus rubra</i> N Red Oak	28"	Specimen	Tree is in good health.
35	<i>Quercus rubra</i> N Red Oak	25"	Specimen	Tree is in good health.
36	<i>Quercus rubra</i> N Red Oak	24"	Specimen	Tree is in good health.

Thompson St

Tree #	Species	DBH	Condition	Comments
37	<i>Liriodendron tulipifera</i> Poplar	25"	Specimen	Tree is in good health.
47	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
48	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
49	<i>Quercus nigra</i> Water Oak	47"	Specimen	Tree is in good health.
53	<i>Cornus florida</i> Dogwood	9"	Specimen	Tree is in good health.
54	<i>Quercus nigra</i> Water Oak	26"	Specimen	Tree is in good health.
55	<i>Liriodendron tulipifera</i> Poplar	30"	Non-Specimen	NST #14: Major trunk wound. Pic #14
56	<i>Liriodendron tulipifera</i> Poplar	28"	Specimen	Tree is in good health.

Specimen Tree Summary: Most of the specimen sized trees on site are in good condition. The non-specimen sized trees in poor condition are due to splits and environmental damage.

Total Specimen Sized Trees: 40
Specimen Condition: 38
Non-Specimen Condition: 12

Thompson St

Photo Evidence



Pic # 1: Split with included bark.
NST #1



Pic # 2: Split with included bark and trunk wound. NST #2



Pic # 3: Major trunk wound. NST #3

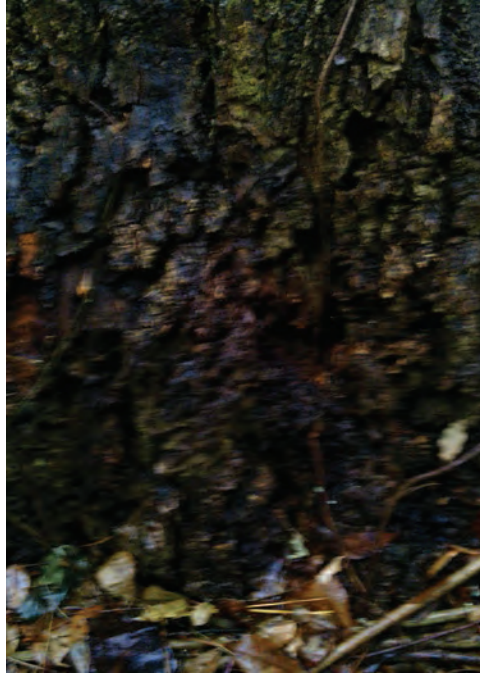


Pic # 5: Decline with major limb loss. NST #5

Thompson St



Pic # 6: Split with included bark.
NST #6



Pic # 7: Trunk wound with hollow.
NST #7



Pic # 8: Trunk wound with major rot. NST #8



Pic # 9: Rot at 30'. NST #9

Thompson St



Pic # 10: Root rot at flair.
NST #10



Pic # 11: Hickory Split with included bark.
NST #11



Pic # 13: Major trunk wound with fence scar-
ring. NST #13



Pic # 14: Major trunk wound.
NST #14

Thompson St

Landscape Tree Report

Tree #	Species	DBH	Condition	Comments
31	<i>Quercus rubra</i> Red Oak	28"	Good	Tree is in good health.
32	<i>Carya glabra</i> Hickory	30"	Good	Tree is in good health.
33	<i>Liriodendron tulipifera</i> Poplar	29"	Good	Tree is in good health.
34	<i>Quercus rubra</i> Red Oak	25"	Good	Tree is in good health.
38	<i>Liriodendron tulipifera</i> Poplar	24"	Good	Tree is in good health.
39	<i>Liriodendron tulipifera</i> Poplar	21"	Good	Tree is in good health.
40	<i>Liriodendron tulipifera</i> Poplar	31"	Good	Tree is in good health.
41	<i>Liriodendron tulipifera</i> Poplar	21"	Poor	NST #12: Major trunk wound. Pic #12
42	<i>Liriodendron tulipifera</i> Poplar	24"	Good	Tree is in good health.
43	<i>Liriodendron tulipifera</i> Poplar	21"	Good	Tree is in good health.
44	<i>Liriodendron tulipifera</i> Poplar	25"	Good	Tree is in good health.
45	<i>Liriodendron tulipifera</i> Poplar	23"	Good	Tree is in good health.
46	<i>Liriodendron tulipifera</i> Poplar	23"	Good	Tree is in good health.
50	<i>Quercus rubra</i> Red Oak	28"	Good	Tree is in good health.
51	<i>Pinus spp</i> Pine	26"	Good	Tree is in good health.
52	<i>Pinus spp</i> Pine	21"	Good	Tree is in good health.



Thompson St

Tree #	Species	DBH	Condition	Comments
57	<i>Liriodendron tulipifera</i> Poplar	24"	Poor	NST #15: Split with included bark. Pic #15
58	<i>Quercus rubra</i> Red Oak	25"	Good	Tree is in good health.
59	<i>Quercus nigra</i> Water Oak	25"	Good	Tree is in good health.

Specimen Tree Summary: Most of the landscape trees on site are boundary trees. Two boundary trees are in poor condition.	Total Landscape Trees: 19 Good Condition: 17 Poor Condition: 2
---	---



Thompson St

Photo Evidence

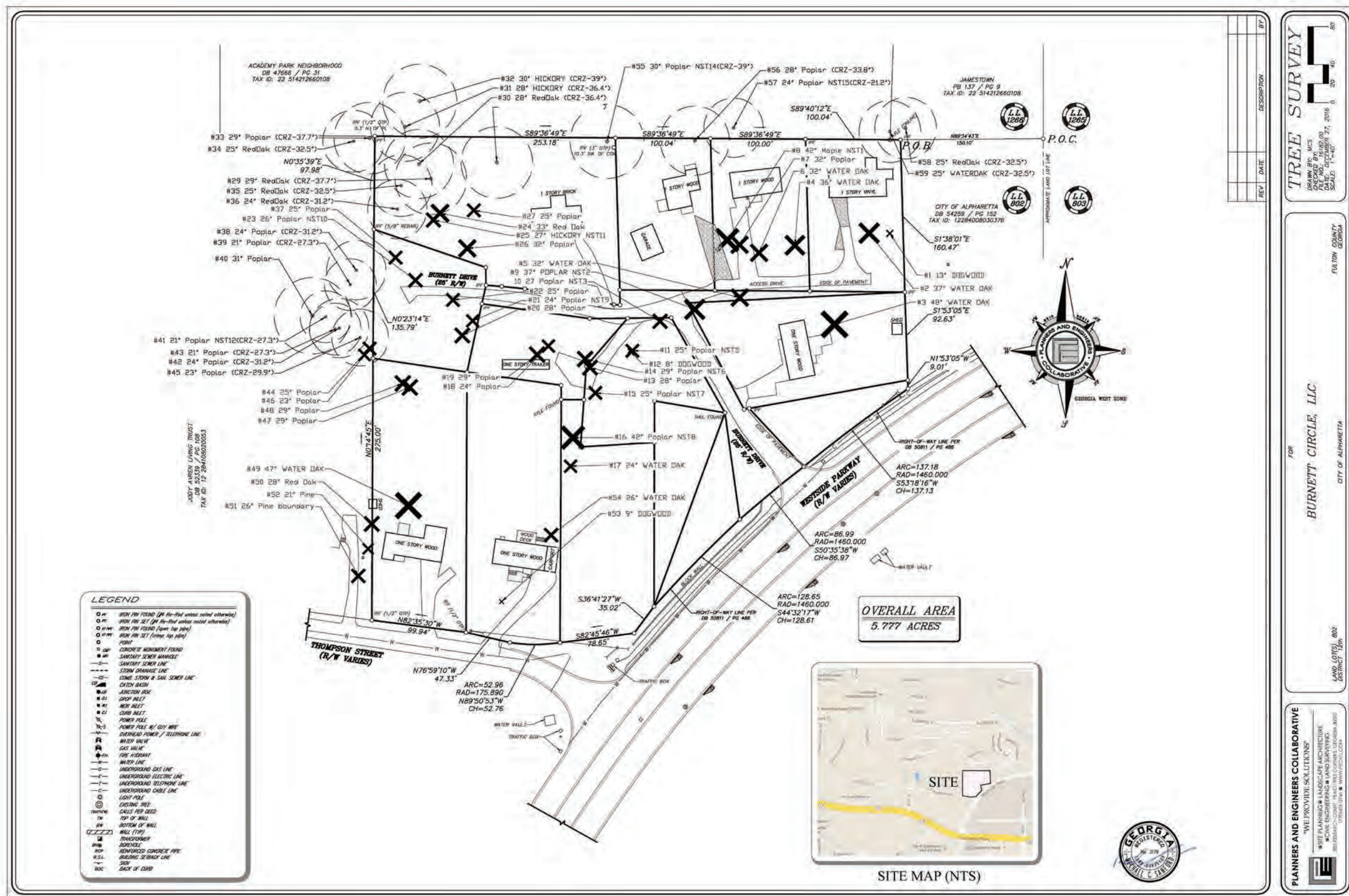


Pic # 12: Major trunk wound. NST #12



Pic # 15: Split with included bark.
NST #15

Thompson St



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA 170024

☒ Fee Paid

Initial: JS

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."
5. Applications will be accepted only 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: Steve Beecham

Contact Name:

JONATHAN TORIANO YOUNG

Telephone:

678.878.9791

Address:

5015 Mill Creek Ave

Suite:

City

Alpharetta

State:

GA

Zip:

30022

Fax:

Mobile Tel:

678.878.9791

Email:

toriyoung55@gmail.com

Subject Property Information:

Address:

199 Academy St. Alpharetta 30009

Current Zoning:

R4A

District:

2ND

Section:

2ND

Land Lot:

1267

Parcel ID:

22-4983-1267-027-6

Proposed Zoning:

R12

Current Use:

SINGLE FAMILY

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify):

APPLICANT REQUEST AND INTENT

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

Two Single Family detached homes

Applicant's Request (Please itemize the proposal):

[REDACTED]
[REDACTED] [Signature]

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

Remodel existing home and build new custom home ~~home~~ indigenous to homes and architecture in the area. And both homes are intended to be co-applicants personal homes.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Drew K Jacobs
MONA W Jacobs

Telephone: 770.842.8215

Address: 10185 Autry Mill Rd

Suite: _____

City: Johns Creek

State: GA

Zip: 30022

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Steve Beecham
JONATHAN TORIANC Young

Telephone: 678.878.9791

Address: 5015 Mill Creek Ave

Suite: _____

City: Alpharetta

State: GA

Zip: 30022

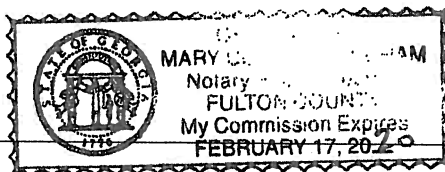
So Sworn and Attested:

Owner Signature: Drew Jacobs
Mona W Jacobs

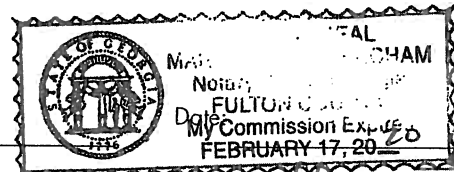
Date: 5/31/17
5/31/17

Notary:

Notary Signature: _____



Mary Collins Beecham



Mary Collins Beecham

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:

Steve Beecham
Jonathan Toriano Young

Subject Public Hearing Case:

199 Academy St. U

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:

NA

Position:

NA

Description of Contribution:

Value:

0

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:

[Signature]

5/30/17

Date:

May 31, 2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Rezoning would make properties in line with existing single family homes in area.

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

would increase the value and street scape of the area

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

No - our understanding is there's a moratorium on R4A

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

would increase population and traffic flow by 1 single family home

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

would increase population and useage by 1 single family home

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

Allows for a nice transition from single family homes, town homes, and homes in the DTR zoning District

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

Existing zoning combined with current land prices make this property undevelopable as town homes

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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Property was originally part of Academy park and later sold as an out parcel by the developer. So property became remnants once developer used all needed property for existing Academy Park project. The existing size, shape, ^{specimen} trees, and structures require proposed variances to justify land costs.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, current R4A would require attaching a home to existing home which is not feasible because of specimen oak tree. Nor would it be aesthetically pleasing to the surrounding area.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Because of the location of the garage and specimen trees, variances are needed.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No, single family homes would be more desirable for the community and increase the surrounding values.

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: _____

Tori Young

Telephone: _____

678.878.9791

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.



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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.

Legal Description – 199 Academy Street

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1267 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a P-K nail at the intersection of the southern right -of-way of Academy Street (R/W Varies) with the Phase Line between Phase V and Phase VI of Academy Park as shown on The Final Plat for Academy Park, Phase VI as recorded in Plat Book 349, pages 8-11.

Thence, along southern right-of-way of Academy Street S 87°55'26" E, a distance of 199.03 feet to a #4 rebar;

Thence, departing said right of way and along land now or formerly held by Augustus G. Letchas and Sarah B. Letchas, S 00°20'24" W, a distance of 175.95 feet to a #4 rebar;

Thence, S 89°41'19" W, a distance of 197.73 feet along land held by Academy Park Neighborhood Association, Inc. to a #4 rebar;

Thence, N 00°02'27" W, a distance of 184.23 feet along land held by Academy Park Neighborhood Association, Inc. to a P-K nail at the intersection of the southern right -of-way of Academy Street with the Phase Line between Phase V and Phase VI of Academy Park, said point being THE POINT OF BEGINNING.

Said Tract contains 0.820 Acres (35,714 SF) as shown on a Boundary Survey of 199 Academy Street for Steve Beecham, prepared by Engineering 303, LLC, dated May 30, 2017.





Z-17-09 V-17-20 PH-17-19
Beecham/199 Academy St



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: PH-17-18 ACUPRESSURE OF NORTH POINT/MASSAGE SERVICES (COUNCIL ONLY)

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO ALLOW FOR AN EXPANSION OF AN EXISTING ACUPRESSURE MASSAGE THERAPY BUSINESS IN NORTH POINT MALL. THE PROPERTY IS LOCATED AT 1000 NORTH POINT CIRCLE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 701 AND 742, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, FLUP Map, Aerial Map, Zoning Map, Location Map, Mall Location, Proposed Layout, Citizen Part B, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-18 ACUPRESSURE OF NORTHPOINT, LLC

CITY COUNCIL:

AUGUST 28, 2017

II. RECOMMENDATION:

Approve PH-17-18 Acupressure of Northpoint, LLC subject to the following conditions:

1. Services offered shall be limited to acupressure massage therapy for head, neck, back, shoulders and feet. No other services shall be permitted.
2. The Acupressure of Northpoint establishment shall be limited to 2 locations in North Point Mall. A maximum of 5 massage therapy chairs shall be permitted in the public open space of the Mall and not to exceed an area of 200 square feet. A maximum of 6 massage therapy chairs and 6 massage therapy tables shall be permitted within Suite 1220 and not to exceed 1,013 square feet.
3. Within Suite 1220, massage therapy tables shall not be located in a space that is fully enclosed with walls and a door; however, partial walls and curtains may be acceptable. Massage therapy chairs shall be fully visible from the storefront and shall not be enclosed within a separate space, including the use of partial walls and/or curtains. Floor plan shall be approved by Staff.
4. Each employee administering massages shall be a certified acupressure masseuse, licensed by the State.
5. No oils, lotions, creams or similar products shall be used, except for products associated with foot massage services.
6. There shall be no changing rooms; patrons shall receive massage in street wear with no changing/clothing removal permitted.
7. Limited retail product sales shall be permitted only as an accessory use to the primary acupressure massage therapy use.
8. Conditional use approval shall be limited to the Acupressure of Northpoint, LLC; no additional massage therapy businesses or subleasing shall be permitted within the approved space.
9. Hours of operation shall be restricted to North Point Mall hours.

III. REPORT IN BRIEF:

The applicant, Acupressure of Northpoint, LLC, is requesting a change to previous conditions of zoning to allow for an expansion of an existing acupressure massage therapy business. The applicant was previously approved for a conditional use in 2009 to allow acupressure massage therapy chairs within the common area of North Point Mall. The subject property is located at 1000 North Point Circle.

DISCUSSION

The submitted request, if approved, will allow the applicant to expand the existing acupressure massage therapy business to a 1,013 square foot in-line space in North Point Mall, within Suite 1220 and near

Sears Department store. The applicant currently provides acupressure massage therapy services within the lower-level common area of North Point Mall. The subject property is located at 1000 North Point Circle.

The property is zoned PSC (Planned Shopping Center), which allows the proposed use with approval of a conditional use permit. There are no other 'Massage Therapy' or 'Spa Services' uses in North Point Mall, except for the applicant's existing business.

Acupressure of Northpoint (A.K.A. Lucky Golden Touch) received conditional use approval to allow 'Spa Services' in 2009. The applicant proposes the following changes to the previous conditions of zoning related to CU-08-12 Lucky Golden Touch:

1. Services offered shall be limited to acupressure massage for head, neck, back, shoulders and the soaking and massage of feet. No other services shall be permitted.
2. The ~~Lucky Golden Touch business establishment~~ shall be limited to ~~one~~ two locations within the mall with a maximum of 5 massage therapy chairs in an area not to exceed 200 square feet within the mall public open space and a maximum of 6 massage therapy chairs and 6 acupressure massage therapy tables within a 1,013 square foot in-line space.
4. No oils, lotions, creams or similar products shall be used, except for foot lotion applied to feet after soaking of feet. No other oils, lotions, or creams shall be used.
5. Six (6) semi-private acupressure therapy table rooms shall be allowed in the in-line store area. Such rooms shall be enclosed either by curtains or partial walls with curtains for entrances. No wall shall extend to the ceiling, and provide visual privacy only. There shall be no changing rooms; patrons shall receive massage in street wear with no changing/clothing removal permitted, except for the removal of footwear as needed for soaking of feet.

The applicant's business has been operating in North Point Mall since 2009 and is located in the lower-level common area. The business currently has five (5) acupressure massage therapy chairs. The applicant seeks additional space in North Point Mall within an in-line space in Suite 1220. Six (6) massage therapy chairs and six (6) massage therapy tables are proposed within the in-line space. According to the applicant, massage therapy tables will be located within rooms enclosed by partial walls and/or curtains, with a curtain at each entrance. Services are proposed to remain the same, except that the applicant requests to add feet soaking and massaging. Hours of operation will be consistent with normal Mall hours.

CONCURRENCES

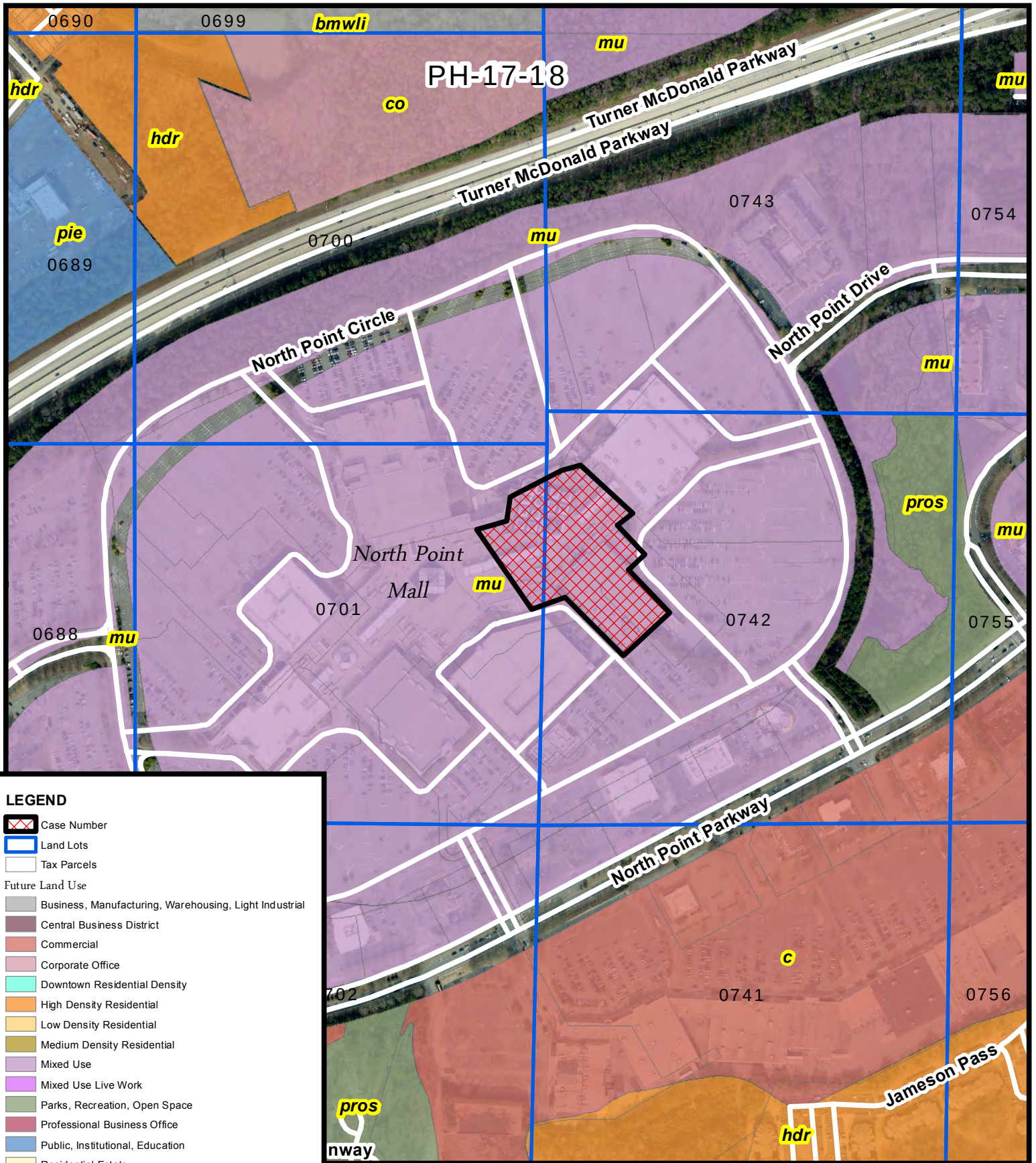
Staff's analysis finds that the request for change to previous conditions of zoning should have little impact on the area. The proposed retail service use would be complementary to the surrounding retail uses in North Point Mall and represents an expansion of an existing business. However, conditions should be established as part of this application that regulate and limit an expansion of the business, limit services and prohibit disrobing.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Floor Plan
- Photos



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use

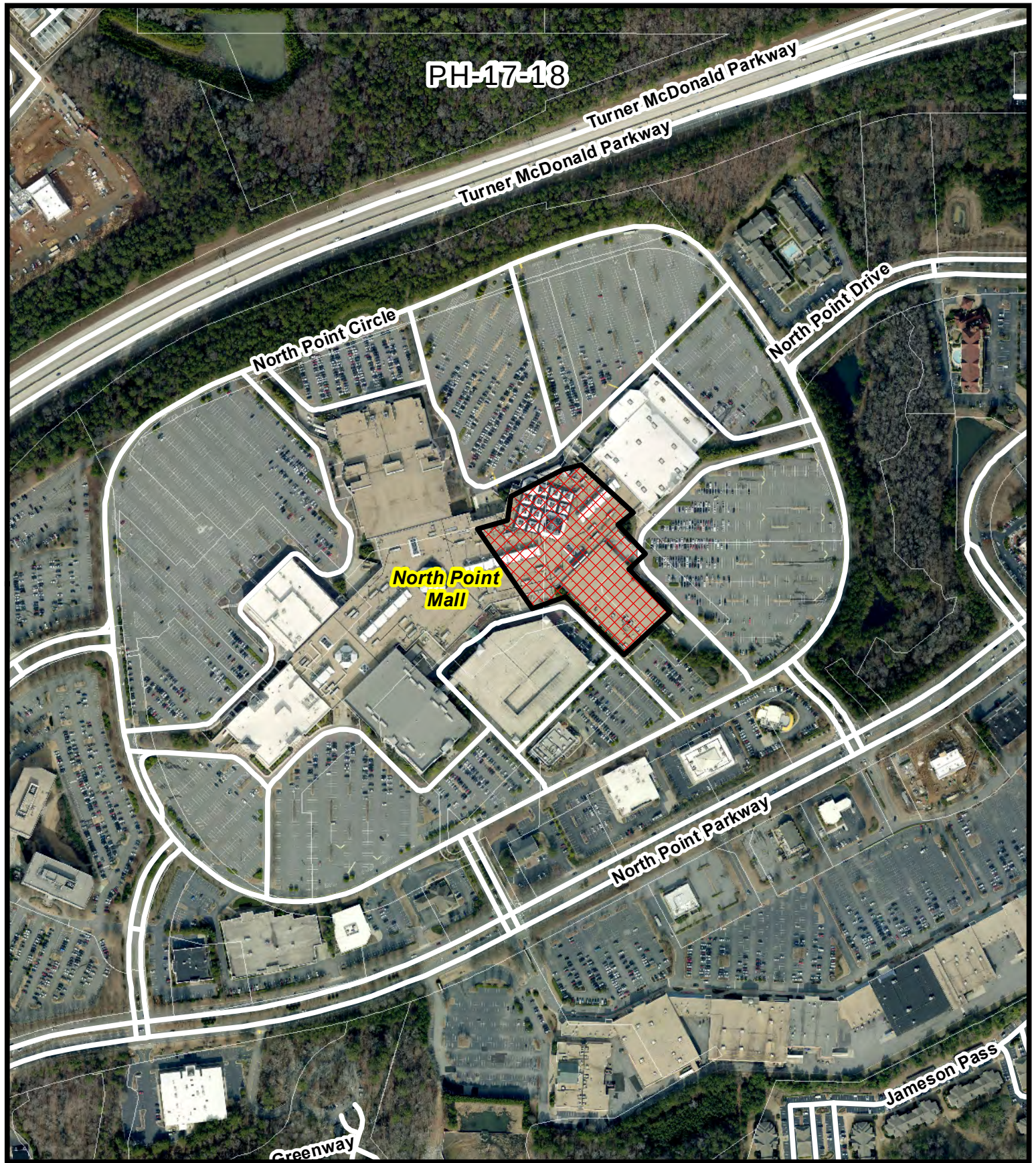
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Future Land Use Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS

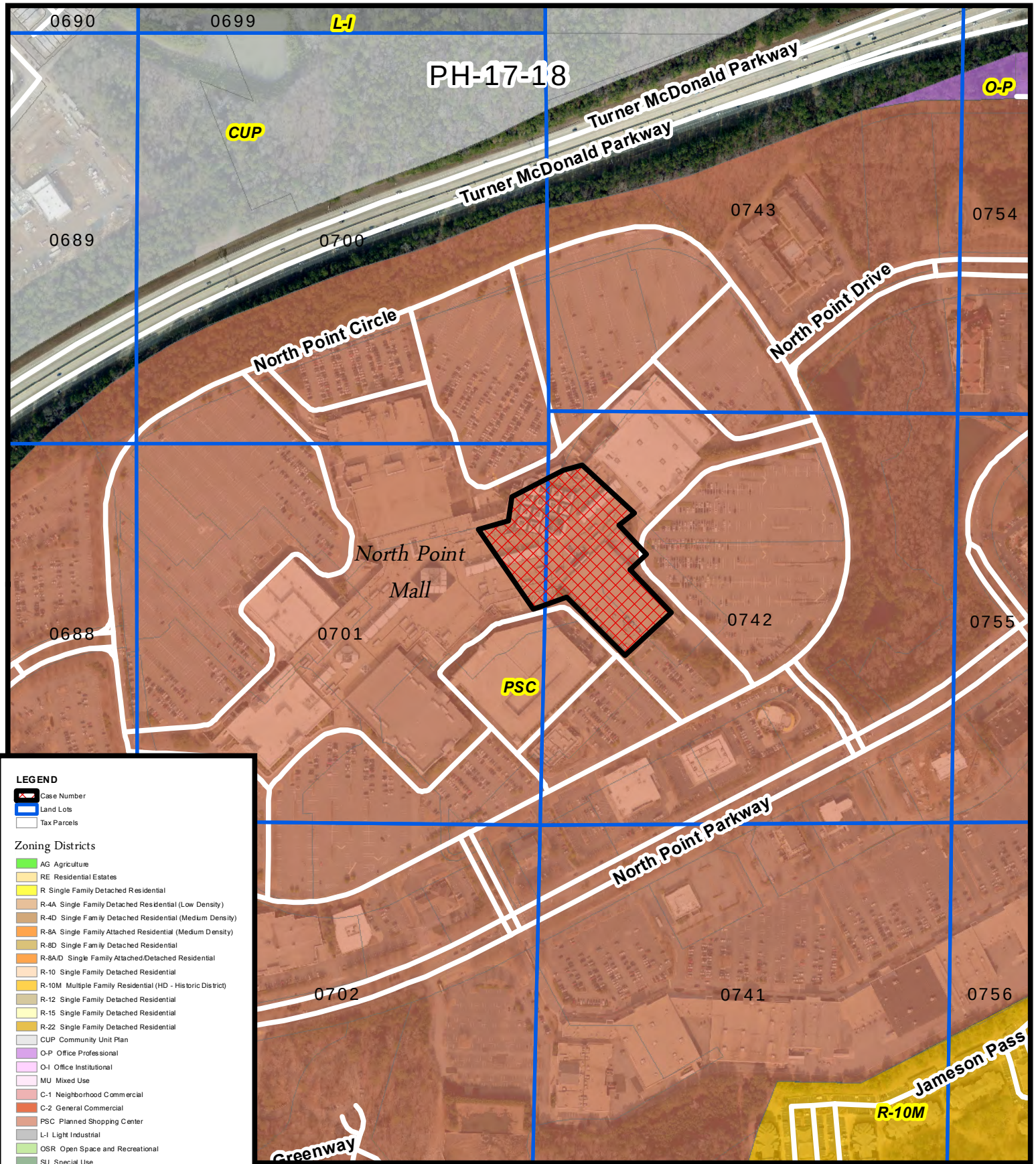


Aerial Map
Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning Districts

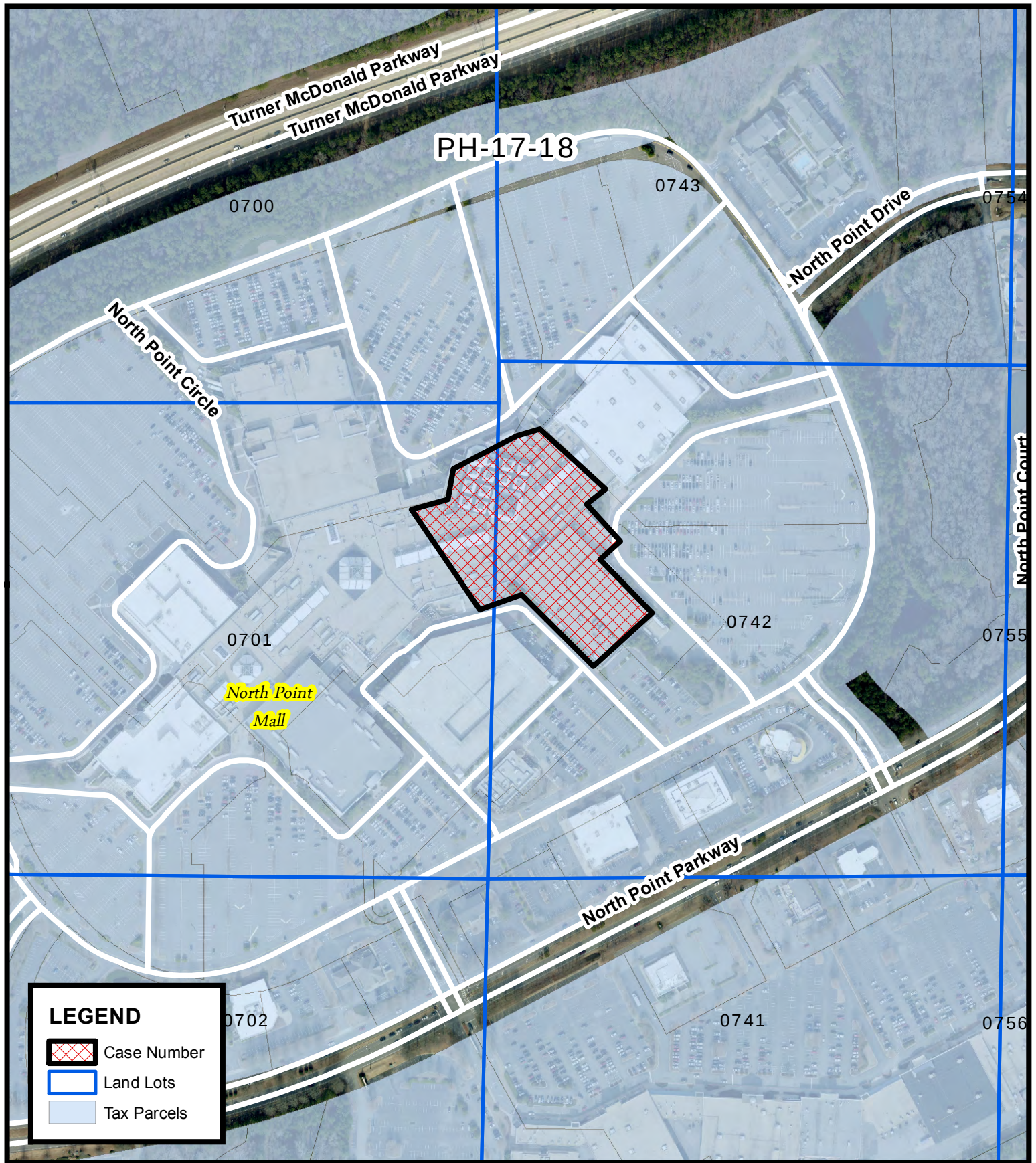
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8AD Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

Zoning Map Acupressure of Northpoint

Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS



LEGEND

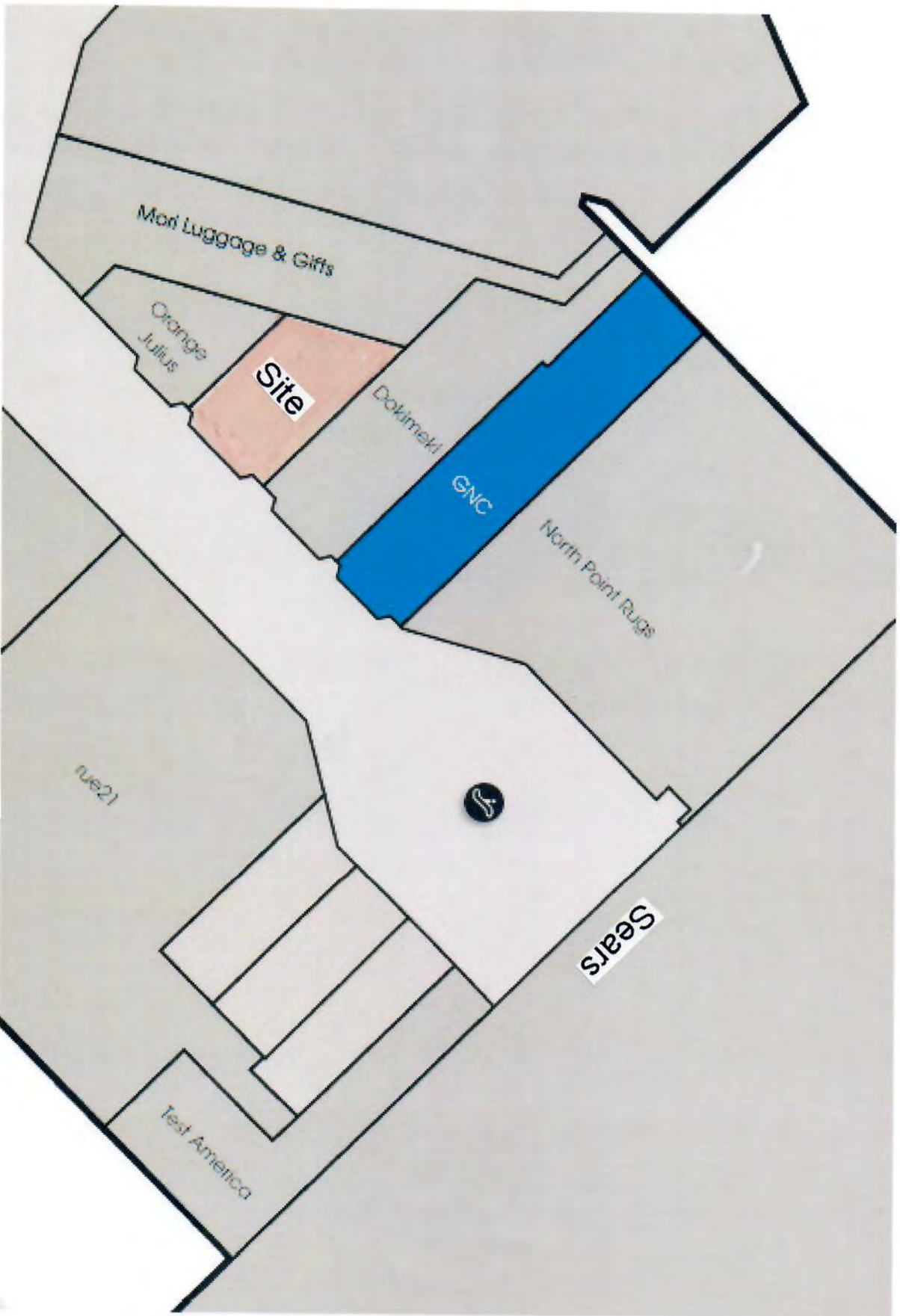
-  Case Number
-  Land Lots
-  Tax Parcels

Location Map
Acupressure of Northpoint

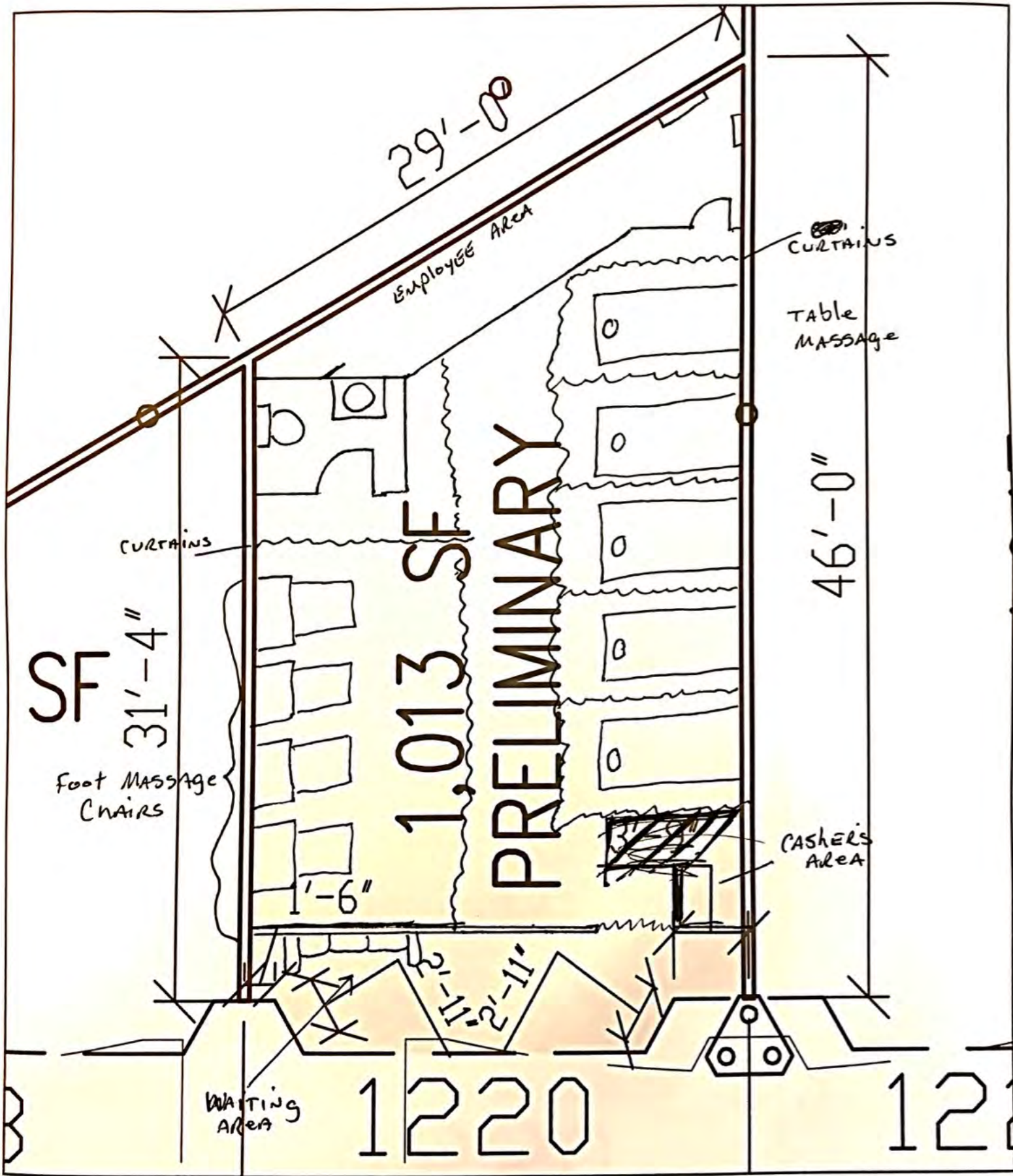
Ph-17-18
D/LL: 1/2/701, 742
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS



North Point Mall



29'-0"

Employee Area

CURTAINS

Table
MASSAGE

46'-0"

SF

31'-4"

Foot Massage
Chairs

1,013 SF

PRELIMINARY

1'-6"

Cashier's
Area

Waiting
Area

1220

1220

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: Acupressure of Northpoint LLC - Therapeutic Massage business expansion in North Point Mall

Contact Name: Joseph L. Cooley, Esq. agent for Applicant

Telephone: 770-778-4776

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

We received no responses or inquiries from any of the property owners within the required notification area.
(see attached list)

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.*

☒ Letter

Personal Visits

Telephone

Group Meeting

Email

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:

Joseph L. Cooley, Esq.

Date: July 11, 2017

Properties adjacent to and within 500' of Parcel #12 273007420431 at North Point Mall * - for Public Notification for Acupressure of Northpoint LLC application for amendment of CUP conditions at North Point Mall

Macy's
North Point Mall LP
7 W 7th Street
Cincinnati, OH 45202

Dillard Department Stores Inc.
4501 North Beach Street
Fort Worth, TX 76137

Cousins Properties
BRI 1870 North Point LLC
1140 E. Hallandale Beach Blvd.
Hallandale, FL 33009

Swann Investments LP
850 Kennesaw Ave. NW
Suite C2
Marietta, GA 30060-1095

Cole CP Alpharetta GA LLC
12181 Bluff Creek Drive
Fifth Floor
Playa Vista, CA 90094

Palm J LLC
101 Plaza Real S, Suite 205-5
Boca Raton, FL 33432

Sun Trust Bank Atlanta
919 E. Main Street, 14th Fl
Richmond, VA 23219

HPTMI II Properties Trust
P.O. Box 579
Louisville, TN 37777-0579

* All other applicable parcels are owned by the "Owner" of this application.



Cooley Planning & Land Use Law LLC

Attorney-at-Law
Land Use Planning/Land Use and Zoning Law

June 20, 2017

VIA: U.S.P.S. First Class Mail

RE: Application for Modification to Conditions of Conditional Use Permit #CUP 08-12 to allow the expansion of an existing Therapeutic, Acupressure Massage Business Operation as an in-line storefront at North Point Mall, Located at 1000 North Point Circle, Alpharetta, GA 30022, District 1, 2nd Section Land Lots 688, 689, 700, 701, 702, 742, 743 (the "Subject Property")

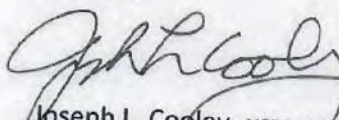
Dear Property Owner;

I am writing on behalf of the property owner, General Growth Properties, Inc. (the "Owner") and the Applicant, Warrace Lytle of Acupressure of Northpoint LLC (the "Applicant") to notify you of a request for a change in conditions in an existing Conditional Use Permit to allow the Applicant to enlarge an acupressure massage therapy business in the Subject Property commonly known as North Point Mall.

The Applicant has been providing chair massages in the Common Area of North Point Mall since 2009 with five (5) massage therapy chairs. He has entered into a lease agreement with the Owner to provide additional space for acupressure massage therapy to patrons and clients in an in-line tenant space. The space is adjacent to the current business in the Common Area of North Point Mall. The expansion will include six additional chair massage stations and six table massage stations all to be located within the in-line storefront. Services will remain the same as the current operation, but with the addition of soaking of the feet to be limited to within the in-line storefront.

Should you have any questions regarding this application, please contact me at the phone number or email address below. A public hearing on the matter will be held on August 28, 2017 at 6:30 pm at the Alpharetta City Hall.

Sincerely,


Joseph L. Cooley AICP RLA JD
Attorney-at-Law

355 Knoll Woods Drive, Roswell, GA 30075
Cooleylandlaw@gmail.com Direct: 770-778-4776
Cooleylandlaw.com

Macy's
North Point Mall LP
7 W 7th Street
Cincinnati, OH 45202

Dillard Department Stores Inc.
4501 North Beach Street
Fort Worth, TX 76137

Cousins Properties
BRI 1870 North Point LLC
1140 E. Hallandale Beach Blvd.
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Swann Investments LP
850 Kennesaw Ave. NW
Suite C2
Marietta, GA 30060-1095

Cole CP Alpharetta GA LLC
12181 Bluff Creek Drive
Fifth Floor
Playa Vista, CA 90094

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Boca Raton, FL 33432

Sun Trust Bank Atlanta
919 E. Main Street, 14th Fl
Richmond, VA 23219

HPTMI II Properties Trust
P.O. Box 579
Louisville, TN 37777-0579

CITY OF ALPHARETTA

PH-17-18 (CC Only)
FOR OFFICE USE ONLY

PUBLIC HEARING APPLICATION

Case #: _____

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."
5. Applications will be accepted only 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: Joseph L. Cooley, Esq. agent for Acupressure of Northpoint LLC Telephone: 770-778-4776

Address: 355 Knoll Woods Drive Suite: _____

City Roswell State: GA Zip: 30068 Fax: _____

Mobile Tel: 770-778-4776 Email: cooleylandlaw@gmail.com

Subject Property Information:

Address: North Point Mall – 1000 North Point Circle, Alpharetta, GA 30022 Current Zoning: PSC

District: 1 Section: 2 Land Lot: 688,689,700 Parcel ID: 12 273007420431

Proposed Zoning: No Change Current Use: Regional Mall

This Application For (Check All That Apply):

☒ Conditional Use

Master Plan Amendment

Rezoning

Master Plan Review

Variance

☒ Public Hearing

Comprehensive Plan Amendment

Other (Specify): _____

APPLICANT REQUEST AND INTENT

PH-17-18 (CC Only)

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

Expansion of an existing Therapeutic Massage business within North Point Mall.

Applicant's Request (Please itemize the proposal):

The applicant currently has a Therapeutic Chair Massage located in the common open space of the North Point Mall. It has been in operation for approximately eight (8) years. The Owner wishes to add additional space in a interior storefront area of approximately 1,013 square feet, which would include six (6) chairs and six (6) massage tables. Each therapeutic massage table would be enclosed with curtains for visual privacy (similar to those used in hospitals). This is an expansion of an existing business within the mall, but at an additional location, as such a Conditional Use Permit for the new location is required under the City's zoning ordinance.

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

The intent is to expand a successful therapeutic chair massage business within the same mall to provide service to more clients and mall customers. It will provide six (6) chairs and six (6) tables for full therapeutic massage. The business has been an excellent tenant and the expansion has the complete support of the Mall ownership and management. All masseuses are professionally trained and licensed by the State of Georgia.

PH-17-18 (CC Only) PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James Nicolosi – General Manager North Point Mall, GGP North Point Inc. Telephone: 770-410-3440

Address: 1000 North Point Circle Suite: _____

City Alpharetta State: GA Zip: 30022 - _____

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.

Annexation	Special Use
Rezoning	☒ Conditional Use
Variance	Master Plan
Land Use Application	Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: Acupressure of Northpoint LLC: agent Joseph L. Cooley, Esq. Telephone: 770-778-4776

Address: 840 Olmsted Lane Suite: _____

City: Johns Creek State: GA Zip: 30097 - _____

So Sworn and Attested:

Owner Signature: _____ Date: _____

Notary:

Notary Signature: _____ Date: _____

PH-17-18 (CC Only)

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: Warrace Lytle – Acupressure of Northpoint LLC

Subject Public Hearing Case: Conditional Use Permit for expansion of Therapeutic Massage at North Point Mall

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: N/A

Description of Contribution: N/A

Value: N/A

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: 5/31/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

PH-17-18 (CC Only)

How will this proposal be compatible with surrounding properties? This is an expansion of an existing use currently in the North Point Mall Commons Area into a storefront in the interior of the mall. The use currently exists and has been very compatible with other businesses in the mall.

How will this proposal affect the use and value of the surrounding properties? The existing business has been very successful and will benefit the adjoining stores with increase of foot traffic in this area of the mall. It will have no impact on any property owners adjoining the mall.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not. The property is already developed as North Point Mall. This is a business within the mall.

What would be the increase to population and traffic if the proposal were approved? There will be no negative impacts in that this is a lease of an existing retail space in the mall.

What would be the impact to schools and utilities if the proposal were approved? No impact.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map? The use is consistent with the City's Comprehensive Plan and Future Land Use Map as a commercial mall.

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

No

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.

PH-17-18 (CC Only)

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: Acupressure of Northpoint LLC - Therapeutic Massage business expansion in North Point Mall

Contact Name: Joseph L. Cooley, Esq. agent for Applicant Telephone: 770-778-4776

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 of all property owners adjacent to the subject parcel.

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

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.

Individuals may respond by mail, email or phone to the Applicant's agent who will answer questions and provide additional information if requested. The proposed use will be fully described in the letter with contact information included.

PH-17-18 (CC Only)

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: Acupressure of Northpoint LLC - Therapeutic Massage business expansion in North Point Mall

Contact Name: Joseph L. Cooley, Esq. agent for Applicant

Telephone: 770-778-4776

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

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.*

X Letter

Personal Visits

Telephone

Group Meeting

Email

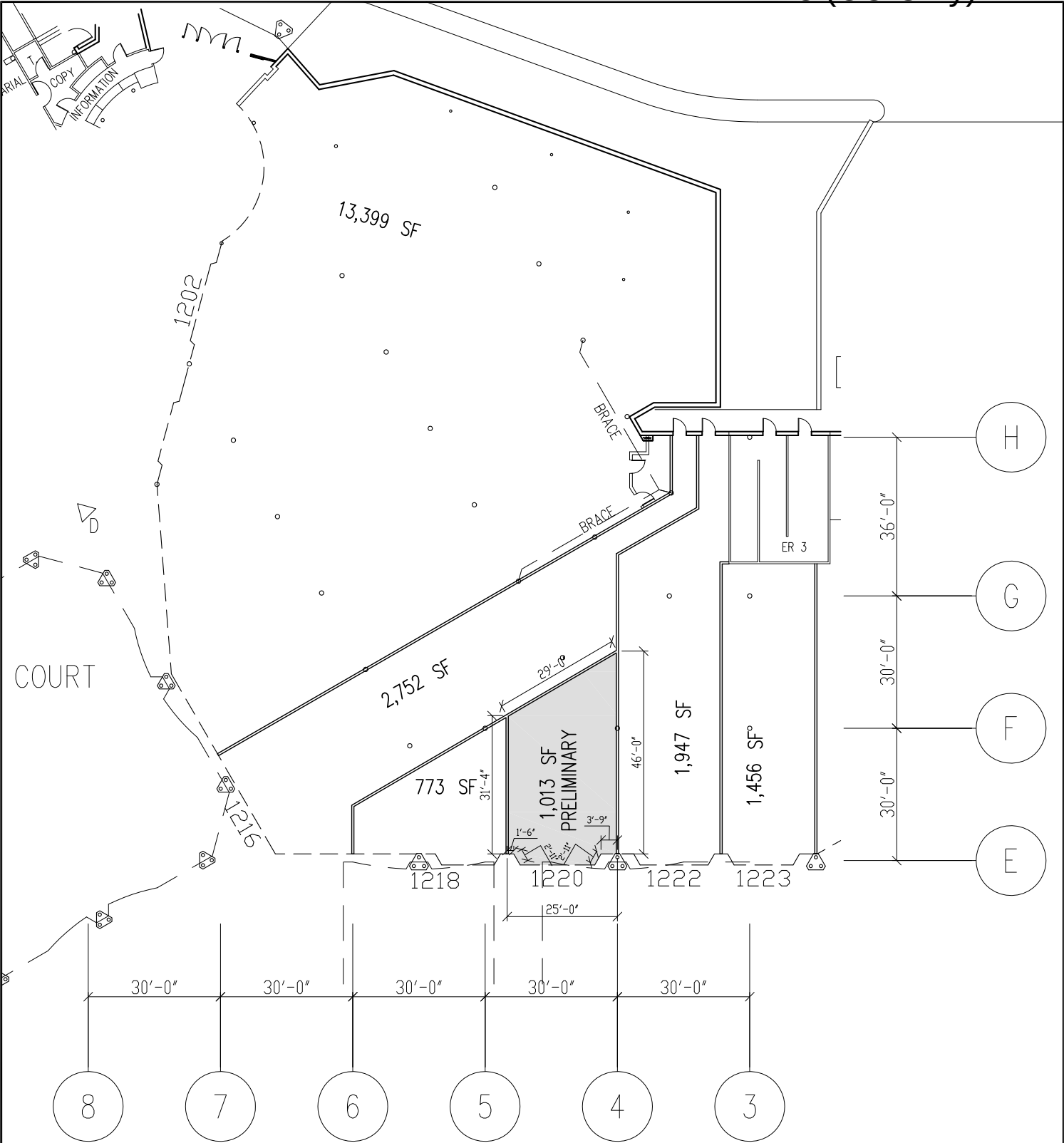
Other (Please Specify)

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: _____



NOTE:
LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

TENANT: PRELIMINARY		DATE: 4/10/17	NOT TO SCALE
SPACE #: 1220	AREA: 1013 SF	DRAWN BY: KW	
LOD	NORTH POINT MALL ALPHARETTA, GEORGIA	GCP A RETAIL REAL ESTATE COMPANY	



Cooley Planning & Land Use Law LLC

Attorney-at-Law

Land Use Planning/Land Use and Zoning Law

May 31, 2017

Ms. Cathi Cook
Director of Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Application for Conditional Use Permit to Allow a Therapeutic, Acupressure Massage Business Operation as an in-line storefront at North Point Mall, Located at 1000 North Point Circle, Alpharetta, GA 30022, District I, 2nd Section Land Lots 688, 689, 700, 701, 702, 742, 743 (the "Subject Property")

Dear Ms. Cook;

I am writing on behalf of the property owner, General Growth Properties, Inc. (the "Owner") and the Applicant, Warrace Lytle of Acupressure of Northpoint LLC (the "Applicant") to submit this request for a Conditional Use Permit to allow the Applicant to operate an acupressure massage therapy business in the Subject Property commonly known as North Point Mall.

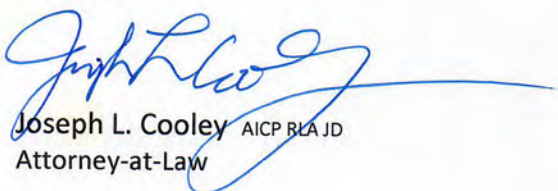
The Applicant has been providing chair massages in the Common Area of North Point Mall since 2009 with five (5) massage therapy chairs. He has entered into a lease agreement with the Property Owner to provide additional space for acupressure massage therapy to patrons and clients in an in-line tenant space. The space is adjacent to the current business in the Common Area of North Point Mall.

The response to and acceptance of the business in the mall has been excellent. Due to demand and need for additional space the Applicant would like to add six (6) massage therapy chairs and six (6) massage therapy tables in a store front location adjacent to the current business. These types of short term, "mini" spa services are commonly offered and have become very popular in many regional malls and airports through out the United States. In fact, a similar in-line message therapy service is located at Perimeter Mall, also owned by the Owner. These services are also provided by an affiliate of the Applicant at the Jordan Creek Town Center, West Des Moines, IA, Coral Ridge Mall,

Coralville, IA and the North Point Mall, North Charleston, SC. Photos of the West Des Moines Mall location, which is also an in-line storefront, are attached to this application for informational purposes. The services provided by the Applicant consist exclusively of mini-acupressure massage therapy treatments and do not include manicure or pedicure services. All therapists are professionally trained and licensed by the State of Georgia.

Additionally, please find enclosed the original and ten (10) copies of this Letter of Intent, the Public Hearing Application materials, site plan, legal description as well as a check for the application fee for the requested Conditional Use Permit. We look forward to working with the City of Alpharetta and its business and community residents through the process of obtaining all necessary business licenses and permits to allow the requested operation. Should you have any questions, please feel free to contact me either by phone or email.

Sincerely,



Joseph L. Cooley AICP RLA JD
Attorney-at-Law

Cc: Warrace Lytle, Acupressure of Northpoint LLC, w/encl.
Nick Nicolosi, General Growth Properties, w/encl

APPLICANT REQUEST AND INTENT

PH-17-18 (CC Only)

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

Expansion of an existing Therapeutic Massage business within North Point Mall.

Applicant's Request (Please itemize the proposal):

The applicant currently has a Therapeutic Chair Massage located in the common open space of the North Point Mall. It has been in operation for approximately eight (8) years. The Owner wishes to add additional space in a interior storefront area of approximately 1,013 square feet, which would include six (6) chairs and six (6) massage tables. Each therapeutic massage table would be enclosed with curtains (similar to those used in hospitals) or rooms with curtains and open ceilings for visual privacy. This is an expansion of an existing business within the mall, but at an additional location, as such a Conditional Use Permit for the new location is required under the City's zoning ordinance.

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

The intent is to expand a successful therapeutic chair massage business within the same mall to provide service to more clients and mall customers. It will provide six (6) chairs and six (6) tables for full therapeutic massage. The business has been an excellent tenant and the expansion has the complete support of the Mall ownership and management. All masseuses are professionally trained and licensed by the State of Georgia.

PH-17-18 (CC Only) PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James Nicolosi – General Manager North Point Mall, GGP
North Point Inc. Telephone: 770-410-3440

Address: 1000 North Point Circle Suite:

City Alpharetta State: GA Zip: 30022 -

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.

Annexation	Special Use
Rezoning	☒ Conditional Use
Variance	Master Plan
Land Use Application	Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: Acupressure of Northpoint LLC: agent Joseph L. Cooley, Esq. Telephone: 770-778-4776

Address: 840 Olmsted Lane Suite:

City: Johns Creek State: GA Zip: 30097 -

So Sworn and Attested:

Owner Signature: Date:

Notary:

Notary Signature: Date:

PH-17-18 (CC Only)

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: Warrace Lytle – Acupressure of Northpoint LLC

Subject Public Hearing Case: Conditional Use Permit for expansion of Therapeutic Massage at North Point Mall

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: N/A

Description of Contribution: N/A

Value: N/A

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: 5/31/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

PH-17-18 (CC Only)

How will this proposal be compatible with surrounding properties? This is an expansion of an existing use currently in the North Point Mall Commons Area into a storefront in the interior of the mall. The use currently exists and has been very compatible with other businesses in the mall.

How will this proposal affect the use and value of the surrounding properties? The existing business has been very successful and will benefit the adjoining stores with increase of foot traffic in this area of the mall. It will have no impact on any property owners adjoining the mall.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not. The property is already developed as North Point Mall. This is a business within the mall.

What would be the increase to population and traffic if the proposal were approved? There will be no negative impacts in that this is a lease of an existing retail space in the mall.

What would be the impact to schools and utilities if the proposal were approved? No impact.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map? The use is consistent with the City's Comprehensive Plan and Future Land Use Map as a commercial mall.

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

No

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.

PH-17-18 (CC Only)

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: Acupressure of Northpoint LLC - Therapeutic Massage business expansion in North Point Mall

Contact Name: Joseph L. Cooley, Esq. agent for Applicant

Telephone: 770-778-4776

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 of all property owners adjacent to the subject parcel.

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.*

X Letter

Personal Visits

Telephone

Group Meeting

Email

Other (Please Specify)

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.

Individuals may respond by mail, email or phone to the Applicant's agent who will answer questions and provide additional information if requested. The proposed use will be fully described in the letter with contact information included.

PH-17-18 (CC Only)

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Public Hearing or Project Name: Acupressure of Northpoint LLC - Therapeutic Massage business expansion in North Point Mall

Contact Name: Joseph L. Cooley, Esq. agent for Applicant

Telephone: 770-778-4776

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

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.*

X Letter

Personal Visits

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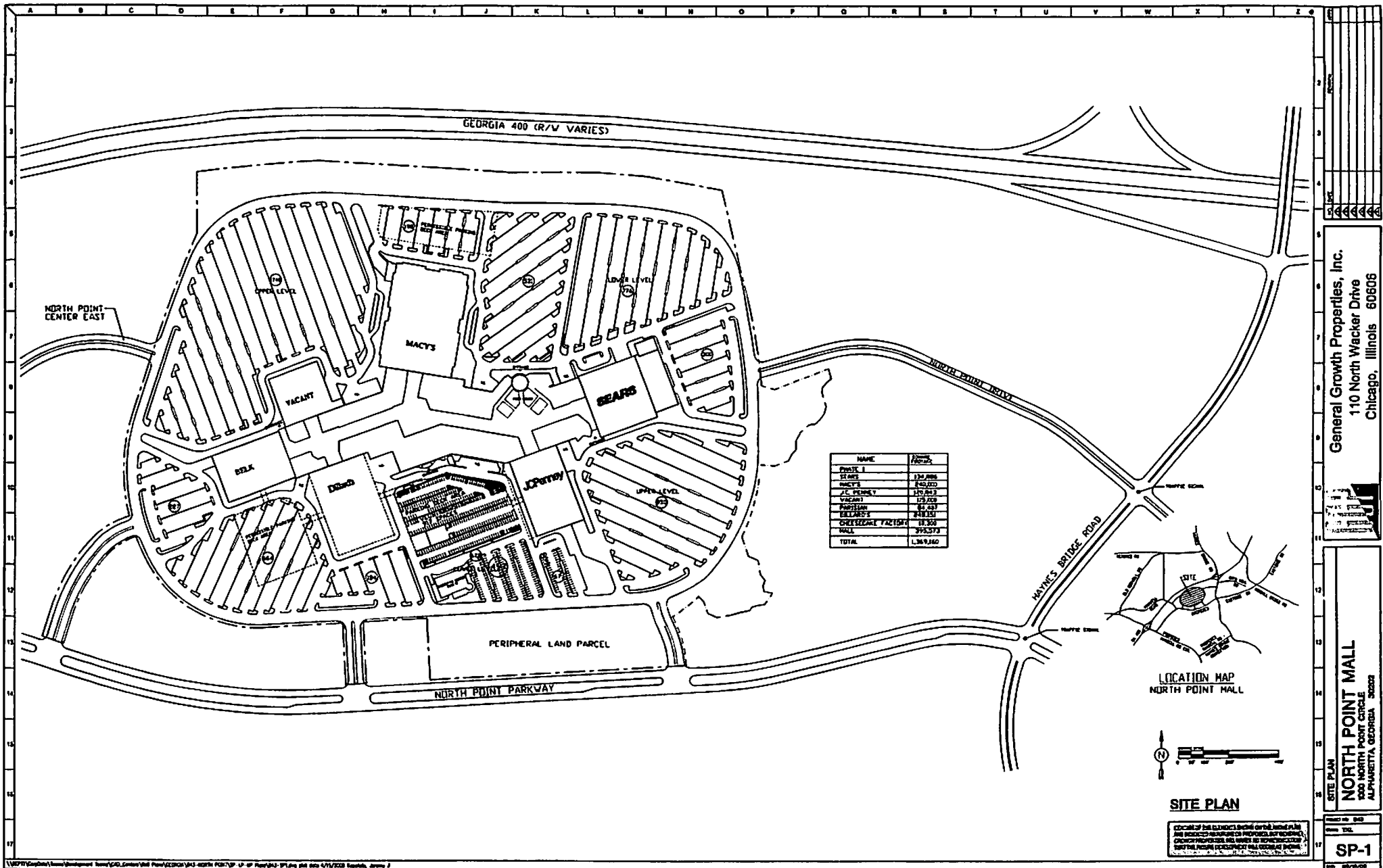
Other (Please Specify)

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:

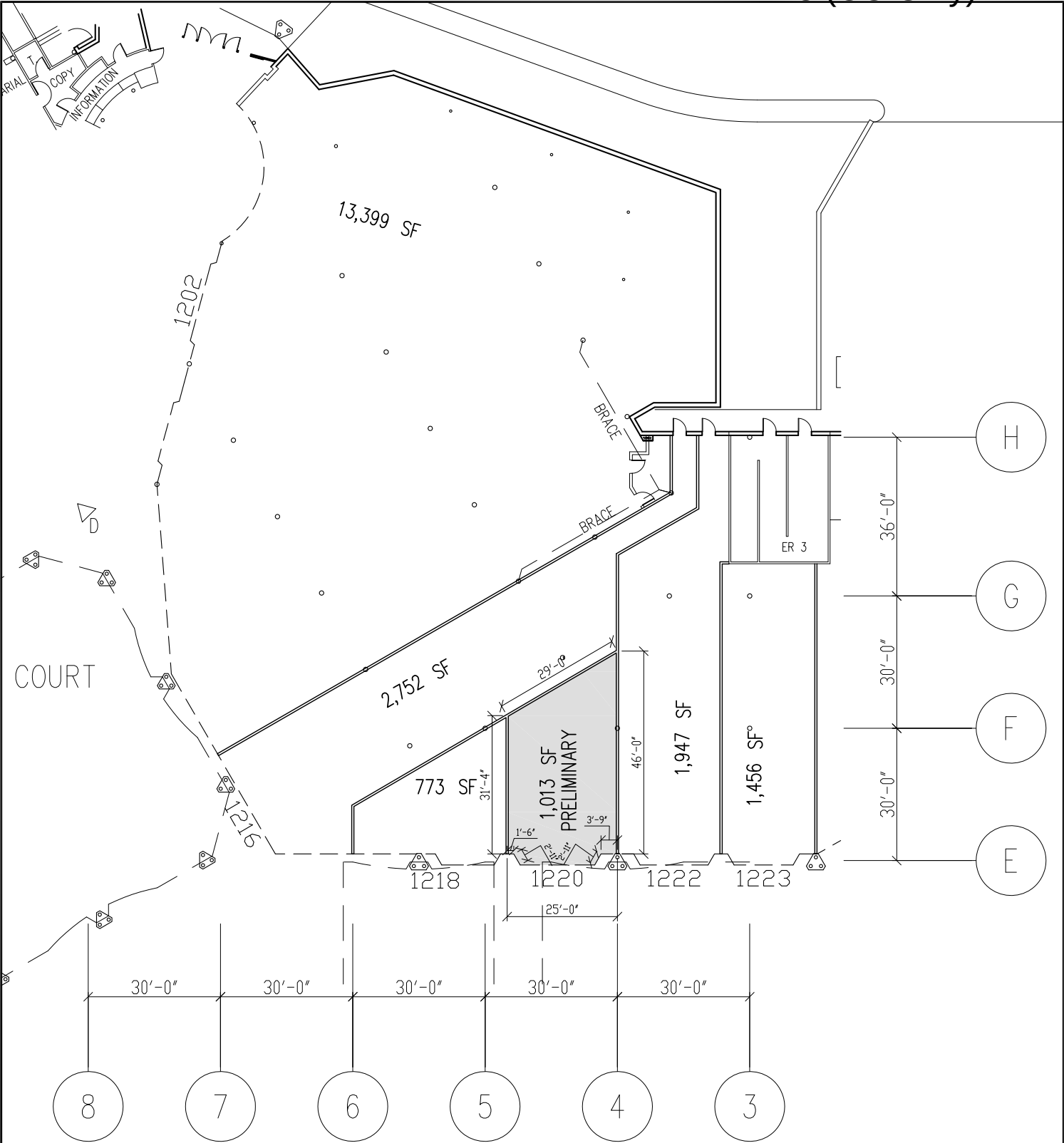
Date: _____



General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60605

NORTH POINT MALL
1000 NORTH POINT CIRCLE
ALPHARETTA, GEORGIA 30005

SP-1



NOTE:
LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

TENANT: PRELIMINARY		DATE: 4/10/17	NOT TO SCALE
SPACE #: 1220		AREA: 1013 SF	DRAWN BY: KW
LOD	NORTH POINT MALL ALPHARETTA, GEORGIA	 A RETAIL REAL ESTATE COMPANY	

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PARTS OF LAND LOTS 688,689,700,701,702,742 AND 743,1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT OF THE WESTERLY RIGHT-OF-WAY OF HAYNES BRIDGE ROAD (60-FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD (30-FOOT RIGHT-OF-WAY); THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD, THE FOLLOWING FOUR COURSES AND DISTANCES: (1) SOUTH 88°59'00" WEST, A DISTANCE OF 617.06 FEET; (2) WEST, A DISTANCE OF 499.00 FEET; (3) SOUTH 88°01'25" WEST, A DISTANCE OF 149.32 FEET TO A POINT OF CURVATURE WITH A CURVE (CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 29°16'33" AND (4) WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 286.14 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 73°23'08" WEST, 283.04 FEET) TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE AND THE POINT OF WESTERLY TERMINUS OF THE RIGHT-OF-WAY OF ROCK MILL ROAD; THENCE WITH SAID TERMINUS, NORTH 31°15'09" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD, NORTH 20°14'30" WEST, A DISTANCE OF 11.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH FULTON EXPRESSWAY-GA. HWY. 400 (VARIABLE RIGHT-OF-WAY; LIMITED ACCESS HIGHWAY); THENCE WITH SAID RIGHT-OF-WAY, THE FOLLOWING TWO COURSES AND DISTANCES:

(1) SOUTH 75°17'31" WEST, A DISTANCE OF 177.85 FEET; AND (2) SOUTH 69°54'02" WEST, A DISTANCE OF 399.76 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, SOUTH 38°29'35" EAST, A DISTANCE OF 453.07 FEET TO AN IRON PIN FOUND AT A POINT OF CURVATURE WITH A CURVE (CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 09°32'21"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 332.99 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 33°43'25" EAST, 332.60 FEET) TO AN IRON PIN FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 81°11'58" EAST A DISTANCE OF 50.63 FEET TO AN IRON PIN FOUND; THENCE NORTH 42°50'15" EAST, A DISTANCE OF 227.28 FEET TO AN IRON PIN FOUND;

LEGAL DESCRIPTION (continued)

THENCE SOUTH 41°26'10" EAST, A DISTANCE OF 42.65 FEET TO AN IRON PIN FOUND; THENCE SOUTH 24°17'14" WEST, A DISTANCE OF 25.12 FEET TO AN IRON PIN FOUND; THENCE SOUTH 12°49'20" WEST, A DISTANCE OF 27.94 FEET TO AN IRON PIN FOUND; THENCE SOUTH 24°36'04" EAST, A DISTANCE OF 20.19 FEET TO AN IRON PIN FOUND; THENCE SOUTH 41°39'00" EAST, A DISTANCE OF 56.16 FEET TO A PAINT DOT ON ROCK FOUND; THENCE SOUTH 10°26'11" EAST, A DISTANCE OF 30.27 FEET TO A POINT; THENCE SOUTH 10°58'48" WEST, A DISTANCE OF 27.61 FEET TO A POINT; THENCE SOUTH 20°23'29" WEST, A DISTANCE OF 26.30 FEET TO A POINT; THENCE SOUTH 57°12'08" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 22°59'54" WEST, A DISTANCE OF 43.64 FEET TO AN IRON PIN SET; THENCE SOUTH 01°40'47" WEST, A DISTANCE OF 39.54 FEET TO A POINT; THENCE SOUTH 25°09'14" EAST, A DISTANCE OF 36.61 FEET TO A POINT; THENCE SOUTH 19°12'57" WEST, A DISTANCE OF 19.31 FEET TO A POINT; THENCE SOUTH 03°17'22" WEST A DISTANCE OF 33.59 FEET TO AN IRON PIN SET; THENCE SOUTH 43°16'32" WEST A DISTANCE OF 57.52 FEET TO AN IRON PIN SET; THENCE SOUTH 70°07'02" WEST, A DISTANCE OF 53.99 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 01°38'15"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 19°52'57" EAST) A DISTANCE OF 57.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 19°03'49" EAST, 57.16 FEET) TO AN IRON PIN SET AT A POINT OF COMPOUND CURVATURE (CONCAVE WESTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 18°30'52"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 18°14'43" EAST) A DISTANCE OF 242.36 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 08°59'17" EAST, 241.30 FEET) TO AN IRON PIN SET AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 44°26'45" EAST, A DISTANCE OF 79.62 FEET TO AN IRON PIN SET; THENCE NORTH 37°55'39" EAST, A DISTANCE OF 41.48 FEET TO A POINT; THENCE SOUTH 34°31'27" EAST, A DISTANCE OF 55.92 FEET TO A POINT; THENCE SOUTH 65°42'01" EAST, A DISTANCE OF 27.69 FEET TO AN IRON PIN SET; THENCE SOUTH 07°09'42" EAST A DISTANCE OF 22.81 FEET TO AN IRON PIN SET; THENCE SOUTH 32°22'05" EAST, A DISTANCE OF 22.67 FEET TO A POINT; THENCE NORTH 75°24'25" EAST, A DISTANCE OF 34.74 FEET TO A POINT; THENCE SOUTH 09°50'24" WEST, A DISTANCE OF 53.87 FEET TO A POINT; THENCE SOUTH 60°03'01" WEST A DISTANCE OF 16.18 FEET TO AN IRON PIN SET; THENCE

LEGAL DESCRIPTION (continued)

SOUTH 52°55'04" WEST, A DISTANCE OF 18.96 FEET TO AN IRON PIN SET; THENCE SOUTH 45°44'23" WEST, A DISTANCE OF 17.60 FEET TO AN IRON PIN FOUND; THENCE SOUTH 01°29'02" WEST, A DISTANCE OF 13.75 FEET TO A POINT; THENCE SOUTH 52°47'35" WEST, A DISTANCE OF 42.55 FEET TO AN IRON PIN SET; THENCE SOUTH 49°35'38" WEST, A DISTANCE OF 43.33 FEET TO A POINT; THENCE SOUTH 55°45'31" WEST, A DISTANCE OF 47.68 FEET TO A POINT THENCE SOUTH 88°18'42" WEST, A DISTANCE OF 40.85 FEET TO A POINT; THENCE 44°39'44" WEST, A DISTANCE OF 46.65 FEET TO AN IRON PIN FOUND; THENCE NORTH 67°38'59" WEST, A DISTANCE OF 30.10 FEET TO AN IRON PIN FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE NORTH WESTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 10°07'02"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 22°21'00" WEST) A DISTANCE OF 132.43 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 27°24'34" WEST, 132.26 FEET) TO AN IRON PIN FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 26°23'59"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 54°36'52" EAST) A DISTANCE OF 202.73 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 41°24'53" EAST, 200.95 FEET) TO A PK FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE ON THE NORTH RIGHT-OF-WAY OF NORTH POINT PARKWAY (FORMERLY EASTSIDE DRIVE) (120-FOOT RIGHT-OF-WAY); THENCE WITH SAID RIGHT-OF-WAY, SOUTH 61°43'34" WEST, A DISTANCE 201.34 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 28°16'26" WEST, A DISTANCE OF 40.99 FEET TO AN IRON PIN SET; THENCE NORTH 61°43'34" EAST, A DISTANCE OF 126.09 FEET TO AN IRON PIN SET AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 367.00 FEET AND A CENTRAL ANGLE OF 17°42'14"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 34°36'56" WEST) A DISTANCE OF 113.40 FEET (SAID ARC BEGIN SUBTENDED BY A CHORD BEARING NORTH 43°28'07" WEST, 112.95 FEET) TO AN IRON PIN SET AT A POINT OF REVERSE CURVATURE (CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 333.00 FEET AND A CENTRAL ANGLE OF 12°51'40"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL

LEGAL DESCRIPTION (continued)

TANGENT AT THE BEGINNING POINT BEARS NORTH 52°19'14" WEST) A DISTANCE OF 74.75 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 45°53'24" WEST, 74.59 FEET) TO A PK FOUND AT THE POINT OF TANGENCY; THENCE NORTH 39°27'36" WEST, A DISTANCE OF 8.09 FEET TO A PK FOUND AT A POINT OF CURVATURE WITH A CURVE (CONCAVE SOUTHERLY, HAVING A RADIUS OF 28.50 FEET AND A CENTRAL ANGLE OF 82°18'50"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 40.94 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 80°37'00" WEST, 37.51 FEET) TO A PK FOUND AT A POINT OF REVERSE CURVATURE (CONCAVE NORTHWESTERLY; HAVING A RADIUS OF 509.00 FEET AND A CENTRAL ANGLE OF 03°30'00"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 58°13'34" WEST) A DISTANCE OF 31.09 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 59°58'34" WEST, 31.09 FEET) TO A PK FOUND AT THE POINT OF TANGENCY; THENCE SOUTH 61°43'34" WEST, A DISTANCE OF 438.12 FEET TO AN IRON PIN FOUND; THENCE SOUTH 28°16'27" EAST A DISTANCE OF 250.99 FEET TO AN IRON PIN FOUND ON THE NORTHERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY; THENCE WITH SAID RIGHT-OF-WAY, SOUTH 61°43'34" WEST A DISTANCE OF 379.69 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 28°16'26" WEST A DISTANCE OF 242.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 61°43'34" WEST, A DISTANCE OF 246.60 FEET TO AN IRON PIN FOUND; THENCE SOUTH 28°16'26" EAST, A DISTANCE OF 242.00 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY OF NORTH POINT PARKWAY, THENCE WITH SAID RIGHT-OF-WAY, SOUTH 61°43'34" WEST, A DISTANCE OF 80.00 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 28°16'26" WEST, A DISTANCE OF 242.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 61°43'34" WEST, A DISTANCE OF 319.56 TO AN IRON PIN SET AT A POINT OF CURVATURE WITH A CURVE (CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 64°24'19"); THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 562.04 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 86°04'16" WEST, 532.92 FEET) TO AN IRON PIN FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 07°55'06"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 53°52'04" WEST) A DISTANCE OF 103.65 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 49°54'31" WEST, 103.57 FEET) TO AN IRON PIN

LEGAL DESCRIPTION (continued)

FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF $30^{\circ}39'36''$); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH $48^{\circ}19'23''$ WEST) A DISTANCE OF 139.13 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH $32^{\circ}59'35''$ WEST, 137.48 FEET) TO AN IRON PIN FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE EASTERLY, HAVING A RADIUS OF 655.00 FEET AND A CENTRAL ANGLE OF $25^{\circ}02'55''$); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH $17^{\circ}39'47''$ WEST) A DISTANCE OF 286.35 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH $05^{\circ}08'20''$ WEST, 284.08 FEET) TO AN IRON PIN FOUND AT THE POINT OF TANGENCY; THENCE SOUTH $07^{\circ}23'07''$ EAST, A DISTANCE OF 101.95 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY OF NORTH POINT PARKWAY; THENCE WITH SAID RIGHT-OF-WAY, SOUTH $82^{\circ}35'53''$ WEST, A DISTANCE OF 80.00 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH $07^{\circ}23'07''$ WEST, A DISTANCE OF 101.95 FEET TO AN IRON PIN FOUND AT THE BEGINNING OF A CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 735.00 FEET AND A CENTRAL ANGLE OF $25^{\circ}02'55''$); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 321.33 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH $05^{\circ}08'20''$ EAST, 318.77 FEET) TO AN IRON FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF $30^{\circ}22'26''$); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH $17^{\circ}39'47''$ EAST) A DISTANCE OF 180.24 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH $32^{\circ}51'00''$ EAST 178.14 FEET) TO AN IRON PIN FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF $12^{\circ}22'32''$); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH $39^{\circ}50'03''$ WEST) A DISTANCE OF 423.79 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH $23^{\circ}38'49''$ WEST, 418.18 FEET) TO AN IRON PIN FOUND AT THE POINT OF TANGENCY; THENCE NORTH $07^{\circ}27'34''$ WEST, A DISTANCE OF 209.17 FEET TO A PK FOUND AT A POINT OF CURVATURE WITH A CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 5575.00 FEET AND A CENTRAL ANGLE OF $0^{\circ}19'32''$); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 31.63 FEET (SAID ARC

LEGAL DESCRIPTION (continued)

SUBTENDED BY A CHORD BEARING NORTH 07°17'48" WEST, 31.68 FEET) TO A PK FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 82°59'22" EAST, A DISTANCE OF 36.01 FEET TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 5539.00 FEET AND A CENTRAL ANGLE OF 00°19'29"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 07°08'05" EAST) A DISTANCE OF 31.39 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 07°17'49" EAST, 31.39 FEET) TO A PK FOUND AT THE POINT OF TANGENCY; THENCE SOUTH 07°27'34" EAST, A DISTANCE OF 229.79 FEET TO A PK FOUND; THENCE SOUTH 18°47'26" EAST, A DISTANCE OF 105.39 FEET TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE NORTHEASTERLY, HAVING

A RADIUS OF 705.00 AND A CENTRAL ANGLE OF 33°57'09"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 17°54'57" EAST) A DISTANCE OF 442.38 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 35°53'31" EAST 435.16 FEET) TO A PK FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE NORTHERLY, HAVING A RADIUS OF 455.00 FEET AND CENTRAL ANGLE OF 51°26'51"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT OF THE BEGINNING POINT BEARS SOUTH 53°52'11" EAST) A DISTANCE OF 249.73 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 69°35'31" EAST, 246.61 FEET) TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 00°29'33" WEST, A DISTANCE OF 295.75 FEET TO A PK FOUND; THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 30.00 FEET TO A PK FOUND; THENCE NORTH 00°29'33" WEST, A DISTANCE OF 58.62 FEET TO A FOUND HOLE IN FACE OF CURB; THENCE NORTH 44°30'27" EAST, A DISTANCE OF 183.55 FEET TO A PK FOUND AT A POINT OF CURVATURE WITH A CURVE (CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 33°30'03"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 70.16 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 61°15'29" EAST, 69.17 FEET) TO A PK FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 03°51'56" WEST, A DISTANCE OF 82.95 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 214.30 FEET TO A POINT; THENCE NORTH 75°29'31" WEST, A DISTANCE OF 42.30 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 163.75 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 66.50 FEET TO A PK

LEGAL DESCRIPTION (continued)

FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 5.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 324.00 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 30.00 FEET TO A PK FOUND; THENCE SOUTH 45°29'33" EAST, A DISTANCE OF 4.67 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 49.77 FEET TO A PK FOUND; THENCE SOUTH 83°23'06" WEST, A DISTANCE OF 67.90 FEET TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 5539.00 FEET AND A CENTRAL ANGLE OF 00°23'43"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 06°36'54" EAST) A DISTANCE OF 38.23 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 06°48'46" EAST, 38.23 FEET) TO A PK FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 82°59'22" WEST, A DISTANCE OF 36.01 FEET TO A PK NAIL SET AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 5575.00 FEET AND A CENTRAL ANGLE OF 06°24'06"); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 07°00'38" WEST) A DISTANCE OF 38.93 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 06°48'38" WEST, 38.93 FEET) TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE NORTHWESTERLY HAVING A RADIUS OF 43.50 FEET AND A CENTRAL ANGLE OF 63°10'49"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 56°58'08" EAST) A DISTANCE OF 47.97 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 25°22'41" EAST, 45.57 FEET) TO A PK FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE EASTERLY, HAVING A RADIUS OF 551.00 FEET AND A CENTRAL ANGLE OF 52°48'28"); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 05°12'01" WEST) A DISTANCE OF 272.02 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 04°48'27" WEST, 272.00 FEET) TO A PK FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 45°29'33" EAST, A DISTANCE OF 657.59 FEET TO A PK FOUND; THENCE NORTH 44°30'27" EAST, A DISTANCE OF 164.05 FEET TO A POINT; THENCE SOUTH 45°29'32" EAST, A DISTANCE OF 4.22 FEET TO A POINT; THENCE NORTH 44°30'27" EAST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 148.31 FEET TO A PK FOUND; THENCE NORTH 44°30'27" EAST, A DISTANCE OF 5.95 FEET TO A POINT.

LEGAL DESCRIPTION (continued)

CONCRETE; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 99.00 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 30.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 222.75 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 60.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 4.61 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 60.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 1.21 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 30.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 18.00 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 30.00 FEET TO A PK FOUND; THENCE SOUTH 45°29'33" EAST, A DISTANCE OF 2.25 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 60.00 FEET TO A PK FOUND; THENCE SOUTH 45°29'33" EAST, A DISTANCE OF 0.90 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 60.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 43.50 FEET TO A PK FOUND; THENCE SOUTH 44°30'27" WEST, A DISTANCE OF 30.00 FEET TO A PK FOUND; THENCE NORTH 45°29'33" WEST, A DISTANCE OF 250.87 FEET TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 398.00 FEET AND A CENTRAL ANGLE OF 06°40'34"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 03°48'59" WEST) A DISTANCE OF 46.38 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 00°28'42" WEST, 46.38 FEET TO A PK FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE EASTERLY, HAVING A RADIUS OF 5563.00 FEET AND A CENTRAL ANGLE OF 05°21'06"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 02°51'35" EAST) A DISTANCE OF 325.42 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 04°32'08" EAST, 325.37 FEET) TO A PK FOUND AT A POINT OF COMPOUND CURVATURE (CONCAVE WESTERLY, HAVING A RADIUS OF 3150 FEET AND A CENTRAL ANGLE OF 51°38'48"); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 06°12'42" EAST) A DISTANCE OF 23.39 FEET (SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 10°36'42" WEST, 23.44 FEET TO A PK FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE EASTERLY, HAVING A RADIUS OF 5575.00 FEET AND A CENTRAL ANGLE OF 04°40'27"); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL

LEGAL DESCRIPTION (continued)

TANGENT AT THE BEGINNING POINT BEARS NORTH 06°27'35" WEST) A DISTANCE OF 454.81 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 04°07'42" WEST, 454.69 FEET) TO AN IRON PIN FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 45°14'06" WEST, A DISTANCE OF 242.94 FEET TO A RIGHT-OF-WAY MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH FULTON EXPRESSWAY-GA. HWY. 400 AND THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE (CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.58 FEET AND A CENTRAL ANGLE OF 05°03'56"); THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF NORTH FULTON EXPRESSWAY-GA. HWY. 400, THE FOLLOWING SIX COURSES AND DISTANCES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT (FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 57°07'33" EAST) A DISTANCE OF 493.29 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 59°39'31" EAST, 493.13 FEET) TO A RIGHT-OF-WAY MONUMENT AT THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (2) NORTH 68°23'02" EAST, A DISTANCE OF 485.85 FEET TO A RIGHT-OF-WAY MONUMENT; (3) NORTH 68°29'17" EAST, A DISTANCE OF 258.33 FEET TO A RIGHT-OF-WAY MONUMENT; (4) NORTH 64°55'26" EAST, A DISTANCE OF 345.27 FEET TO A RIGHT-OF-WAY MONUMENT; (5) NORTH 69°49'33" EAST, A DISTANCE OF 199.68 FEET TO A RIGHT-OF-WAY MONUMENT; AND (6) NORTH 75°23'24" EAST, A DISTANCE OF 301.11 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT AND THE TRUE POINT OF BEGINNING, CONTAINING 27.2929 ACRES, MORE OR LESS, AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY OF NORTH POINT MALL PREPARED FOR HOMART DEVELOPMENT CO. BY POST, BUCKLEY, SCHULZ & JENNIFER, INC., DATED MARCH 31, 1995, LAST REVISED DECEMBER 11, 1995;

LESS AND EXCEPT: (1) A PROPERTY CONVEYED BY LIMITED WARRANTY DEED FROM NORTH POINT MALL LIMITED PARTNERSHIP TO EPI ATLANTA NO. 1, L.L.C., DATED JUNE 23, 1995, RECORDED IN DEED BOOK 19597, PAGE 37, FULTON COUNTY, GEORGIA RECORDS, AND (2) THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PARTS OF LAND LOT 701, 702 AND 742 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION FORMED BY THE WEST RIGHT-OF-WAY OF HAYNES BRIDGE ROAD, HAVING A 60 FOOT RIGHT-OF-WAY, AND THE SOUTH RIGHT-OF-WAY OF ROCK MILL ROAD, HAVING A 30 FOOT RIGHT-OF-WAY; THENCE ALONG AND WITH THE

LEGAL DESCRIPTION (continued)

SOUTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD THE FOLLOWING COURSES AND DISTANCES: S 88°59'00" W, A DISTANCE OF 617.06 FEET; THENCE WEST, A DISTANCE OF 499.00 FEET; THENCE S 88°01'25" W, A DISTANCE OF 149.32 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 29°16'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 286.14 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 73°23'08" W, A DISTANCE OF 283.04 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE CROSSING THE RIGHT-OF-WAY OF A ROCK MILL ROAD N 31°15'09" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD; THENCE N 20°14'30" W, A DISTANCE OF 11.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 400; THENCE ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 400, S 75°17'31" W, A DISTANCE OF 177.85 FEET AND; THENCE S 69°54'02" W, A DISTANCE OF 399.76 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE LEAVING THE RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 400 AT S 38°29'35" E, A DISTANCE OF 453.07 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 20°14'52", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 706.78 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 28°22'09" E, A DISTANCE OF 703.11 FEET; TO A POINT OF INTERSECTION WITH A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 40°07'03", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS S 18°14'41" E, A DISTANCE OF 531.40 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 02°03'09" W, A DISTANCE OF 520.35 FEET; TO A POINT ON THE CURVE, THENCE CONTINUING WITH THE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 10°07'03", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 132.43 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 27°24'34" W, A DISTANCE OF 132.26 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 444.00 FEET AND A CENTRAL ANGLE OF 26°23'59", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS S 54°36'52" E, A DISTANCE OF 262.73 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 41°24'53" E, A DISTANCE OF 200.95 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE,

LEGAL DESCRIPTION (continued)

THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY; THENCE ALONG AND WITH THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY S $61^{\circ}43'34''$ W, A DISTANCE OF 1007.57 FEET; THENCE $28^{\circ}16'26''$ W, A DISTANCE OF 242.00 FEET; THENCE S $61^{\circ}43'34''$ W, A DISTANCE OF 246.60 FEET; THENCE S $28^{\circ}16'26''$ E, A DISTANCE OF 242.00 FEET, AGAIN TO THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY; THENCE ALONG AND WITH THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY, S $61^{\circ}43'34''$ A DISTANCE OF 46.00 FEET, TO THE POINT OF BEGINNING; THENCE ALONG AND WITH THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY S $61^{\circ}43'34''$ W, A DISTANCE OF 20.00 FEET; THENCE N $28^{\circ}16'16''$ W, A DISTANCE OF 275.49 FEET; THENCE S $61^{\circ}43'34''$ W, A DISTANCE OF 87.66 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF $117^{\circ}46'52''$, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 90.45 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $59^{\circ}23'00''$ W, A DISTANCE OF 75.34 FEET TO THE POINT OF TANGENCY; THENCE N $00^{\circ}29'34''$ W, A DISTANCE OF 168.06 FEET; THENCE N $45^{\circ}29'33''$ W, A DISTANCE OF 228.33 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF $55^{\circ}05'00''$, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.65 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $73^{\circ}02'03''$ W, A DISTANCE OF 32.37 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N $05^{\circ}29'33''$ W, A DISTANCE OF 75.54 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5.50 FEET AND A CENTRAL ANGLE OF $15^{\circ}57'37''$, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, DISTANCE OF 4.80 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $19^{\circ}30'31''$ E, A DISTANCE OF 4.65 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N $44^{\circ}30'29''$ E, A DISTANCE OF 1.70 FEET, THENCE N $45^{\circ}29'33''$ W, A DISTANCE OF 35.90 FEET; THENCE N $44^{\circ}30'27''$ E, A DISTANCE OF 235.17 FEET; THENCE S $45^{\circ}29'33''$ E, A DISTANCE OF 39.56 FEET; THENCE N $44^{\circ}30'27''$ E, A DISTANCE OF 59.41 FEET; THENCE S $45^{\circ}29'33''$ E, A DISTANCE OF 111.04 FEET; THENCE N $44^{\circ}30'27''$ E, A DISTANCE OF 99.50 FEET A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF $24^{\circ}41'45''$, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 28.02 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $56^{\circ}51'20''$ E, A DISTANCE OF 27.30 FEET TO THE POINT OF TANGENCY; THENCE N $69^{\circ}12'05''$ E, A DISTANCE OF 230 FEET, TO A POINT OF

LEGAL DESCRIPTION (continued)

CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF $24^{\circ}41'44''$, THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 28.02 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS $N 56^{\circ}51'20'' E$, A DISTANCE OF 27.80 FEET TO THE POINT OF TANGENCY; THENCE $N 44^{\circ}30'27'' E$, A DISTANCE OF 41.61 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF $29^{\circ}59'59''$, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 44.51 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS $N 59^{\circ}30'27'' E$, A DISTANCE OF 44.00 FEET TO THE POINT OF TANGENCY; THENCE $N 74^{\circ}30'27'' E$, A DISTANCE OF 127.05 FEET; THENCE $S 45^{\circ}29'33'' E$, A DISTANCE OF 277.01 FEET; THENCE $S 44^{\circ}30'27'' W$, A DISTANCE OF 374.58 FEET; THENCE $N 45^{\circ}29'33'' W$, A DISTANCE OF 51.76 FEET; THENCE $S 44^{\circ}30'27'' W$, A DISTANCE OF 56.00 FEET; THENCE $N 45^{\circ}29'33'' W$, A DISTANCE OF 2.00 FEET; THENCE $S 44^{\circ}30'27'' W$, A DISTANCE OF 240.00 FEET; THENCE $S 45^{\circ}29'33'' E$, A DISTANCE OF 9.00 FEET; THENCE $S 44^{\circ}30'27'' W$, A DISTANCE OF 30.00 FEET; THENCE $N 45^{\circ}29'33'' W$, A DISTANCE OF 73.54 FEET; THENCE $S 45^{\circ}29'33'' E$, A DISTANCE OF 120.85 FEET; TO A POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF $117^{\circ}46'49''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 41.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS $S 59^{\circ}23'00'' E$, A DISTANCE OF 34.25 FEET TO THE POINT OF TANGENCY; THENCE $N 61^{\circ}43'34'' E$, A DISTANCE OF 111.66 FEET; THENCE $S 23^{\circ}16'15'' E$, A DISTANCE OF 299.49 FEET, TO THE POINT OF BEGINNING; CONTAINING 8.6435 ACRES OF LAND, MORE OR LESS, AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY OF NORTH POINT MALL PREPARED FOR HOMART DEVELOPMENT CO. BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED MARCH 21, 1995, LAST REVISED DECEMBER 11, 1995.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY AS SET FORTH IN:

- (1) CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT AMONG NORTHPOINT MALL LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, AND MERVYN'S, A CALIFORNIA CORPORATION DOING BUSINESS IN GEORGIA AS MERVYN'S INC., DATED AS OF FEBRUARY 3, 1993, RECORDED IN DEED BOOK 16274, PAGE 9, FULTON COUNTY, GEORGIA RECORDS; AS MODIFIED BY FIRST AMENDMENTS

LEGAL DESCRIPTION (continued)

THERETO, DATED MAY 13, 1994, RECORDED IN DEED BOOK 19851, PAGE 319, AS FURTHER AMENDED BY SECOND AMENDMENT THERETO, DATED FEBRUARY 7, 1996, RECORDED IN DEED BOOK 20648, PAGE 200, AS ASSIGNED BY THOSE CERTAIN QUITCLAIM ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT (NORTH POINT MALL), DATED DECEMBER 22, 1995, RECORDED IN DEED BOOK 20437, PAGE 274, AND QUITCLAIM ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT (GGP-NORTH POINT, INC.), DATED DECEMBER 22, 1995, RECORDED IN DEED BOOK 20437, PAGE 296; ALL AFORESAID RECORDS;

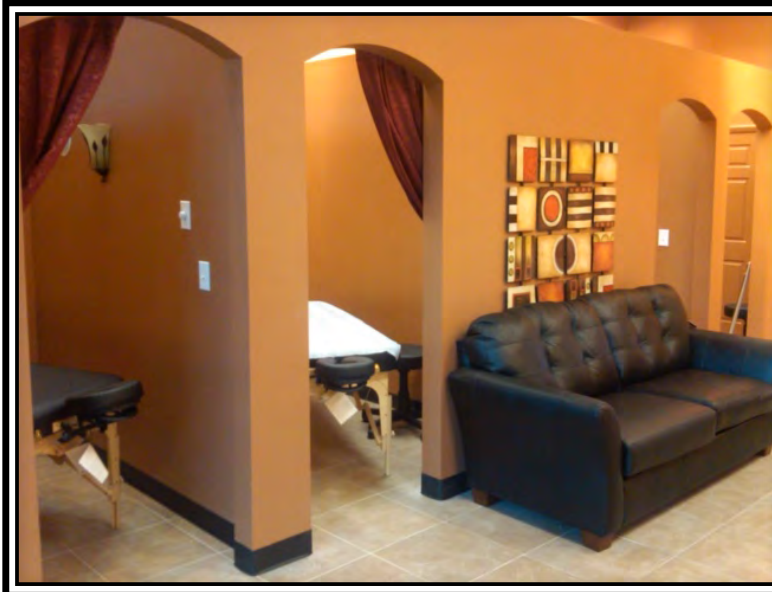
- (II) EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BETWEEN COUSINS PROPERTIES INCORPORATED, A GEORGIA CORPORATION, AND NORTHPOINT MALL LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DATED FEBRUARY 18, 1992, RECORDED IN DEED BOOK 15003, PAGE 51, AFORESAID RECORDS; AMENDED BY FIRST AMENDMENT FILED NOVEMBER 12, 1992, RECORDED IN DEED BOOK 15004, PAGE 25, AFORESAID RECORDS; MODIFIED BY AMENDMENT TO RESTRICTIVE COVENANTS AND RESERVATION OF EASEMENTS BETWEEN COUSINS PROPERTIES INCORPORATED AND NORTH POINT MALL LIMITED PARTNERSHIP, DATED FEBRUARY 18, 1992, RECORDED IN DEED BOOK 15003, PAGE 127, AFORESAID RECORDS; AND
- (III) EASEMENT AGREEMENT BETWEEN COUSINS PROPERTIES INCORPORATED, A GEORGIA CORPORATION, AND NORTHPOINT MALL LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DATED NOVEMBER 2, 1992, RECORDED IN DEED BOOK 15554, PAGE 27, AFORESAID RECORDS



Jordan Creek Town Center in West Des Moines, IA



Jordan Creek Town Center in West Des Moines, IA



Jordan Creek Town Center in West Des Moines, IA



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: PH-17-23 69 NORTH MAIN STREET/ADDITION TO CONTRIBUTING HISTORIC BUILDING ADDITION (COUNCIL ONLY)

CONSIDERATION OF A REQUEST TO ALLOW AN ADDITION TO A STRUCTURE LISTED IN UNIFIED DEVELOPMENT CODE, ARTICLE II, APPENDIX A: HISTORIC RESOURCES INVENTORY – CONTRIBUTING HISTORIC BUILDINGS. THE PROPERTY IS LOCATED AT 69 NORTH MAIN STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1253 & 1268, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, FLUP Map, Aerial Map, Zoning Map, Location Map, Existing View From Cumming St., Existing View From North Main St, Elevations, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-23 69 N. MAIN STREET/ADDITION TO CONTRIBUTING HISTORIC BUILDING

CITY COUNCIL: AUGUST 28, 2017

II. RECOMMENDATION:

Approve PH-17-23 69 North Main Street/Addition to Contributing Historic Building subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted site plan prepared by CDH Partners, Inc., dated 5/26/2017, subject to meeting all City code requirements and conditions of zoning.
2. Building architecture shall be substantially similar to renderings prepared by CDH, dated 7/27/17, with final approval by Staff. Brick and grout color shall match or closely match the existing.
3. Applicant shall install landscaping per landscape plan prepared by TJ Schell, dated 5/26/2017, as approved by DRB. The applicant shall install hardscape and seating in the area between the new addition and North Main Street, as approved by DRB.

III. REPORT IN BRIEF:

The applicant, David Strickland on behalf of Alpharetta First United Methodist Church, requests Council consideration to alter a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The applicant proposes to remove an existing structure connected to the historic Chapel building to allow for an expansion of the church. The subject property is located at 69 North Main Street.

DISCUSSION

The submitted request, if approved, will allow for an addition to the Alpharetta First United Methodist Church (AFUMC). The subject property is on the City's Historic Resources Inventory – Contributing Historic Buildings, which requires Council approval for alterations determined to be inconsistent with the existing structure. The applicant proposes to remove an existing structure connecting the historic Chapel building with the Sanctuary building and to replace it with a larger, ADA-compliant building. The AFUMC chapel was built in 1930 and is the oldest church in the City.

The subject property is zoned C-2 (General Commercial) and O-I (Office-Institutional). The 8,410 square foot building to be demolished was an addition to the historic Chapel building and was constructed in 1956. The proposed new addition is just under 40,000 square feet.

Unified Development Code (UDC) Subsection 2.9.6 (D) outlines the requirements for demolition, removal or substantial alteration of a contributing historic building.

"The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council."

A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.

SITE PLAN

The applicant's site plan depicts the removal of a 8,410 square foot building connecting the historic Chapel building to the Sanctuary building and replacement with a 39,523 square foot addition. The proposed building addition will connect all levels of the existing campus.

BUILDING ELEVATIONS & ARCHITECTURE

The applicant proposes demolition of a building connected to the historic Chapel and replacement with a new addition. The Alpharetta First United Methodist Church Chapel was built in the 1930s. The Chapel structure consists primarily of red brick with Gothic architectural details and windows.

The City's Downtown Architect reviewed the proposed building elevations and finds that the elevations do not meet the City's Downtown Guidelines. The Downtown Architect had the following comments/questions:

- Understand the architect's desire to break away from a continuation of the two existing "Gothic" brick masses. The new part is a separation (and bringing together) of the two masses, and therefore appropriately is a change of brick color, fenestration type, roof type, etc.
- Can the applicant address or reconsider the way the infill section meets the ground? We still would prefer some recognizable "base" to the building...taking the modern glass to the ground is not preferable.
- Can the applicant address or reconsider the way the infill section meets the existing elements on each end? I don't have floor plans to understand why, but it seems the new wall "slams" into the existing on the left, and simply fades on the right. Neither architecturally appears to be a good resolution. Just seems like the transitions could be better.

The Design Review Board (DRB) considered the applicant's request at its July 21, 2017 meeting as a cursory review. The DRB had the following comments:

- Cumming St. elevation will get more traffic so that elevation will become more important than at present time
- Treatments in front should be reflected in the rear elevation as well
- Liked curvature in the columns and the glass
- Would like to see more horizontal red brick elements, keep columns, glass and curvature. This will help elevation look less industrial/commercial
- Pilaster areas would look "striped" if they were brick
- Dress up windows with headers or transom above them so they are not so plain

- Landscape and outdoor seating for front drop off area to help soften

The applicant updated the elevations in response to the comments by the Downtown Architect and DRB. The Downtown Architect has acknowledged compliance with his concerns. The revised elevations were sent to the DRB to determine compliance with the DRB comments.

The revised elevations were presented as a courtesy review to the Historic Preservation Commission (HPC) at its August 10, 2017 meeting. The HPC had the following comments:

- Brick and grout color should match existing
- Do not like the indentations along the roofline

STANDARDS FOR DEMOLITION, REMOVAL OR SUBSTANTIAL ALTERATION OF A CONTRIBUTING HISTORIC BUILDING

In considering a request to demolish, remove or substantially alter a contributing historic building, the City Council shall consider the following criteria:

- a. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory;

Response: Circumstances have not changed since the contributing historic building was added to the Historic Resources Inventory.

- b. The proposed building or redevelopment plans for the property on which the contributing historic building is located;

Response: The proposed elevations have been revised to address the Downtown Architect and Design Review Board comments.

- c. The impact of the proposed demolition on any remaining portion(s) of the building, if applicable;

Response: Not applicable.

- d. The economic hardship which may be experienced by the present owner if the application is denied;

Response: The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board.

- e. The present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings;

Response: Surrounding properties and buildings have been maintained in good repair.

- f. The potential of the building for renovation and reuse and the cost and extent of possible renovation;

Response: The applicant is proposing an addition to the existing contributing historic building.

- g. The degree to which the contributing historic building is out of scale or out of character with surrounding land uses;

Response: The contributing historic building, Chapel building, will remain and the proposed addition is generally consistent with the scale and character of surrounding buildings.

- h. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability; and

Response: The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board.

- i. Whether there is a reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request.

Response: The historic Chapel building will remain and the applicant has revised the elevations of the proposed addition to comply with the concerns of the DRB and Downtown Architect.

CONCURRENCES

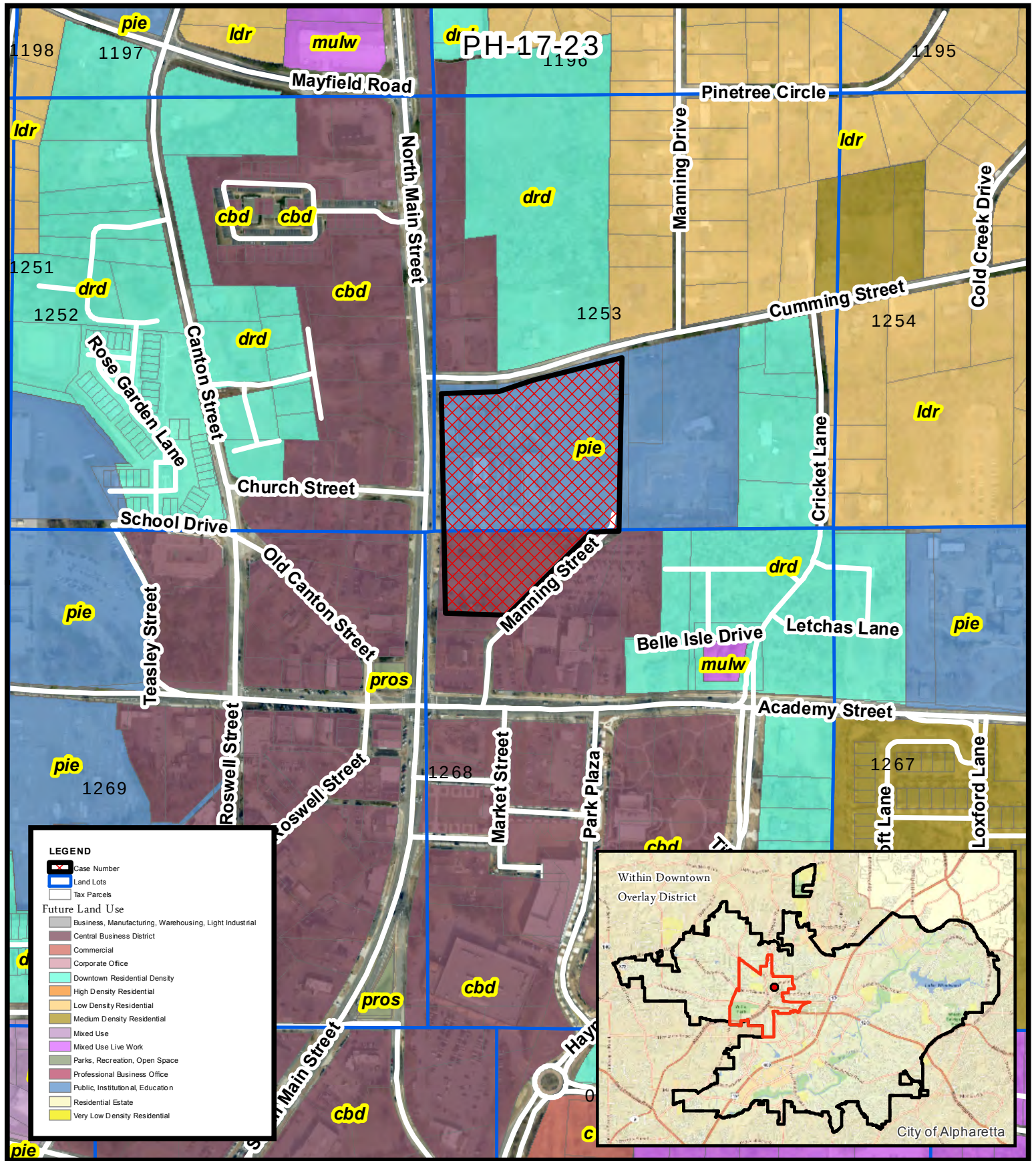
City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to alter a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The applicant has revised the elevations of the proposed building addition in compliance with the comments by the DRB and Downtown Architect. If approved, staff recommends compliance with the submitted plans.

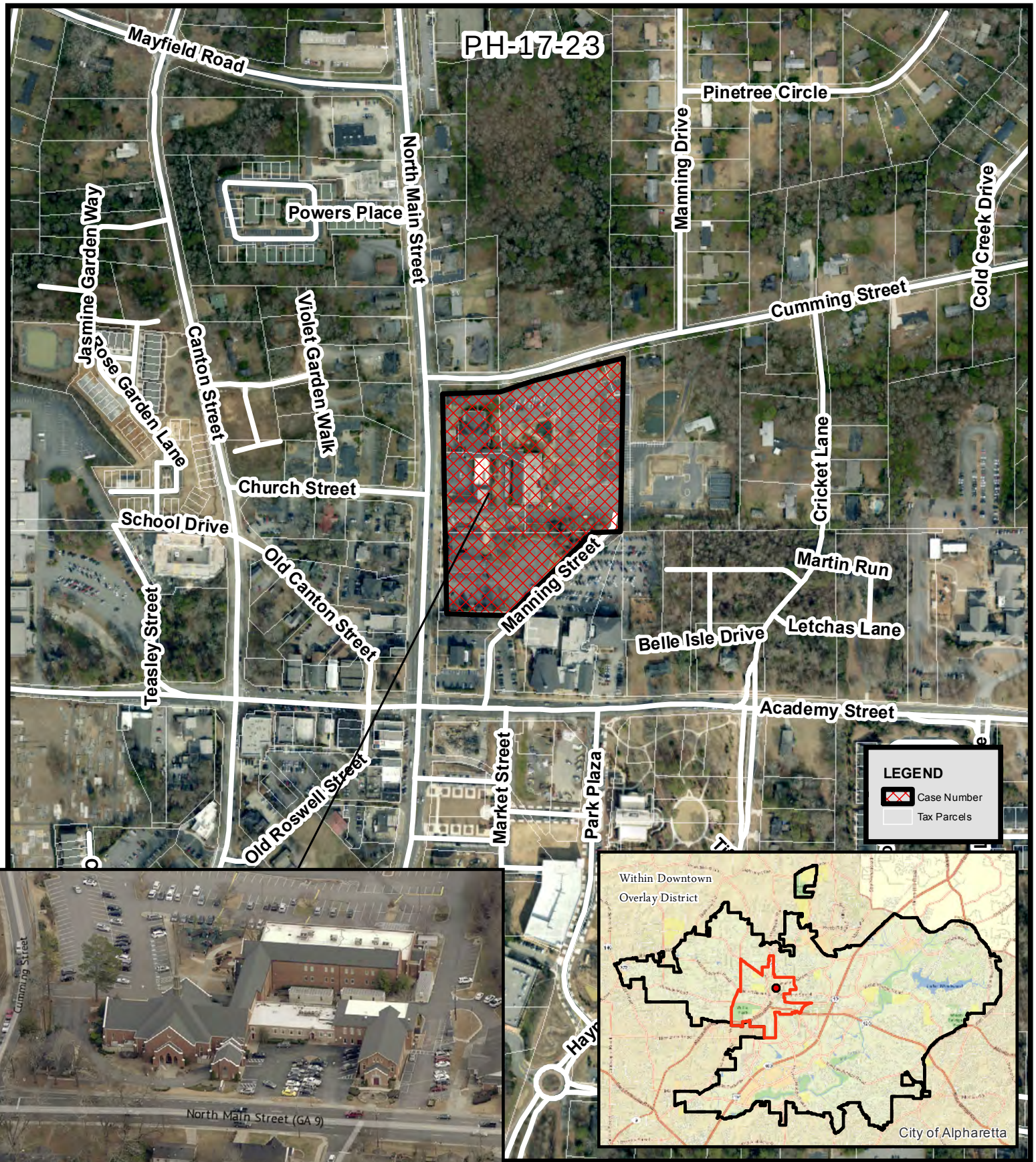
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Building Elevations



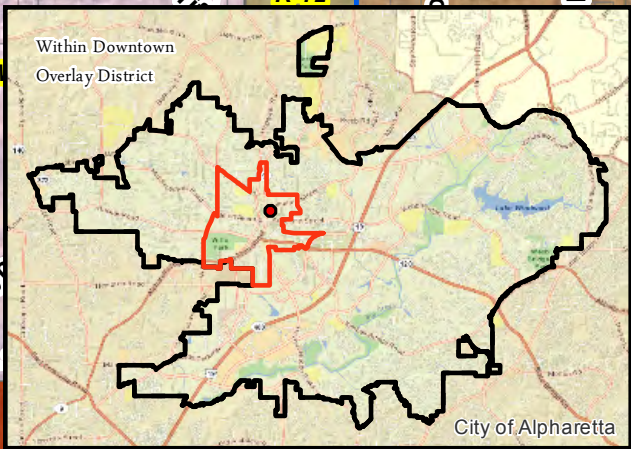


Aerial Map
 Alpharetta United Methodist Church
 69 North Main Street

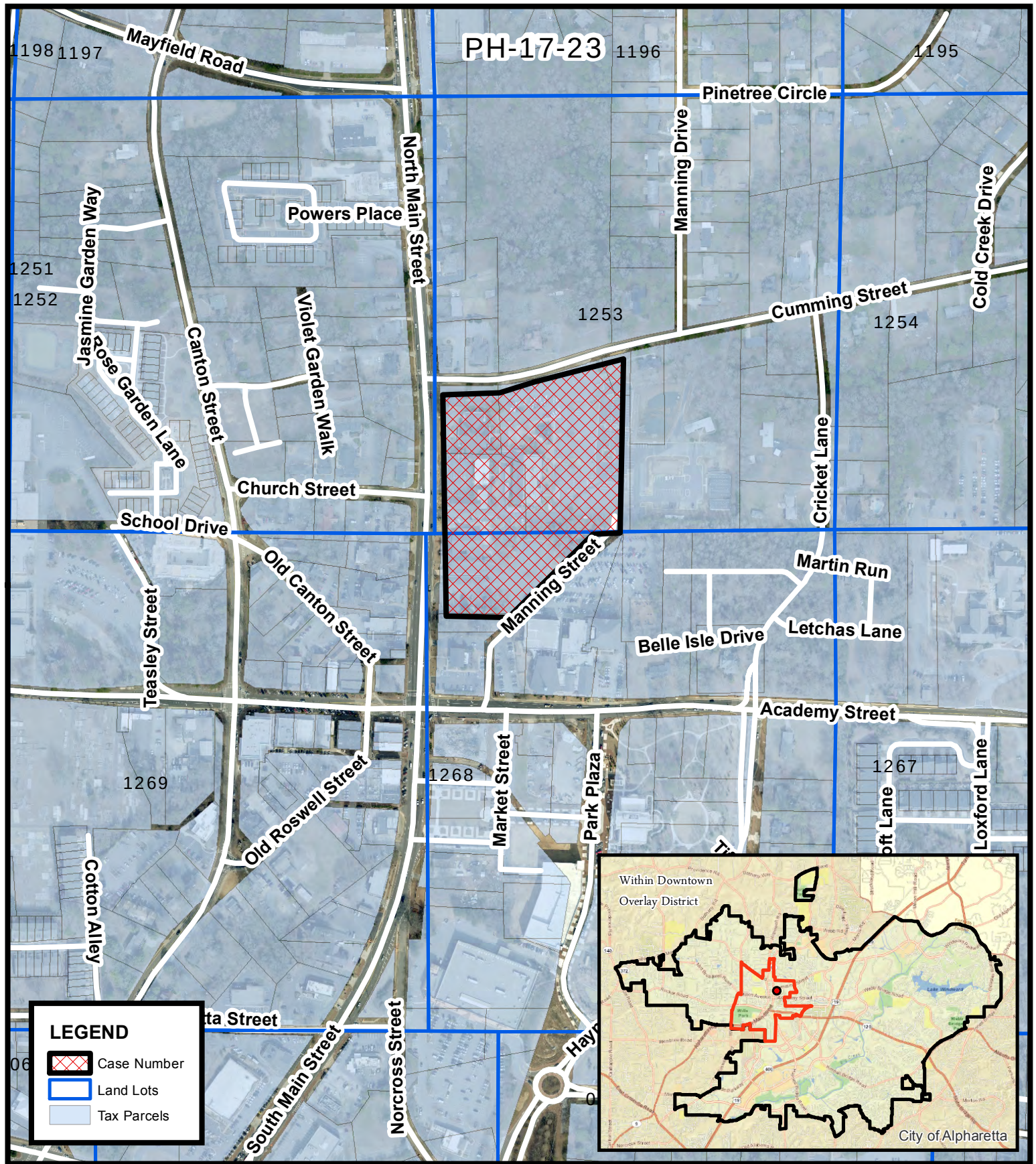
PH-17-23
 D/LL: 2/2/1253, 1268
 CC: 8/28/17



Location Map Provided by:
 Community Development - GIS



Location Map Provided by:
Community Development - GIS



Location Map
 Alpharetta United Methodist Church
 69 North Main Street

PH-17-23
 D/LL: 2/2/1253, 1268
 CC: 8/28/17



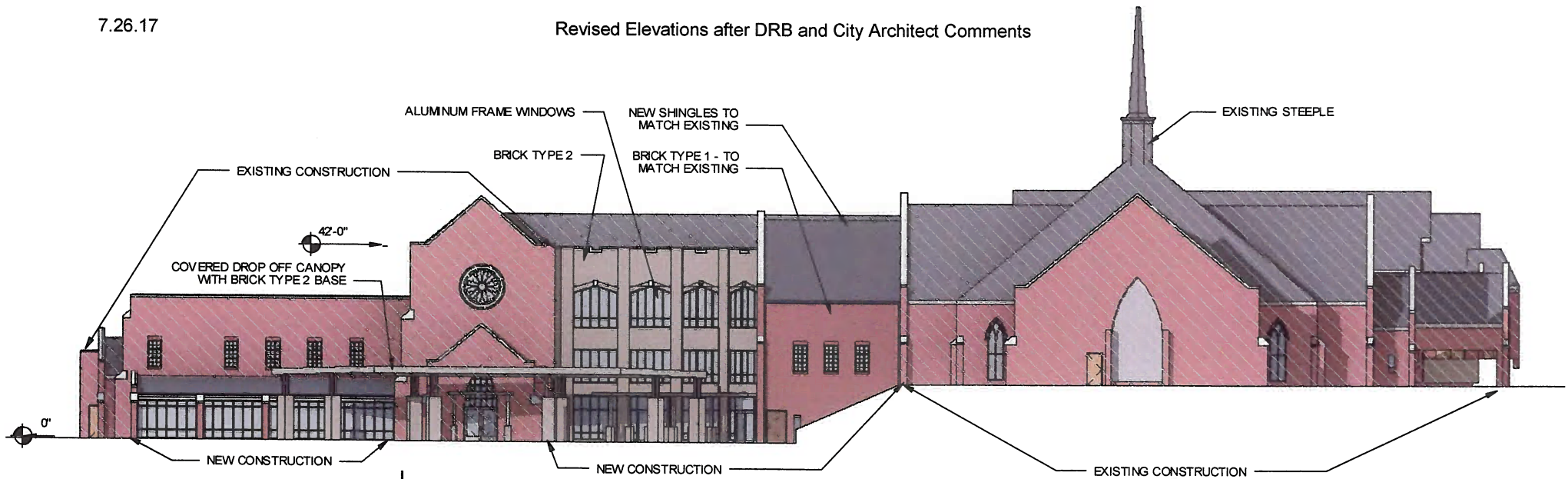
Location Map Provided by:
 Community Development - GIS



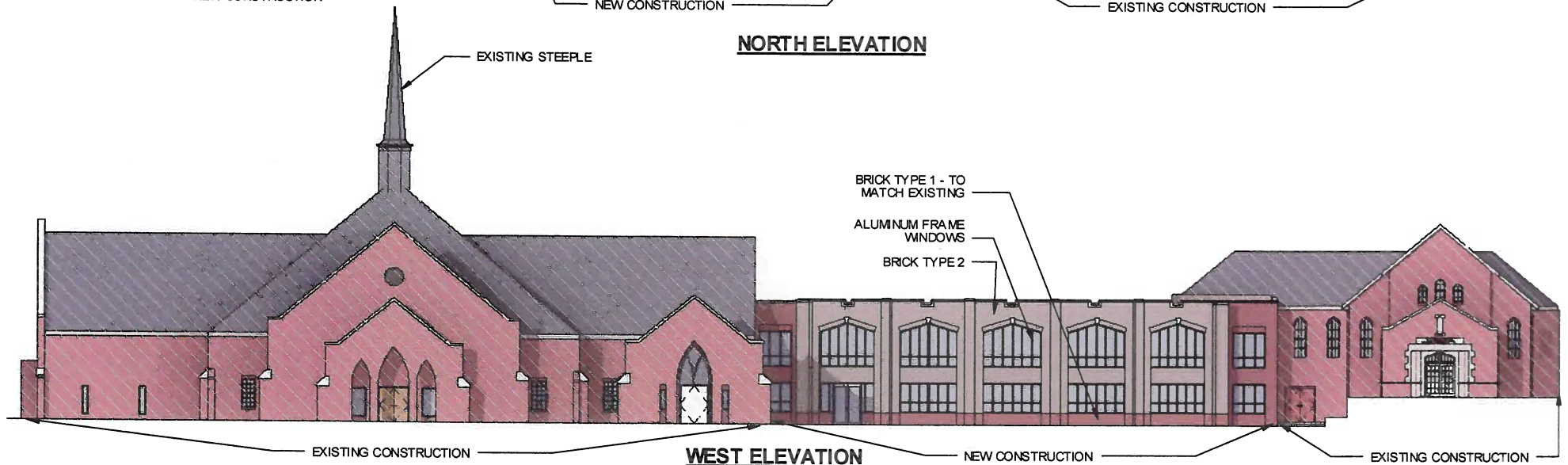


7.26.17

Revised Elevations after DRB and City Architect Comments



NORTH ELEVATION



WEST ELEVATION



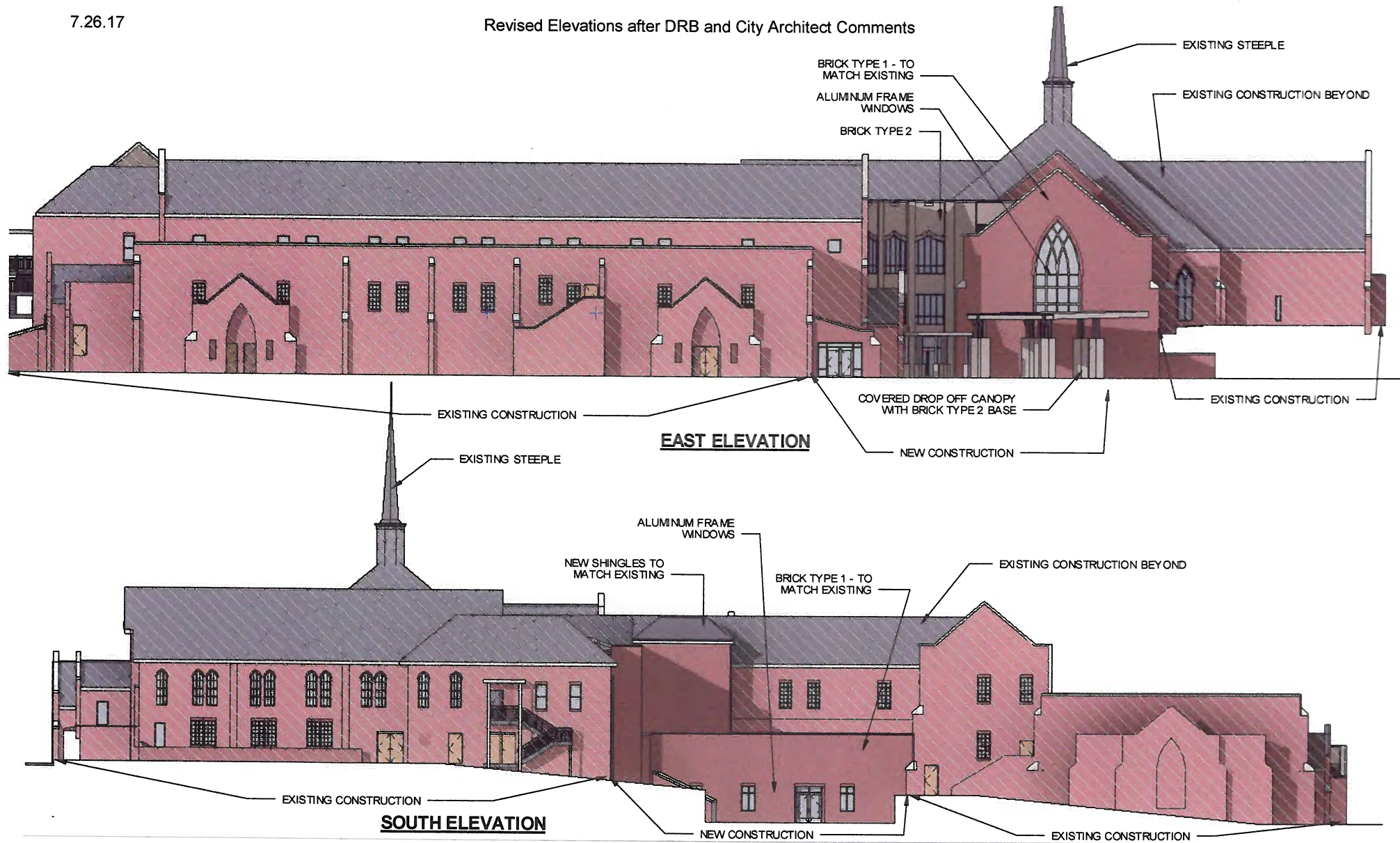
07/26/17

SCALE: 1" = 20'-0"

ALPHARETTA FIRST UNITED METHODIST CHURCH
EXTERIOR ELEVATIONS

7.26.17

Revised Elevations after DRB and City Architect Comments



07/26/17

SCALE: 1" = 20'-0"

ALPHARETTA FIRST UNITED METHODIST CHURCH
EXTERIOR ELEVATIONS

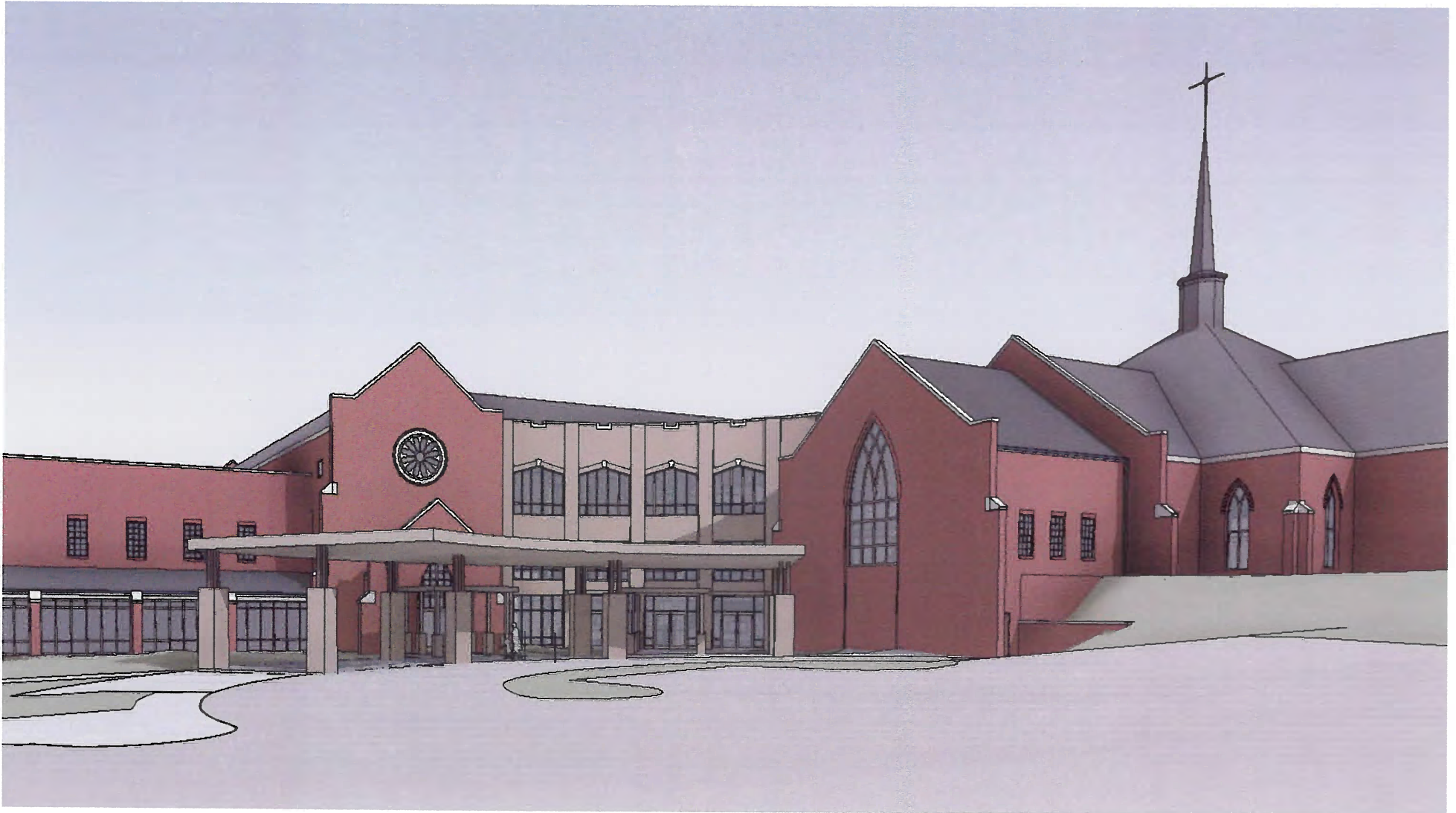
Revised After DRB and City Architect Comments



07/26/17

ALPHARETTA FIRST UNITED METHODIST CHURCH
PERSPECTIVE - FROM NORTH MAIN STREET

Revised After DRB and City Architect Comments



07/26/17

ALPHARETTA FIRST UNITED METHODIST CHURCH

PERSPECTIVE - FROM CUMMING STREET

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case # PHA 170042

PAID Fee Paid Initial SP

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."
5. Applications will be accepted only 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: David Strickland

Telephone: (678)784-3418

Address: 675 Tower Road

Suite: _____

City: Marietta

State: GA

Zip: 30060

Fax: _____

Mobile Tel: (770)639-3147

Email: david.strickland@cdhpartners.com

Subject Property Information:

Address: 69 North Main Street

Current Zoning: O-I, C-2,
R-12, R-15

District: 2nd

Section: 2nd

Land Lot: 1253

Parcel ID: _____

Proposed Zoning: N/A

Current Use: Church

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify): Alterations to Contributing Historic Building

APPLICANT REQUEST AND INTENT

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

Currently the property is used as Alpharetta First United Methodist Church. The proposed use will remain as Alpharetta First United Methodist Church.

Applicant's Request (Please itemize the proposal):

1. Request permission to make Alterations to Contributing Historic Building.
2. Plan is to remove an existing structure that connects the historic Chapel building with the Sanctuary Building. The existing building has open access corridors to Children's classroom areas. This causes great concern for the security of the children during the weekday program and also for Sunday School.
3. This existing building would be replaced by a more efficient building that will connect all levels of the existing campus and include the addition of a new elevator. Secured Children's Suite would be integrated.

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

1. Alterations to Contributing Historic Building.
2. The existing building is not handicapped accessible and houses some of the most highly used spaces by the congregation, Administration and Classrooms.
3. The proposed building to replace the existing will be a more efficient building that will connect all levels of the existing campus and include the addition of a new elevator. This will result in the entire building being handicapped accessible while providing much needed square footage and a Children's Suite that is secured from general public access.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Rene Watson / Alpharetta First United Methodist Church Telephone: _____
Address: 69 North Main Street Suite: _____
City Alpharetta State: GA Zip: _____

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Alterations to Contributing Historic Building</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: David Strickland Telephone: (678)784-3418
Address: 675 Tower Road Suite: _____
City Marietta State: GA Zip: 30060

So Sworn and Attested:

Owner Signature:  Date: 7-5-17
Notary:  Date: 7/5/17
Notary Signature: _____



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: _____

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: _____ 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: _____

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 Strickland

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: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

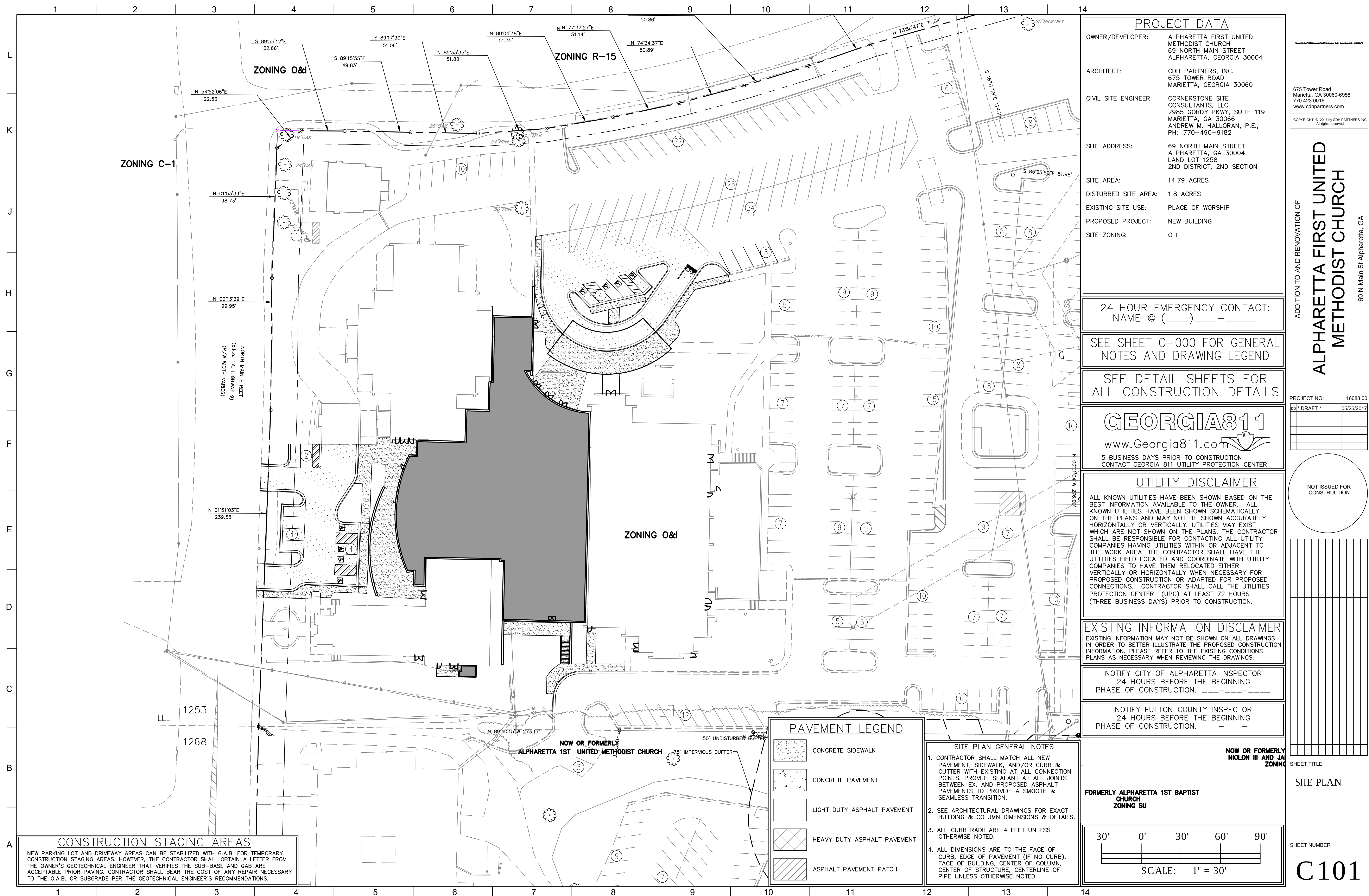
I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A.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

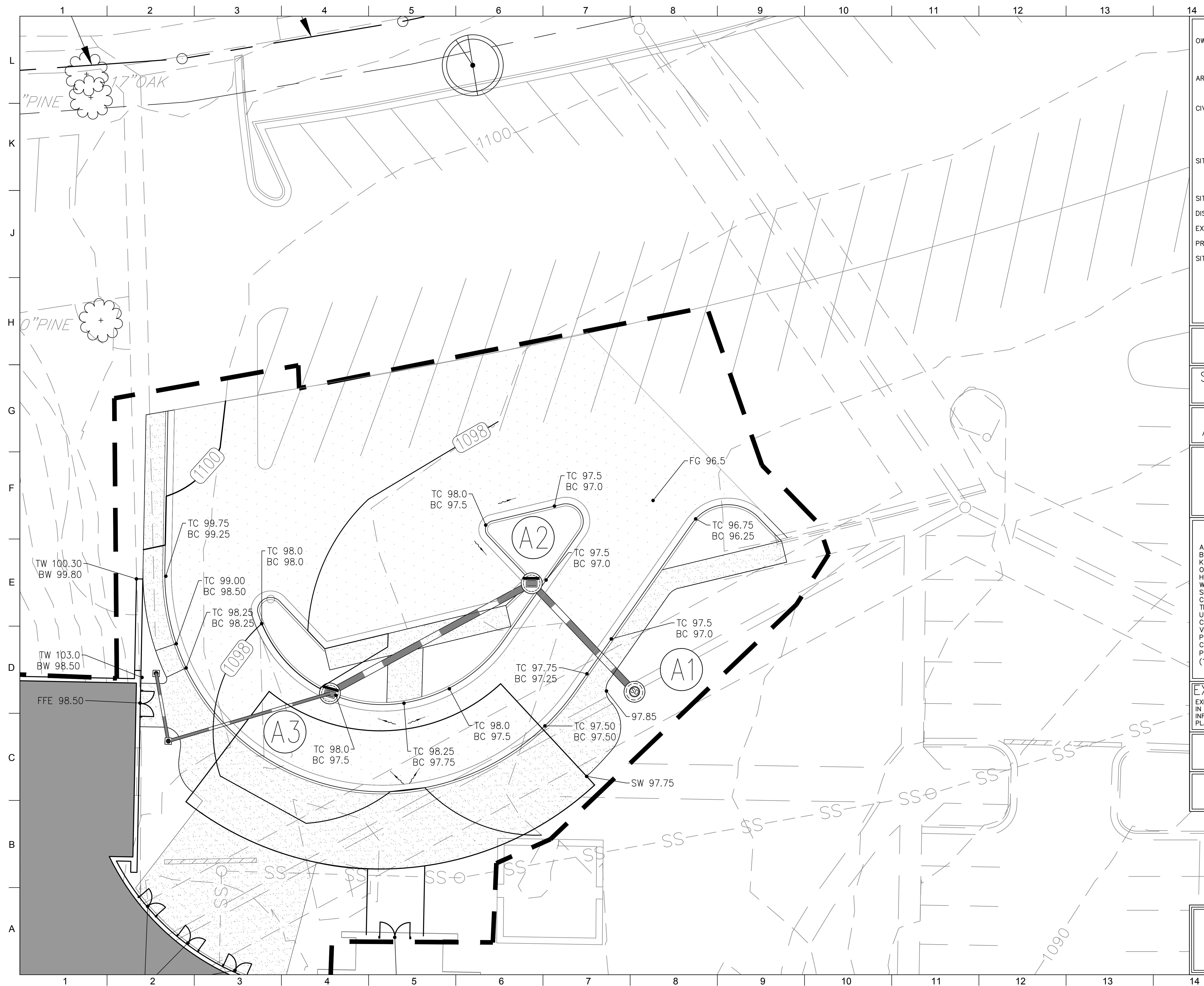
Signature: _____



Date: _____







PROJECT DATA

OWNER/DEVELOPER:	ALPHARETTA FIRST UNITED METHODIST CHURCH 69 NORTH MAIN STREET ALPHARETTA, GEORGIA 30004
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GEORGIA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	69 NORTH MAIN STREET ALPHARETTA, GA 30004 LAND LOT 1258 2ND DISTRICT, 2ND SECTION
SITE AREA:	14.79 ACRES
DISTURBED SITE AREA:	1.8 ACRES
EXISTING SITE USE:	PLACE OF WORSHIP
PROPOSED PROJECT:	NEW BUILDING
SITE ZONING:	O I

24 HOUR EMERGENCY CONTACT:
NAME @ (____)____-____

SEE SHEET C-000 FOR GENERAL
NOTES AND DRAWING LEGEND

SEE DETAIL SHEETS FOR
ALL CONSTRUCTION DETAILS

GEORGIA811

www.Georgia811.com

5 BUSINESS DAYS PRIOR TO CONSTRUCTION
CONTACT GEORGIA 811 UTILITY PROTECTION CENTER

UTILITY DISCLAIMER

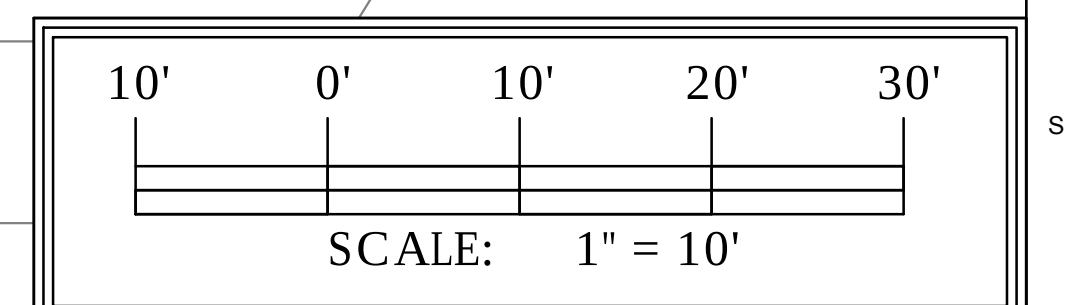
ALL KNOWN UTILITIES HAVE BEEN SHOWN BASED ON THE BEST INFORMATION AVAILABLE TO THE OWNER. ALL KNOWN UTILITIES HAVE BEEN SHOWN SCHEMATICALLY ON THE PLANS AND MAY NOT BE SHOWN ACCURATELY HORIZONTALLY OR VERTICALLY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED EITHER VERTICALLY OR HORIZONTALLY WHEN NECESSARY FOR PROPOSED CONSTRUCTION OR ADAPTED FOR PROPOSED CONNECTIONS. CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER (UPC) AT LEAST 72 HOURS (THREE BUSINESS DAYS) PRIOR TO CONSTRUCTION.

EXISTING INFORMATION DISCLAIMER

EXISTING INFORMATION MAY NOT BE SHOWN ON ALL DRAWINGS
IN ORDER TO BETTER ILLUSTRATE THE PROPOSED CONSTRUCTION
INFORMATION. PLEASE REFER TO THE EXISTING CONDITIONS
PLANS AS NECESSARY WHEN REVIEWING THE DRAWINGS.

NOTIFY CITY OF ALPHARETTA INSPECTOR
24 HOURS BEFORE THE BEGINNING
PHASE OF CONSTRUCTION. ____-____-____

NOTIFY FULTON COUNTY INSPECTOR
24 HOURS BEFORE THE BEGINNING
PHASE OF CONSTRUCTION. ____-____-____



1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

ALPHARETTE FIRST UNITED
METHODIST CHURCH

PROJECT NO: 16088.00

DRAFT *	05/26/2017

NOT ISSUED FOR
CONSTRUCTION

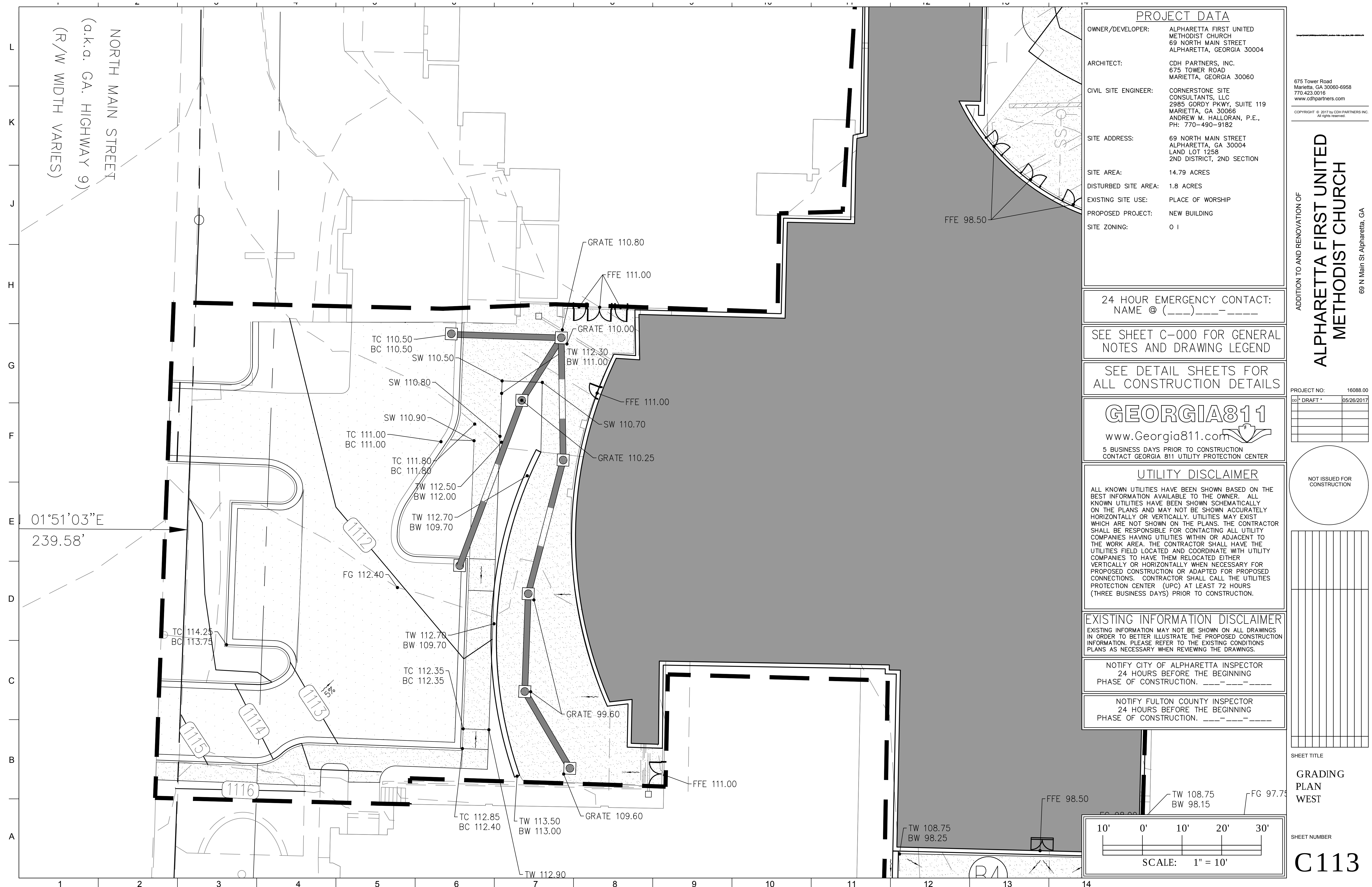
[illegible]

EET TITLE

GRADING
PLAN
NORTH

SHEET NUMBER

C112



5 Tower Road
Marietta, GA 30060-6958
404.423.0016
www.cdhppartners.com

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All rights reserved.

**ALPHARETTA FIRST UNITED
METHODIST CHURCH**
69 N Main St Alpharetta, GA

PROJECT NO: 16088.00

DRAFT *	05/26/2017
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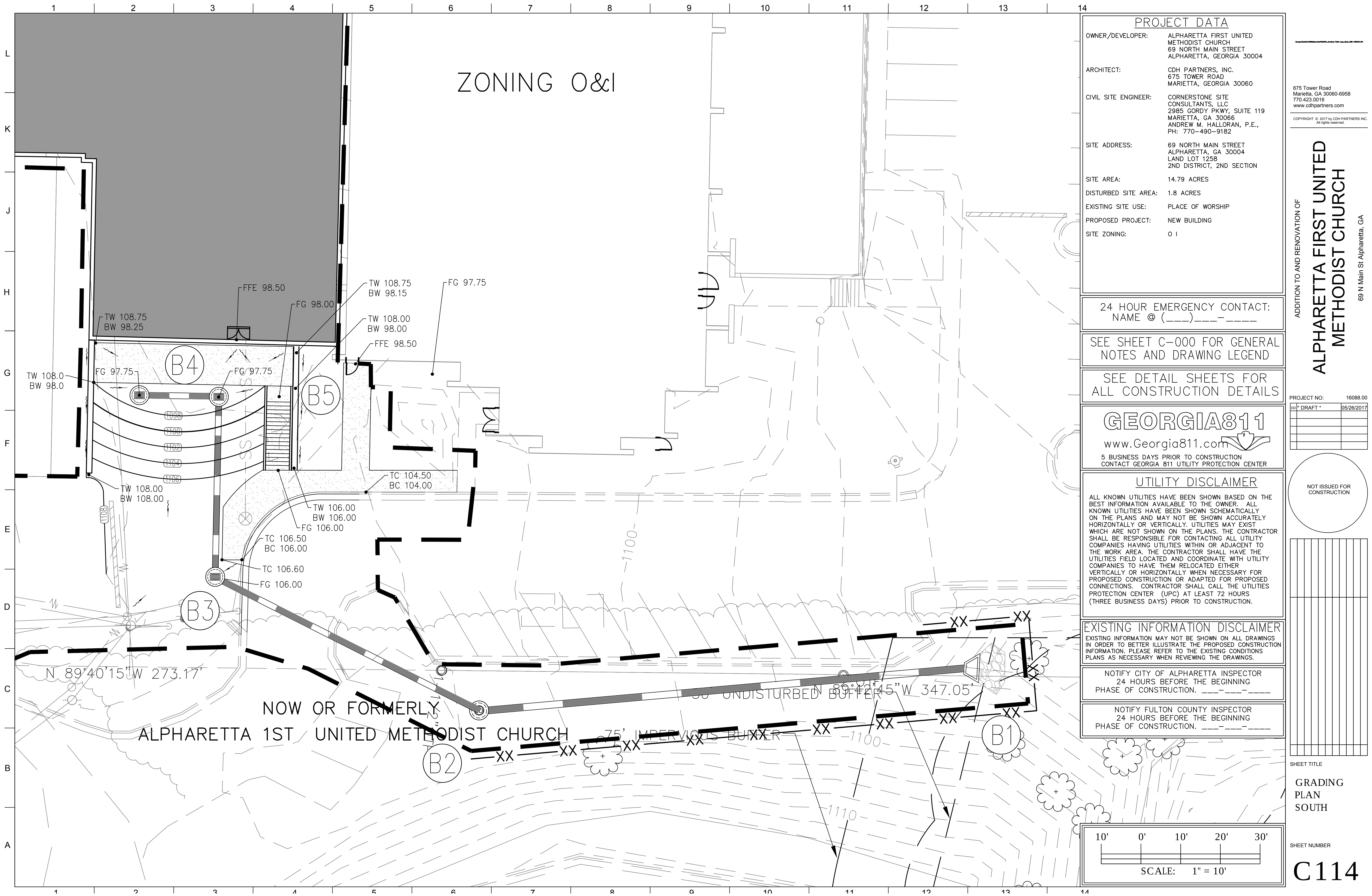
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CONSTRUCTION

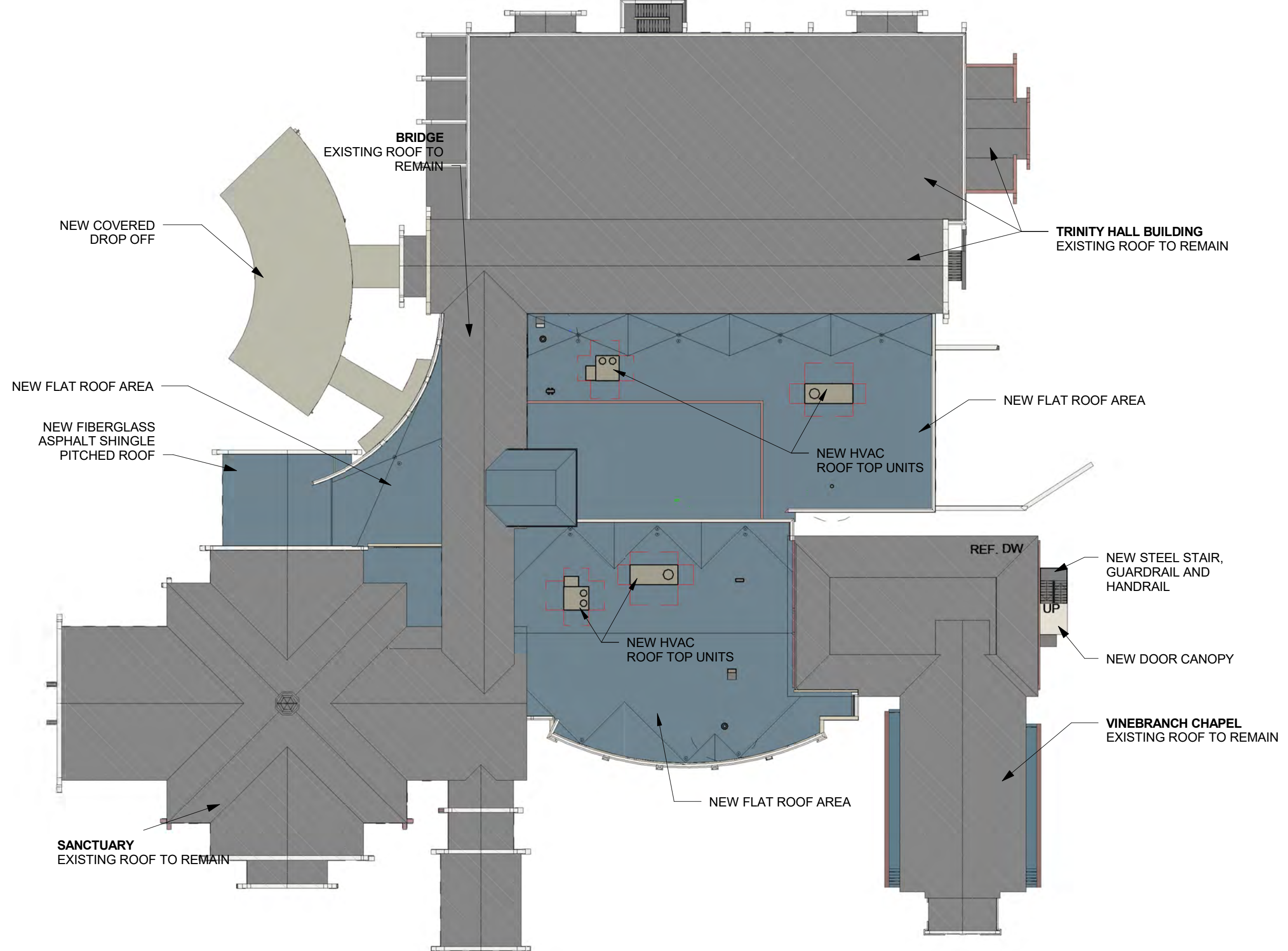
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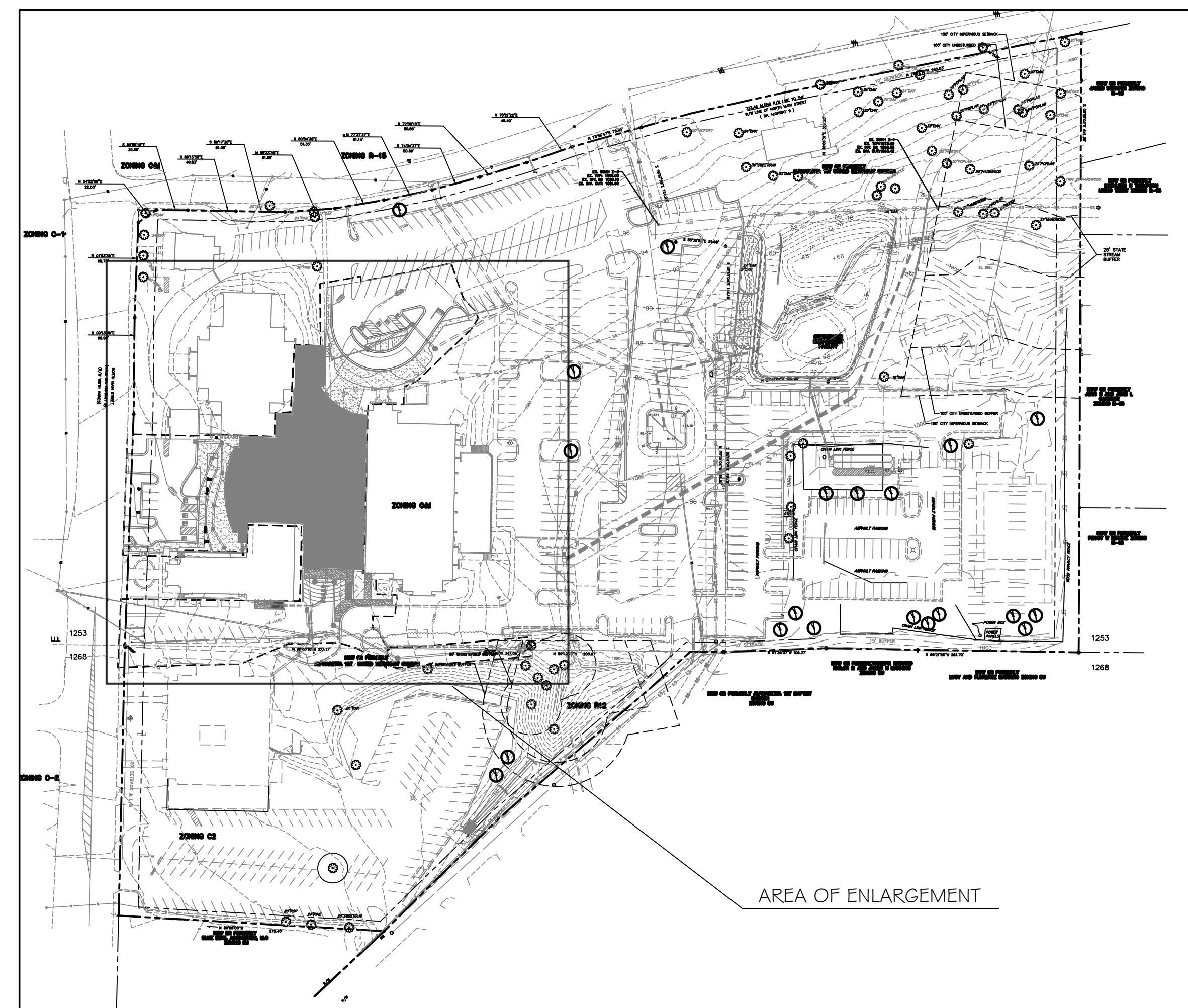
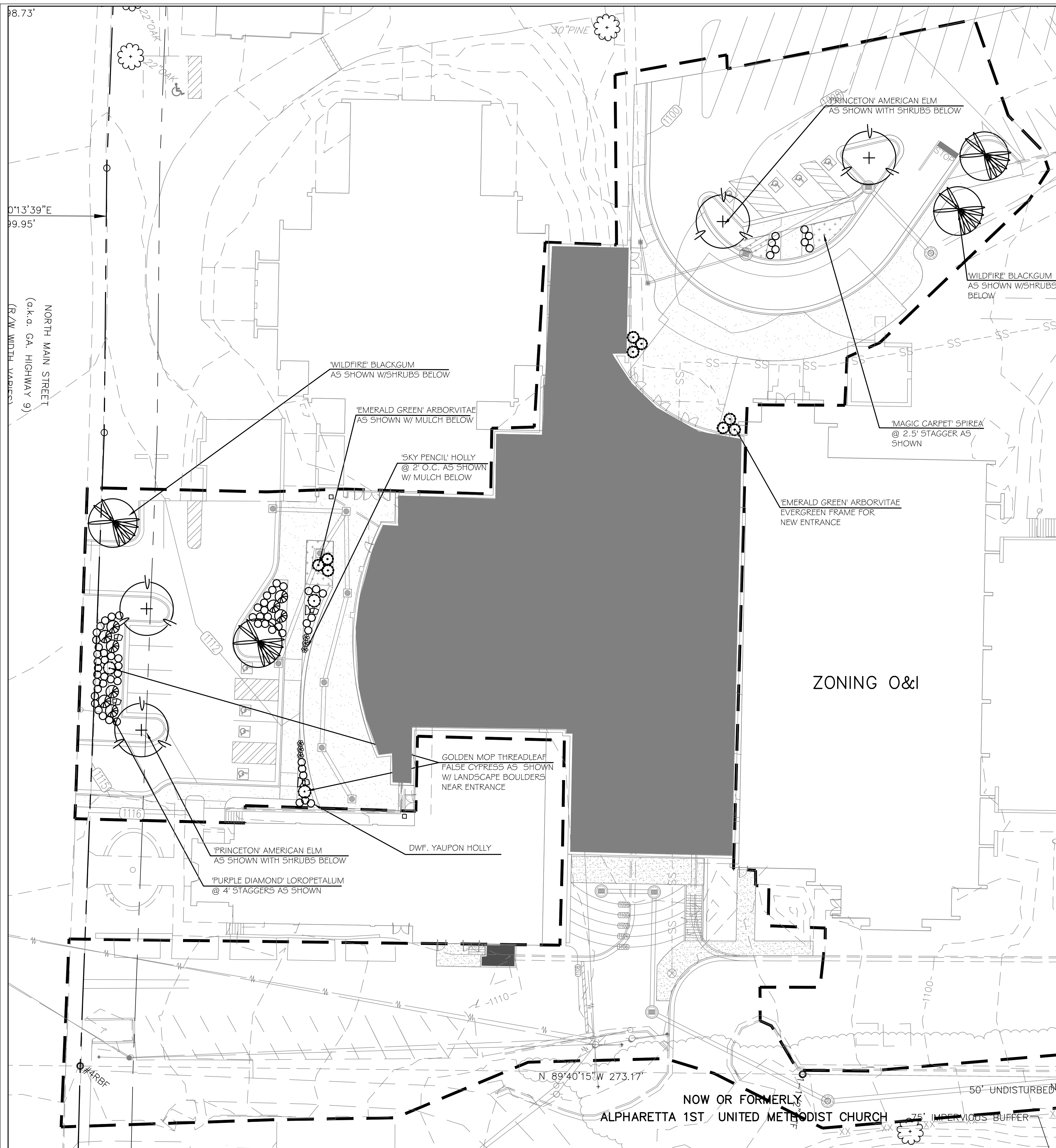
GRADING PLAN

PAGE NUMBER

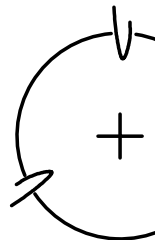
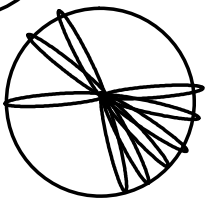
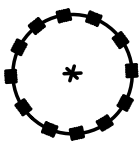
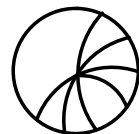
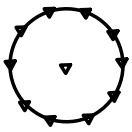
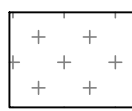
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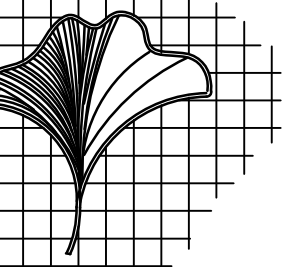






TREE/SHRUB KEY CHART

	'PRINCETON' AMERICAN ELM
	'WILDFIRE' BLACKGUM
	'EMERALD GREEN' ARBORVITAE
	'PURPLE DIAMOND' LOROPETALUM
	'GOLDEN MOP' THREADLEAF FALSE CYPRESS
	DWARF YAUPON HOLLY
	'SKY PENCIL' HOLLY
	'MAGIC CARPET' SPIREA
	LANDSCAPE BOULDERS



J Schell

985 Gordy Parkway
Suite 422
Marietta, Georgia 30066
Phone: (770) 361-2319

LANDSCAPE ARCHITECT
CERTIFIED ARBORIST

ALPHARETTA FIRST UNITED
METHODIST CHURCH
LOCATED IN LL 428 & 429, 2ND DISTRICT
FULTON COUNTY, GEORGIA

CONCEPT
LANDSCAPE
PLAN

5.

JOB NO: _____
 SCALE: _____
 DATE: 5.26.17
 DRAWN BY: THE
 SHEET No. _____

S-1



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: PH-17-22 48 OLD ROSWELL STREET/ADDITION TO CONTRIBUTING HISTORIC BUILDING (COUNCIL ONLY)
CONSIDERATION OF A REQUEST TO ALLOW AN ADDITION TO A STRUCTURE LISTED IN UNIFIED DEVELOPMENT CODE, ARTICLE II, APPENDIX A: HISTORIC RESOURCES INVENTORY – CONTRIBUTING HISTORIC BUILDINGS. THE PROPERTY IS LOCATED AT 48 OLD ROSWELL STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1269, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, FLUP Map, Aerial Map, Zoning Map, Location Map, Proposed Elevations, Square Foot Analysis, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-22 48 OLD ROSWELL STREET/ADDITION TO CONTRIBUTING HISTORIC BUILDING

CITY COUNCIL: AUGUST 28, 2017

II. RECOMMENDATION:

Approve PH-17-22 48 Old Roswell Street/Addition to Contributing Historic Building subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted site plan prepared by Kimley-Horn & Associates, dated 6/15/2017, subject to meeting all City code requirements and conditions of zoning.
2. Building architecture shall be substantially similar to renderings prepared by Harrison Design, dated 8/1/17, with final approval by Staff.
3. Dumpster enclosure(s) shall be provided at the rear of the site and shall be constructed of materials similar to those used on the primary structure.
4. Developer shall dedicate a 20' permanent easement to the City for the purpose of public access across the rear of the property and a 10' permanent easement for the purpose of public access along the northeast property line.

III. REPORT IN BRIEF:

The applicant, Jeanatte Yosanovich on behalf of Alfred Holbrook, requests Council consideration of an addition to a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The request will allow for a design center associated with an active living senior communities business. The subject property is located at 48 Old Roswell Street, which is known as the Ralph Waters House.

DISCUSSION

The submitted request, if approved, will allow for an addition to an existing structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The Ralph Waters House is a 2-story structure currently being used as a professional office for Trinity Lifestyles Management. The proposed building addition is for a design center associated with an active living senior communities business, where prospective customers walk through a mock dwelling unit to select interior finishes and appliances. The property owner's long-term plan is to utilize the building as a special events center and/or restaurant. The subject property is located at 48 Old Roswell Street.

The subject property is zoned C-2 (General Commercial), which allows the existing and proposed uses. The addition will include a basement, main floor and rooftop area to support the use as a design center and in the future as a restaurant and/or event space.

Unified Development Code (UDC) Subsection 2.9.6 (D) outlines the requirements for demolition, removal or substantial alteration of a contributing historic building.

"The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council."

A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.

SITE PLAN

The applicant's site plan depicts a 4,172 square foot existing structure and a 2,812 square foot addition at the rear of the existing structure, within an area currently being used for parking. Trees may be impacted by the proposed addition. The City's Alpha Loop project has a planned alignment running across the rear of the subject property.

BUILDING ELEVATIONS & ARCHITECTURE

The applicant proposes an addition at the rear of an existing historic structure. The existing structure is known as the Ralph Waters House, which is a Colonial Revival built in the 1880s. The structure is primarily brick with a prominent covered entry and large wrap-around porch. The rear elevation is board and batten and both side gable faces are stucco.

The applicant's proposed building addition elevations consists of materials such as, siding, stucco, board and batten, metal roofing, timber brackets and a brick base and chimney. All non-masonry surfaces are proposed to be white, except that the rooftop structures are proposed to match the color of the existing brick. The addition is proposed to have a lower roof pitch than the original roof line.

The City's Downtown Architect reviewed the proposed building addition elevations and had the following comments:

1. The front elevation needs to show the proposed extent in the background.
2. Since these drawings don't depict material textures, it's hard to compare to the original house.
3. Massing of the new construction seems out of place somehow, almost Mediterranean.
4. Existing windows, although probably not original, don't have any mullion/grids. New windows should match.
5. The chimneys are such prominent elements of the original house. Perhaps chimneys can be featured on the new portion to help bring everything together.
6. Header details over all new windows and doors must be shown.
7. Gutters and/or downspouts likely will be prominent feature elements.
8. I don't have a site plan to consider how this affects neighboring views.

The Design Review Board (DRB) considered the applicant's request at its July 21, 2017 meeting as a cursory review. The DRB had the following comments:

- Reduce mass of white
- Add a Chimney to the elevation
- Board and Batten used on original front is used in a smaller proportion and not the entire elevation
- Brick chimney will help
- Add Brick sections
- Roof Materials to match original color
- Window Mullions per City Architect Comments
- Prefer Board and Batten over flat white mass
- Mimic roof slope on existing building
- Mimic brackets, molding detail on existing porte-cochere

The applicant updated the elevations in response to comments by the Downtown Architect and DRB. The Downtown Architect has acknowledged compliance with his concerns. The revised elevations were sent to the DRB to determine compliance with the DRB comments.

The revised elevations were presented as a courtesy review to the Historic Preservation Commission (HPC) at its August 10, 2017 meeting. The HPC had the following comments:

- Replace metal roof on the middle section with shingles
- Replace siding in the middle section with brick

STANDARDS FOR DEMOLITION, REMOVAL OR SUBSTANTIAL ALTERATION OF A CONTRIBUTING HISTORIC BUILDING

In considering a request to demolish, remove or substantially alter a contributing historic building, the City Council shall consider the following criteria:

- a. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory;

Response: Circumstances have not changed since the building was added to the Historic Resources Inventory.

- b. The proposed building or redevelopment plans for the property on which the contributing historic building is located;

Response: The proposed elevations have been revised to address the Downtown Architect and Design Review Board comments.

- c. The impact of the proposed demolition on any remaining portion(s) of the building, if applicable;

Response: Not applicable.

- d. The economic hardship which may be experienced by the present owner if the application is denied;

Response: The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board.

- e. The present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings;

Response: Surrounding properties and buildings have been maintained in good repair.

- f. The potential of the building for renovation and reuse and the cost and extent of possible renovation;

Response: The applicant is proposing an addition to the existing contributing historic building.

- g. The degree to which the contributing historic building is out of scale or out of character with surrounding land uses;

Response: The existing contributing historic building is consistent with the scale and character of surrounding properties. The elevations of the proposed addition have been revised to address the Downtown Architect and Design Review Board comments.

- h. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability; and

Response: The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board.

- i. Whether there is a reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request.

Response: The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board.

CONCURRENCES

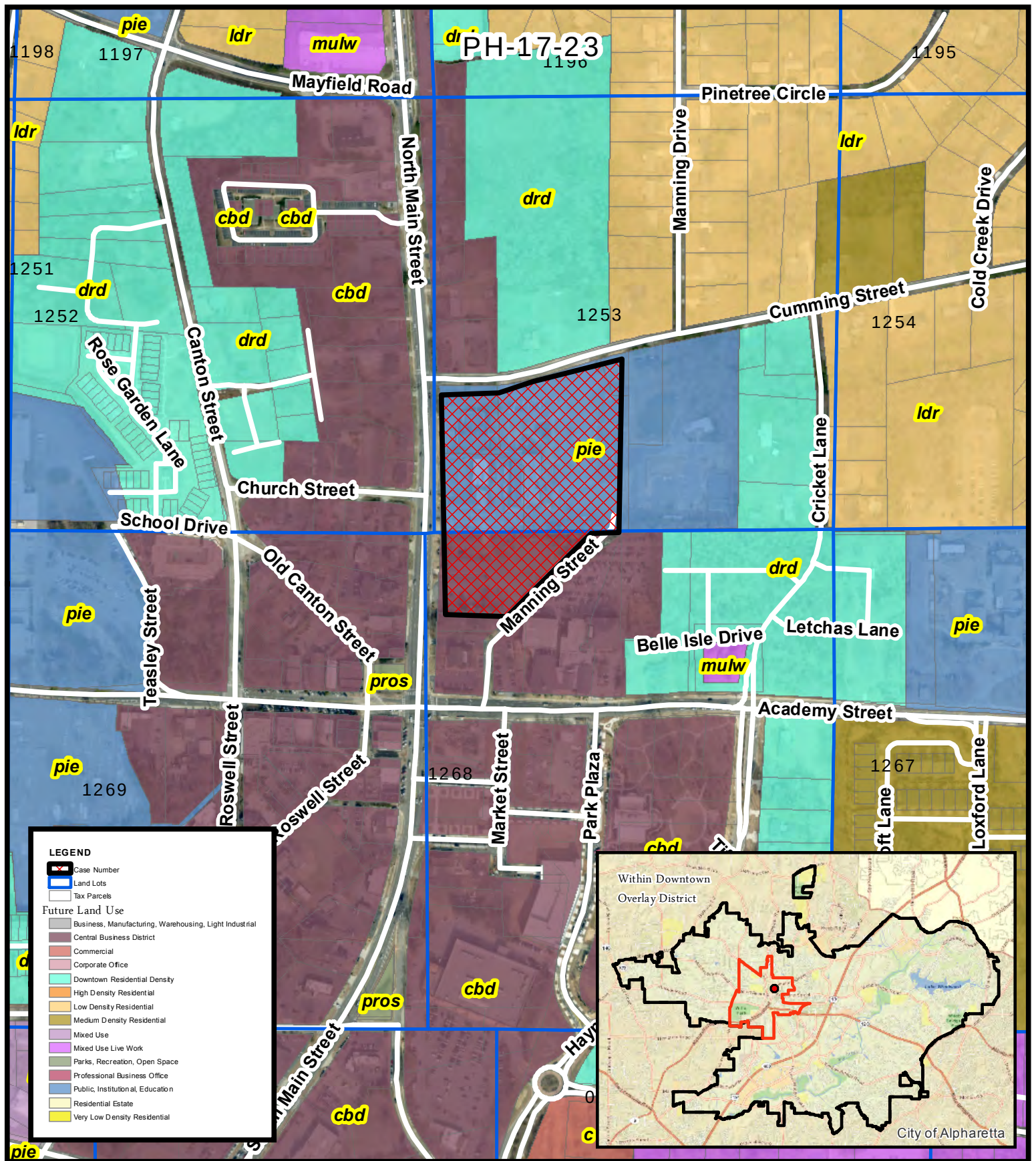
City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to allow an addition to a historic structure. The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board. If approved, staff recommends compliance with the submitted plans.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Building Elevations

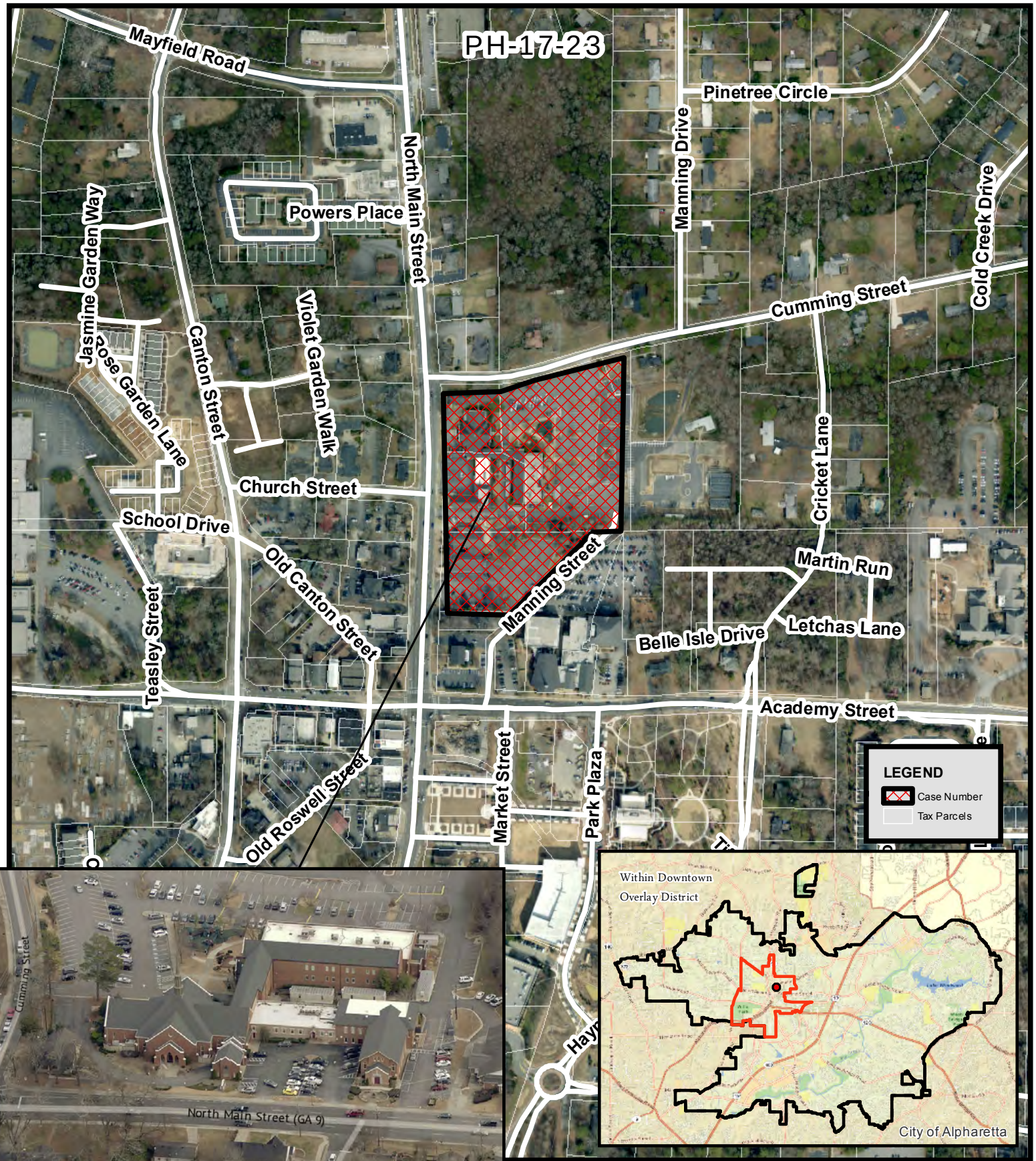


Future Land Use
 Alpharetta United Methodist Church
 69 North Main Street

PH-17-23
 D/LL: 2/2/1253, 1268
 CC: 8/28/17



Location Map Provided by:
 Community Development - GIS

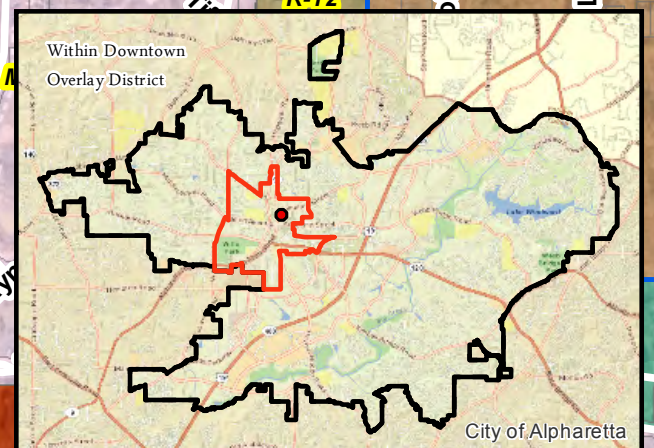
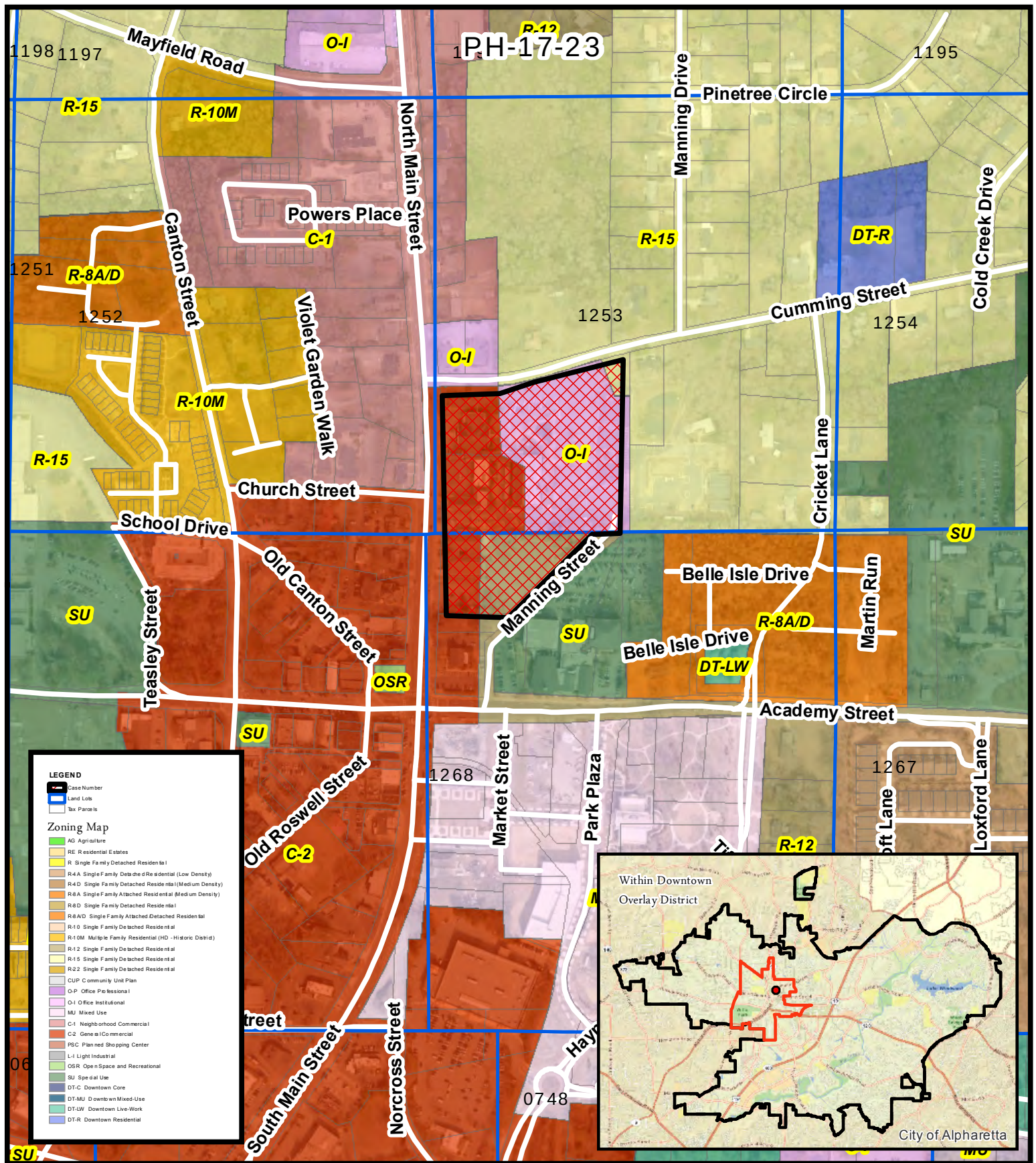


Aerial Map
 Alpharetta United Methodist Church
 69 North Main Street

PH-17-23
 D/LL: 2/2/1253, 1268
 CC: 8/28/17



Location Map Provided by:
 Community Development - GIS

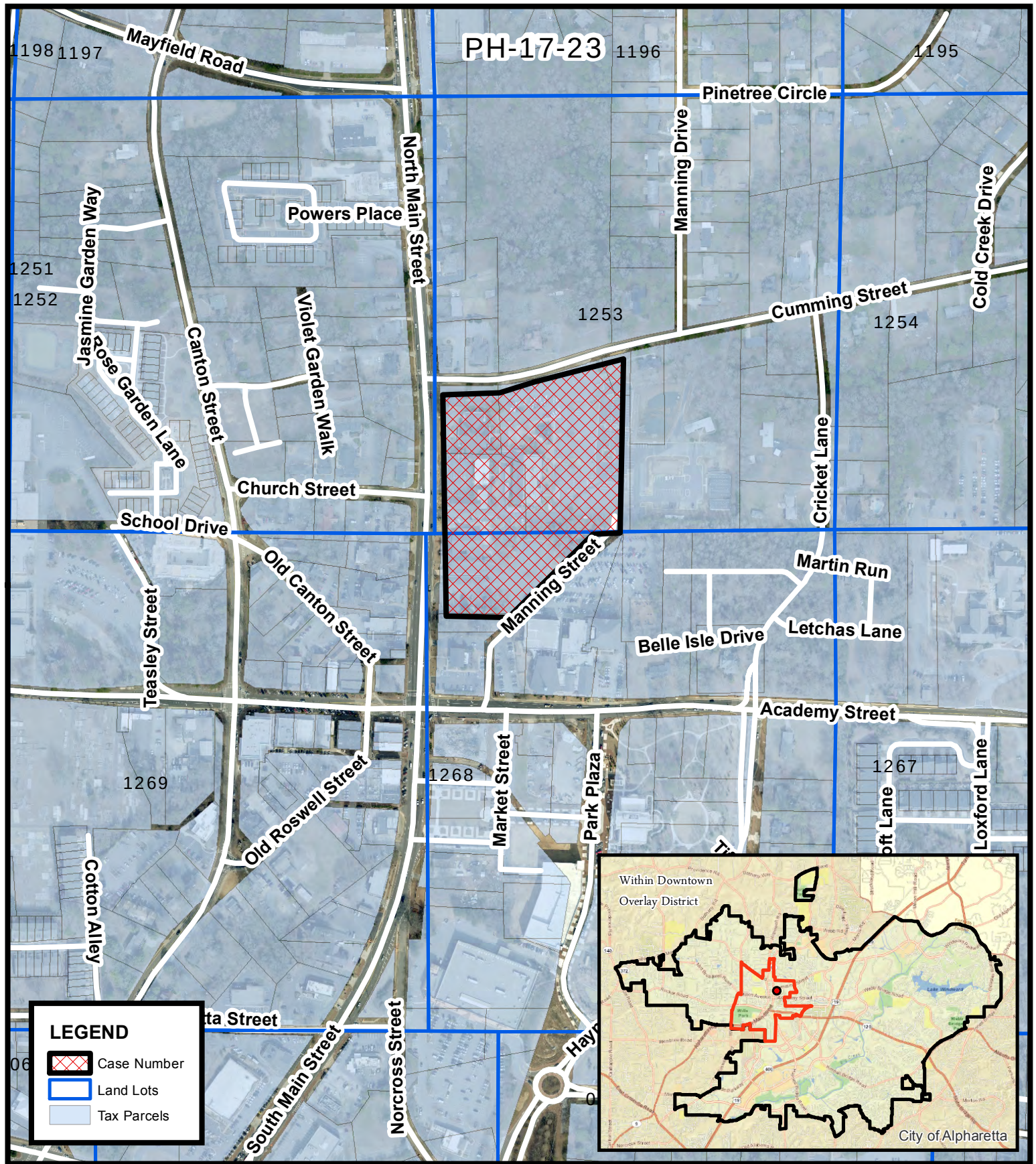


Zoning Map
Alpharetta United Methodist Church
69 North Main Street

PH-17-23
D/LL: 2/2/1253, 1268
CC: 8/28/17



Location Map Provided by:
Community Development - GIS



Location Map
 Alpharetta United Methodist Church
 69 North Main Street

PH-17-23
 D/LL: 2/2/1253, 1268
 CC: 8/28/17



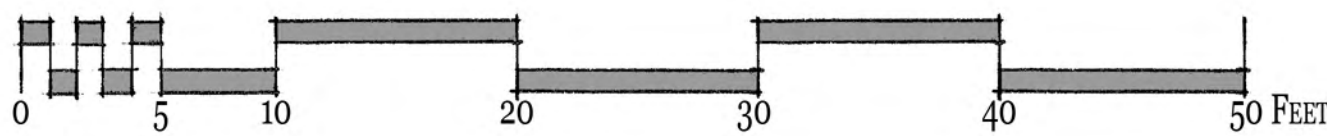
Location Map Provided by:
 Community Development - GIS

NEW ADDITION BEYOND



NEW ADDITION BEYOND

FRONT ELEVATION-EXISTING AND NEW ADDITION BUILDING



BOARD AND BATTEN



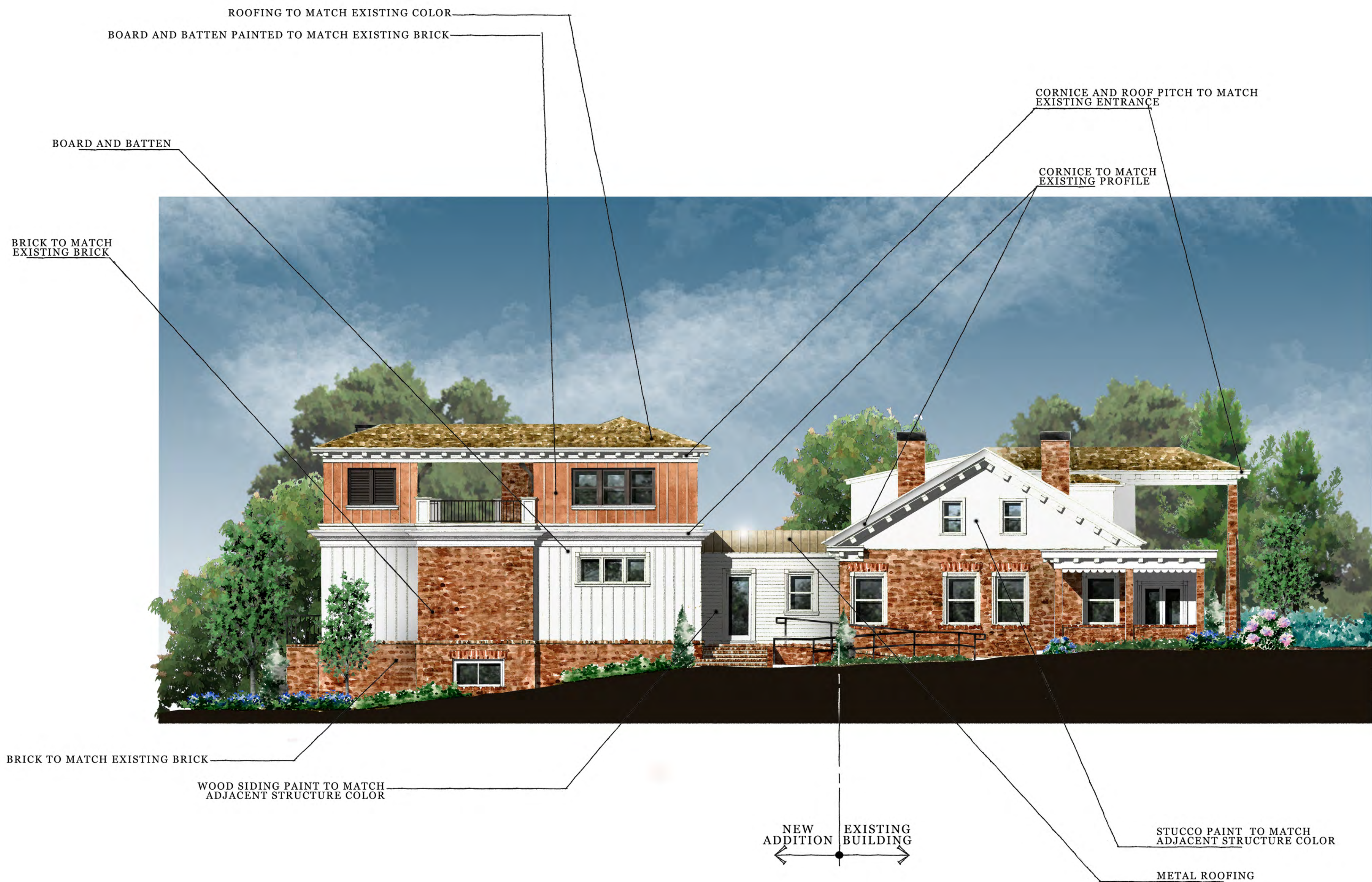
ROOFING TO MATCH EXISTING COLOR

BOARD AND BATTEN TO MATCH EXISTING BRICK

CHIMNEY TO MATCH EXISTING BRICK

REAR ELEVATION @ NEW ADDITION BUILDING

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
AUGUST 1, 2017



LEFT SIDE ELEVATION @ EXISTING AND NEW ADDITION BUILDING



ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
AUGUST 1, 2017

HOLBROOK DESIGN CENTER- PHASE I
48 OLD ROSWELL ST, ALPHARETTA, GA





ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
AUGUST 1, 2017

HOLBROOK DESIGN CENTER- PHASE I
48 OLD ROSWELL ST, ALPHARETTA, GA





2017-06-13 – Alpharetta Square Foot Analysis

Existing Structure: 4,172 sqft main and upper, conditioned
 360 sqft porches

Phase I – Design Center Addition:

 2,812 sqft new construction, conditioned
 320 sqft renovation
 320 sqft porches/stairs/ramps

Phase II – Design Center conversion to restaurant

 480 sqft upper level new construction, conditioned
2052 sqft Phase I roof to terrace dining
 115 sqft porches/stairs

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Jeanette Yosanovich Telephone: 678-566-0034

Address: 48 Old Roswell Street Suite: _____

City: Alpharetta State: GA Zip: 30009 Fax: 678-566-0043

Mobile Tel: 678-367-8516 Email: jyosanovich@solomondevelop.com

Subject Property Information:

Address: 48 Old Roswell Street Current Zoning: C-2

District: 2 Section: 2 Land Lot: _____ Parcel ID: 22 482312690401

Proposed Zoning: C-2 Current Use: office

This Application For (Check All That Apply):

- | | |
|---|--|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☒ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alfred Holbrook Telephone: 678-566-0034
Address: 1000 Treyburn Run Suite: _____
City: Alpharetta State: GA Zip: 30004

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.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Jeanette Yosanovich Telephone: 678-566-0034
Address: 48 Old Roswell Street Suite: _____
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: _____ Date: 6-21-2017

Notary:

Notary Signature: Nadya Gabriella Reis Date: 6-21-2017



APPLICANT REQUEST AND INTENT

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

Design Center

Applicant's Request (Please itemize the proposal):

To build an addition to the existing building.

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

To offer a place for potential customers to chose unit upgrades.

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: _____

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: _____

David Belle Isle

Position: _____

Mayor

Description of Contribution: _____

Belle Isle for Secretary of State

Value: _____

6,600.00

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: _____

[Signature]

Date: _____

6-21-2017

June 29, 2017

City of Alpharetta
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

RE: 48 Old Roswell Street
Alpharetta, GA 30009

Letter of Intent

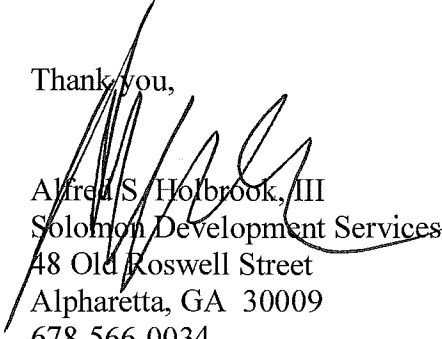
Please accept this letter of intent as explanation of the use and purpose of the planned addition to the existing building located at 48 Old Roswell Street, Alpharetta, GA 30009.

The 3-5 year use is a Design Center for our active living senior communities being developed in Decatur, Woodstock, Acworth and Sugar Hill. The design center will allow prospective customers to walk-thru two "mock-up" apartments and make certain selections including:

1. Paint Colors
2. Flooring
3. Specialized lighting
4. Appliances
5. Technology
6. Unique Upgrades

Long-term proposed use of the building will be either a special events center or a boutique restaurant. The expansion infrastructure will be stubbed for this use including plumbing, electrical, cooking layout shell, elevator shaft for use to a second floor landing for rooftop events and/or dining.

Thank you,

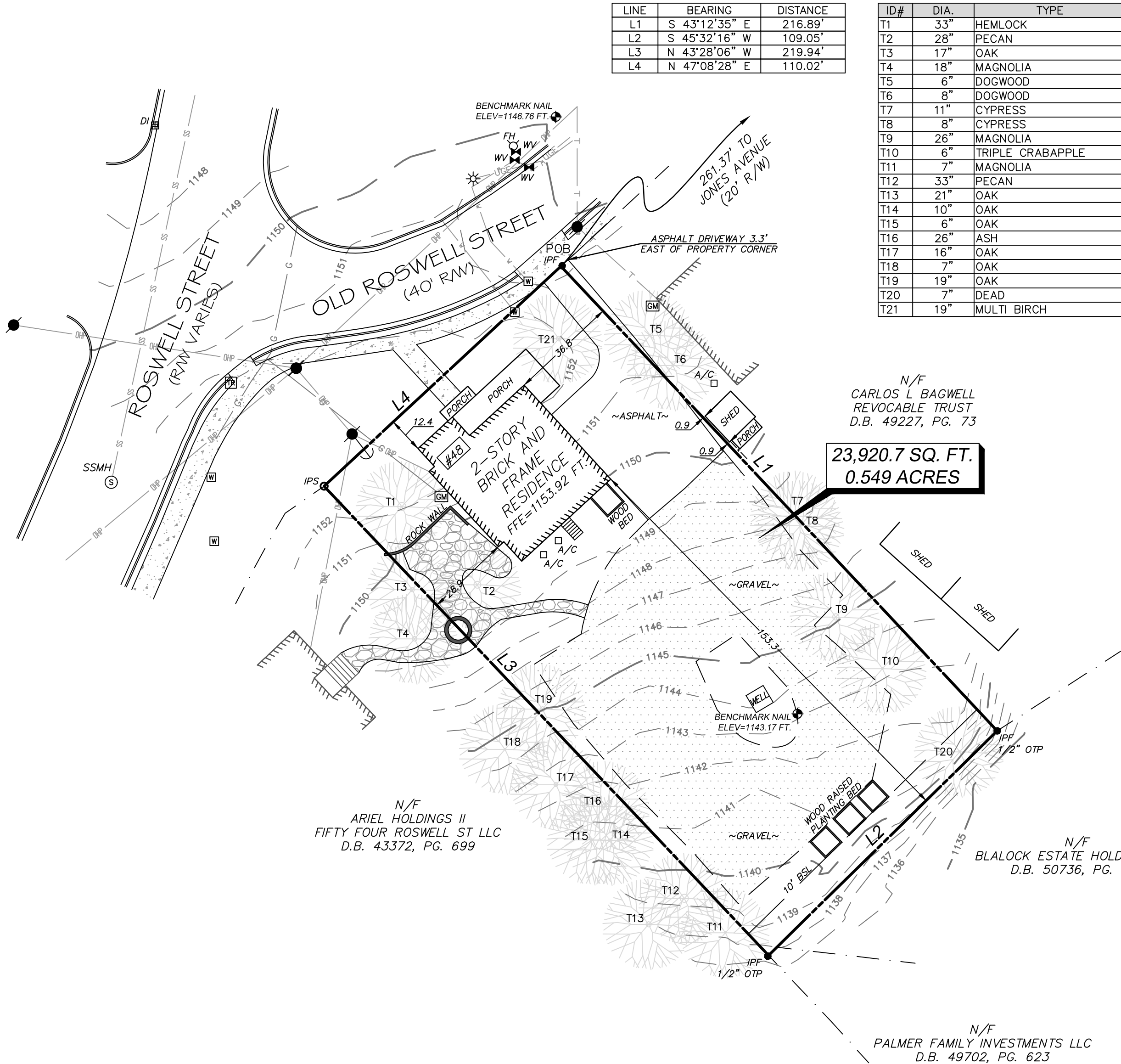

Alfred S. Holbrook, III
Solomon Development Services, LLC
48 Old Roswell Street
Alpharetta, GA 30009
678-566-0034



48 OLD ROSWELL ST. ALPHARETTA, GA 30004

WWW.SOLOMONHOLDINGSLLC.COM

P: 678-566-0034 F: 678-566-0043



LINE	BEARING	DISTANCE
L1	S 43°12'35" E	216.89'
L2	S 45°32'16" W	109.05'
L3	N 43°28'06" W	219.94'
L4	N 47°08'28" E	110.02'

ID#	DIA.	TYPE
T1	33"	HEMLOCK
T2	28"	PECAN
T3	17"	OAK
T4	18"	MAGNOLIA
T5	6"	DOGWOOD
T6	8"	DOGWOOD
T7	11"	CYPRESS
T8	8"	CYPRESS
T9	26"	MAGNOLIA
T10	6"	TRIPLE CRABAPPLE
T11	7"	MAGNOLIA
T12	33"	PECAN
T13	21"	OAK
T14	10"	OAK
T15	6"	OAK
T16	26"	ASH
T17	16"	OAK
T18	7"	OAK
T19	19"	OAK
T20	7"	DEAD
T21	19"	MULTI BIRCH

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVEY DATA

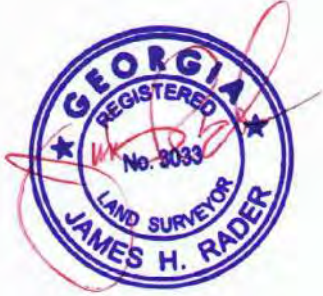
1. FIELD SURVEY COMPLETED ON 05-12-2017
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 67,866 FEET.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0058F, EFFECTIVE DATE OF 9/18/2013.
6. VERTICAL DATUM: NAVD 88, CONTOUR INTERVAL: 1 FT.

ZONING: C-2

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
FRONT SETBACK: CONDITIONAL
SIDE SETBACK: CONDITIONAL
REAR SETBACK: 10'

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA RLS# 3033

TOPOGRAPHIC SURVEY FOR:

SOLOMON DEVELOPMENT SERVICES

CURRENT OWNER: ARIEL HOLDINGS LLC

LAND LOT 1269
DISTRICT 2, SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	05/15/17	20170515	1 OF 1

LEGEND			
--- PROPERTY LINE	RCP REINFORCED CONCRETE PIPE	TV TELEVISION (CABLE) LINE	
--- LAND LOT LINE	SS SANITARY SEWER LINE	TV TELEVISION PEDESTAL	
CMF CONCRETE MONUMENT FOUND	SSMH SANITARY SEWER MANHOLE	TV TELEVISION CONTROL BOX	
IPF IRON PIN FOUND	SCD SEWER CLEANOUT	G GAS LINE	
IPF IRON PIN FOUND	CTD GREASE TRAP	GM GAS METER	
CTP CRIMPED-TOP PIPE	DIP DUCTILE IRON PIPE	GM GAS VALVE	
OTP OPEN-TOP PIPE	PVC POLYVINYL CHLORIDE PIPE	GV FIRE HYDRANT	
R/W RIGHT OF WAY	PP POWER POLE	WV WATER VALVE	
POB POINT OF BEGINNING	LP LIGHT POLE	WM WATER METER	
CI CURB INLET	PT POWER (TRANSFORMER) BOX	FDC FIRE DEPARTMENT CONNECTION	
DI DROP INLET	GW GUY WIRE	WC IRRIGATION CONTROL VALVE	
DI DROP INLET	PM POWER METER	W WATER LINE	
DIWCB DOUBLE-WING CATCH BASIN	PM POWER MANHOLE	M MONITORING WELL	
SWCB SINGLE-WING CATCH BASIN	OP OVERHEAD POWER LINE	B BENCHMARK	
HW HEADWALL	UG UNDERGROUND POWER LINE	BF BUILDING (FINISHED)	
JB JUNCTION BOX	TM TELEPHONE MANHOLE	F FENCE LINE	
SM STORM DRAINAGE PIPE	TP TELEPHONE PEDESTAL	C CONTOUR	
CMP CORRUGATED METAL PIPE	T OVERHEAD TELEPHONE LINE	IC INDEX CONTOUR	
CPP CORRUGATED PLASTIC PIPE	UT UNDERGROUND TELEPHONE LINE		



REVISION	DATE	PURPOSE

LandPro
Surveying and Mapping
305 Creekstone Ridge
Woodstock, GA 30188
Tele: 404-386-2170
AUTHORIZATION NO. LSF000838
www.landprosurveying.com
INFO@LANDPROSURVEYING.COM
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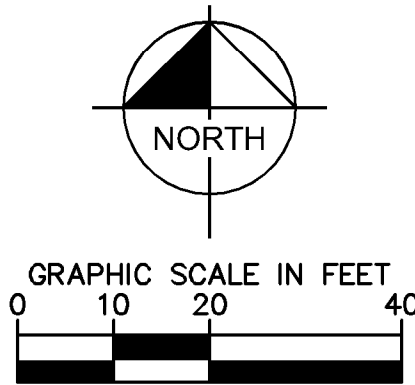


N/F
CARLOS L BAGWELL
REVOCABLE TRUST
D.B. 49227, PG. 73

N/F
PALMER FAMILY INVESTMENTS LLC
D.B. 49702, PG. 623

N/F
BLALOCK ESTATE HOLDINGS LLC
D.B. 50736, PG. 260

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.



PRELIMINARY: NOT FOR CONSTRUCTION

48 OLD ROSWELL EXPANSION
ALPHARETTA, GA

SITE PLAN

SOLOMON HOLDINGS

48 OLD ROSWELL STREET
ALPHARETTA, GA 30009
PHONE: 678-359-3127 FAX: 678-566-0043

SCALE:	1:20
DRAWN BY:	LBG
DESIGNED BY:	LBG
CHECKED BY:	

Kimley»»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PARKING SUMMARY:	
OFFICE BUILDING:	3 SPACES
EXISTING BUILDING AREA:	4172 SQ FT
PROPOSED ADDITION AREA:	2812 SQ FT
TOTAL AREA:	6984 SQ FT
PARKING REQUIREMENTS:	
OFFICE BUILDING:	21 SPACES
PROPOSED:	19 SPACES
ADA PARKING REQUIREMENTS	
OFFICE BUILDING:	1 SPACE
PROPOSED:	1 SPACE

No.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

**2017-06-29****48 Old Roswell Street – Design Center Addition****Architectural Design Intent – Maintain integrity of the existing Historical structure****Floor Plans:**

Replacement of existing connector porch is inset from the mass of the original structure. The inset delineates new construction massing and preserves the visual massing of the original building. The inset of the connecting structure carries through to the new structure, with an offset to delineate scale and massing of the new programmed floor area.

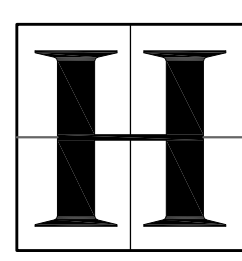
Roof Plan:

The roof plan is designed to maintain the integrity of the original structure, and not compete visually with the original roof lines. Rather than join roof lines, the connecting structure lower roof pitch allows a visual break from old to new.

Elevations:

Within the overall Project, the existing front elevation from Old Roswell Street is the dominant visual mass. The new construction roof heights have minimal visual impact on the current front elevation as seen from the street. Impact to both side elevations is addressed with color/material and lower roof lines of service areas supporting the future Terrace Level functions.

Exterior wall/construction materials and fenestrations are designed to match existing with exception of the recommendation to paint the stucco on the existing side gable faces. The recommendation for the paint color of the existing stucco is to match the white of the adjacent historical structure.



HARRISON
DESIGN

3198 Cairns Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7769
www.harrisondesign.com

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HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps

issue

date 2017-06-08

scale 1/4"=1'-0"

drawn KA checked WG

project no. 5555

title FLOOR PLAN
PHASE #1

sheet number
A-2.000

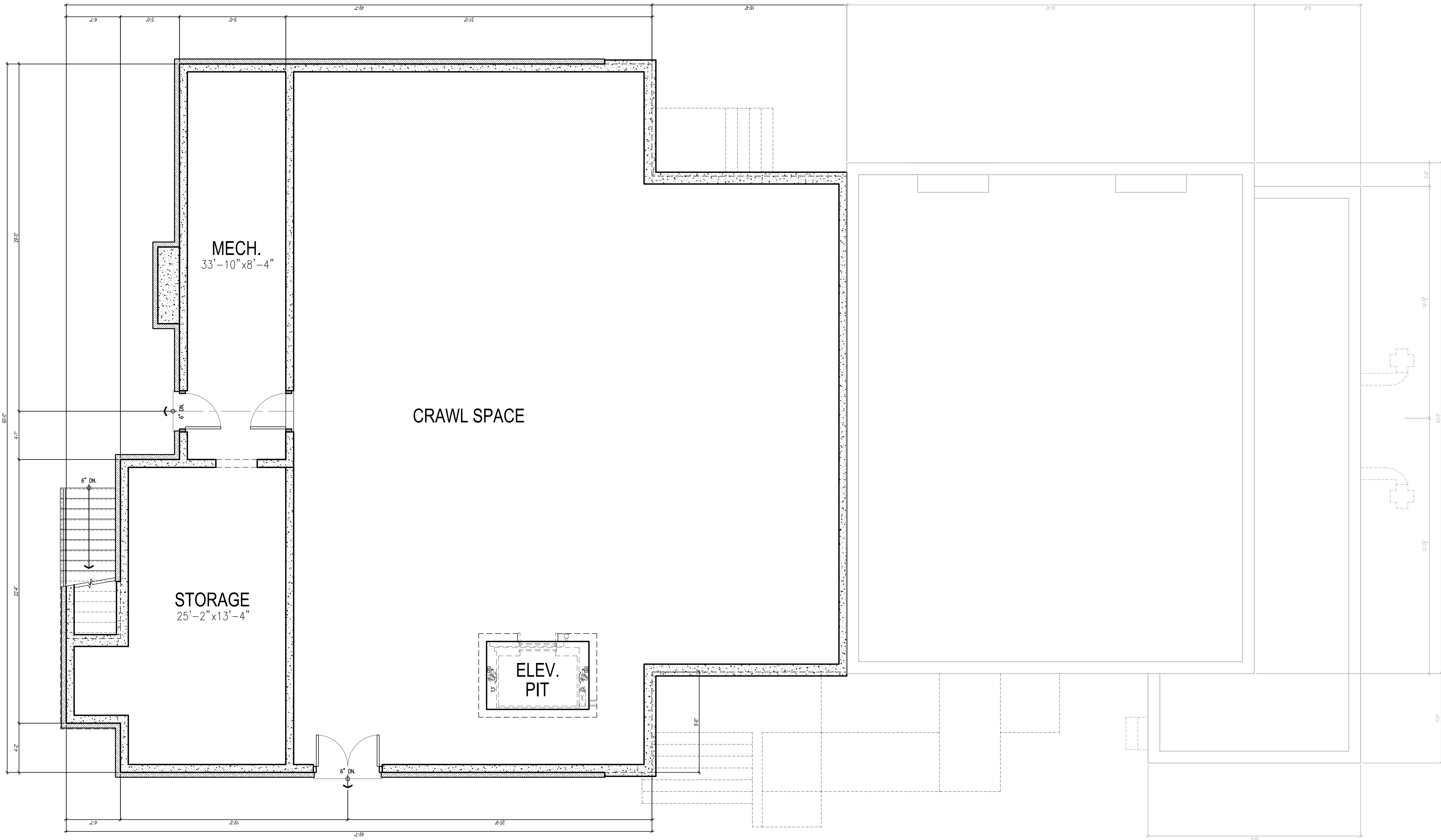
FLOOR MATERIAL LEGEND	
	HARDWOOD
	THINSET STONE TILE
	CARPET
	THICKSET BLUESTONE TILE
	STAINED CONCRETE
	GRANITE COBBLESTONE PAVING

LIFE SAFETY CODE LEGEND	
	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN. HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
	GROUND FAULT INTERRUPT REQUIRED
	EXHAUST FAN, TO BE ENERGY STAR AND HUMIDISTAT CONTROLLED; THE MINIMUM VENTILATION RATES SHALL BE 50 C.F.M. (24 L/s) FOR INTERMITTENT VENTILATION OR 25 C.F.M. (12 L/s) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (SEE NOTES 24.25 & 26 SHEET A-1.030 GRN14)
	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED

WALL LEGEND	
	2x4 STUD WALLS @ 16" O.C. MAX. U.N.O.
	2x6 STUD WALLS @ 16" O.C. MAX. U.N.O.
	1 HOUR FIRE RATED WALL
	BRICK VENEER w/ 22 GA, CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
	WOOD COLUMN
	CMU WALL

LEGEND	
	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
	EXISTING WALL OR CONSTRUCTION TO REMAIN

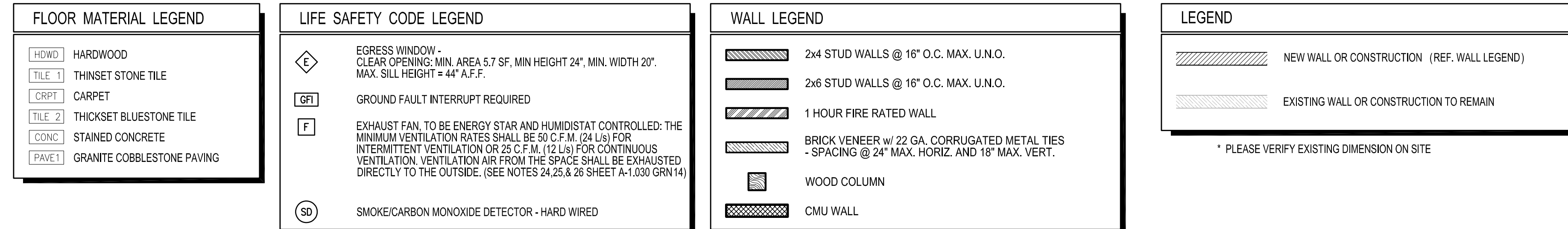
* PLEASE VERIFY EXISTING DIMENSION ON SITE



HEATED SQUARE FOOTAGE	
MAIN LEVEL	3,210 S.F.
UPPER LEVEL	433 S.F.
TOTAL	3,643 S.F.

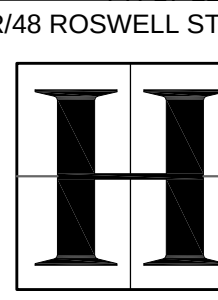
EXISTING SQUARE FOOTAGE	
MAIN LEVEL	3,225 S.F.
UPPER LEVEL	947 S.F.
TOTAL	4,172 S.F.
FRONT PORCH	360 S.F.

1
A-2.000
MAIN LEVEL FLOOR PLAN PHASE #1
SCALE: 1/4" = 1'-0"



EXISTING SQUARE FOOTAGE	
MAIN LEVEL	3,225 S.F.
UPPER LEVEL	947 S.F.
TOTAL	4,172 S.F.
FRONT PORCH	360 S.F.

1
A-2.010 MAIN LEVEL FLOOR PLAN PHASE I
SCALE: 1/4" = 1'-0"



3198 Gains Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7769
www.harrisondesign.com

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HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

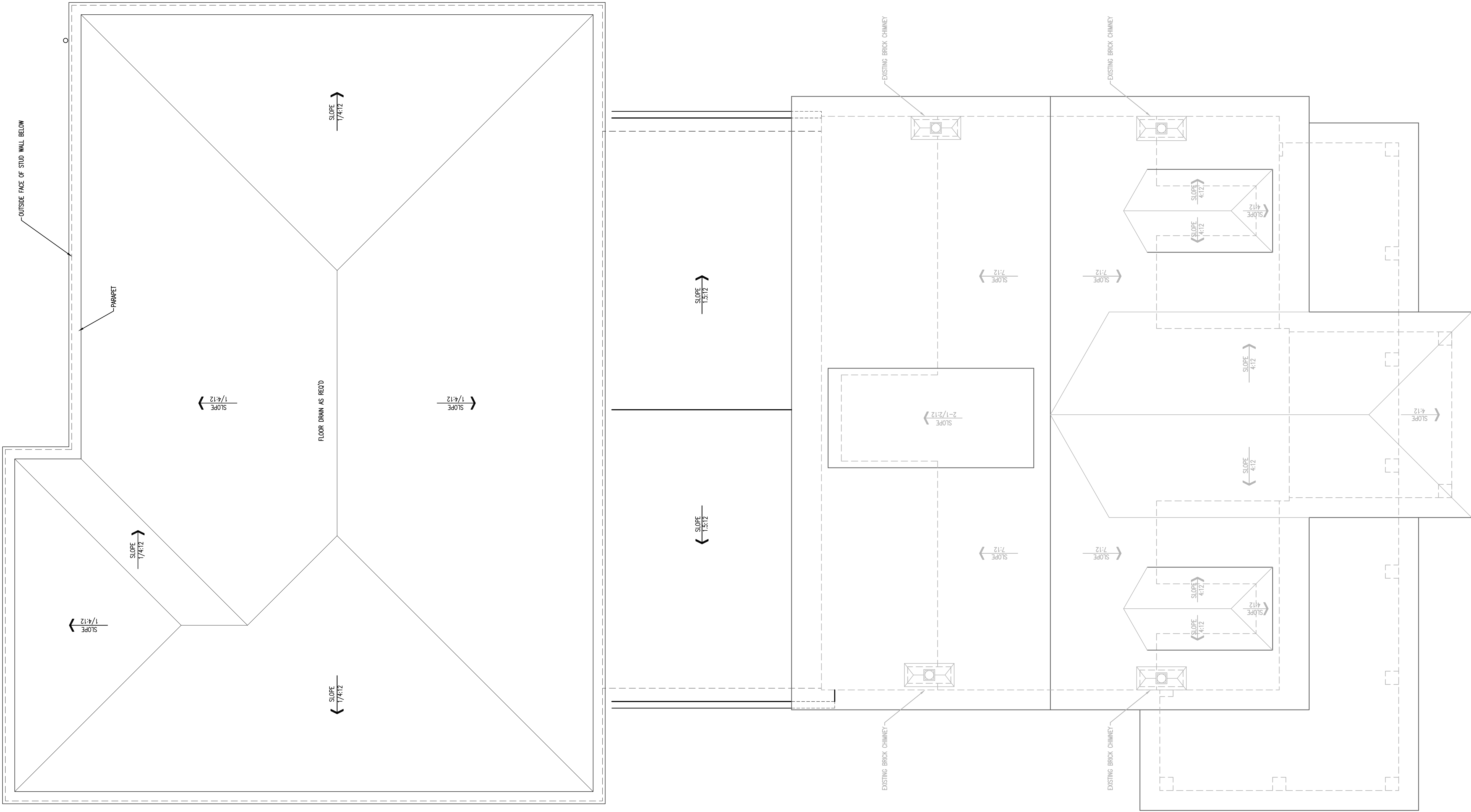
stamps	
issue	
date	2017-06-08
scale	1/4"=1'-0"
drawn	KA
checked	WG
project no.	5555
title	ROOF PLAN PHASE #1
sheet number	A-2.100

LEGEND

NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)

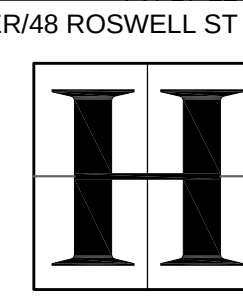
EXISTING WALL OR CONSTRUCTION TO REMAIN

* PLEASE VERIFY EXISTING DIMENSION ON SITE



1 ROOF PLAN PHASE #1

A-2.100 SCALE: 1/4" = 1'-0"



3198 Gains Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7768
www.harrisondesign.com

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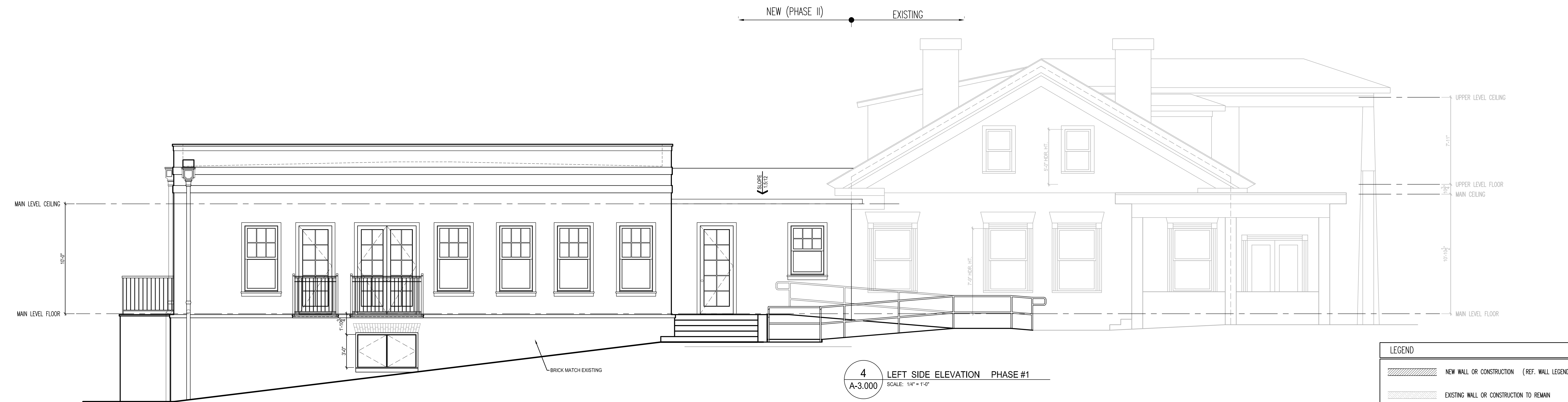
3 REAR ELEVATION PHASE #1
A-3.000 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A-3.000 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION PHASE #1
A-3.000 SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION PHASE #1
A-3.000 SCALE: 1/4" = 1'-0"

LEGEND	
	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
	EXISTING WALL OR CONSTRUCTION TO REMAIN

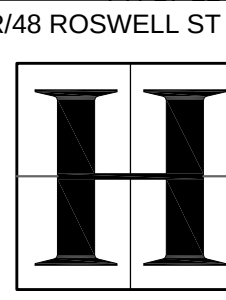
PLEASE VERIFY EXISTING DIMENSION ON SITE

HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps	
issue	
date	2017-06-08
scale	1/4"=1'-0"
drawn	KA
checked	WG
project no.	5555
title	ELEVATION PHASE I
sheet number	A-3.000



3198 Cains Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7768
www.harrisondesign.com

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48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps	
issue	
date	2017-06-08
scale	1/4"=1'-0"
drawn	KA
checked	WG
project no.	5555
title	MAIN LEVEL FLOOR PLAN PHASE II
sheet number	A-2.010

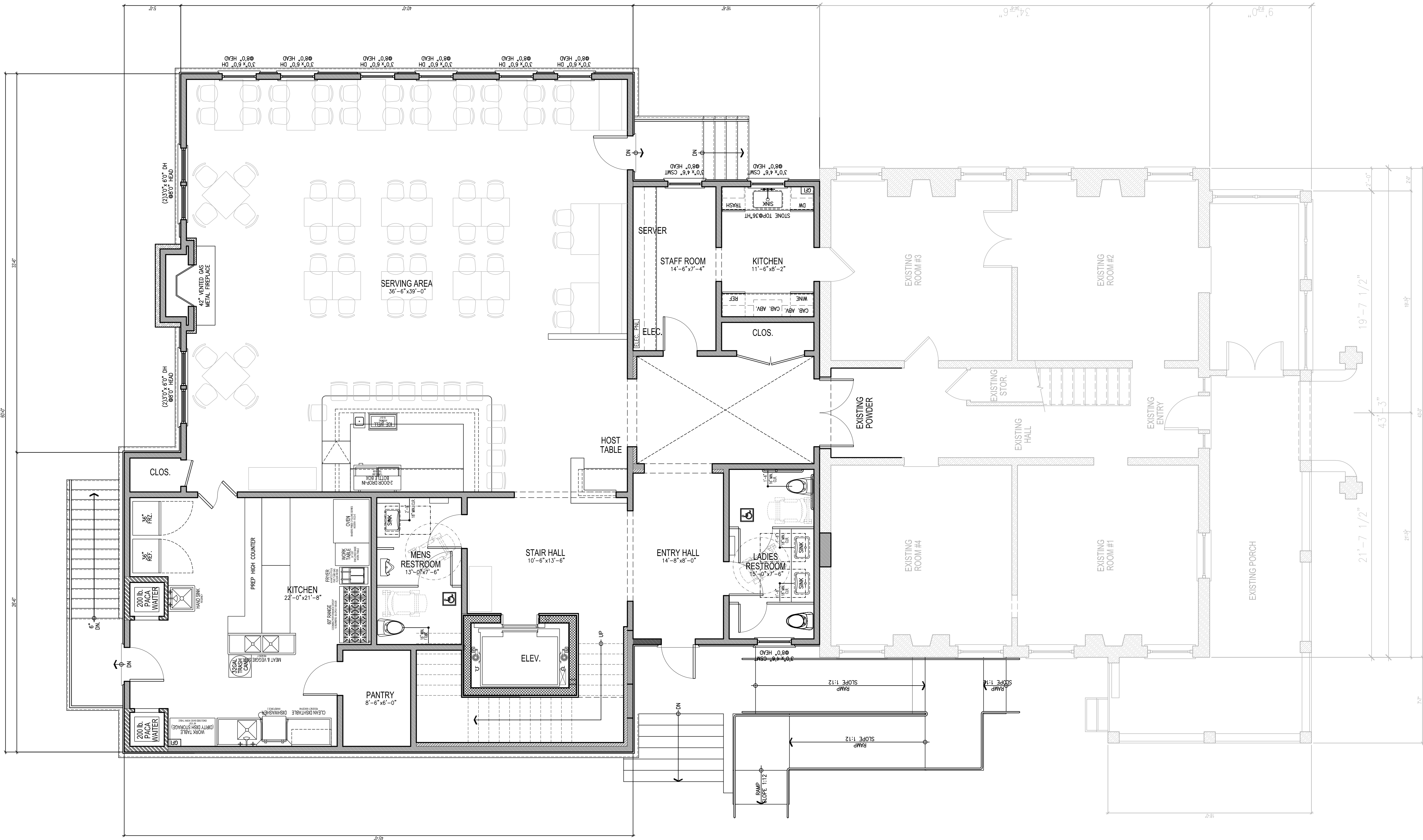
FLOOR MATERIAL LEGEND	
[HWD]	HARDWOOD
[TILE 1]	THINSET STONE TILE
[CRPT]	CARPET
[TILE 2]	THICKSET BLUESTONE TILE
[CONC]	STAINED CONCRETE
[PAVE1]	GRANITE COBBLESTONE PAVING

LIFE SAFETY CODE LEGEND	
[E]	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
[GFI]	GROUND FAULT INTERRUPT REQUIRED
[F]	EXHAUST FAN, TO BE ENERGY STAR AND HUMIDISTAT CONTROLLED; THE MINIMUM VENTILATION RATES SHALL BE 60 C.F.M. (24 L/s) FOR INTERMITTENT VENTILATION OR 25 C.F.M. (12 L/s) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (SEE NOTES 24.25 & 26 SHEET A-1.030 GRN14)
[SD]	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED

WALL LEGEND	
[STUD 4]	2x4 STUD WALLS @ 16" O.C. MAX. U.N.O.
[STUD 6]	2x6 STUD WALLS @ 16" O.C. MAX. U.N.O.
[FIRE 1]	1 HOUR FIRE RATED WALL
[VENEER]	BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
[COLUMN]	WOOD COLUMN
[CMU]	CMU WALL

LEGEND	
[NEW WALL]	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
[EXIST WALL]	EXISTING WALL OR CONSTRUCTION TO REMAIN

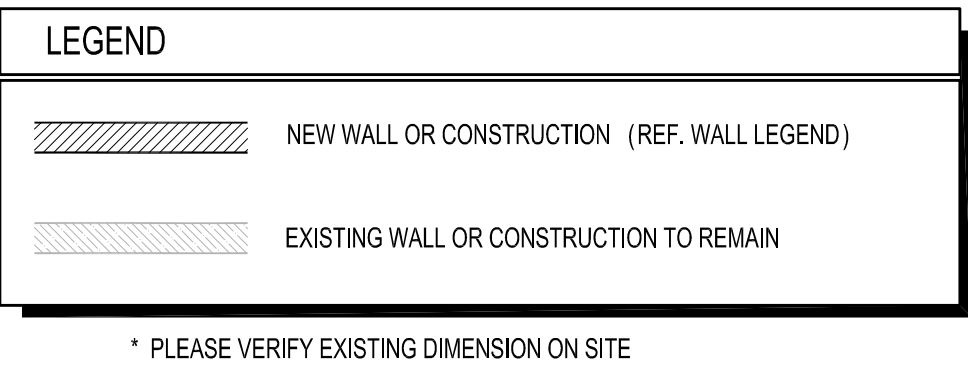
* PLEASE VERIFY EXISTING DIMENSION ON SITE



HEATED SQUARE FOOTAGE	
MAIN LEVEL	3,210 S.F.
UPPER LEVEL	433 S.F.
TOTAL	3,643 S.F.

EXISTING SQUARE FOOTAGE	
MAIN LEVEL	3,225 S.F.
UPPER LEVEL	947 S.F.
TOTAL	4,172 S.F.
FRONT PORCH	360 S.F.

1 MAIN LEVEL FLOOR PLAN PHASE II
A-2.010 SCALE: 1/4"=1'-0"



* PLEASE VERIFY EXISTING DIMENSION ON SITE

HARRISON

3198 Cains Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7769
www.harrisonsdesign.com

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HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHALETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps

Issue

2017-06-0

scale 1/4"=1'-0"

drawn KA checked WG

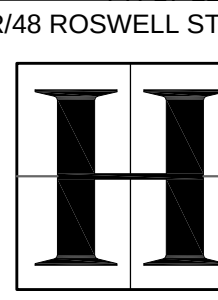
project no. _____

UPPER LEVEL FLOOR PLAN
PHASE II

sheet number

A-2.020

1 UPPER LEVEL FLOOR PLAN PHASE II
A-2 020 SCALE: 1/4" = 1'-0"



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Phone: (404) 365-7760
Fax: (404) 365-7769
www.harrisondesign.com

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48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

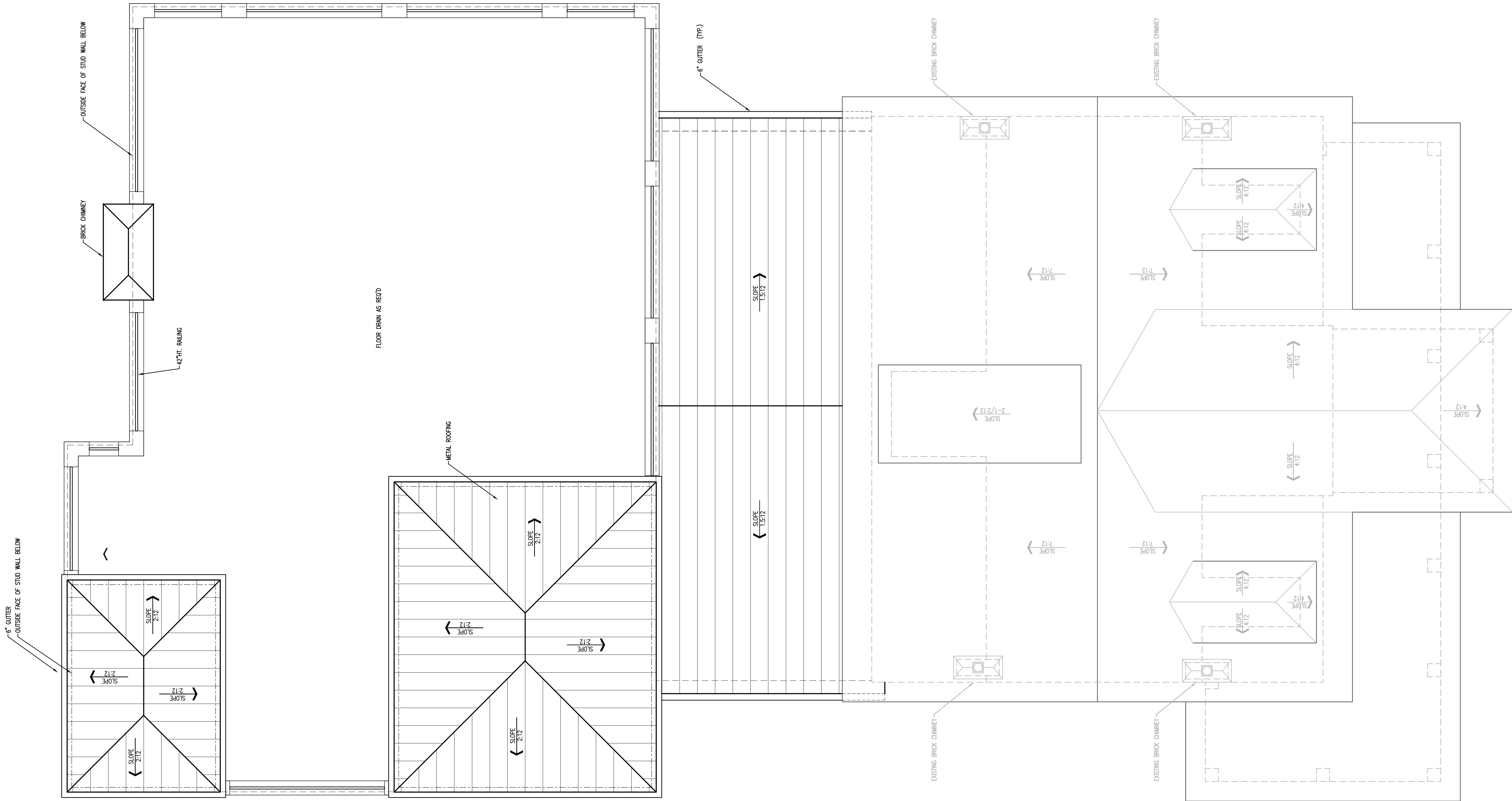
stamps
issue

date 2017-06-08
scale 1/4"=1'-0"
drawn KA checked WG
project no. 5555
title ROOF PLAN PHASE I
sheet number

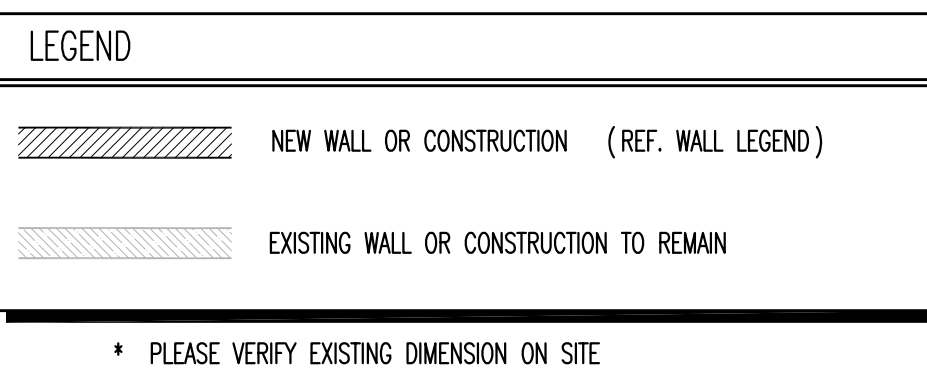
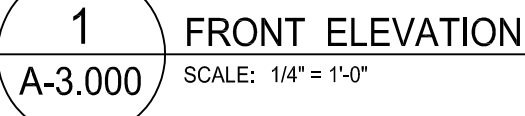
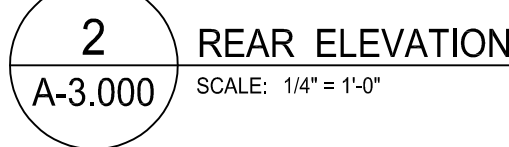
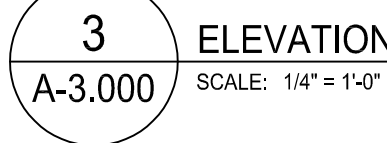
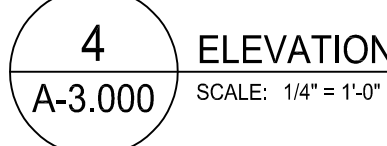
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LEGEND	
	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
	EXISTING WALL OR CONSTRUCTION TO REMAIN

* PLEASE VERIFY EXISTING DIMENSION ON SITE



1 ROOF PLAN PHASE I
SCALE: 1/4" = 1'-0"

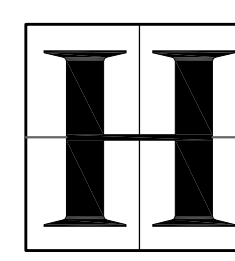


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ALPHALETTA, GEORGIA

PRELIMINARY
2017-06-29

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HARRISON
DESIGN

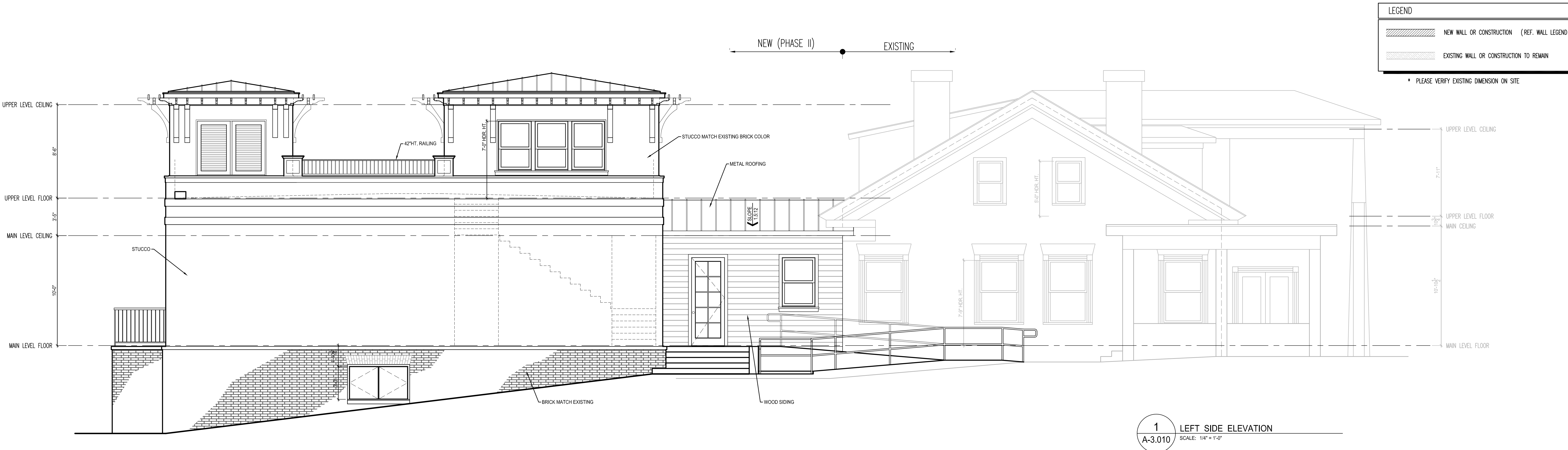
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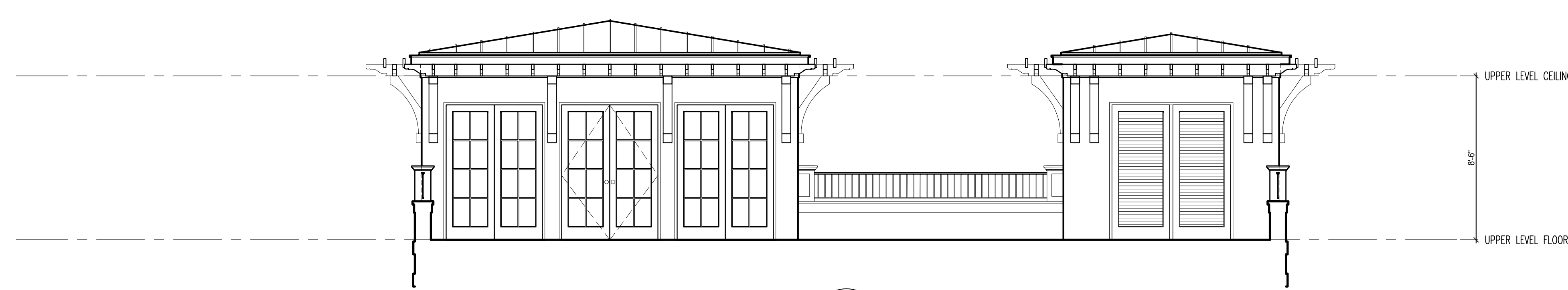
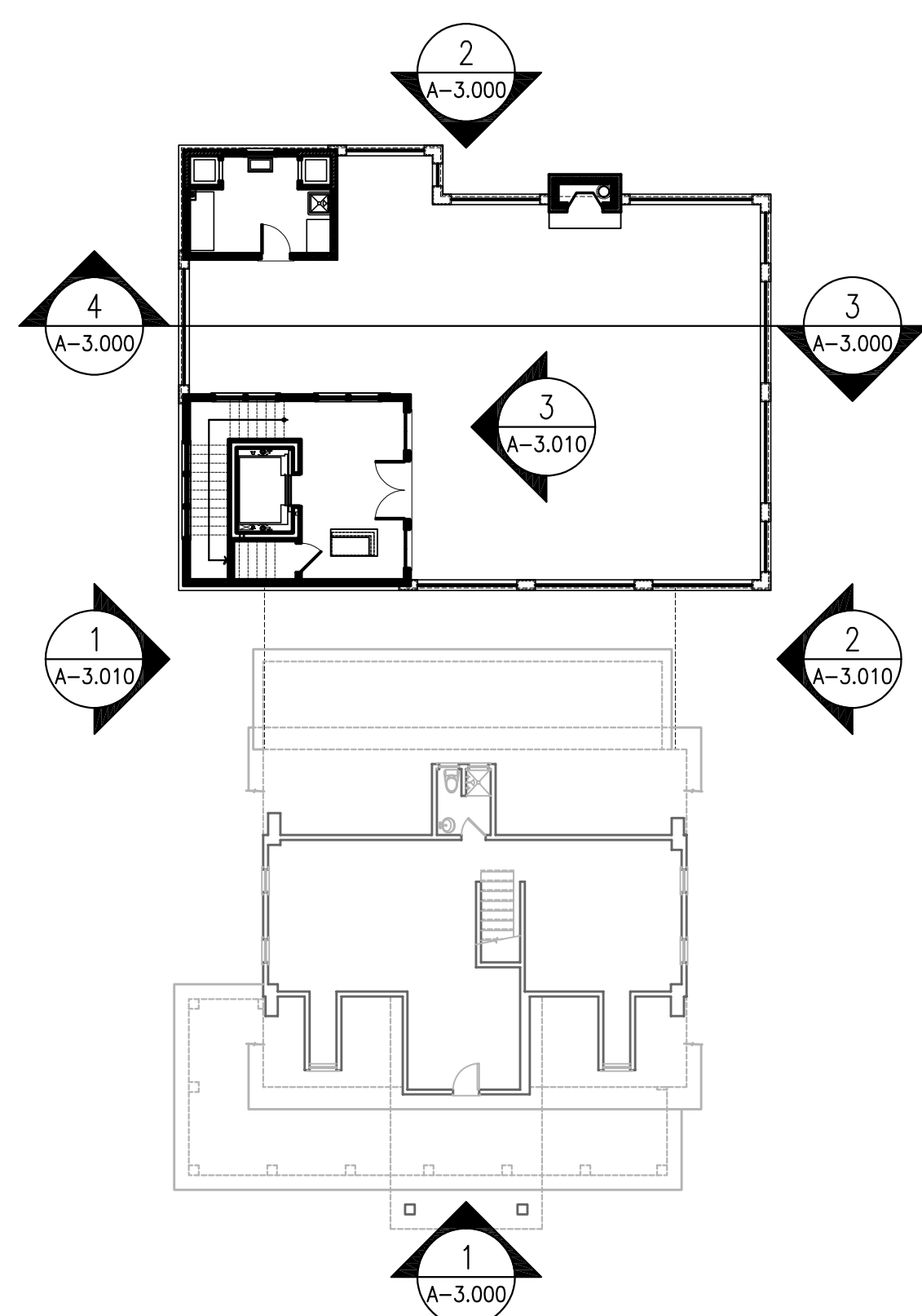
HOLBROOK DESIGN CENTER
48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

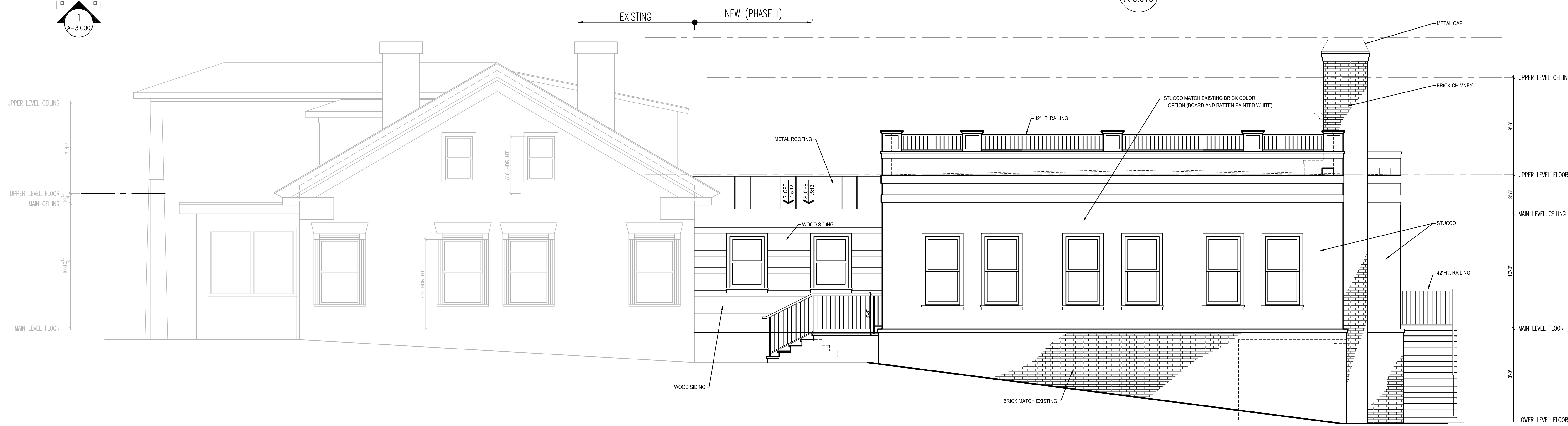
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drawn KA checked WG
project no. 5555
title ELEVATIONS
PHASE II
sheet number
A-3.010



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



STUCCO WHITE TO MATCH
ADJACENT STRUCTURE COLOR

WOOD SIDING PAINT TO MATCH
ADJACENT STRUCTURE COLOR

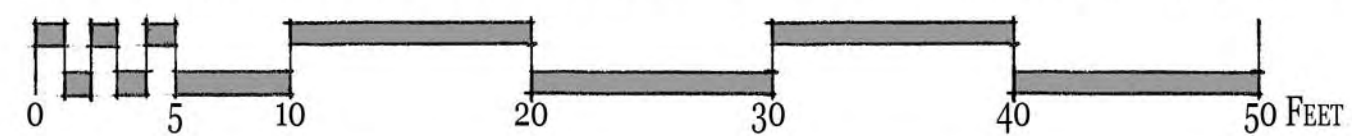
STUCCO WHITE TO MATCH
ADJACENT STRUCTURE COLOR

OPTION : BOARD AND BATTEN

EXISTING
BUILDING

NEW
ADDITION

ELEVATION @ EXISTING AND NEW ADDITION BUILDING



ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
JUNE 28, 2017

HOLBROOK DESIGN CENTER- PHASE II
48 OLD ROSWELL ST, ALPHARETTA, GA



Site Photographs

Kimley»Horn

Photograph	Observation
	NW face of building looking SE from Old Roswell St.
	NW Face, Side View of building looking S from Old Roswell St.
	Front entrance close-up

Site Photographs

Kimley»Horn

Photograph	Observation
	NE face of building
	NE face, Right Side view of building
	NE face, Right side porch close-up of building

Site Photographs

Photograph	Observation
	SE face of building
	SE face, Side view of building
	Rear entrance close-up

Site Photographs

Photograph	Observation
 A wide-angle photograph of the southwest face of a two-story brick house. The house features a gabled roof with two chimneys, white-trimmed windows, and a small front porch. A large tree stands to the right, and a patio with outdoor furniture is visible in the foreground.	SW face of building
 A side-view photograph of the southwest face of the brick house. It shows the side of the building with several windows and a large evergreen shrub in the foreground. A tree trunk is visible on the right side of the frame.	SW face, Side view of building
 A close-up photograph of the southwest face of the building, focusing on a single white-trimmed window set into a red brick wall. A downspout is visible to the left of the window, and a small evergreen shrub is in the lower left corner.	SW face close-up



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: PH-17-20 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS TO DOWNTOWN CODE AND ALPHARETTA DESIGN GUIDELINES **(1ST READING)**
CONSIDERATION OF TEXT AMENDMENTS TO UNIFIED DEVELOPMENT CODE, APPENDIX A: ALPHARETTA DOWNTOWN CODE AND ALPHARETTA DOWNTOWN DESIGN GUIDELINES IN ORDER TO ADD ARCHITECTURAL STYLES. TEXT AMENDMENTS ARE PROPOSED TO INCREASE THE SINGLE-FAMILY DETACHED MINIMUM LOT SIZE IN THE DT-R (DOWNTOWN RESIDENTIAL) ZONING DISTRICT.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Ordinance, Article 3 Downtown Zoning Districts, Downtown Design Guidelines, Sec 2.8 Arch Style Requirements



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-20 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN CODE & DOWNTOWN DESIGN GUIDELINES

CITY COUNCIL: AUGUST 28, 2017

This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines as it relates to architectural style requirements and DT-R (Downtown Residential) development standards.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.8.7 Architectural Style Requirements, Section 3.8 DT-R Downtown Residential and Alpharetta Downtown Design Guidelines.

Architectural Style Requirements:

Staff proposes adding two (2) architectural styles, including Tudor Eclectic and Mercantile/Mill in the Downtown Overlay. The Mercantile/Mill style would only apply to commercial mixed-use or mercantile type buildings.

DT-R (Downtown Residential) Development Standards:

Staff proposes increasing the minimum lot size for a detached home in the DT-R (Downtown Residential) zoning district from 2,500 square foot to 4,500 square feet. Areas in the Downtown appropriate for the DT-R zoning district are typically areas where redevelopment opportunities have been identified. Increasing the minimum lot size would provide a better transition between existing established neighborhoods and more intense commercial and mixed-use areas of the Downtown Overlay. A larger minimum lot size would also allow for more creative building design, providing flexibility to vary massing and building height. Staff also proposes an amendment to the 0' side setback in the DT-R and DT-LW (Downtown Live-Work) districts to require a minimum 10' between structures.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA AND THE ALPHARETTA DOWNTOWN DESIGN GUIDELINES; TO AMEND THE SIDE SETBACK IN THE DT-LW AND DT-R ZONING DISTRICTS; TO AMEND THE MINIMUM LOT SIZE FOR A DETACHED HOUSE IN THE DT-R ZONING DISTRICT; TO ADD ARCHITECTURAL STYLES IN THE DOWNTOWN; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Appendix A: Alpharetta Downtown Code of the Unified Development Code and the Alpharetta Downtown Design Guidelines for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: **Alpharetta Downtown Design Guidelines** are hereby amended by adding “Tudor Eclectic” and “Mercantile/Mill” as permitted architectural styles.

Section 2: **Subsection 2.8.7** [*Architectural Style Requirements*] of Appendix A: Alpharetta Downtown Code of the Unified Development Code is hereby amended by adding “Tudor Eclectic” as a permitted architectural style in the said subsection.

Section 3: **Subsection 3.8.3** [*DT-R – Dimensional Standards*] of Appendix A: Alpharetta Downtown Code of the Unified Development Code is hereby amended to change the minimum lot size for a detached house to 4,500 square feet in the said subsection.

Section 4: **Subsection 3.7.4** [*DT-LW – Building Placement*] and **Subsection 3.8.4** [*DT-R – Building Placement*] of Appendix A: Alpharetta Downtown Code of the Unified Development Code are hereby amended by adding “10 feet between structures” to the 0’ side setback requirement in each of said subsections.

Section 5: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 6: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia and the Alpharetta Downtown Design Guidelines. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2017.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

ARTICLE 3. - DOWNTOWN ZONING DISTRICTS

Sec. 3.1. - Applicability.

- A. The requirements of this Article apply to all Downtown Zoning Districts.
- B. The requirements of the Unified Development Code also apply in all Downtown Districts unless expressly stated otherwise in this Article.

Sec. 3.2. - Rules of Interpretation.

3.2.1. Site.

Defined. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. Lots within a site may be separated by an existing public right-of-way.

3.2.2. Lot.

A. Lot Frontage.

1. Every lot (except cottage court lots) and every cottage court site must have frontage upon:
 - a. An existing public street, or
 - b. A new public street or private street built to standards of Section 2.3.3, or
 - c. A civic space meeting the standards of Section 3.2.4.B or an existing City of Alpharetta park. No more than 20% of the total lots in a site (except cottage court lots) may front on a civic space or existing City park.
2. Alleys may not be used to satisfy the lot frontage requirements of Section 3.2.2.A.1 above.
3. The minimum lot frontage is 20 feet or the minimum lot width identified in district regulations, whichever is greater.
4. Lots having frontage on a civic space or existing City park must still comply with fire lane access requirements, as applicable.

3.2.3. Residential Density.

- A. **Defined.** The dwelling units per acre of land.
- B. The residential density of a site is expressed in dwelling units per acre of land and is calculated by dividing the total dwelling units on a site by the site's acreage. Residential density includes both a base and maximum density.
- C. The ability to achieve the permitted density may be further restricted by site conditions, district regulations, or conditions or rezoning.

3.2.4. Open Space.

- A. **Defined.** Open space is the horizontal outdoor area of a site reserved to provide separation, resource protection, scenic enjoyment, recreation, or amenity. It includes two types: civic space and amenity space.

- B. **Civic space.** Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types:
1. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
 2. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
 3. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees. The minimum size for a plaza is one-quarter acre.
 4. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees. There is no minimum size for pockets parks.
 5. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds.
- C. **Amenity space.** Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:
1. Rooftop decks;
 2. Balconies;
 3. Patios and porches;
 4. Outdoor dining areas;
 5. Pool areas;
 6. Tennis courts, basketball courts, and similar uses;
 7. Yards, lawns, and gardens;
 8. Hardscape areas improved for pedestrian enjoyment; and
 9. Wooded areas.
- D. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- E. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 3.2.4.B.
- F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.
- G. Stormwater management facilities may not be used to satisfy open space requirements.
- H. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.
- I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:
- 2.

Original Building Address		
94 Academy Street	30 Milton Avenue	48 Old Roswell Street
375 Brady Place	35 Milton Avenue	37 Roswell Street
133 Canton Street	90 Milton Avenue	54 Roswell Street
193 Canton Street	242 Milton Avenue	61 Roswell Street
212 Canton Street	333 Milton Avenue	88 Roswell Street
36 Church Street	20 North Main Street	103 Roswell Street
37 Church Street	31 North Main Street	119 Roswell Street
10 Cumming Street	38 North Main Street	164 Roswell Street
18 Cumming Street	69 North Main Street	3 South Main Street
40 Cumming Street	101 North Main Street	9 South Main Street
112 Cumming Street	116 North Main Street	21 South Main Street
130 Cumming Street	126 North Main Street	23 South Main Street
122 Marietta Street	134 North Main Street	50 South Main Street
171 Marietta Street	1720 Old Milton Pkwy	531 South Main Street
24 Milton Avenue	1815 Old Milton Pkwy	86 School Drive
25 Milton Avenue	1835 Old Milton Pkwy	

3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and

4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.
- J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

Sec. 3.3. - Building Types Allowed.

Building types are allowed by Downtown Zoning District as shown below.

Building Type		DT-C	DT-MU	DT-LW	DT-R
	Detached House	■	■	■	■
	Carriage House	■	■	■	■
	Cottage Court	■	■	■	■
	Semi-Detached House	■	■	■	■
	Townhouse	■	■	■	■
	Walk-Up Flat	■	■	■	
	Stacked Flat	■	■		
	Commercial House	■	■	■	

	Shopfront	■	■	■	
	Mixed-Use Building	■	■	■	
	General Building	■	■	■	
	Civic Building	■	■	■	■

Sec. 3.4. - Uses Allowed by District.

3.4.1. Allowed Use Table.

- A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in Section 2.3 and Section 2.7 of the Unified Development Code. Uses not listed may be interpreted by the Director of Community Development. When the Director of Community Development cannot determine placement, an application shall be made to the Board of Appeals for interpretation.
- B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key.

- A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.
- B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.
- C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted	
Use Category	Downtown Zoning Districts

Specific Use	DT-C	DT-MU	DT-LW	DT-R
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				
Dwelling, 'For-Sale,' Attached	X	X	X	X
Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	X	X	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				

Fire Station	X	X		
Golf Course, Driving Range				
Museums & Libraries	X	X	O	
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	X	X	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	
School, Commercial (Beauty, Business)	X	X	O	
Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		

Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	
Barber Shop	X	X	O	
Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	

Dance Studio	X	X	O	
Day Care Center	O	X	O	
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		
Florist, Retail (with no greenhouse)	X	X	O	
Florist, Retail (with greenhouse)		O		
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		
Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		

Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		
Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	O	
Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O	O	

Industrial Uses				
Asphalt Plant				
Bottle Gas Storage & Distribution				
Builder's Equipment/Material				
Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		
Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O	O	
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		

Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				
Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				
Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X
Drive-Through Window		O	O	
Dwelling, 'For-Sale', Accessory	X	X	X	X

Family Day Care Home	X	X	X	X
Group Home				
Home Occupation	X	X	X	X
Live-Work	X	X	X	
Parking Garage	X	X	O	
Privacy and decorative fences and walls	X	X	X	X
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	X	X	O	
Retaining walls and other site improvement structures approved as part of the development permit.	X	X	X	X
Signs, subject to all of the requirements regulating signage of the district.	X	X	X	X
Special Care Home	X	X	X	X
Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities	X	X	X	X
Vehicle access, parking and loading areas	X	X	X	X

3.4.3. Specific Use Standards.

The following principal and accessory uses must conform with the indicated use standards.

- A. **Dwelling, 'For-Sale' Accessory.** Where a Dwelling, 'For-Sale' Accessory is allowed, it is subject to the following:
1. The dwelling shall be accessory to a permitted commercial use and shall be located above or to the rear of such use to which it is accessory.
 2. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
 3. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial structure to which it is accessory.
 4. The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial structure and the dwelling.

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

B. Live-Work. Where Live-Work is allowed, it is subject to the following:

1. Live-work is only permitted on the first floor of a dwelling unit.
2. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
3. The live-work use may employ no more than two persons not living on the premises at any one time.
4. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
5. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
6. No equipment or process may be used in connection with the live-work use that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
7. No more than 5 customers are permitted on the premises at any one time.

Sec. 3.5. - DT-C: Downtown Core.

3.5.1. Purpose.



The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

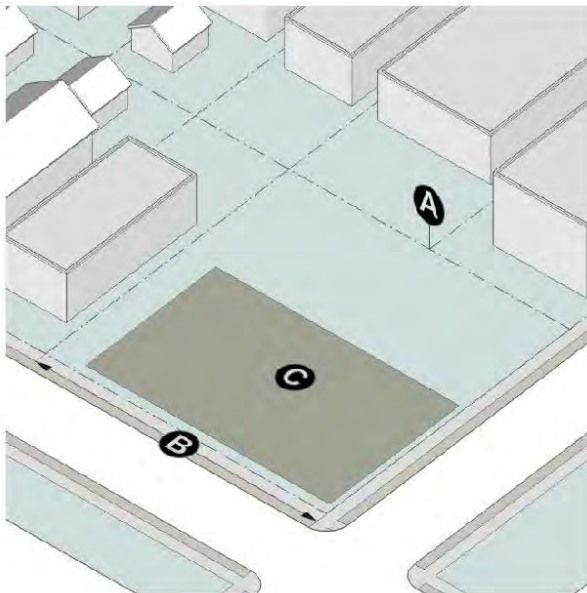
3.5.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse

- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

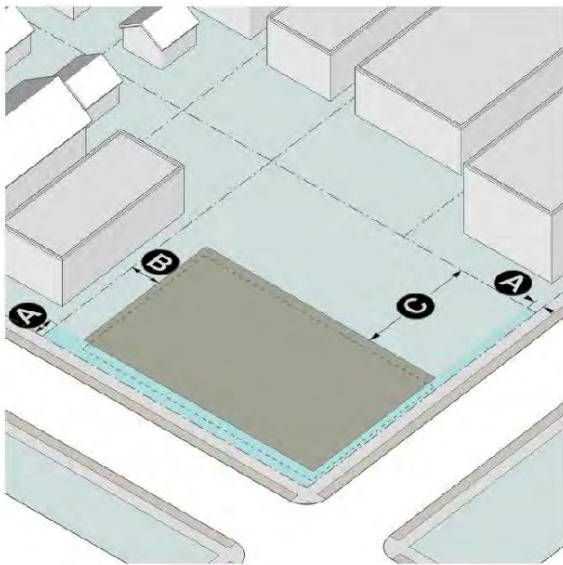
3.5.3. Dimensional Standards.



Site Standards				
Residential Density:	No Limit			
Min. Amenity Space Requirement:	5% of site (all sites)			
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)			
Lot Standards	A	Area	B	Width
Detached House:	2,500 sf min.		25 ft min.	

Carriage House:		Same as principal structure	
Semi-Detached House:		2,500 sf min.	25 ft min.
Townhouse:		900 sf min.	20 ft min.
Cottage Court:		1,200 sf min.	20 ft min.
All other Building Types:		No min.	20 ft min.
Lot Coverage			
©	All Building Types:	90% max.	

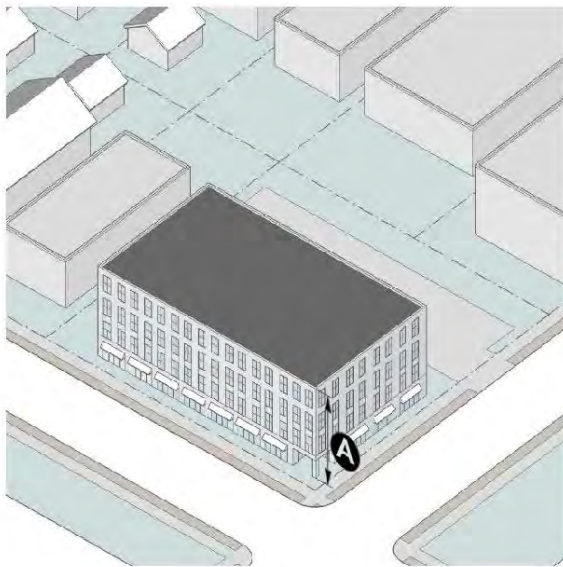
3.5.4. Building Placement.



Principal and Accessory Structure Setbacks		
Ⓐ	Front Yard:	0 ft. min., 10 ft max.
Ⓑ	Side Yard:	0 ft. min.
Ⓒ	Rear Yard (no alley):	6 ft. min.

©	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.5.5. Bulk and Mass.



Building Height		
Ⓐ	Min. Street-Facing Façade Height in Feet:	18 ft
Ⓐ	Max. Height in Stories:	4 stories
Ⓐ	Max. Height in Feet:	60 ft
The minimum permitted building height is wherever is more.		
The maximum permitted building height is whichever is less.		

Sec. 3.6. - DT-MU: Downtown Mixed-Use.

3.6.1. Purpose.



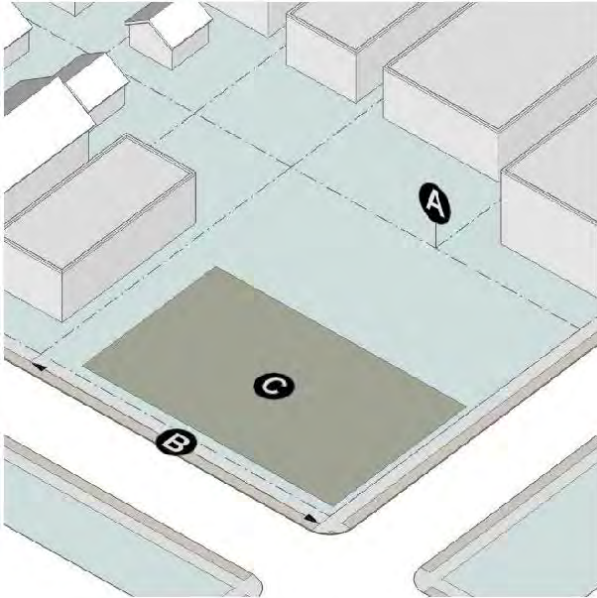
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

3.6.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

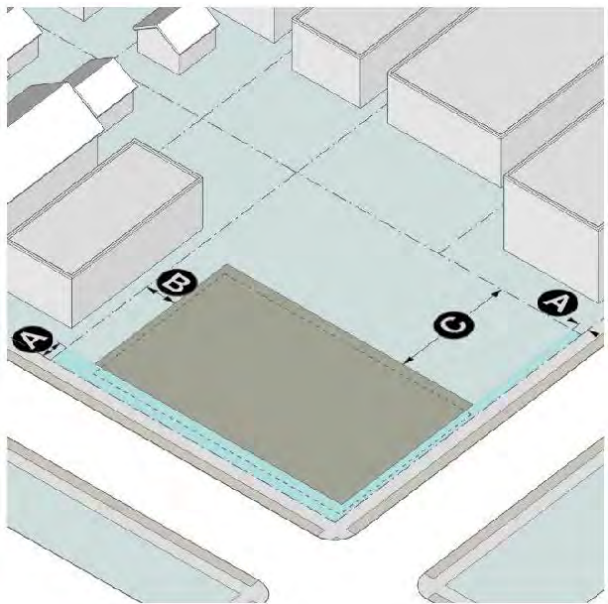
3.6.3. Dimensional Standards.



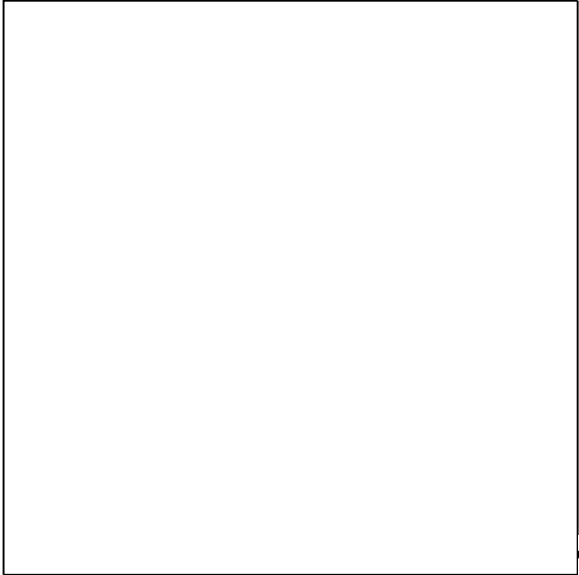
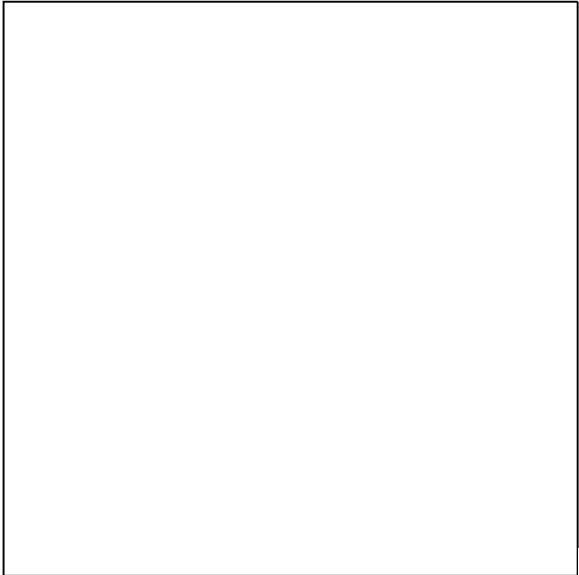
Site Standards for All Sites				
Residential Density (no Conditional Use Permit):	10 u/a			
Residential Density (with Conditional Use Permit):	As approved by City Council			
Min. Amenity Space Requirement:	10% of site			
Additional Standards for Sites Over 5 Acres				
Min. Civic Space Requirements:	10% of site			
Lot Standards	A	Area	B	Width
Detached House:		2,500 sf min.		25 ft min.
Carriage House:		Same as principal structure		
Semi-Detached House:		2,500 sf min.		25 ft min.
Townhouse:		900 sf min.		20 ft min.
Cottage Court:		1,200 sf min.		20 ft min.

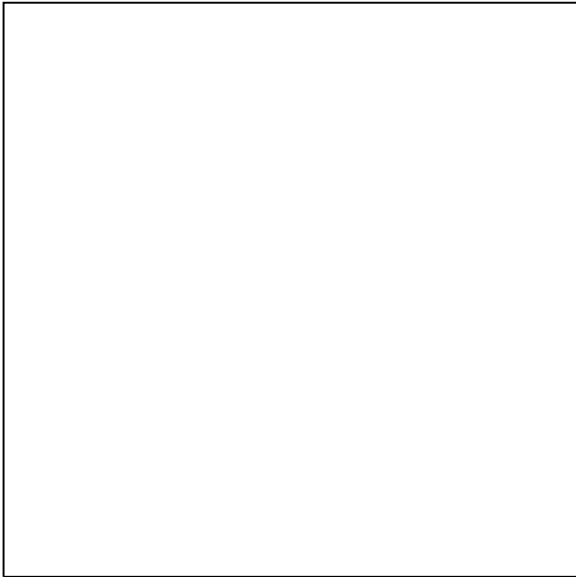
All other Building Types:		No min.	20 ft min.
Lot Coverage			
©	All Building Types:	80% max.	

3.6.4. Building Placement.

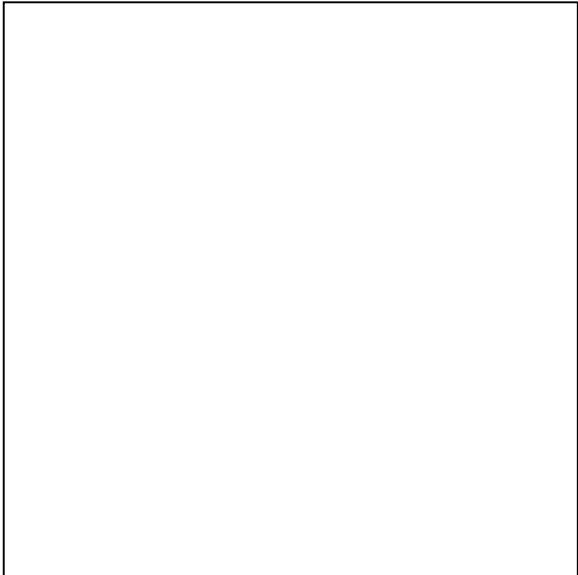
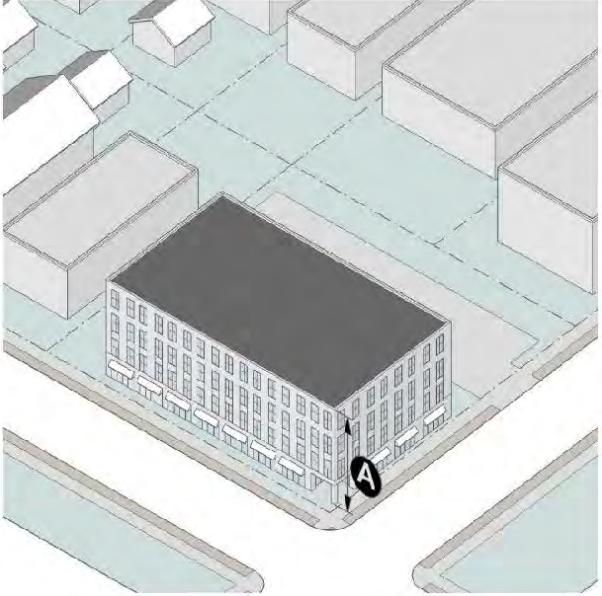


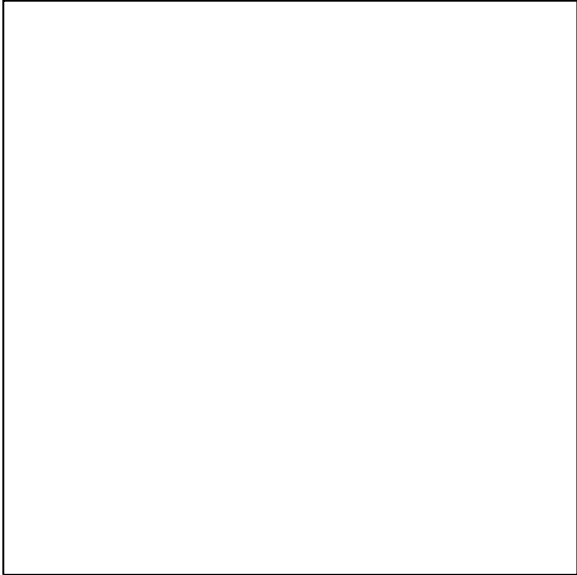
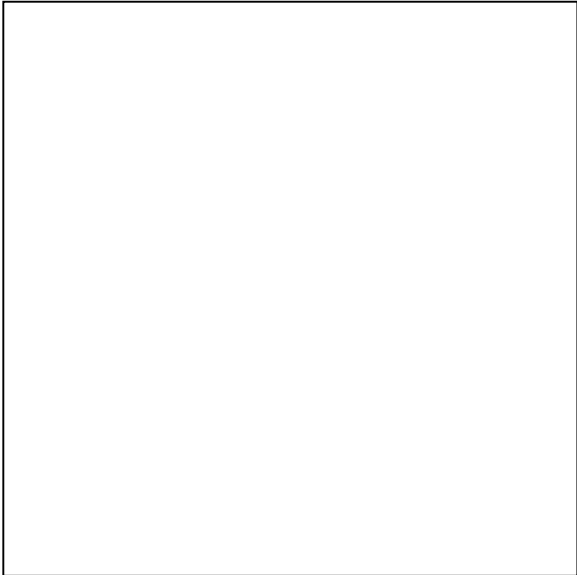
Principal and Accessory Structure Setbacks		
Ⓐ	Front Yard:	5 ft. min., 10 ft max.

 B	Side Yard:	0 ft. min.
 C	Rear Yard (no alley)	6 ft. min.

	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

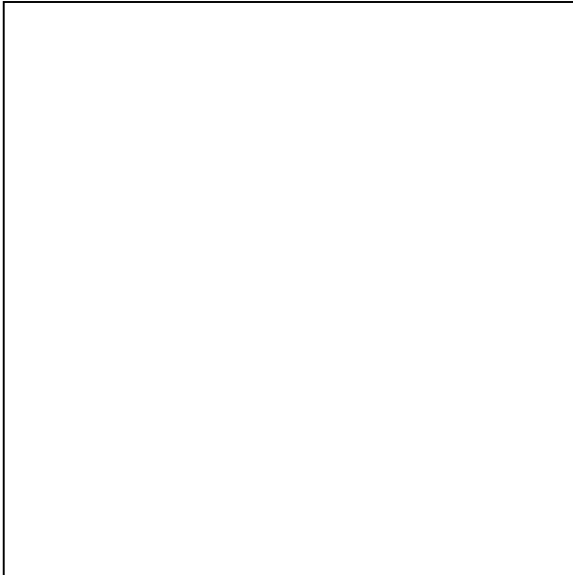
3.6.5. Bulk and Mass.

	
Building Height	

	Max. Height in Stories:	4 stories
	Max. Height in Feet:	60 ft
The maximum permitted building height is whichever is less.		

Sec. 3.7. - DT-LW: Downtown Live-Work.

3.7.1. Purpose.



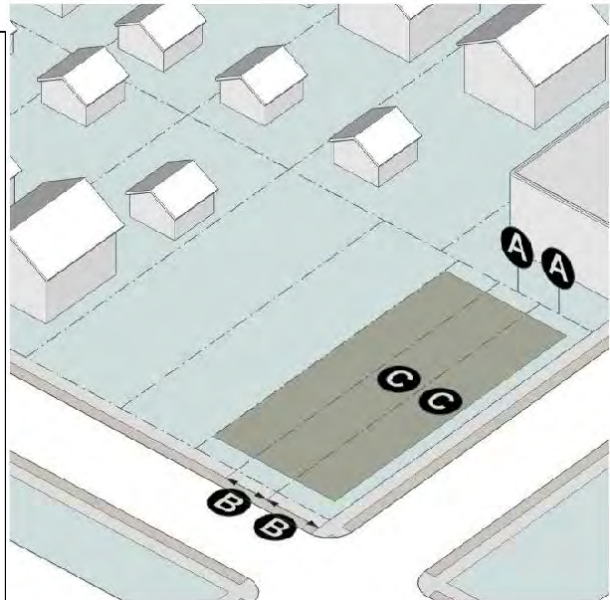
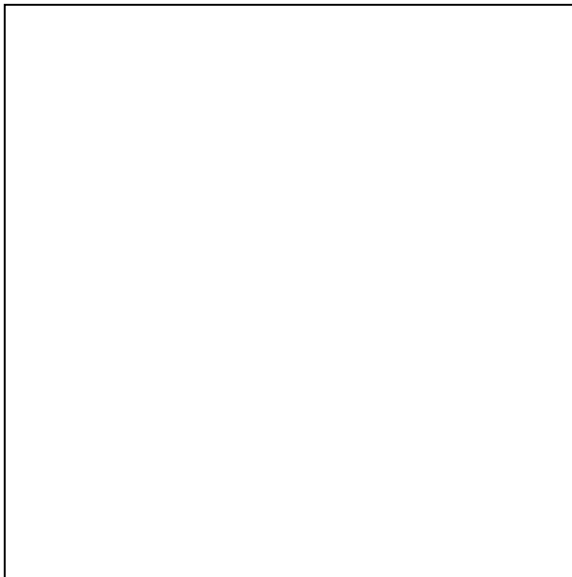
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

3.7.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Commercial House
- H. Shopfront
- I. Flex Building
- J. Mixed-Use Building
- K. General Building
- L. Civic Building

3.7.3. Dimensional Standards.

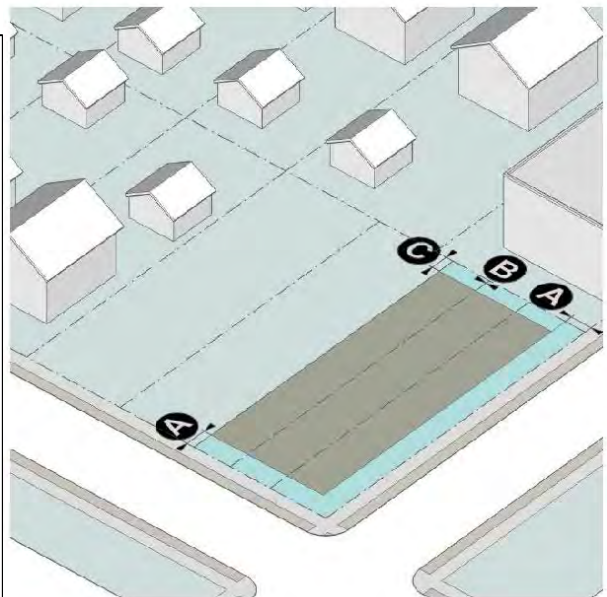
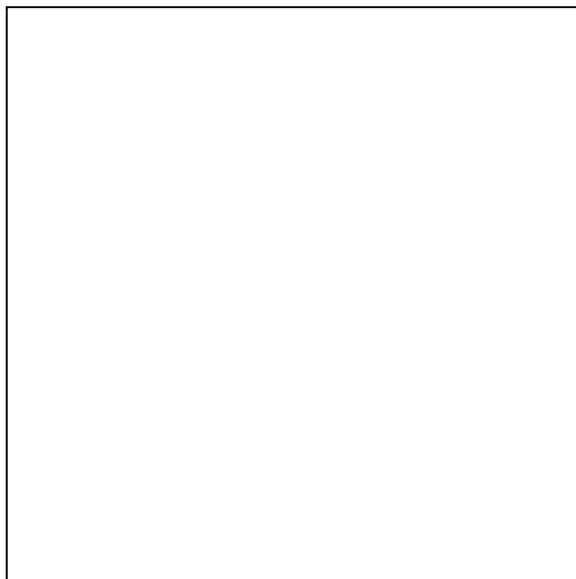


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

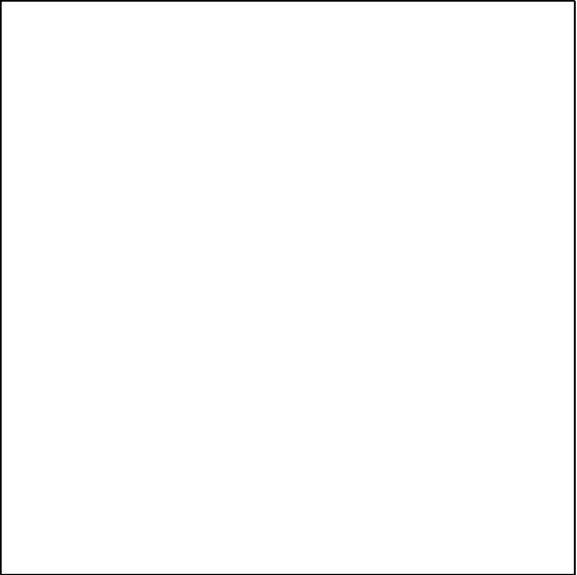
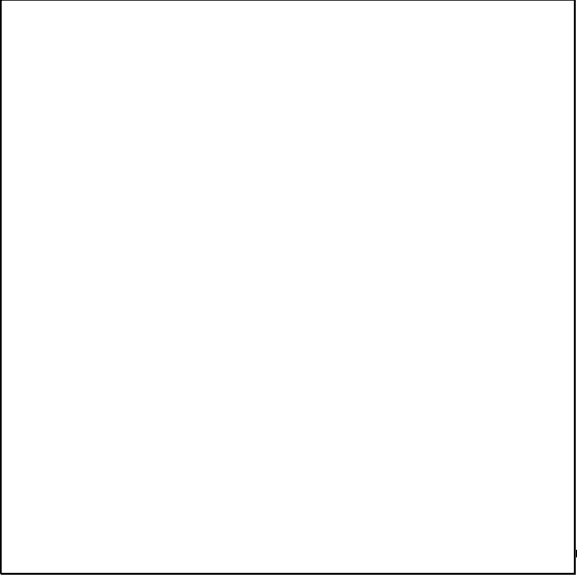
Lot Standards	Area		Width
	A	B	
Detached House:	2,500 sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
All other Building Types:	2,500 sf	20 ft	
Lot Coverage			

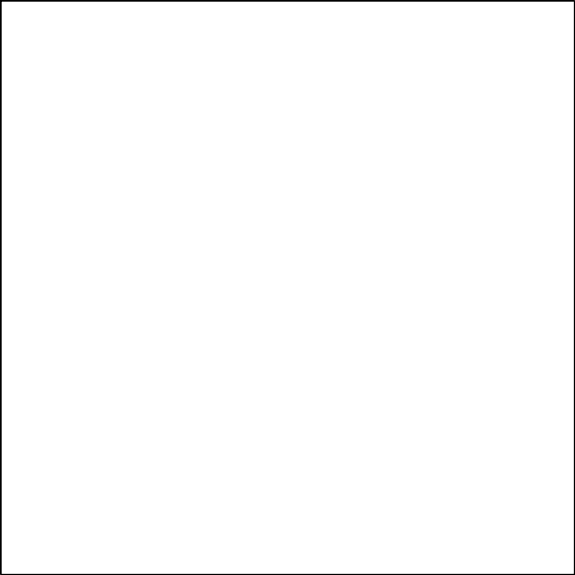
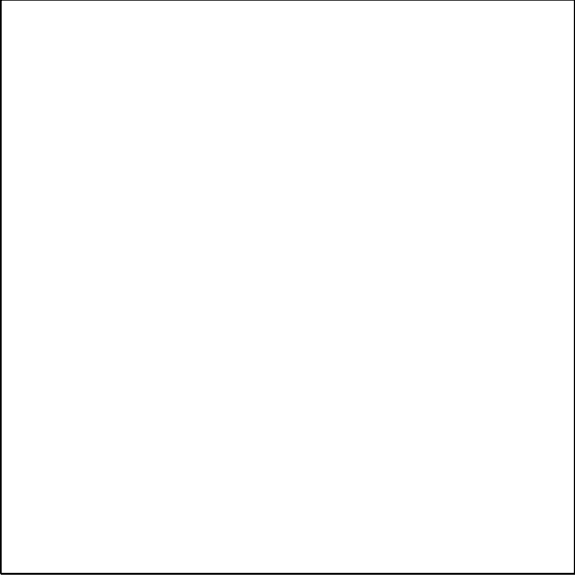
	All Building Types:	70% max.
©		

3.7.4. Building Placement.

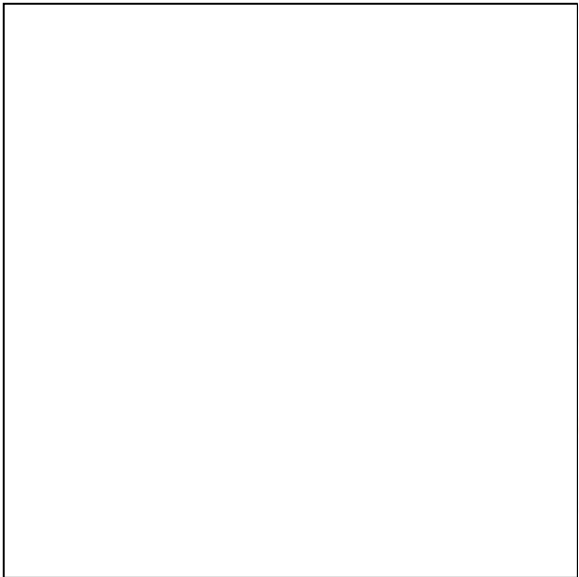


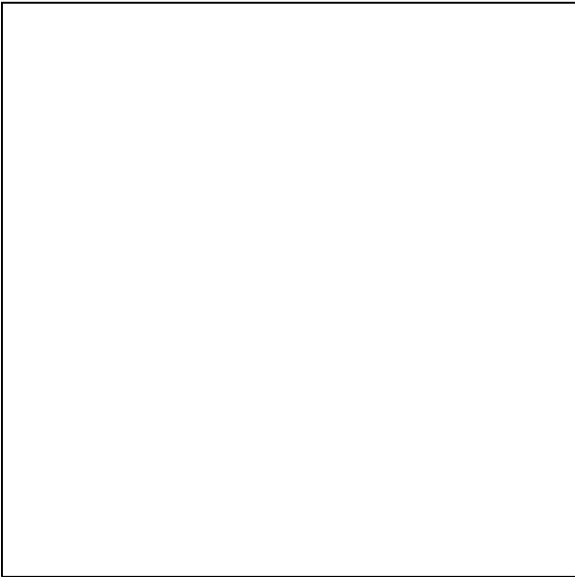
Principal and Accessory Structure Setbacks

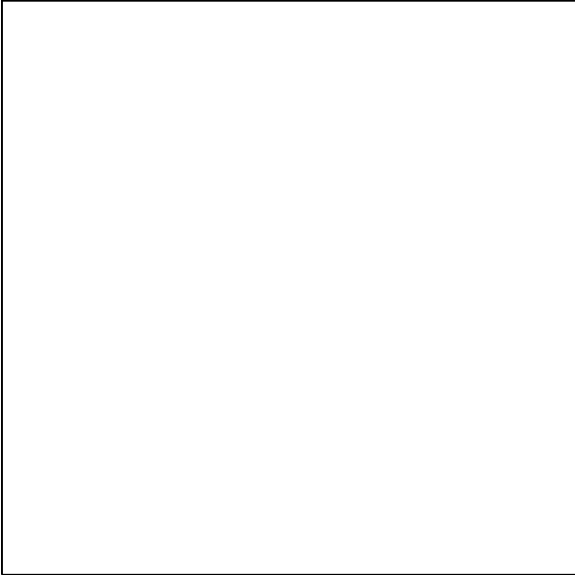
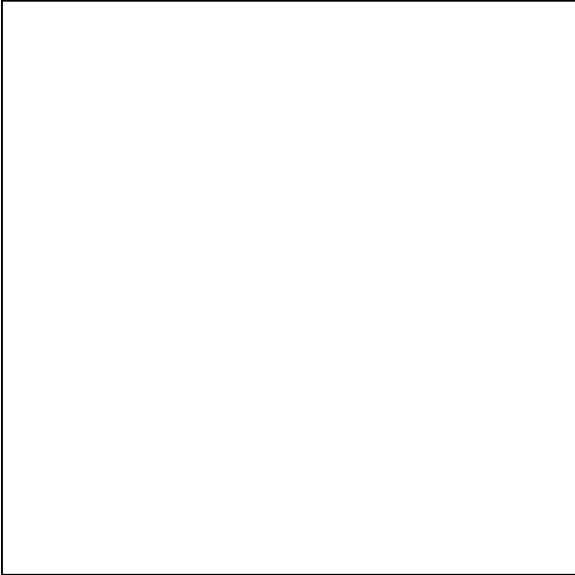
	Front Yard:	10 ft. min.
	Side Yard:	0 ft. min.

	Rear Yard (no alley)	3 ft. min.
	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.7.5. Bulk and Mass.



Building Height		
 A	Max. Height in Stories:	3 stories

	Max. Height in Feet:	40 ft
The maximum permitted building height is whichever is less.		
Building Size		
	Max. Building Footprint:	10,000 sf

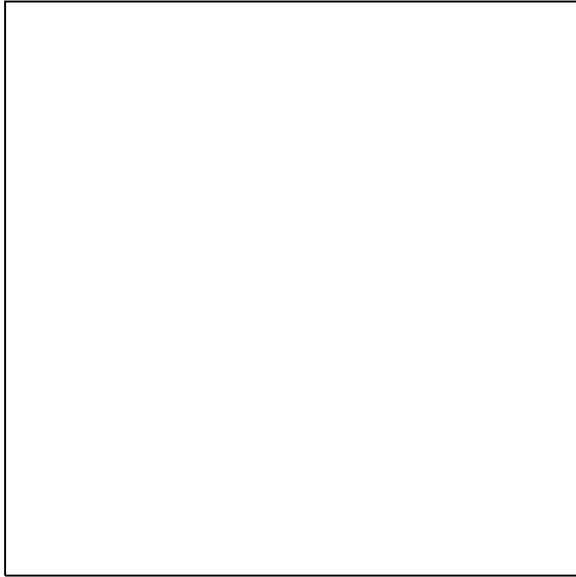
3.7.6. Commercial Parking Lot Requirements.

- A. Commercial parking lots must provide a minimum 10 feet wide landscape strip between parking bays. Such strip shall be provided in addition to the requirements of Section 2.3.5 of the Unified Development Code.

- B. The required landscape strip must be planted with a minimum of one shade tree for each 30 feet of landscape strip length or portion thereof.

Sec. 3.8. - DT-R: Downtown Residential.

3.8.1. Purpose.



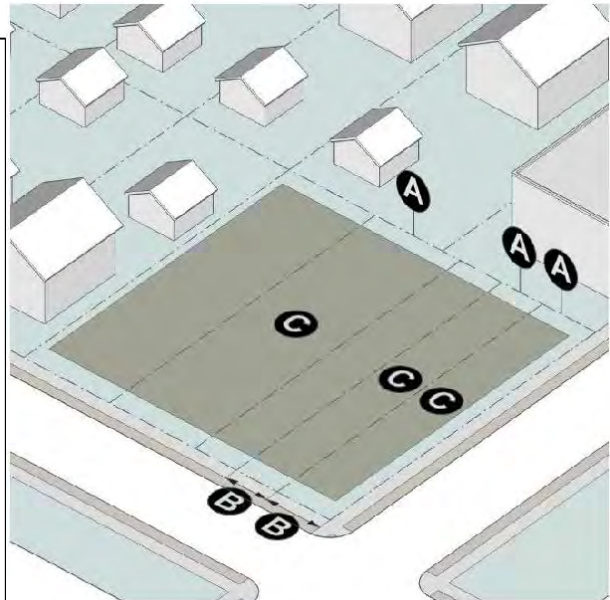
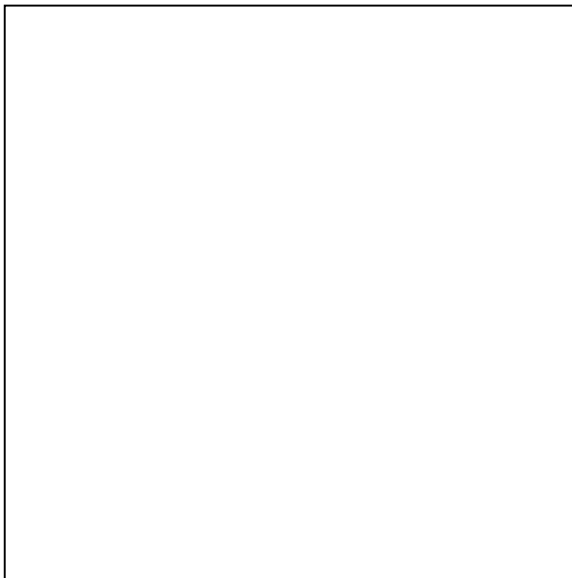
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards.

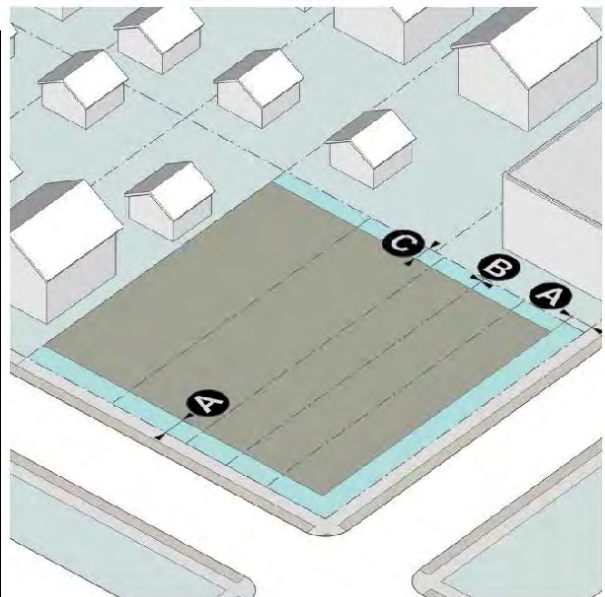
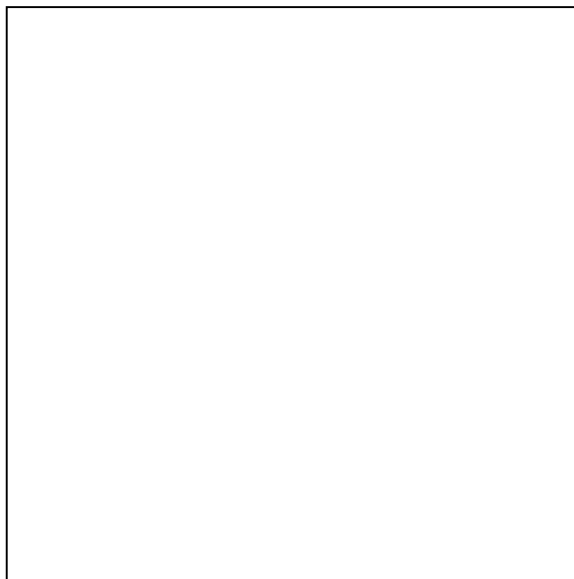


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

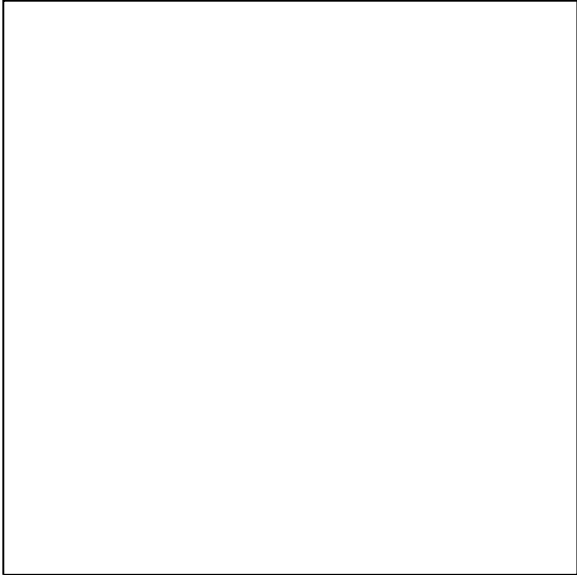
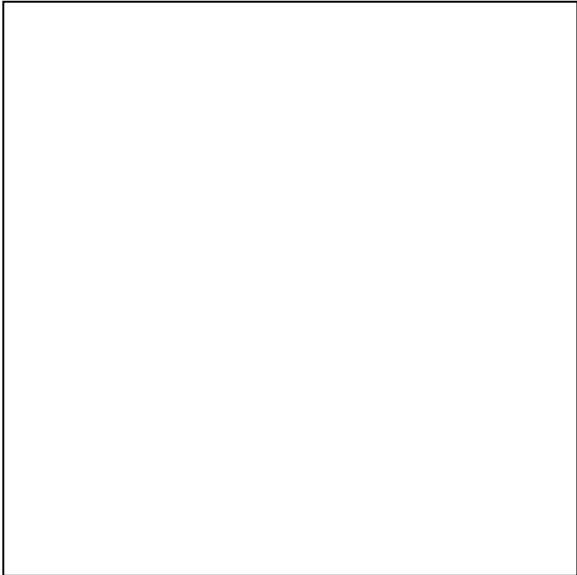
Lot Standards	Area		Width
	A	B	
Detached House:	2,500 <u>4,500</u> sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
Civic Building:	5,000 sf	50 ft	
Lot Coverage			

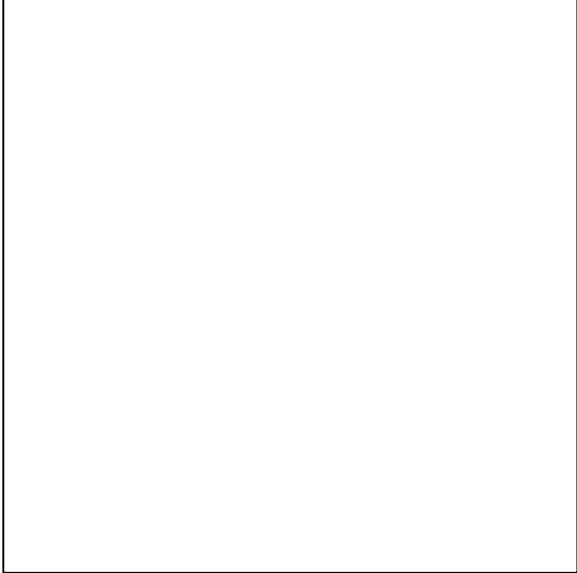
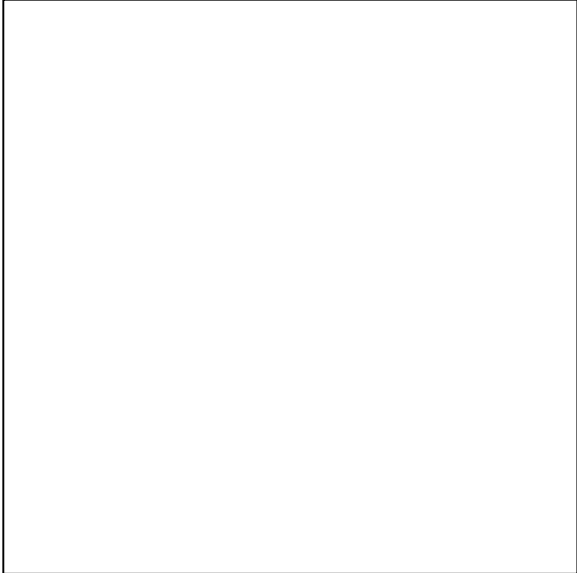
	All Building Types:	70% max.
©		

3.8.4. Building Placement.

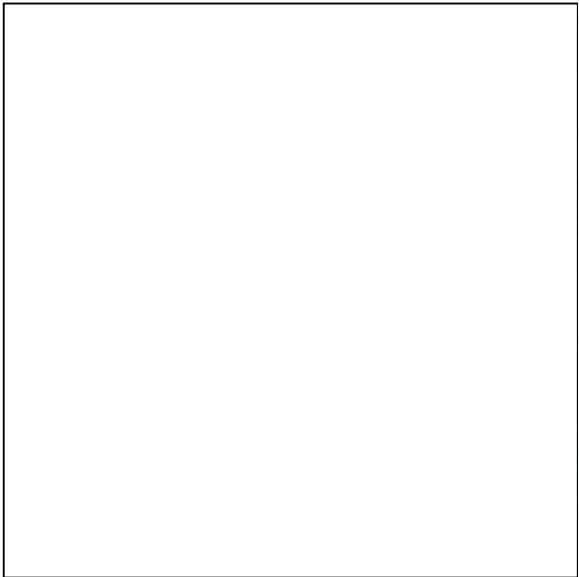


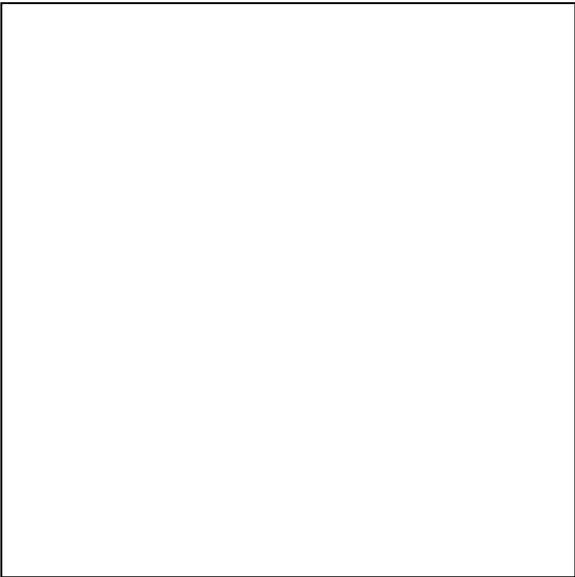
Principal and Accessory Structure Setbacks

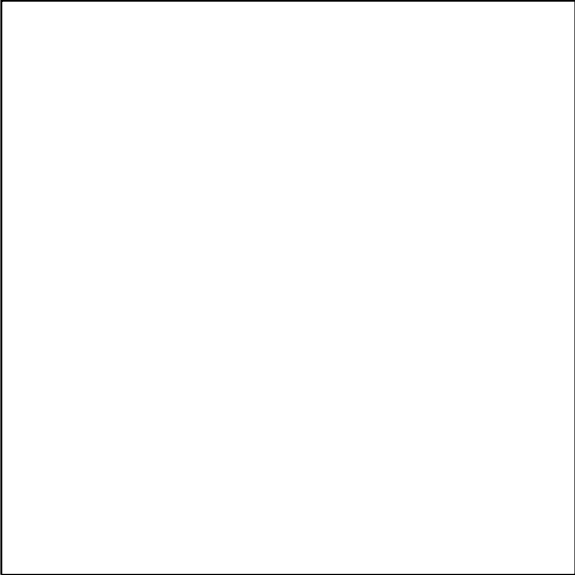
 A	Front Yard:	10 ft. min.
 B	Side Yard:	0 ft. min. <u>(10' between structures)</u>

	Rear Yard (no alley):	3 ft. min.
	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.8.5. Bulk and Mass.



Building Height		
 A		
	Max. Height in Stories:	3 stories

	Max. Height in Feet:	35 ft
The maximum permitted building height is whichever is less.		



Alpharetta Downtown Design Guidelines

June 7, 2017



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The Alpharetta Downtown Design Guidelines (The Design Guidelines) are an amendment to the Alpharetta Design Review Ordinance and Design Guidelines. These guidelines expand the area subject to the Alpharetta Design Review Ordinance and Design Guidelines to include the “Downtown Core” identified on page 70 of the adopted Alpharetta Downtown Master Plan (The Master Plan). These guidelines also provide additional standards that apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Other applicable guidelines, regulations, and ordinances regulating development also apply. Where guidelines stated in this document are in conflict with other governing regulations, unless otherwise noted, the more restrictive shall control. Additionally, sculptures, art, and murals shall require review by the Art Commission.

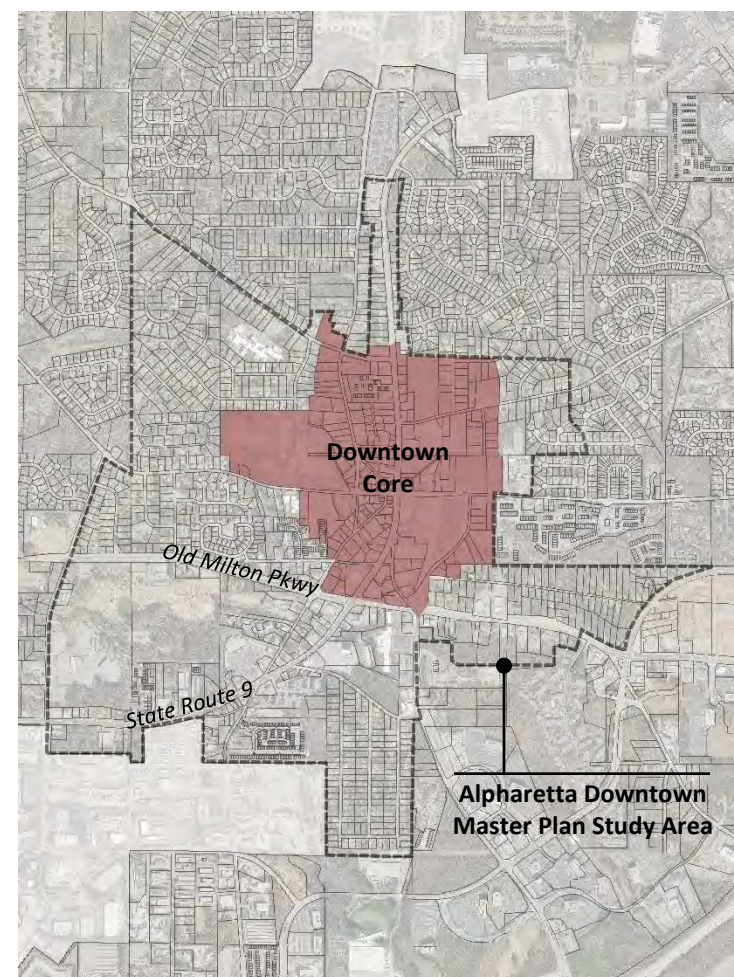
The Design Guidelines are intended to promote new development within Downtown Alpharetta that meets the goals of The Master Plan. These Guidelines include both standards (requirements that must be complied with) and recommendations (suggestions that are strongly encouraged to be complied with). Standards typically use the word “shall”, an active verb (i.e. “provide” or “install”) and/or a clear directive (“are not permitted”, or “are required”). Images and illustrations are provided of many of the issues discussed and are intended to aid developers and City Staff in the design and approval processes.

Finally, some guidelines only apply to specific building types. Definitions of these building types are established in the City of Alpharetta Downtown Overlay, which applies to the entire Downtown Core regulated by these Design Guidelines.

Master Plan Goals

Downtown Alpharetta is envisioned as a vibrant live-work-play district featuring shops and restaurants, walkable streets, a range of open spaces, civic uses, new mixed-use development, contextual housing, preserved historic resources, and much more. With its rich sense-of-place and small town scale, Downtown is intended to represent an authentic town center with programming and designs that differentiate it from other business centers in the Alpharetta area and make it a focal point for citizens of Alpharetta and nearby communities.

While the Design Guidelines are not intended to establish a single architectural design direction for Downtown Alpharetta, they do provide guidance and standards for site design, the design of buildings and streetscapes, material selections, exterior lighting, and signage design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century. The Design Guidelines are intended to be flexible and fluid in order to take advantage of future development trends, while maintaining a sense of visual cohesiveness within the downtown area.



These guidelines apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located within the Downtown Core of the Alpharetta Downtown Master Plan Study Area.

Alpharetta's Downtown is intended to reinforce its established historic scale, character, and connectivity while embodying the architectural practices commonly found within the commercial centers of traditional towns built prior to World War II - commonly referred to as the traditional "Main Street". Overall planning and building arrangement should promote a compact pedestrian-scaled environment while individual buildings should be designed and detailed to reinforce the pedestrian-oriented character of Downtown.

Key Design Principles

The following Key Design Principles establish the foundation of these Design Guidelines whose purpose is to ensure the overall character of this unique environment.

- Buildings shall be located, designed, and programmed to activate open spaces, promote pedestrian activities, provide visual interest, and create an enjoyable, vibrant, and mixed- use environment.
- Building design shall utilize massing, materials, and architectural details and ornament to achieve compatibility with existing buildings within the Historic Business District and nearby areas.
- Compatibility is not meant to be achieved through uniformity or the replication of existing buildings, but through the use of variations in building elements to achieve individual building identity. Traditional Main Street buildings typically employ a variety of architectural styles, sometimes informed by the geographic location or the time period of construction.
- Avoid a pastiche of styles and competing architectural details. Traditional details, when used, should be appropriate to their style.
- Building facades should include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk with entrances oriented towards the street to promote a consistent and well-defined pedestrian environment.
- Open space that allows for community gatherings and more passive pedestrian activities is a vital component of any successful downtown environment. Rather than create smaller, disconnected spaces on a per development block basis, The Master Plan concentrates open space into larger locations with convenient public access.
- Create a sustainable environment that will be embraced by generations to come.



The historic Milton County Courthouse was built in 1877 and sat at the corner of Main and Academy Streets (razed in 1955).



Buildings and streetscape within Alpharetta's existing downtown.



An illustration of potential development.

Elements of Main Street Design

Prior to World War II, the traditional Main Street served not only as the community's primary commercial center, but also as an important part of its social life by providing a mix of uses and amenities which together activated streets and open spaces and helped define the towns' individual character. Streets, blocks, lots, and buildings were laid out and designed with both function and aesthetics in mind. Utilizing local materials and building techniques, communities were able to create a built environment that represented their individual character and future aspirations. Over time, as the community grew and evolved, additional streets and blocks were added while existing buildings and spaces were adapted or repurposed to meet current needs. The resultant is a Main Street that embodies the community not just at a single point in history, but as an authentic physical narrative of its evolution.

While one cannot ensure great buildings or places by simply copying the best historic ones, there are a number of common architectural attributes found along the traditional Main Street that, when arranged and properly utilized, will contribute to a well-proportioned, visually pleasing, and economically viable downtown neighborhood. These attributes include the size, scale, level of detail, location, and juxtaposition of buildings and individual facades and their associated architectural details. In order to establish and maintain a consistent character, it is important to be mindful of not only the design of a single building facade and its component parts but also understand how each fits into, and interacts with, neighboring buildings and spaces.

Pages 6-9 identify and illustrate key architectural attributes that characterize Main Street architecture. Alternatively, pages 10 and 11 identify and illustrate attributes of design that detract from the character of a traditional Main Street. Because Downtown Alpharetta includes both traditional Main Street areas and traditional residential streets, it is important to note that the following are intended to apply to the latter. Projects that include the preservation of historic residential buildings over 75 years old or completely consist of new residential buildings should be afforded some relief from the standards on pages 6-11.



King Street is both the commercial and social center of Old Town Alexandria, VA.



Town Green in Athens, GA.



A variety of building massings, styles and uses along with an appropriate amount of open space creates an inviting, human-scaled and viable environment.

Building Location & Orientation



- Mixed-use and shopfront buildings are built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.



Block Massing



- Individual blocks are broken down into a series of buildings each with distinct facade expressions.
- Above illustrates a street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest. Below illustrates a block with more varied building height.



Building Massing



- Larger buildings that occupy a greater percentage of the block, utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- Traditional Main Street buildings are characterized by simple massing and forms.



Corner Articulation



- Simple massing and small changes in plane or height are used to emphasize certain intersections and points of interest within Downtown. Variations in massing complement, and do not compete with, other nearby design elements.
- Not all corners require massing articulation and may be treated more simply.

Building Entrances



- Building entries for upper level uses and pedestrian pass throughs may be identified via a change in massing and architectural elements that distinguish them from storefronts, as shown above. Alternately, they may be more discreetly incorporated into the ground floor fenestration, as shown below.



- While most Main Street buildings were erected prior to World War II, the inclusion of more recent styles is typical of many downtowns and brings both authenticity and a sense that a place has evolved over time.
- Variation in style can be expressed either as an element within a facade or as a facade within a block. In the above, the ground floor storefront and upper floor windows vary in style from the rest of the traditional facade. Below, the circa 1930s center building is a counterpoint to its 19th century neighbors.



Facade Design



- Ground floors consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Traditional Main Street facades are characterized by distinct base, middle, and top (parapet) zones that create an attractive and comfortable human scale to buildings and blocks.
- Ground floors can be expressed as a continuation of the building's upper stories' design expression extending down to the ground (lower left) or with applied storefront elements (lower right).



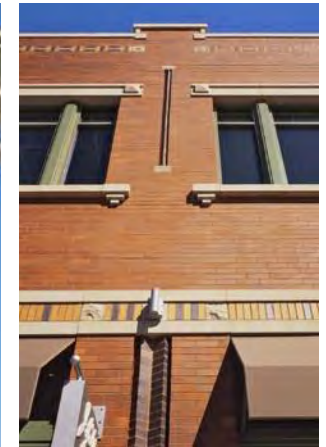
Detail & Fenestration



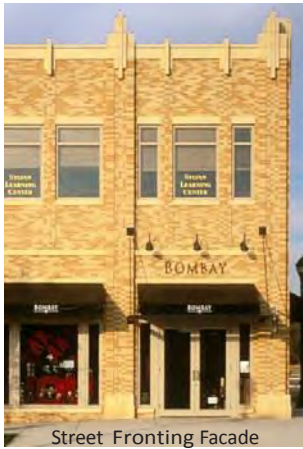
- Architectural styles can be varied or more similar. The level of detail often is dependent on the style with some buildings more ornate and others more simple.
- Upper level fenestration is typically characterized by simple rhythms of window openings.
- As shown, buildings of similar size and with similar levels of detail can be distinguished by different storefront designs, second floor fenestration and parapet design.



- Main Street buildings are characterized by the use of traditional materials that utilize details appropriate to those materials.
- Well proportioned architectural elements that have an appropriate level of detail for the style of building they articulate provide a sense of scale and visual interest.
- Detail can be achieved through applied ornament, a change in material, building plane, color and texture.



Hierarchy of Detail & Materials



Street Fronting Facade



Entrance at Block Interior

- Not all sides of Main Street buildings are treated the same. The highest level of detail and quality of materials are used on the street fronting facades. Facades at the rear of buildings (block interior) or along alleys favor durability and cost efficiency.
- The materials and level of detail of street-facing facades typically return at corners and sides before transitioning to ones that are less detailed and more cost efficient.



Streetscape



- The streetscape, located between the building face and the curb, is comprised of street trees, accent planting, and street furniture that further promote Main Street's pedestrian activities.
- Sidewalks are sized to an appropriate width to accommodate both pedestrian and commercial uses such as seating and signage.
- Sidewalks built of durable materials and simple patterns are characteristic of traditional Main Streets.



Signage



- Signage's prime role is to provide commercial identity and branding. Done properly it adds a level of detail and visual interest to the building and the streetscape.
- Below, two examples of signage that complement the style of each building well and are integrated into their architectural elements.



Building Setback & Materials



- Buildings set back far from the back of the sidewalk degrade the street edge and do not provide the sense of enclosure that traditional Main Streets provide.
- Street facing facades with limited glass area at the ground level detract from, rather than promote, pedestrian activities.
- Buildings that incorporate an excessive number of materials risk creating a streetscape that looks busy and disjointed and are uncharacteristic of traditional Main Streets.



Massing & Scale



- Building facades composed of architectural elements that are oversized or ill-proportioned disrupt the typically consistent rhythms and proportions found along most Main Streets.
- Overly busy massing in close proximity that compete with each other for attention are uncharacteristic of Main Street.



Massing & Ground Floor Height



- Contemporary interpretations of traditional architectural styles are best executed when the design maintains the basic principles of the referenced style. In the above, the two top floor balconies create oversized, horizontal openings that erode the facade and are out of character with the building's style.
- Excessively tall ground floor-to-floor heights risk creating buildings with proportions and excessive spandrel zone depths that are not indicative of Main Street buildings.



Appropriate Details & Articulation



- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional Main Street buildings.
- Changes in color without changes in material and/or plane have a cartoonish effect that detracts from the character of Main Street.



Architectural Style & Context



- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are uncharacteristic of traditional Main Streets.
- Awkward combinations of materials, details and the improper use of architectural style and scale create an inauthentic environment.



Visibility & Signage



- Ground floors that lack visual connections to the street, either through the lack of glazing, as in the above example, or the covering up of storefront with excessive signage, shown below, is a detriment to the pedestrian nature of main streets.
- Signage that is oversized, over-scaled, or blocks visibility into and out of ground floor businesses clutters the facade and does little to activate the streetscape.



The preceding principles establish the foundation for the architectural design of the future development sites within Downtown. Building upon, and reinforcing these principles, the following standards and recommendations are intended to provide guidance in the design and development of buildings and sites that achieve the City of Alpharetta's vision for its heart.

The Standards & Recommendations are broken down into a series of topics, beginning at the larger scale of the block, and successively addressing design issues at the intermediate and finally the smallest scale. In addition to the design of blocks and buildings, streetscape, landscape, signage, and lighting design are addressed owing to their importance in contributing to the character of a place.

Though not specifically called out, sustainability is an overarching goal for new development within Downtown, aspects of which are implied throughout these standards and recommendations by promoting development that is to be built for longevity and embraced by the community. To the extent practical, sustainability should be a consideration in the design, construction and operation of all buildings and spaces within Downtown.

Block Design: Location & Orientation

A city block (or simply block) is defined as a parcel or site bounded by public streets. It provides the space within the city's fabric for the placement of buildings and their associated service and support areas. The buildings, through their location relative to the street, overall massing, and height, articulate the edges of the block within which they are arranged and set the tone for the character of the public realm.

In order to create a well defined, pedestrian-oriented environment that promotes street-level activity, buildings within a block shall:

- I) Be located at the back edge of the sidewalk.
 - A. Small setbacks from the building line are generally discouraged and should be reserved for special and limited instances where specific street level uses require additional width at the sidewalk. Setbacks should be limited in both their depth and length along the block so as to maintain a well-defined street edge. Minor setbacks may occur, but with limitations, at corners of a block. (See Figure 1)
 - B. Arcades that project over the sidewalk may be permitted along specific block faces with approval of the Design Review Board (The Board). Columns that support arcades may land within the sidewalk zone provided that a minimum five foot (5') continuous path of travel is maintained. (See Figures 2A-C.)

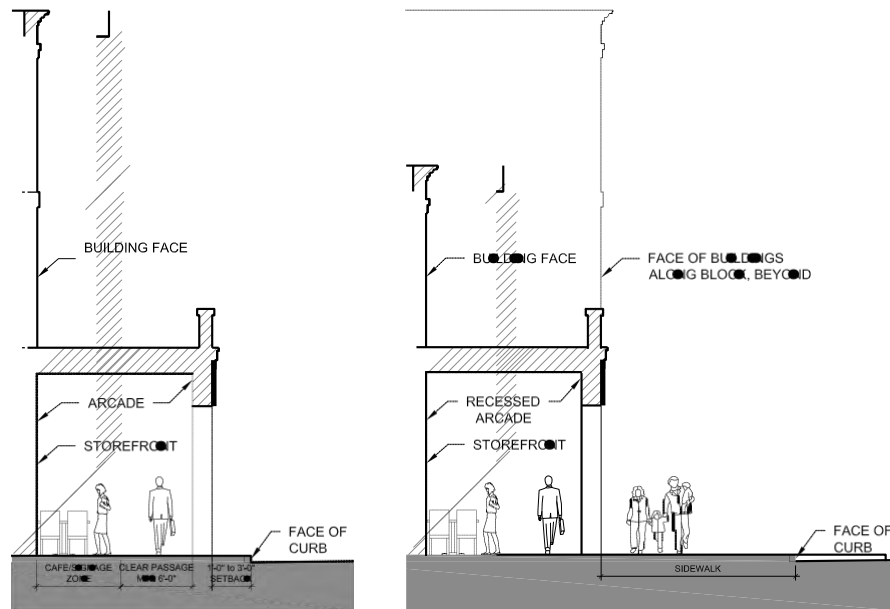


FIGURE 2A: Projecting arcades may be allowed.

FIGURE 2B: Recessed arcades are generally discouraged.



Buildings built to the back of the sidewalk create a well-defined, pedestrian-oriented environment.

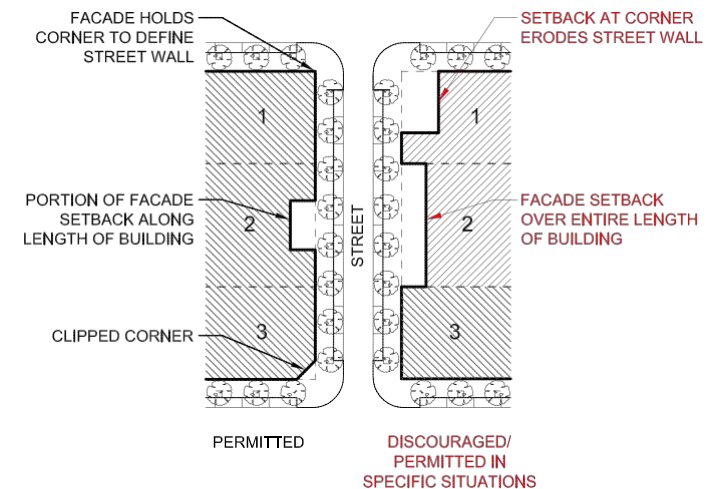


FIGURE 1: Setbacks are generally discouraged.



An arcade that projects over the sidewalk to create a covered seating area while maintaining a clear path for pedestrian travel.

Block Design: Location & Orientation

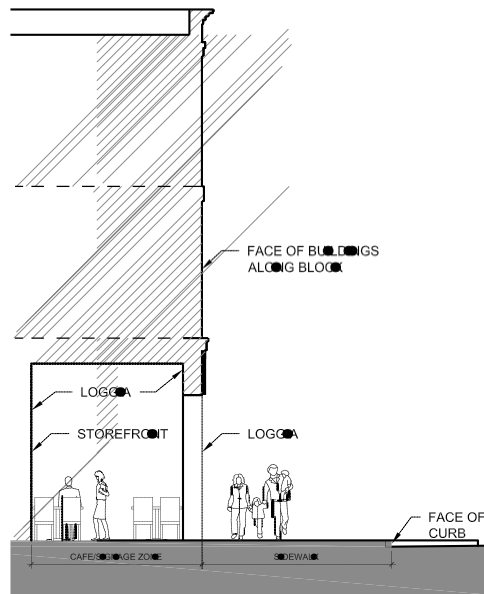


FIGURE 2C: Loggia that are recessed behind the sidewalk are allowed for dining uses only.

- C. Minor setbacks at the ground floor alone for entries, vestibules, commercial houses, or residential buildings types are permitted.
 - D. Parking is not permitted between building and the sidewalk.
 - E. Landscape or front yards between building and sidewalk is discouraged.
- II) Have primary facades and ground floor use entrances that are oriented towards the public street.
- A. Secondary entries may be located at the rear or sides of buildings provided they meet the requirements set forth within The Design Guidelines.
 - B. Entrances to upper floor uses may be located along the street front, side streets, off block breaks, or Block Interior areas.
 - C. Buildings that front multiple public streets or spaces, such as on corner or through lots, have more than one primary facade and should be designed with architectural emphasis placed on each; either hierarchically, with emphasis on the facade oriented towards the more prominent street or space, or equally with both elevations treated as primary facades.



Minor setbacks for building entrances are permitted.



Areas dedicated for dining along the sidewalk may be recessed within a loggia.



A setback from the building line for restaurant seating. Note, the above building extends back out to sidewalk at the ends of the seating area.

Block Design: Block Interior

The Block Interior consists of that portion of the block located behind buildings. It can consist of built areas, unbuilt areas, or a combination of both (See Figure 3). On smaller blocks, the building or buildings may occupy the entire block, thus eliminating the Block Interior.

- I) Uses that are appropriate to be provided for at the Block Interior include:
 - A. surface parking
 - B. service, loading and delivery areas
 - C. structured parking
 - D. open space
- II) Building facades fronting onto the Block Interior may be simpler in their design than those fronting onto public streets. Though not a requirement, their level of detail may be reduced and/or material palettes may be simplified in favor of durability over cost.

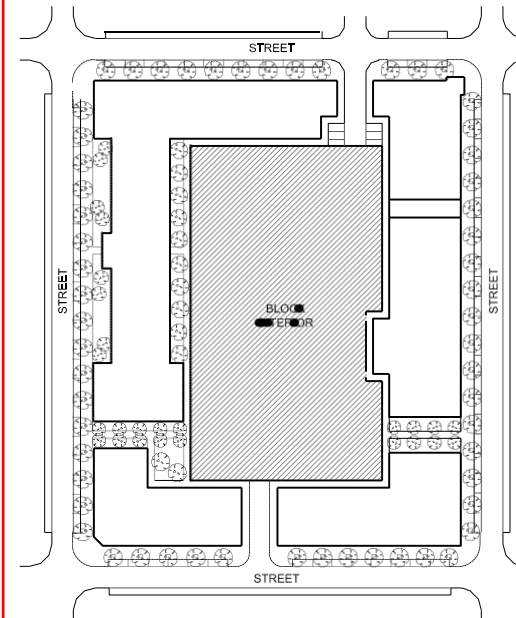


Figure 3: The Block Interior consists of the area located behind buildings.



Block Interiors serve primarily for functional uses such as parking and service. Facades fronting onto block interiors may be much simpler than their street fronting counterparts.

Block breaks provide connections, both pedestrian and vehicular, between the street and Block Interior and are particularly important in adding a level of porosity to longer blocks (See Figure 4). The number and width of these breaks should be minimized in order to screen views into the Block Interior from the street, maintain a defined street edge, and limit the number of vehicle curb cuts along the sidewalk.

- I) Vehicular block breaks:
 - A. shall be located to provide convenient access to parking and service areas within the Block Interior and facilitate efficient traffic movement across the site.
 - B. shall not occur along portions of blocks fronting the Town Green or along Street D.
 - C. should provide an appropriately sized sidewalk on at least one side of the vehicular roadway.
- II) Pedestrian block breaks:
 - A. should be located along key pedestrian routes.
 - B. are encouraged to have landscape plantings and street furniture.
 - C. may provide outdoor dining and seating areas for adjacent ground floor uses.
 - D. should, to the greatest extent possible, be activated by orienting street level openings and building entrances along their length.
- III) Portals are intermediate building breaks that occur at the first floor and allow for upper levels of the building to bridge over. Portals maintain the street edge of a block and provide opportunities for special architectural treatments.
 - A. Vehicular portals provide access for both vehicles and pedestrians to areas at the Block Interior including direct access to surface or structured parking.
 - i. The roadway and sidewalk zones are to be separated either by grade or with bollards or other physical barrier.
 - ii. A change in materials or material color between the vehicular and pedestrian path is encouraged.
 - B. Pedestrian portals provide pedestrian only access to the Block Interior.
 - i. Edges are encouraged to be activated with building entrances, dining/cafe seating, display windows, streetscape furniture, and accent planting.
 - C. Lighting of portals should be designed to provide for a safe and inviting path.
- IV) A block break used for a drive-up window is subject to Board approval.

Block Design: Block Breaks

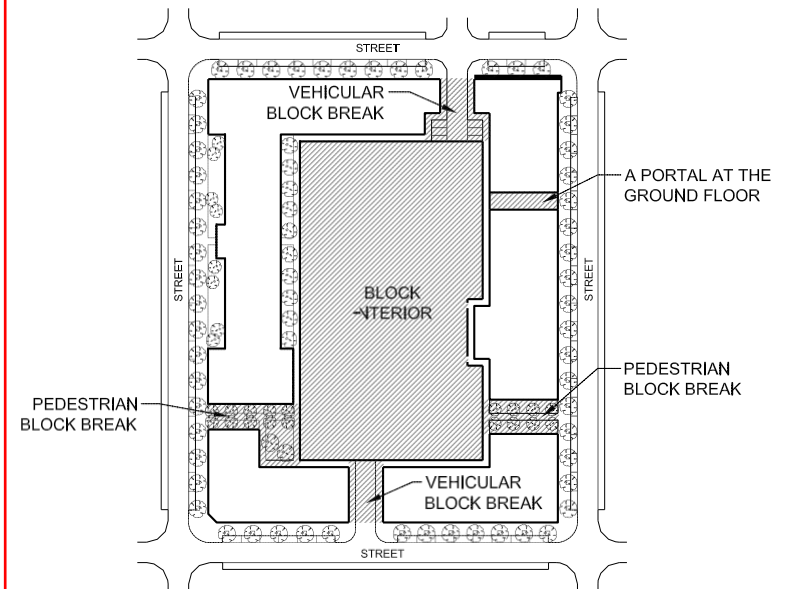
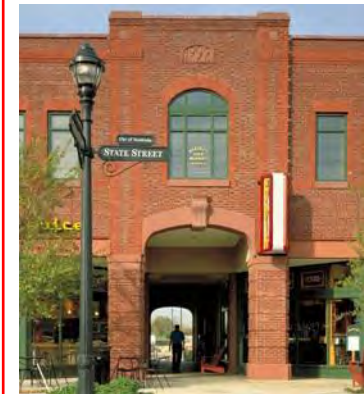
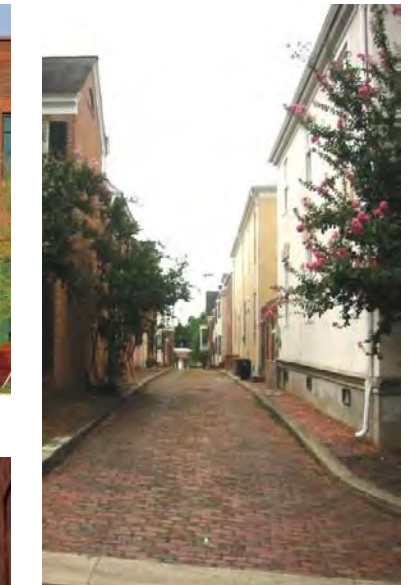


Figure 4 Identifies the access types to the Block Interior.



a Pedestrian Portal connects the street to block interior.



A Vehicular Block Break with an appropriately sized sidewalk.

A Pedestrian Block Break with a covered dining area.

Block Design: Block/Building Massing

Building massing generally refers to the shape of a building's volume. Traditional Main Street shopfront or mixed-use buildings usually have relatively simple massing; the street facades are relatively planar, have minor, if any, setbacks or projections, and are built straight up to the parapet. Setbacks, when they occur, are often reserved for the uppermost story or at the first floor at an entrance. Projections usually consist of minor facade articulations (e.g., balconies, pilasters, facade folds, and minor bays) except where more significant projections such as bays, oriel, and tower elements are used and are appropriate to the building's stylistic expression and location.

- I) A building's massing should relate to its site location, use, and architectural context.
 - A. Building massing should reinforce the massing patterns of other Downtown buildings.
 - B. Unique massing forms (e.g., towers, domes, and porticos) should be reserved for those buildings located at key points of interest or housing important civic functions.
- II) The massing of longer blocks are encouraged to be broken up by:
 - A. locating multiple buildings along any given block face. (See Figure 5)
 - B. utilizing a segmented facade treatment (see Glossary) on larger buildings. (See Figure 5)
 - i. Changes in segmented facade treatment should be planned to occur at the first floor tenant demising lines. Tenants may take up multiple, whole, segmented facade treatments.
 - ii. The widths of segmented facade treatments are encouraged to be based on a standard module similar to those found along traditional Main Streets.
 - C. breaking up of longer buildings with massing articulation.
 - D. a combination of A, B, and C above.
- III) Variations in the width, height, and rhythm of street-facing facades are encouraged along any block face.

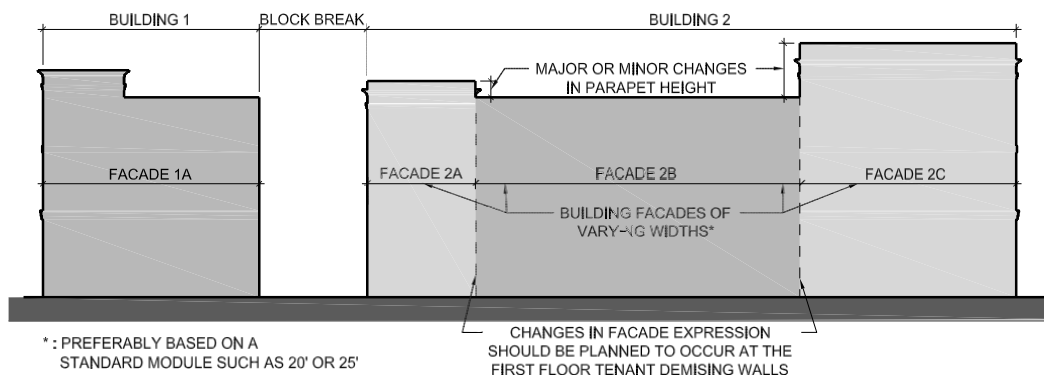


Fig. 5: Diagram of a block broken up by multiple buildings. Building 2's massing is further broken up by segmented facade treatments.



Examples of buildings that use simple massing articulations.



An example of a building that utilizes a segmented facade treatment of varying width facades to break down the perceived length of the block face.



Buildings that take up larger portions of a block, use massing articulations and fenestration rhythms that break down the scale of the block.

Block Design: Block/Building Massing

IV) Important elements such as building entrances or pedestrian portals may be reinforced with changes in massing or breaks in the predominant rhythm of the block.

V) If the opportunity exists, a building's massing should emphasize and frame or terminate important vistas. Building corners may be articulated in various ways (see Figure 6), but should not compete with other, adjacent massing articulations.

VI) Projections

Architectural elements such as balconies, bay projections, show windows, canopies, and awnings should be integrated into the design of street fronting facades to provide an added layer of variety, detail, and interest along the block face.

- A. Projections should be designed with regard to the individual building's design as well as the overall length of the block and street in terms of location, scale, rhythm, and relationship to one another.
- B. Visually unsupported and unresolved projecting architectural elements are discouraged.
- C. Projections at the ground level should be limited in their depth as to not obstruct sight lines into ground level uses. Where projections reduce the width of the sidewalk, a clear pedestrian path of five feet (5') must be maintained along the length of the building.
- D. Projections are only required in commercial house building types as appropriate to the style.

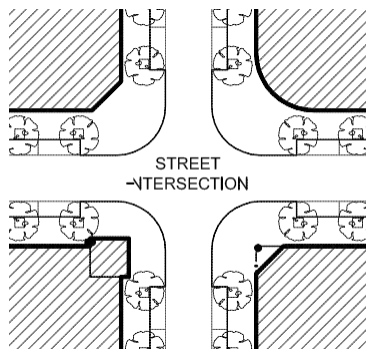


Figure 6: Diagram of building massings that emphasize corners.



Massing articulations at corners should complement plan relationships and not compete with other massing articulations.



Projections of massing or elements within traditional Main Street facades are typically minor.



More significant projections, such as balconies, bays or show windows, may be incorporated into the facade at select locations.

Block Design: Building Height

The Master Plan identifies recommended ranges for building heights (in floors) ranging in height from 1-4 stories.

- I) Buildings shall be designed to accommodate a minimum first floor finished ceiling height of twelve feet (12') to allow for retail commercial uses at the ground floor. Taller ceiling heights are allowed provided:
 - A. the height of the storefront is increased proportionately.
 - B. any increase in the height of the spandrel zone (the area between the head of openings on one floor and the sill of the openings on the above adjacent floor) between the ground and second floors is compensated through the use of architectural details that act to subdivide it into smaller areas.
 - C. a combination of A and B, above.
- II) It is encouraged, though not required, that the heights of buildings along the street vary along the length of a block.
- III) Adjoining buildings of the same story height should, where practical and not in conflict with their overall architectural expression, have offsets in their adjoining parapet or cornice heights.



A commercial main street with a large variation of facade and building heights along the block.



A street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest.

Facade Design: Facade Organization

Facade design addresses the organization, fenestration, detailing, and material composition of the exterior of a building.

I) In order to create an attractive and comfortable human scale for buildings and blocks, the designs for all building facades (except commercial houses) that front onto public streets and spaces should express a distinct base, middle, and top (parapet). (See Figure 7)

- A. The Base is the lowermost story of a building. It visually anchors the building to the ground. Areas of wall, piers, and pilasters, together with larger windowed areas, typically comprised of storefront and entrances makeup the majority of the Base. Though not a requirement, some type of horizontal band or belt course separates the building Base from the Middle.
- B. The Middle is the portion of the facade between the Base and Top and comprises the building's upper floors' openings, and, depending on the building's height and facade organization, may or may not encompass the uppermost floor. On most Main Street buildings, the middle zone of the facade is characterized by simple window rhythms. Depending upon the style, the detail and articulation of openings and wall area can range from simple to ornate.
- C. The Top of the facade, which, depending on the overall building height may or may not include the uppermost floor, visually completes the facade as it meets the sky. The Tops of Main Street facades typically consist of the building's cornice and/or parapet.

II) Fenestration is the design and detailing of the openings within a facade. Together with massing, it is one of the primary elements that defines the design character of a building's exterior.

- A. The fenestration at the first floor of commercial buildings should be composed of a high percentage of window area in order to promote visibility into retail and dining establishments. Upper stories, which are less likely to be occupied by retail tenants may have a smaller percentage of window opening area.
 - i. Buildings with first floor commercial uses should have ground floor openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) along street-facing facades that are not less than **50%** of the first floor facade area. Facade area is measured from grade to finished floor at second level.
 - ii. Upper levels should have openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) not less than **20%** of the upper level facade area. Facade area is measured from the finished floor at the second level to finished roof at the face of the facade.

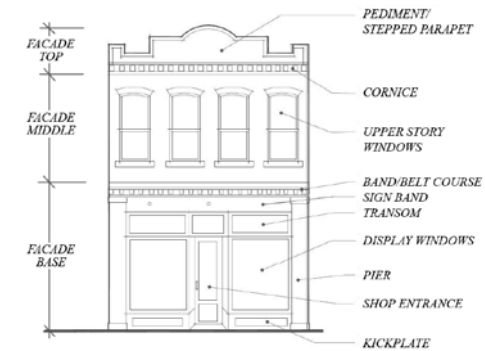


Figure 7: Illustration of a typical mixed-use building facade's organization.



Traditional Main Streets are characterized by a high percentage of glazing at the street with a smaller percentage at sides and upper floors.



An example of a facade that uses both simple fenestration rhythms and level of detail to compose an elegant facade.

- iii. Glass used to satisfy the above must be unpainted and have an external reflectance of less than 15%.
- B. Fenestration rhythm is the regular recurrence or pattern of upper level window openings along the length of a facade or block.
 - i. Facades should be composed of simple fenestration rhythms. Complex rhythms and misalignments, relative to other upper level openings as well as ground level fenestration, should be avoided.
 - ii. Variation in the fenestration rhythms within a block length are encouraged.
 - iii. For most Main Street architectural styles, upper level window openings should utilize vertical window proportions. Where horizontal proportioned openings are appropriate to the building's style, the use of divisions within the window opening to create more vertically proportioned sub-divisions of the window area are encouraged.
 - iv. To the extent practicable, the design of fenestration at upper floors should allow for the use of standardized office planning modules in order to provide the greatest flexibility for future tenant leasing.
- C. Larger window and door openings should be subdivided using both vertical and horizontal elements (e.g., pilasters, mullions, transoms) of varying dimension. Where appropriate to the building's architectural style, muntin bars may also be used to subdivide the glass area. Fenestrations that utilize large amounts of glass (e.g., continuous glazing systems, ribbon windows) may be permitted if appropriate to a building's architectural style and location within a block.
- D. Windows and doors should be recessed within their opening in the exterior wall in order to provide a sense of depth and wall mass.
 - i. Window and door frames should be recessed to the extent compatible with the building's architectural style, but not less than two and one-half inches (2 1/2") from the exterior wall plane.
 - ii. The recess depth identified in II.D.i., above, is measured from the predominant exterior wall plane and is exclusive of the depth of any applied trim or surround at the opening.
- E. Double hung and casement window types are encouraged within openings above the ground floor. Non-operable windows should have sight lines that resemble the appearance of double-hung or casement window types. Horizontal sliding type windows and doors are not permitted.



Variation in simple fenestration rhythms at the upper level along a block.



An example of two similarly sized facades which are distinguished by two different fenestration rhythm at both the ground and upper level.



Windows recessed from the face of the exterior wall provide a sense of depth to an opening and mass of the building.

- F. Storefronts allow visibility into a commercial establishment and allow businesses to display their merchandise to customers.
- i. Storefront windows should be predominantly open to the interior so that the interior of the commercial establishment is visible to customers and pedestrians from the outside.
 - ii. The design of a building's storefront areas can vary within a single building and along the length of the block, but should be consistent for any one tenant. Generally, storefront designs fall into two broad categories: integrated storefronts and applied storefronts.
 - a. Integrated storefronts are those that allow the architectural expression or style of the building to continue down to the first floor. The tenant's branding of their space is typically limited to the installation of signage and possibly awnings or canopies. The ground floor window and door openings are typically consistent with the design of the upper floor openings, though the tenant may make some modifications of the door and window framing elements within the openings.
 - b. Applied storefronts are those that apply a distinct architectural treatment at the first floor that is specific to a particular tenant space. In addition to signage, awnings or canopies, applied storefronts typically utilize architectural elements, such as pilasters, panels, frames, lintels and cornice elements that are applied to the building's ground floor façade and express the tenant's identity. Applied storefronts may interrupt or eliminate non-structural wall or pier elements in order to create larger door or window openings. Where a tenant's space ends at a mullion or pilaster "within" an opening, applied storefront is not permitted to be utilized at only the tenant's portion of the opening, and integrated storefront would need to be used at that opening.
 - iii. The design and detailing of storefront and its component parts are critical to creating attractive and pedestrian scaled ground floors.
 - a. The following attributes of storefront design are strongly encouraged.
 1. Storefronts whose design and details relate to the building's overall style.
 2. Storefront designs, when they differ in style from that of the overall building, that are well designed and detailed and do not detract from or compete with the building's design.
 3. Storefronts that introduce subdivisions into larger glass areas. These can be in the form of pilasters, mullions, horizontal divisions, and muntin bars. These elements, when appropriate to the building's style,



Variation in the treatment and architectural style of storefront along a block face provides for a visually diverse streetscape.



Integrated storefront expresses the building's overall design and architectural style as it continues down to the first floor.



The above illustrate storefront that is applied as a base element to the facade.

Facade Design: Entrances

should utilize recessed and/or raised profiles to further break down and articulate their surface areas.

4. Storefronts that introduce depth into the window framing and window subdivision elements. This can be achieved with trim elements that are added onto the window framing system, examples which include brick moulds, panning, and other applied trim at the face of the window frame.

- b. Further, the following attributes of storefront design are strongly discouraged.

1. The use of dark or heavily tinted glass.
2. The use of translucent, frosted, or film-backed glass (unless in front of service areas that cannot be located to sides or rear of a building).
3. Aluminum storefront framing systems ("storefront systems") with unarticulated frame faces wider than one and one-half inches (1-1/2"). Systems with frame members whose outer face is wider than one and one-half inches (1-1/2") should employ applied trims and panning extrusions to articulate the face of the frame.

- G. The location and design of entrances to both street level and upper floor tenants are important to pedestrian wayfinding and supporting a viable retail environment.
 - i. All entrances shall be easily identifiable as primary points of access.
 - ii. To the extent practicable, the design of the building's facade at the ground floor should allow for the flexible location of commercial tenant entrances.
 - iii. Building entrances for upper floor tenants should be integrated into the design of the overall building facade and should be distinguished from tenant entrances.
 - iv. Building entrances for upper floor tenants may be defined by an articulation of the building's massing and/or the use of architectural elements that provide emphasis to the entrance (e.g., lintels, pediments, pilasters, columns, porticos, porches, and canopies). The details should be compatible with the building's overall architectural style in terms of scale, materials, colors, signage, and lighting.
 - v. The number of secondary access doors (e.g., egress, service, etc.) located within a public street-facing facade should be minimized. If their location requires their placement within a public street-facing facade, the design of such entrances should be incorporated into that facade's design.



Examples of storefront that are composed of well-proportioned and detailed pilasters, mullions, and cornice trim.



Larger glass areas are subdivided using elements of various width and amount of projection to provide a level of hierarchy within the opening.



Building entries may be identified via a change in massing and architectural details that distinguish them from tenant entrances as shown at left. Alternatively they may be incorporated into the ground floor treatment as illustrated above.

Building facades fronting onto public streets and open spaces should utilize architectural details and ornament that are consistent in their design and scale with each building's style and scale in order to provide visual interest and help to create a human scale. Architectural details include, but are not limited to, such elements as base courses, water tables, pilasters, sills, lintels, band courses, spandrel panels, cornices, and parapets and can be applied to a facade or achieved through a change in materials, plane, color, and texture.

- I) Architectural details should be designed to the appropriate scale, proportions, and complexity of detail of a building's architectural style.
- II) Architectural details should further articulate a building's massing to provide a sense of scale, texture, and visual interest along the street that is appropriate to each building's architectural style.
- III) Architectural details that reinforce the retail character of the ground floor and help to define the pedestrian environment, such as canopies, awnings, overhangs, and well-detailed storefronts, are encouraged and should be integrated into the architecture of the building.
- IV) Oversized architectural details should be avoided.
- V) All buildings are not required to have the same level of detail. Traditional Main Streets are characterized with buildings of varying levels of detail.
- VI) Details that take advantage of the inherent properties of a material are encouraged.



Architectural details that are consistent in their design and scale with the overall facade and adjacent buildings promote a cohesive environment.



Variation in the architectural style and level of detail of facades along a block adds visual interest and provides the sense a place has evolved over time.



Details such as polychrome (left) or corbelled (right) brick patterns take advantage of the inherent properties of brick to cost efficiently add interest and texture.

Exterior building materials should consist of those that have been traditionally used in Main Street architecture. In addition, certain non-traditional materials that emulate traditional materials and provide advantages relative to maintenance, durability, and cost will be permitted as indicated below.

- I) Materials should be selected based on their visual characteristics, quality, and durability.
- II) The sustainability of a material should be considered in the selection and specification of exterior building materials and finishes.
- III) Exterior building materials visible from a street or public open space should be selected from the following:

Brick

Manufactured stone,

Natural stone

Cement-based siding

Hard coat stucco

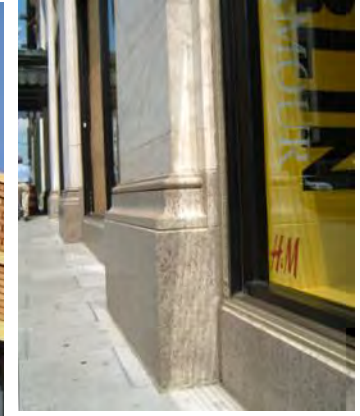
Fiber reinforced plastic (FRP) – used for exterior details and architectural elements, including but not limited to: cornice and entablature elements, decorative columns and pilasters, storefront trim, railings and balustrades, spandrel panels, and similar elements.

Painted steel and aluminum, cast iron, brass, bronze, copper.

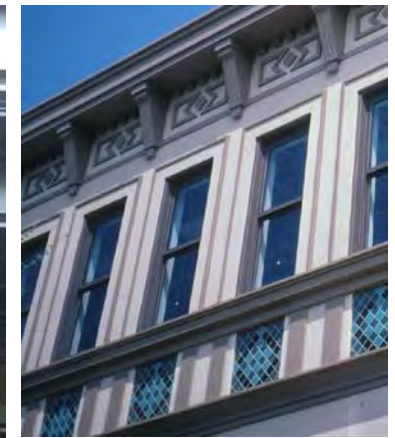
Wood when used as part of a storefront finish or on a residential building or commercial house only. Must be a species recommended for exterior exposure by AWWPA (American Wood Protection Association) or equivalent standards.

Roofing materials (visible from any public right of way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

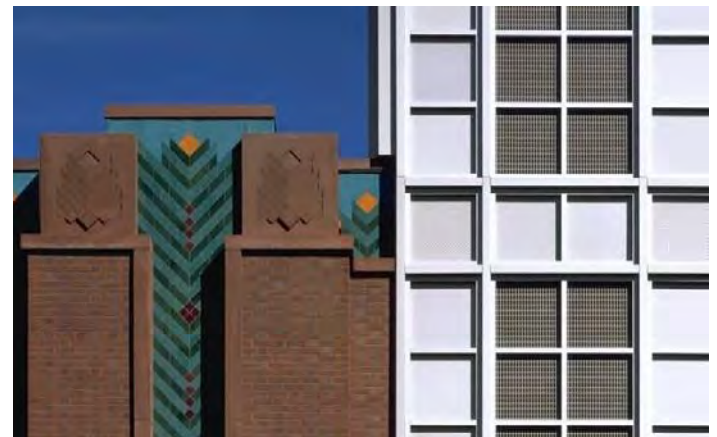
Materials other than those discussed above may be appropriate for architectural trim and accent applications including but not limited to: cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch or balcony railings.



Materials should be selected with consideration of durability and aesthetics.



The scale of materials should be appropriate to their location on the facade.



Materials of varying color, texture and size can be used to create visual contrast.

IV) Including the materials listed on the previous page, the following additional materials may be used on facades that are not visible from the street or public open space:

Split face concrete masonry units

Exterior insulation finishing systems (EIFS) with Board approval.

V) Building facades should be constructed of a minimum number of primary materials. Additional materials may be used as trim or accent materials, however, the use of an excessive number of materials risks creating a building that is inconsistent with the intended character for Downtown.

VI) Building materials are permitted to vary from the primary facades not fronting onto a public street, right-of-way, or public open space. On secondary and rear-facing facades (i.e., those facades not fronting onto a public street, right-of-way or public open space) the building materials are permitted to vary from the primary facades.

- A. Facades fronting onto alleys, block breaks, and the Block Interior may be designed with additional materials noted above and a reduced level of detail, reflecting the reduced level of importance of the areas they front.
- B. Street facing facade materials and details should return at least one architectural bay along an alley or block break before transitioning to additional materials and details.



Street facing facades use the highest level of detail and quality materials.



Facades fronting onto a block interior, parking and service area employing a simplified level of detail.



Street facing facade materials and details return one bay along an alley or block break.

While the preceding standards and recommendations are style-neutral and apply to all buildings, architectural styles are still critical to establishing a strong sense of place in Downtown Alpharetta. The community takes pride in its historic buildings and recognizes the importance of traditional architecture in reinforcing the local identity and civic pride. The new City Hall and Library are but one demonstration of this and seek to set the standard for new private development in the greater Downtown area.

At its simplest, “architectural style” refers to the way that doors, windows, and building details are designed and organization on a façade. It is different from “building type” and can, in fact, be applied to almost any building.

In order to ensure a cohesive and orderly townscape in Alpharetta, all new buildings should be designed in one of the following architectural styles:

- Georgian
- Neoclassical
- Stick
- Shingle
- Romanesque
- Federal/Adam
- Greek Revival
- Queen Anne
- Folk Victorian
- Italianate
- Tudor Eclectic
- Mercantile/Mill

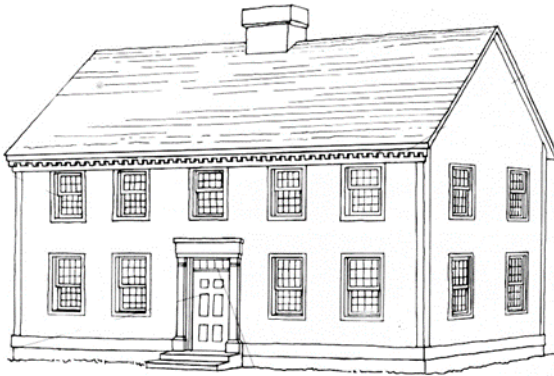
Specific features of these styles are summarized on the following pages. More detail can be found on the in *A Field Guide to American Houses* by Virginia Savage McAlester or *Residential Architectural Styles in Georgia* by the Historic Preservation Division of the Georgia Department of Natural Resources.

The following pages also identify appropriate building types for each style. The application of these styles to individual buildings can and should vary by building type. Smaller residential buildings should reflect the most “pure” interpretation of the style, while shopfront or mixed-use buildings may incorporate the style through the application of architectural details to simple building forms as described on page 31.



On larger buildings, such as shopfront and mixed-use buildings, architectural styles should be achieved through the application of architectural details to simple building masses.

Georgian



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Georgian style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
- Windows have double-hung sashes, typically with nine or twelve small panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Federal/Adam



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Federal/Adam style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
- Windows have double-hung sashes, typically with six panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Greek Revival



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

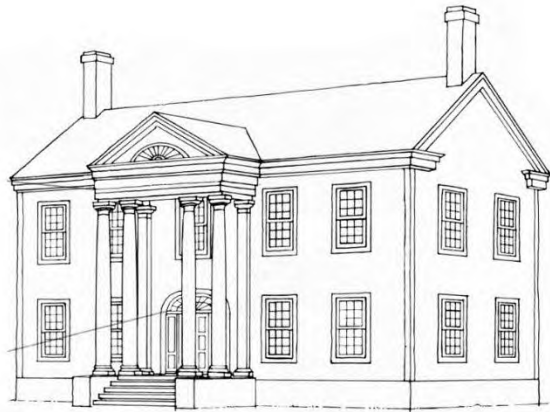
Elements of the Greek Revival style are as follows:

- Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower townhouse or mixed-use building types.
- Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
- Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
- The cornice is emphasized with a wide, divided band of trim.
- The roof is usually gabled or hipped with a low pitch.

Appropriate building types:

- All building types

Neoclassical



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Neoclassical style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.
- Windows have double-hung sashes.

Appropriate building types:

- All building types

Stick



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Stick style are as follows, although it's rare for one building to have all elements:

- Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.
- Front porches or stoops are always provided and include diagonal or curving support braces.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.
- When roof gables are provided they include decorative trusses. Cross gables are common.

Appropriate building types:

- Semi-detached house
- Townhouse
- Walk-up flat and stacked flat
- Commercial house

Queen Anne



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Queen Anne style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the Queen Anne style is used on a shopfront or mixed-use building types.
- All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
- Front facades include a partial- or full-width porch and extend along one or both side walls.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.

Appropriate building types:

- All building types

Shingle



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Shingle style are as follows:

- Front facades are always asymmetrical.
- Front porches are almost always present.
- Irregular, steeply pitched roof line, usually with cross gables and multi-level eaves.
- Wall cladding and roof of continuous wood shingles.
- Shingled walls without interruption at corners.

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house

Folk Victoria



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Folk Victorian style are as follows:

- Front facades are always symmetrical except when a front gable or wing is provided.
- Front porches with spindlework detailing.
- Roofs are usually gabled and with very simple massing.
- Brackets under roof eaves.

Appropriate building types:

- Semi-detached house
- Commercial house



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Romanesque style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Italianate



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Italianate style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Tudor Eclectic



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Tudor Eclectic Style are as follows:

- Steeply pitched roof, usually side-gabled
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys, usually capped with decorative clay pots
- Front door and/or entry porch with round or Tudor arch
- Decorative half-timbering, but not present on all examples

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house



Styles on Shopfront and Mixed-Use Buildings

Several of the architectural styles identified are appropriate for shopfront or mixed-use building types. Traditionally, such buildings were simple and relatively small rectangular or box forms which, when placed side by side, created a “Main Street.” As new “Main Street” style shopfront and mixed-use buildings are constructed in Downtown Alpharetta, architectural styles should be applied to them in a manner consistent with these traditional patterns.

Elements of the appropriate application of architectural styles to shopfront and mixed-use buildings are as follows:

- Front facades of large buildings should be broken up into smaller façade units to create the appearance of several smaller buildings (as established in other parts these guidelines).
- No more than one architectural style may be applied per building, although large facades broken up into several smaller units may incorporate different styles on different units to create the appearance of adjacent buildings.
- Architectural style shall be achieved through the addition of key elements of the style to the building façade. This may include architectural details, cornice treatments, roof shapes, window designs, and similar features.

Shopfront and mixed-use buildings may also incorporate sculpture, murals, and additional public art that are not specifically associated or consistent with the building’s architectural style. Traditionally, such features were usually found on the sides and rears of buildings, but not always. These features require review by the Art Commission.



This image shows the application of the Romanesque style to a shopfront building (at left) and the application of the Queen Anne style to a mixed-use building at right.

Mercantile/Mill (For specific building types)

To further spawn creativity by developers and architects within the downtown fabric, an additional style is allowed for commercial mixed-use or mercantile type buildings. Nineteenth and early 20th century urban mills and/or warehouses are included in this “style” which is characterized by primarily brick/masonry construction and minimal ornamentation with flat (but not always) roofs. Windows were usually metal and varied in size, depending on the historic use of the facility; and many featured large, storefront window elements at street level. Brick surfaces should vary in color and texture to demonstrate age. Indigenous & vernacular stone details are encouraged and would be appropriate if historic precedent details are presented to DRB.

Although remaining historic (agrarian based) structures of this type may not remain in the area, this “Mercantile” aesthetic is charming, appropriate and desired especially when such structures are redeveloped into modern uses. Elevations are usually multi-storied with stairs/elevators pronounced in tower elements, and former “loading dock” areas are apparent. Overall facades should comply with other restrictions in these Guidelines, and minimize large city block masses...and instead, feature smaller elevation blocks that appear to have been built over longer periods of time by different architects and developers.



The streetscape is comprised of the public space located between opposing blocks and encompasses all portions of the street including pedestrian and vehicular areas. Landscape elements such as street trees, accent planting, and street furniture provide scale, texture, and color to the pedestrian environment. Design and detailing of the streetscape shall accommodate the following elements:

I) Sidewalks

Sidewalks will be the predominant element with which pedestrians will be continuously in contact; they should be well constructed of durable materials to provide a practical and long-lasting surface.

- A. Sidewalks along streets are to be provided per the City of Alpharetta Downtown Overlay requirements.
- B. Walkways extending along block breaks and at the Block Interior should be built of durable materials that are attractive, maintainable, and comply with all regulatory requirements.
- C. Special paving applications should be reserved for seating or landscaped areas located off the primary pedestrian zone or in parks.
- D. Elaborate paving patterns should be avoided except where they may be warranted by location (e.g., an interior courtyard, the area surrounding a public fountain)
- E. Pedestrian crosswalks shall be clearly designated and provided at all key street intersections.

II) Street Trees

Street trees are to be provided as per the City of Alpharetta Downtown Overlay and any other applicable regulations, ordinances or guidelines.

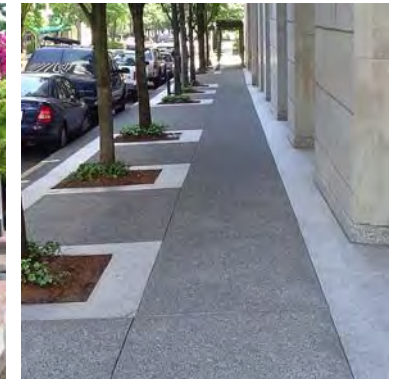
- A. To add to the sense of a cohesive environment, trees should have similar characteristics on both sides of the street.
- B. Utilities and street furnishings should be located so as to not interfere with the placement and growth of street trees.

III) Accent Planting

Accent planting should be located in such areas as tree wells (if ungrated) or beds near intersections where additional sidewalk area may be available. Decorative pots or more formal raised planters may be appropriate in specific locations (i.e., to facilitate grade differences). A consistent application of accent planting can be used



An example of a well detailed streetscape incorporating durable materials, landscape elements and street furniture.



Durable materials (brick within the left image, brushed and smooth concrete on the right) of simple patterns are characteristic of Main Streets.



Street trees and accent planting provide shade and soften the edges of the streetscape.

to distinguish specific areas, such as important streets, the area surrounding a park or square, or an entire neighborhood.

- A. Retail and restaurant tenants may provide supplemental accent planting in the form of planters located within thirty inches (30") of their storefront.
 - i. Planters may be made of terra cotta, cast materials (GFRC, cast stone), metal, or plastics.
 - ii. Planters located adjacent to storefront should not exceed a height of twenty-four inches (24").
- B. Along deeper sidewalks, where an outdoor dining cafe is provided, planters may be utilized as part of an outdoor cafe railing, provided the planter(s) does not restrict pedestrian movements along traveled portion of sidewalk.

IV) Street Furniture

Street furniture which includes street lamps, benches, and trash receptacles should be provided for both safety and convenience.

- A. Street furnishings shall be located to maintain a continuous minimum 5-foot walking path along the sidewalk and no closer than 30 inches to the curb.
- B. Outdoor dining furniture on public sidewalks shall be of quality design and workmanship and made of metal in black or a color approved by the DRB. Decorative items on public sidewalks such as planters or sculpture shall be made of metal, concrete, terra cotta, or other material approved by the DRB. Menu boards may be made of wood; however, all plastic, fiberglass, or resin-type products are prohibited on public sidewalks. All street furnishing designs must complement the surrounding architecture.
- C. With the exception of outdoor dining areas, street furnishings should be permanently secured to the paved surface for safety and to avoid vandalism.
- D. Bicycle racks are to be provided at various locations along sidewalks or within parking areas behind buildings in order to provide convenient and safe parking for cyclists yet maintain safe separation between pedestrian and cyclist. Locations shall not interfere with pedestrian circulation.
- E. Trash receptacles should be provided only at key points or intersections along paths and streets that are easily accessible for both pedestrian use and trash collection. Trash receptacles shall be in accordance the specifications established by the City of Alpharetta.
- F. Street lights must be provided as per the City of Alpharetta Downtown Overlay and other applicable regulations, ordinances, or guidelines.



Planters with accent plantings may be used to define a sidewalk dining area.



Accent planting and street furniture, both along streets and within open spaces, contribute to providing a pedestrian-oriented environment.



Street furniture such as benches, trash receptacles and bike racks are located at convenient points outside of the pedestrian path of travel.

G. Benches are encouraged to be provided at locations along the sidewalk and paths and oriented towards interesting features such as storefronts or pedestrians paths. Benches shall be made of painted metal, weather and rot resistant wood species (e.g., redwood, teak) or synthetic wood materials.

H. Seating/Cafes

- i. Outdoor dining and seating may occur on any portion of the paved sidewalk provided a minimum path of travel of five feet (5') is maintained.
- ii. Table and chairs shall be made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iii. Cafe railings and planters shall be made of attractive, yet durable materials with a weather resistant finish.

V) Open Space

Open space within Downtown should provide a number of amenities for the community and visitors alike.

A. Open green space, when provided, at the Block Interior shall be designed to complement and not compete with the open space provided along the streets or within the public spaces of Downtown. It shall consist of:

- i. plantings, including trees, ground cover, lawn area and accent planting, provided at-grade, within wells or raised planters or a combination of each. Plantings that screen or provide a buffer between public and more private uses that are at similar grades are encouraged.
- ii. hardscape areas, including paths and walkways, made of durable materials and connect seating and amenity areas to building access points. Access to the public street, if provided, should be via a block break or portal.
- iii. seating areas with furniture that is made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iv. lighting with intensities and orientations that avoid excess light spillage and glare directed into buildings and areas that front the open space.

B. Structures, railings, and furniture associated with open space provided at the roof of buildings shall be located or screened to minimize or eliminate their visibility from the adjacent streets or public spaces, or integrated into the building design if visible. (See *Screening - Section I*)



Benches along the pedestrian path provide convenient seating.



The sidewalk may accommodate both pedestrian and dining seating without additional setback of the building face along the block.



The streetscape extends the open space provided within dedicated park areas.

The appropriate location of, and access to, parking and service areas are critical components in creating a successful environment for pedestrians and vehicles alike (See Figure 8). Where feasible access to parking and service areas should be through shared circulation routes.

I) On-street parking

As established by The Master Plan, on-street parking provides convenience, enhanced viability for street-level businesses, and a physical buffer between pedestrians and moving vehicles. Parallel and diagonal, on-street parking shall be permitted within Downtown as specified in The Master Plan.

II) Off-street parking

- A. Off-street parking shall be located behind buildings, within the Block Interior, and accessed via intermediate block breaks at key points.
- B. Structured parking garages shall:
 - i. respect the build-to line.
 - ii. have visible facades designed to be compatible with adjacent buildings where parking garage facades abut or portions are visible from a street or public right-of-way. (See Figure 9)
 - iii. not exceed a height of adjacent buildings.

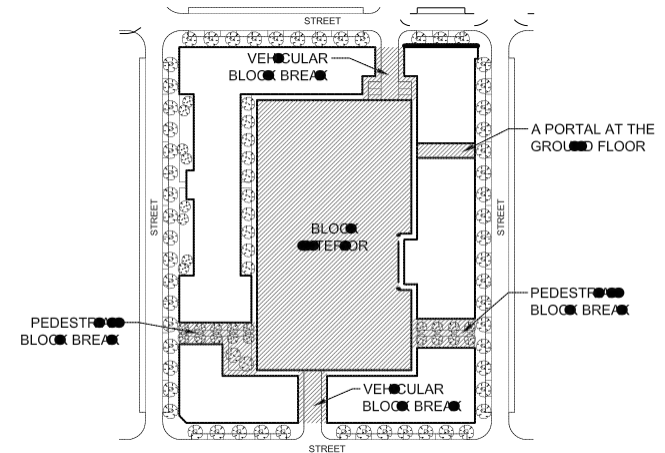


Figure 8: Diagram of permitted access types to the block interior.

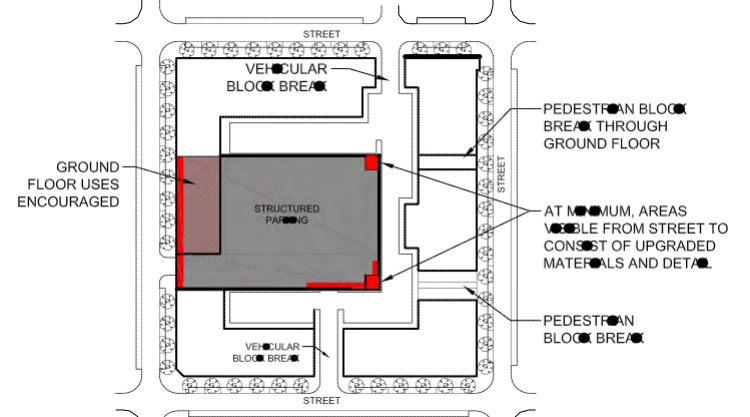


Figure 9: Diagram of structured parking garage with visibility from/on the street.



Example of a parking garage facade that fronts a street that is not permitted.



Garages at rear of buildings, but with portions of facade visible from the street are upgraded in detail and material.



An example of a well-detailed parking structure exposed to the street.

- C. Areas of surface parking within the Block Interior should incorporate landscaping in order to provide visual relief from large expanses of pavement.
- D. When project phasing requires surface parking lots to be exposed to the street, interim surface lots (See Figure 10) may be allowed provided that:
 - i. wheel stops behind a minimum five feet (5') wide, planted landscape buffer with minimum thirty inch (30") high (at maturity) plantings are provided between the sidewalk and interim parking areas, in order to shield pedestrians from bumpers and glare from headlights.
 - ii. they do not front onto an open space.

III) Drop-off areas shall be provided either within the off-street parking areas or within the on-street parking lane.

IV) Service & Loading

Service and loading areas, including but not limited to electrical transformers, mechanical equipment, trash collection, and storage and staging areas, are necessary functions for the viability of any development, yet their aesthetics and uses typically do not contribute positively to the pedestrian-oriented nature of the street.

- A. Service and loading areas shall be located behind buildings, such that they are not visible from the street, and accessed via block breaks at key points. Access that is shared with those provided for parking areas is strongly encouraged.
- B. Where block and building configurations necessitate the location of loading docks with access directly from the street, they may be permitted provided they:
 - i. are not located along those portions of streets bordering an open space.
 - ii. may be completely closed off from the pedestrian sidewalk via a door(s) that is compatible in design and color with the facade in which it is located.

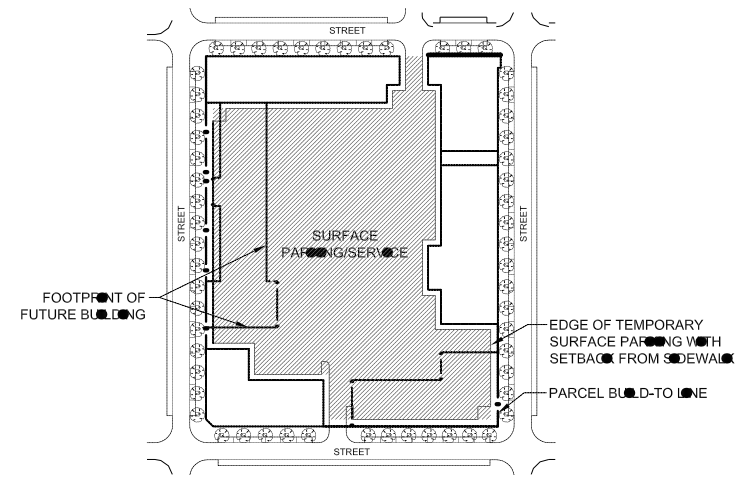


Figure 10: Diagram of permitted interim surfaced parking for phased blocks.



Interim parking along a street is separated from the pedestrian sidewalk by a landscaped buffer of low plantings and trees.



The block interior provides uses for parking, service and loading.

While building systems such as HVAC, generators, transformers or solar panels are necessary for the functional viability of a building, their associated service and equipment areas typically do not contribute positively to the aesthetics of the built environment. As such, screening of these types of elements should adhere to the following in order to limit adverse sight lines.

- I) Electrical transformers, mechanical equipment, and other building service equipment shall be located on roofs or at the rear of buildings.
 - A. When located on roofs, equipment should be setback sufficiently from the street face of the facade in order to eliminate visibility from the adjacent streets or public spaces.
 - B. In cases where the size or placement of rooftop equipment requires they are visible from adjacent streets or public space, screen walls or equipment screening panels should be provided to a height necessary to shield views of equipment.
 - C. Where roofs are visible from adjacent developments, roof top equipment should be as unobtrusive as possible. Screening and/or painting to match other roof materials is encouraged.
- II) Building service areas located within the Block Interior shall be screened from public view through the use of landscaping elements, fencing or a combination of the two.
- III) The use of vegetation in combination with screen walls is encouraged in shielding ground mounted equipment from public view.



A detailed wall, setback from the sidewalk, screens a loading area and encloses a landscaped seating zone (Right). Rooftop equipment is set back from the parapet to screen its visibility from the public street (Left).



A tower element is incorporated into the above facade at the building entrance in order to screen the elevator penthouse.



Landscaping along a pedestrian block break is used to screen utilities and soften the less architecturally detailed sides of a building.

Exterior lighting that serves the street and pedestrian or accents a building, facade element, or landscaping feature contributes significantly to the night time character and perception of safety within the downtown environment. Done well, lighting reinforces the architecture of a building or space creating an inviting streetscape.

- I) The size, design, and lumen output of outdoor lighting fixtures shall be appropriate to its location.
- II) Along public streets, street lights should be located toward the curb side of the pedestrian clear path and spaced in coordination with street trees to provide a minimum ambient level of lighting at the sidewalk. The style of street light shall be as specified in the Alpharetta Design Review Board Ordinance and Design Guidelines. Future, additional street lights shall match the style and size of these specified fixtures.
- III) Lighting intensities and orientation shall be controlled to ensure that excessive light spillage and glare are not directed toward neighboring areas, motorists or into the night sky. Light levels shall be designed to avoid extreme contrasts between light and shadow.
- IV) Supplemental lighting at entrances to lobbies serving upper floor tenants is encouraged.
- V) Illumination of a building's architectural features is permitted, however, such building accent lighting should only be used where such illumination does not distract from the overall character of the Downtown.
- VI) The design and scale of exterior building lighting fixtures shall be appropriate to the building's architectural style, material, and color.



Lighting that is integrated in the building's architectural style and use.



Pedestrian street lighting provides a minimal ambient level of lighting at the sidewalk as to not overwhelm the light spilling out from shop fronts.



Building accent lighting is used to accentuate the steps within the parapet and the major pilaster divisions along the facade.

Signage's prime role is commercial identity and branding. Well-designed signage will enhance the pedestrian-oriented character of Downtown and contribute to the activity and vitality of the area. The following signage guidelines are intended to compliment regulations set forth within Alpharetta's Unified Development Code (Section 2.6) for development within Downtown. Where the below standards conflict with those stated within the UDC, the following shall prevail.

I) Other than building address or building name identification signage, signs are limited to the portions of buildings containing commercial uses.

- A. Commercial tenant signage shall be located no higher on the building than the spandrel zone between the first and second floor openings and shall not be located any closer than eight inches (8") of the window sill at the second floor, except for:
 - i. the horizontal arm supporting a banner sign may extend above the above described height.
 - ii. a blade sign may extend above this height.
- B. Second floor office tenants may have a stenciled window sign (black, silver, or gold lettering) with a maximum font size of four inches (4") and a maximum area of 15% of the area of glass pane in which it is located.
- C. A tenant with awnings above all of their storefront may have additional wall signage mounted below the awning (not a window sign) within the transom area of their storefront, not in excess of a total of 0.4 square feet per lineal foot of tenant frontage.

II) The size of signage shall be appropriate to the downtown location where buildings are close to the street and signs are viewed from shorter distances. The maximum letter height on a sign is eighteen inches (18").

III) Signage should not obscure or conflict with significant architectural details on a building.

IV) Signage should complement the architectural character of the building or façade and not detract from it or the overall character of Downtown.

V) Variety in signage type that is also compatible with the building's architectural style is encouraged including blade signs, wall, awning, window, neon (or similar-looking), and banner signage. Businesses are encouraged to provide individually designed signage that is unique to their establishment.

VI) The following signage is prohibited:

- A. Internally lit signs
- B. Internally illuminated lettering



Signs should not conflict with, but enhance the architectural details of buildings.



Signage provides both wayfinding and visual interest for day and night use.



Variety in signage that is compatible with a building's architectural style.

Glossary of Terms

The following terms are used throughout The Design Guidelines and should be construed thus:

Block: A parcel or site surrounded by public streets or right-of-ways.

Block Break: A separation between two adjacent buildings on the same block that allows for pedestrian or vehicular access to the interior of a block.

Block Face: The building facades fronting the street along one side of a Block.

Block Interior: The center or middle of a block at the rear of buildings.

Building Massing: The exterior volume of a building.

Facade: An exterior side of a building.

Facade Height: The vertical distance measured from the point of average grade along the face of the facade to the upper most point of its parapet or roof element.

Fenestration: Design and detailing of the openings within a building's facade.

Portals: Intermediate building breaks that occur only at the ground floor and allow for upper level uses to bridge over.

Rhythm: Pattern created by the regular recurrence or alternation of an architectural element (e.g., bays, windows, pilasters, columns, etc.).

Scale: The relationship of a building's overall size and architectural elements with adjacent buildings, spaces and people.

Segmented Facade Treatment: The breaking up of a building's facade, along any given side of the building, such that it appears as several different buildings.

Spandrel Zone: The area between the head of openings on one floor and the sill of the openings of the above, adjacent floor.

Streetscape: The public space located between opposing blocks and includes the roadway, sidewalk, street trees, street furniture, and open space.

Sec. 2.8. - Building Design.

2.8.7. Architectural Style Requirements.

A. Applicability.

1. This section only applies to detached houses, cottage courts, and carriages houses that are accessory to a detached house or cottage court. All other building types must comply with the requirements and procedures found in the Downtown Alpharetta Design Guidelines amendment to the Alpharetta Design Review Ordinance and Design Guidelines.
2. This section is further limited to not apply to parcels zoned R-12 or R-15 when such parcels are located within a recorded subdivision that existed on the date of adoption of this ordinance.
3. This section is further limited to only apply to new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, as follows:
 - a. The demolition of any building, structure or object.
 - b. The moving or relocation of any building, structure or object.
 - c. Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
 - d. Any new construction of a principal building or accessory building or structure subject to view from a street or public way.

B. Administration.

1. Conformance with this section is determined by the Director of Community Development. The Director of Community Development may grant relief from one or more requirement when:
 - a. The requirement is unique to this section and is not otherwise required by the Unified Development Ordinance, another section of the Downtown Overlay, a Downtown District, or any other applicable local, State, or Federal regulation; and
 - b. The relief does not cause substantial detriment to the public good or impair the purpose and intent of this Overlay.
2. Appeals of a decision by the Director of Community Development shall be made to the Board of Appeals for interpretation.

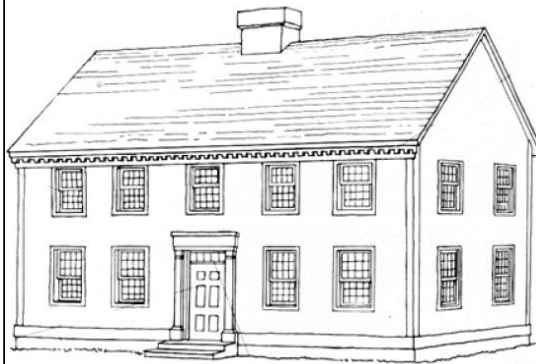
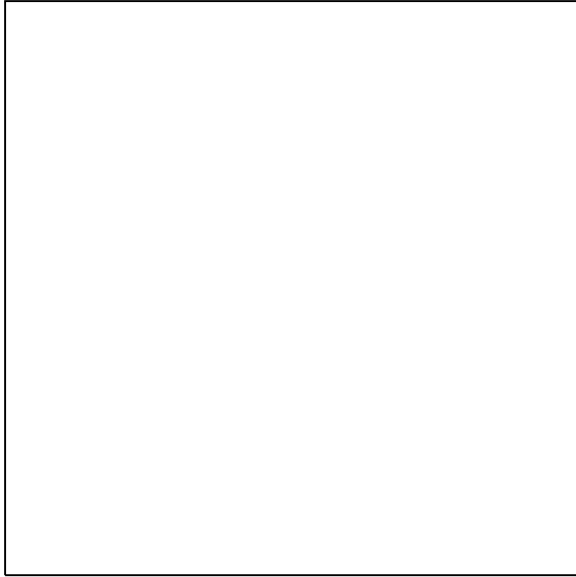
C. General Requirements.

1. All buildings must be designed in one of the following architectural styles:
 - a. Georgian
 - b. Federal/Adam
 - c. Greek Revival
 - d. Neoclassical
 - e. Stick
 - f. Queen Anne
 - g. Shingle
 - h. Folk Victorian
 - i. Romanesque
 - j. Italianate

k. Tudor Eclectic

2. Specific elements of the required styles are identified in Section 2.8.7.D through M. More information on each style can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

D. **Georgian.** Elements of the Georgian style are as follows:

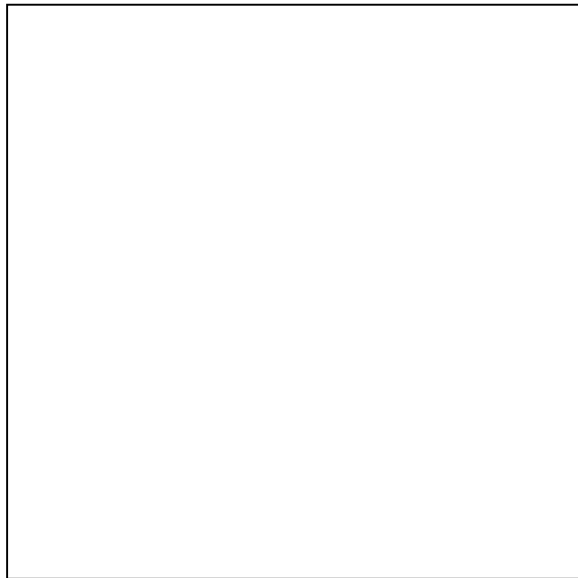


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with nine or twelve small panes per sash.
Windows are never in adjacent pairs.

Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

E. **Federal/Adam.** Elements of the Federal/Adam style are as follows:

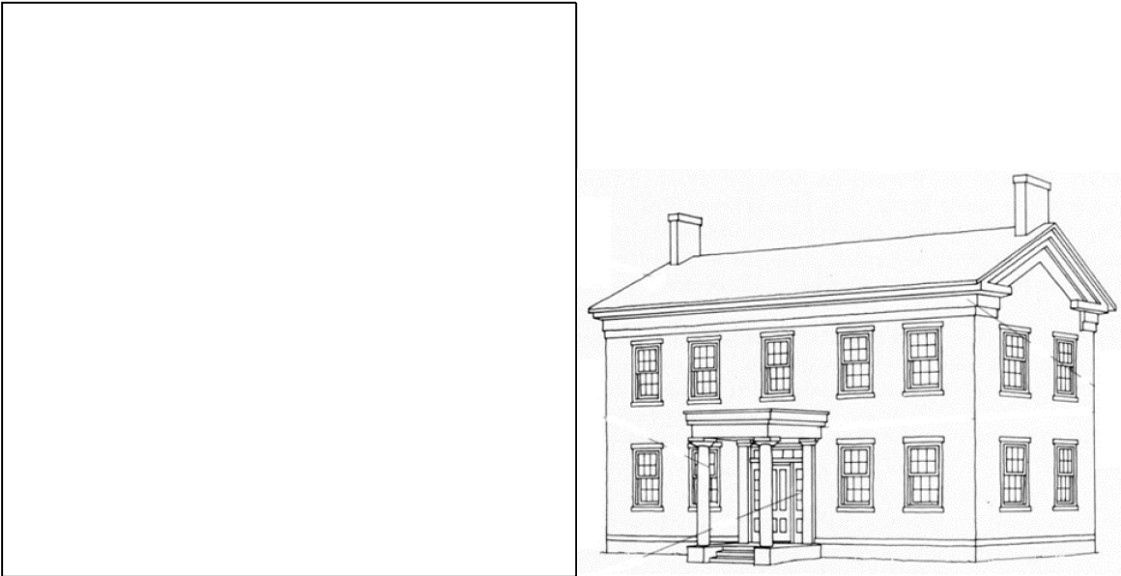


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with six panes per sash.
Windows are never in adjacent pairs.

Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

F. **Greek Revival.** Elements of the Greek Revival style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

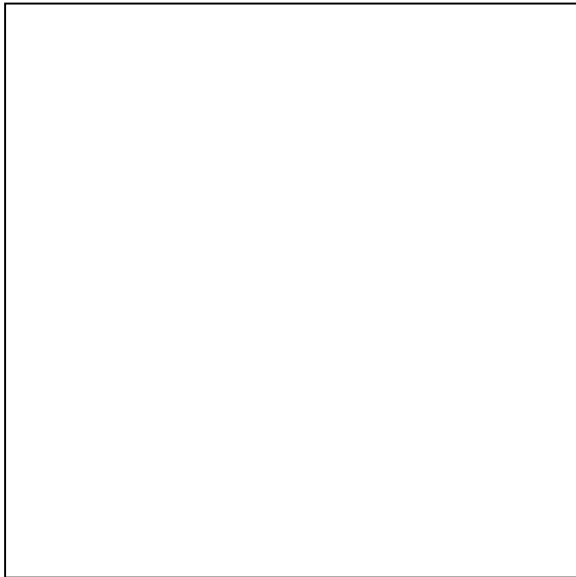
Façade Composition
Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower detached houses.
Front Doors
Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
Cornices

The cornice is emphasized with a wide, divided band of trim.

Roof

The roof is usually gabled or hipped with a low pitch.

G. **Neoclassical.** Elements of the Neoclassical style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition

Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.

Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.

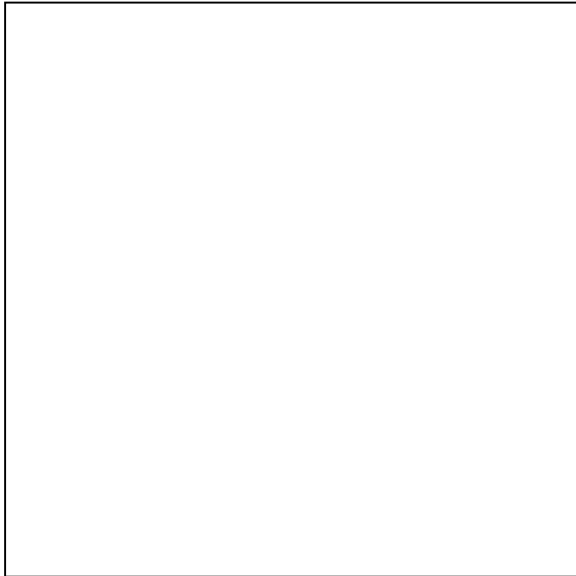
Front Doors

Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

Windows

Windows have double-hung sashes.

;l0; H.\ **Stick.** Elements of the Stick style are as follows, although it's rare for one building to have all elements:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition

Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.

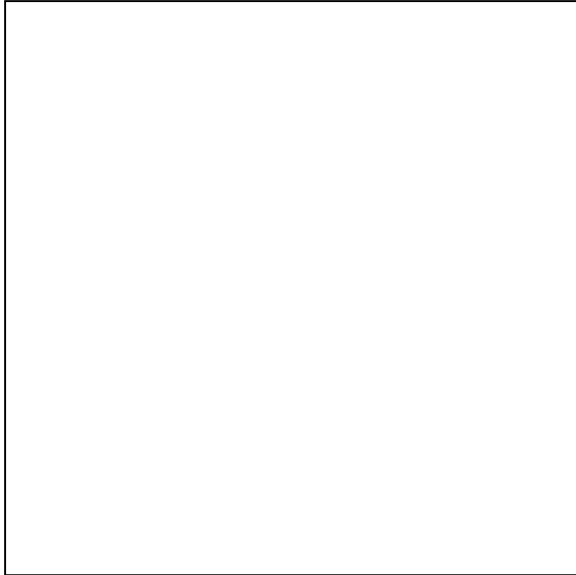
Front porches or stoops are always provided and include diagonal or curving support braces.

Roofs

Roofs are steeply pitched.

When roof gables are provided they include decorative trusses. Cross gables are common.

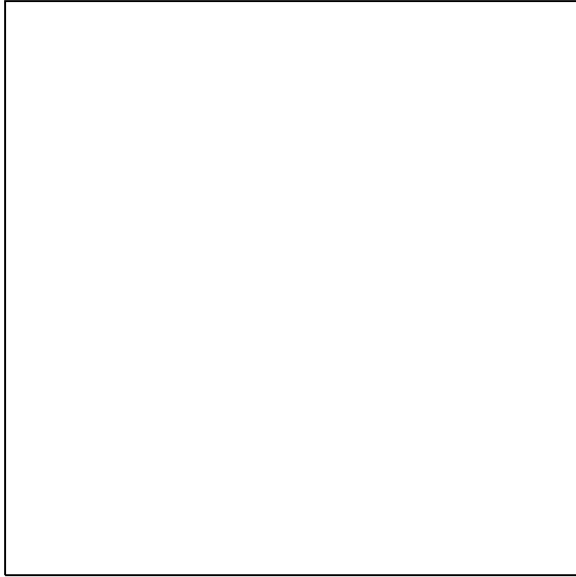
I. **Queen Anne.** Elements of the Queen Anne style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Front facades include a partial- or full-width porch and extend along one or both side walls.
All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
Roofs
Roofs are steeply pitched.

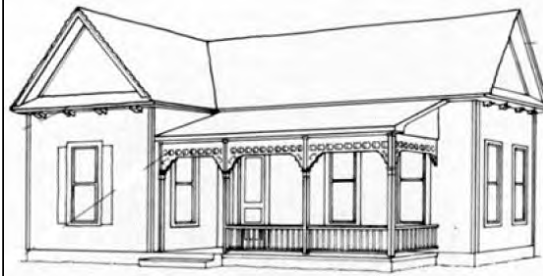
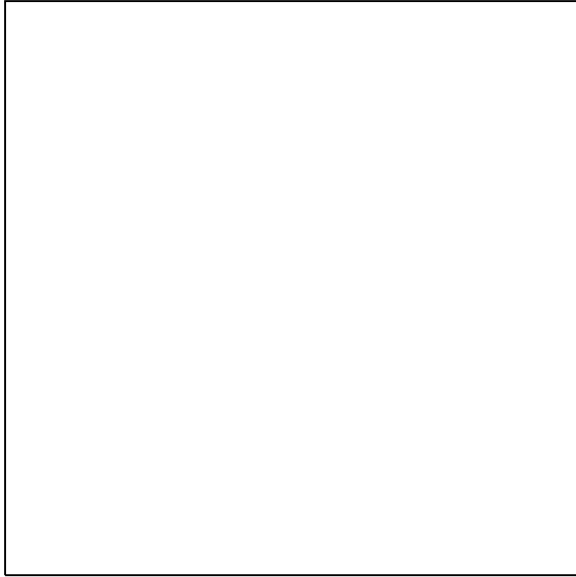
J. **Shingle.** Elements of the Shingle style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always asymmetrical.
Front porches are almost always present.
Wall cladding and roofs are of continuous wood shingles.
Shingled walls turn corners without interruption.
Roofs
Roofs have irregular, steeply pitched roof lines, usually with cross gables and multi-level eaves.

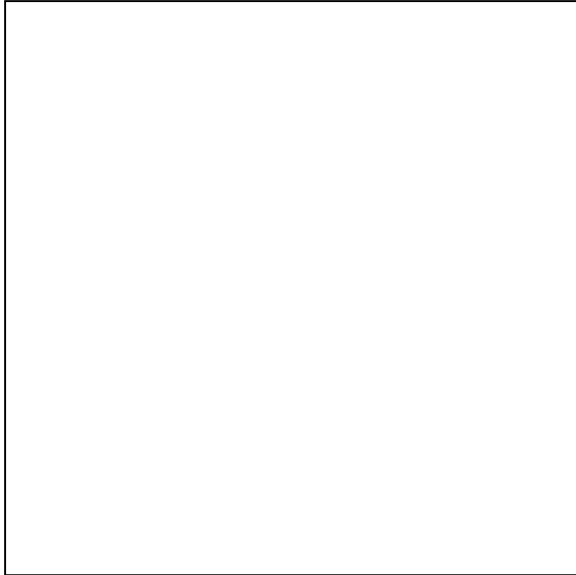
K. **Folk Victorian.** Elements of the Folk Victorian style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical, except when a front gable or wing is provided.
Front porches are provided and have spindlework detailing.
Roofs
Roofs are usually gabled and with very simple massing.
Roofs include brackets under eaves.

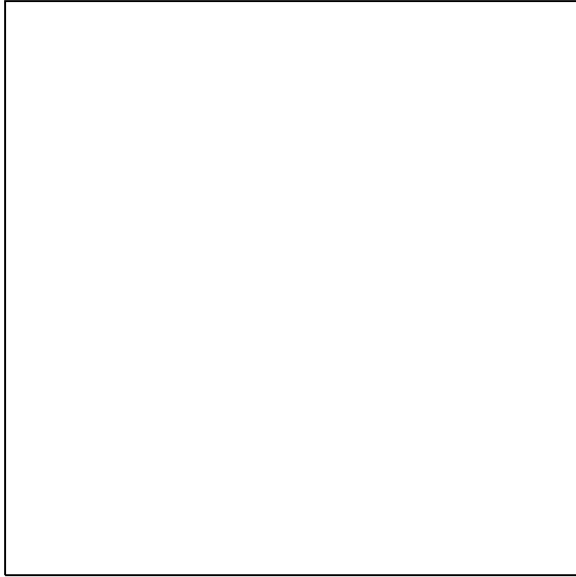
L. **Romanesque.** Elements of the Romanesque style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Walls are of masonry.
Round top arches are provided over windows or entrances.
Roofs
Roofs shapes vary, but there are conical roofs on towers, when such are provided.

M. **Italianate.** Elements of the Italianate style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Facades are usually two or three stories.
Windows
Windows often have elaborate crowns, usually of an inverted U-shape.
Windows are tall, narrow, and often arched above.
Roofs
Roofs are low pitched with widely overhanging eaves supported by decorative brackets.
Roofs often include a square cupola or tower.

N. Tudor Eclectic. Elements of the Tudor Eclectic style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

<u>Façade Composition</u>
<u>Facades dominated by one or more prominent front-facing gables, usually steeply pitched.</u>
<u>Front door and/or entry porch with round or Tudor arch.</u>
<u>Decorative half-timbering, but not present on all examples.</u>
<u>Windows</u>
<u>Tall, narrow windows, usually in multiple groups, with multi-pane glazing.</u>
<u>Roofs</u>
<u>Steeply pitched roof, usually side-gabled.</u>
<u>Massive and prominent chimneys, usually capped with decorative clay pots.</u>

2.8.8. Storefront Street Requirements.

- A. **Applicability.** These regulations apply to the portions of sites abutting the street segments designated in the Downtown Alpharetta Storefront Street Table.

Downtown Alpharetta Storefront Street Table

Street	Street Segment		Side of Street
	From:	To:	
Milton Avenue	A point 400 feet west of the intersection with Canton Street (centerline)	State Route 9/Main Street	Both sides
Academy Street	State Route 9/Main Street	Manning Street	Both sides
State Route 9/Main Street	A point 200 feet north of the intersection with Milton Avenue/Academy Street	Marietta Street	Both sides

- B. **Building Type Restrictions.** Buildings abutting a street segment identified in the Downtown Alpharetta Shopfront Table are limited to Mixed-Use Buildings or Shopfronts. Additional building types may be provided to the rear of a conforming Mixed-Use Building or Shopfront.



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: PH-17-21 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS **(1ST READING)**
CONSIDERATION OF TEXT AMENDMENTS TO UNIFIED DEVELOPMENT CODE IN ORDER TO MODIFY
THE DEFINITION OF OPEN SPACE, MU (MIXED USE) ZONING DISTRICT STANDARDS AND
LANDSCAPE STRIP REQUIREMENTS.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Ordinance, UDC Edits



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-21 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – MU DISTRICT, OPEN SPACE, LANDSCAPE STRIP & DOWNTOWN ZONING DISTRICTS

CITY COUNCIL: AUGUST 28, 2017

This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code related to the MU Zoning District, Open Space, Landscape Strip and Downtown Zoning Districts.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and Section 3.2 Tree Conservation, Landscape and Buffer Requirements to modify the definitions of 'Landscape Strip' and 'Open Space', UDC Subsection 2.2.20 MU Mixed Use District to modify development standards and UDC Appendix A: Alpharetta Downtown Code, Sections 3.5 DT-C Downtown Core, 3.6 DT-MU Downtown Mixed-Use, 3.7 DT-LW Downtown Live-Work and 3.8 DT-R Downtown Residential to require a proportionate share of civic and amenity space as it relates to density.

MU (Mixed-Use) Development Standards:

Text amendments are proposed to the MU (Mixed-Use) zoning district development standards to change 'Park Space' to 'Open Space'.

Open Space:

Modifications are proposed to the definition of 'Open Space' to exclude sidewalks, building setbacks, buffers, landscape strips or other similar requirements.

Landscape Strip:

Modifications are proposed to the definitions of 'Landscape Strip' in UDC Section 1.4 and Section 3.2 to prohibit utilities within a landscape strip.

Downtown Zoning Districts:

Modifications are proposed to each of the four (4) Downtown zoning districts requiring a proportionate share of civic space and amenity space for requests above 10 dwelling units per acre in the DT-C and DT-MU districts and for requests above 8 dwelling units per acre in the DT-LW and DT-R districts.

All proposed text amendments have been reviewed by the City Attorney.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE I, ARTICLE II, ARTICLE III AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO MODIFY CERTAIN DEFINED TERMS IN SUBSECTION 1.4.2. DEFINED TERMS; TO MODIFY OPEN SPACE STANDARDS IN THE MU ZONING DISTRICT; TO MODIFY CERTAIN DEFINED TERMS IN SUBSECTION 3.2.2. DEFINITIONS; TO MODIFY CIVIC AND AMENITY SPACE STANDARDS IN THE DT-C, DT-MU, DT-LW AND DT-R ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article I, Article II, Article III and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article I, Subsection 1.4.2, “Defined Terms,” of the Unified Development Code is hereby amended by modifying the following terms and definitions in their appropriate alphabetical order:

“Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.”

“Open Space. A privately owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment,

and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. 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.”

Section 2: **Subsection 2.2.20(B)(6)** [*MU – Permitted Principal Uses*] of Article II of the Unified Development Code is hereby amended by replacing “Park Space” with “Open Space” and changing the regulation from a goal to a requirement in the said subsection.

Section 3: **Subsection 2.2.20(D)** [*MU – District Regulations*] of Article II of the Unified Development Code is hereby amended by replacing “Park Space” with “Open Space” in the said subsection.

Section 4: Article III, Subsection 3.2.2, “Definitions,” of the Unified Development Code is hereby amended by modifying the following terms and definitions in their appropriate alphabetical order:

“Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.”

Section 5: **Alpharetta Downtown Code Subsection 3.5.3** [*DT-C – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.”

Section 6: **Alpharetta Downtown Code Subsection 3.6.3** [*DT-MU – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.”

Section 7: **Alpharetta Downtown Code Subsection 3.7.3** [*DT-LW – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.”

Section 8: **Alpharetta Downtown Code Subsection 3.8.3** [*DT-R – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.”

Section 9: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City

Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 10: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2017.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

1.4.2 Defined terms.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

Open Space. A privately owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. 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.

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 master plan. 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 and as further limited below.

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' units shall require conditional use approval.

3. *Commercial:* At least 25% 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.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *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.
6. *~~Park Space~~ Open Space:* Each MU development shall ~~set a goal to~~ provide a minimum of one acre of open space park land/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park open space and public space shall be achieved on-site and exclusive from each other.

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 2.1, 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, progressive care facility).
- b. Dwelling, 'For-Rent'.
- c. Bed and Breakfast.

2. *Commercial Uses:*

- a. Bank, Savings & Loan.
- b. Contractor's Office (no on site storage).
- c. Day Care Center.
- d. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- e. Hotel/Motel.
- f. Liquor Store.
- g. Outdoor/Indoor Recreation Facilities.
- h. Religious Institution.
- i. School, Commercial.
- j. Spa Services.
- k. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

- a. Athletic Facilities.
- b. Public Building.

c. 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. 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.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

~~Park~~ Open Space: ~~Park~~ Open space may include residential recreational amenities. However, at least 50% of the required ~~park~~ open space shall be provided in passive-~~park~~ 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 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.* 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. When reviewing the phasing strategy or timeline, the City

Council may link the issuance of 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](#))

3.2.2 Definitions.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking ~~will~~ shall be allowed within a required landscape strip.

Appendix A. Alpharetta Downtown Code.

3.5.3. DT-C, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

3.6.3. DT-MU, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

3.7.3. DT-LW, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.

3.8.3. DT-R, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.

AN ORDINANCE TO AMEND ARTICLE II. - NOISE, SECTION 13-21. - SOUND LEVEL LIMITATIONS, OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA SO AS TO MODIFY PERMISSIBLE SOUND LEVELS IN MIXED USE DISTRICTS; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES

WHEREAS, the City of Alpharetta (the "City") has heretofore adopted a comprehensive ordinance to curb and control excessive sound within the City, which ordinance is codified in Article II, Sections 13-20 through 13-27 of the Code of the City of Alpharetta, Georgia, and is known and cited as the Noise Ordinance of the City of Alpharetta, Georgia (the "Noise Ordinance"); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the "City Council" or "Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Noise Ordinance was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Noise Ordinance more responsive to business and community needs; and

WHEREAS, the City Council finds that it is appropriate to modify the Noise Ordinance to more effectively regulate sound within projects within the mixed use zoning district; and

WHEREAS, the City Council desires to amend the Noise Ordinance for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Noise Ordinance promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW, THEREFORE, the Mayor and Council of the City of Alpharetta do hereby ordain as follows:

Section 1. Article II, Sec. 13-21, Noise Ordinance, of the Code of the City of Alpharetta, Georgia shall be and is hereby amended by adding subparagraphs (e) and (f) thereto as follows:

"(e) Separately owned properties located solely within a MU-zoned master-planned project shall be deemed one collective property for the purpose of

complying with the sound level limitations set forth in (a) above.

- (f) Within a MU-zoned master-planned project, it shall be unlawful for any person to employ or permit to be employed at a commercial or business establishment located therein any machine, device or instrument for the producing, reproducing or amplifying of sound and/or noise (including, but not limited to, any radio receiving device, television, stereo, musical instrument, amplifier, loudspeaker, or device that plays recorded music) at such a volume and in such a manner so as to create, or cause to be created, any noise or sound that is plainly audible within any residential dwelling unit located at a distance of 100 feet or more from the premises of such commercial or business establishment between the hours of 11:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 12:00 midnight and 7:00 a.m. on Saturday and Sunday. For the purposes of this section, "plainly audible" shall mean any sound for which the information content of that sound is distinguished by the listener possessing normal hearing sensitivity, such as, but not limited to, understandable speech, comprehension of whether a voice is normal or raised, repetitive bass sounds, or comprehension of musical rhythms, without the aid of any listening device."

Section 2. Severability. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3. This Ordinance shall become effective immediately upon adoption, and shall be incorporated into the

Code of the City of Alpharetta, Georgia. Any and all ordinances, resolutions or parts of ordinances or resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SO ORDAINED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCIL MEMBERS

Jason Binder

Jim Gilvin

Mike Kennedy

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF ORDINANCE TO AMEND
ARTICLE II. - NOISE, SECTION 13-21. - SOUND LEVEL LIMITATIONS]

Dan Merkel

Donald Mitchell

Chris Owens

(SEAL)

Attest:

City Clerk

First Reading_____

Second Reading_____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 12150 BROADWELL ROAD, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Jaime Torres-Zavala and Elizabeth Ann Torres located at 12150 Broadwell Road within the City of Alpharetta, Georgia (reference: Parcel No. 4), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 12150 Broadwell Road, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
12150 BROADWELL ROAD

LAND LOT 1242
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016

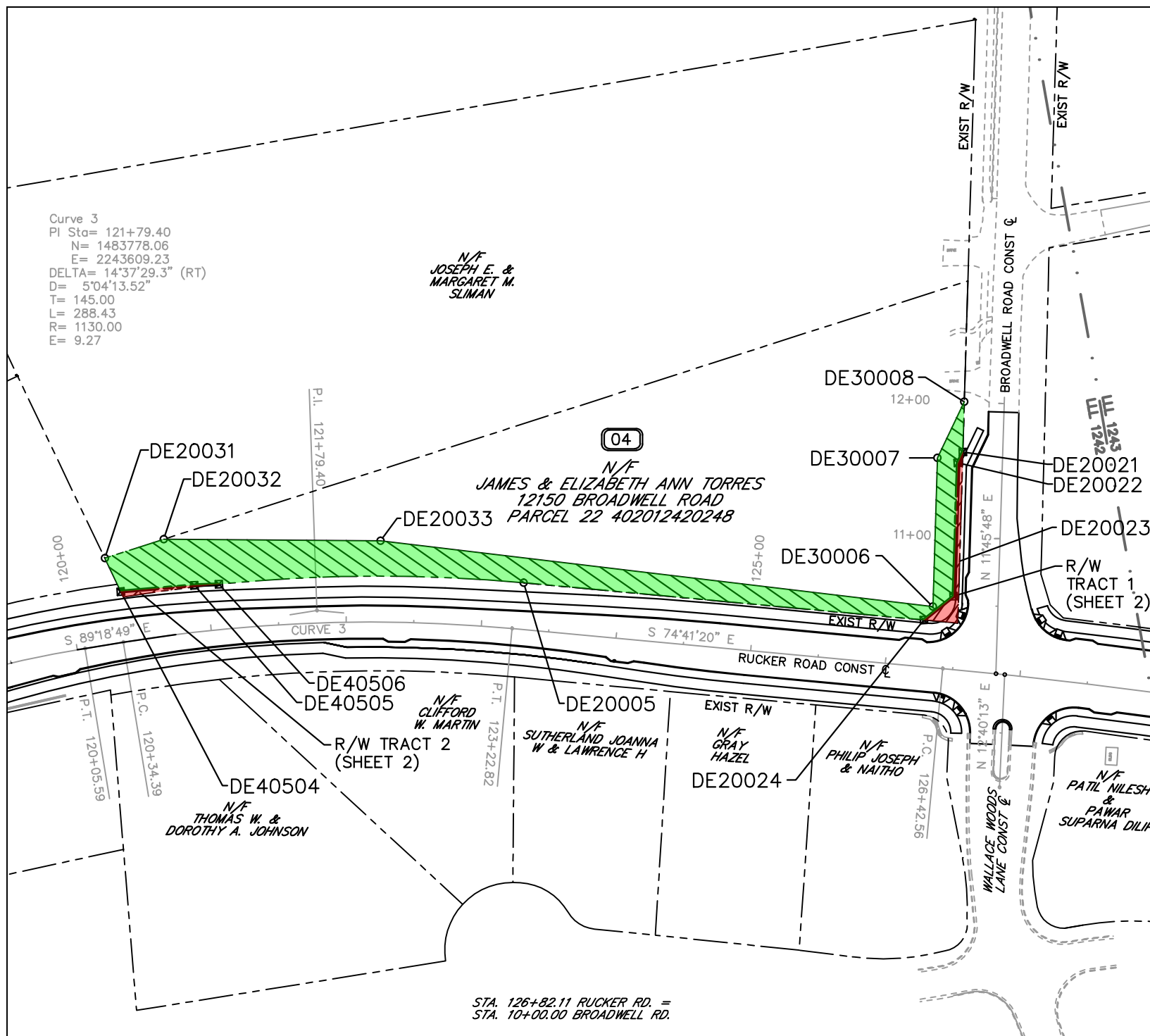
	REQUIRED RIGHT OF WAY
	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT



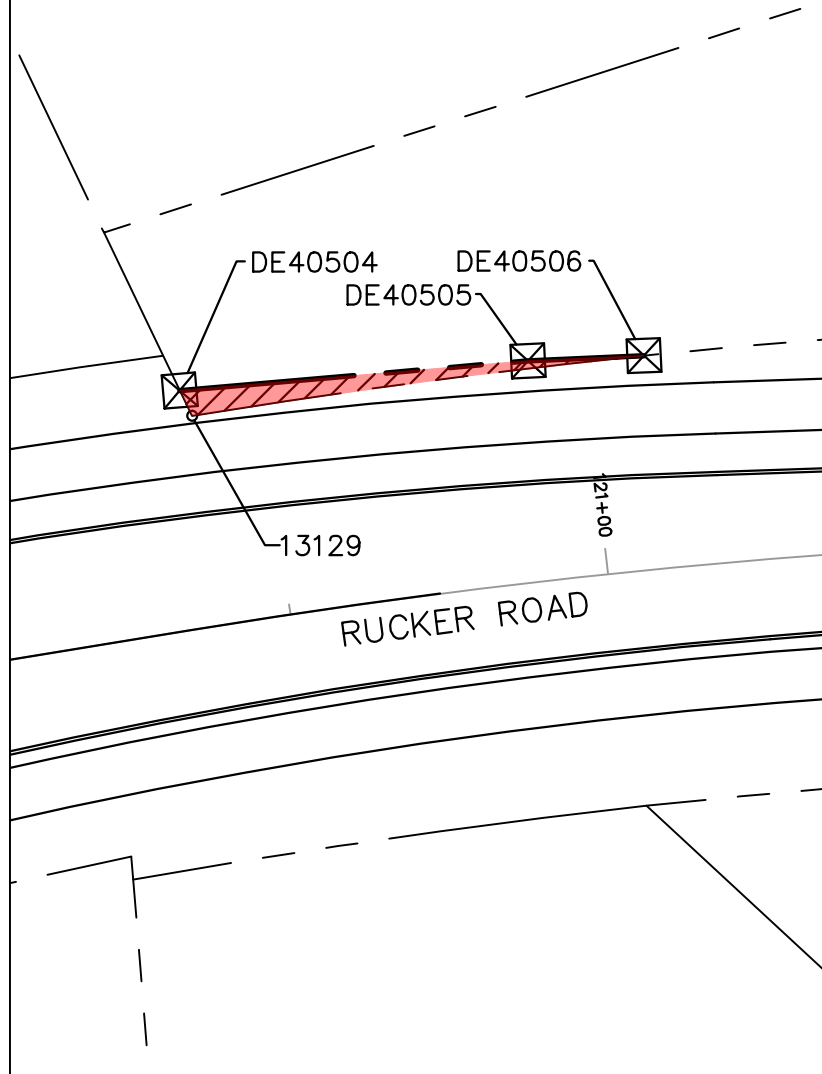
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EXHIBIT "A"
SHEET 1 OF 3

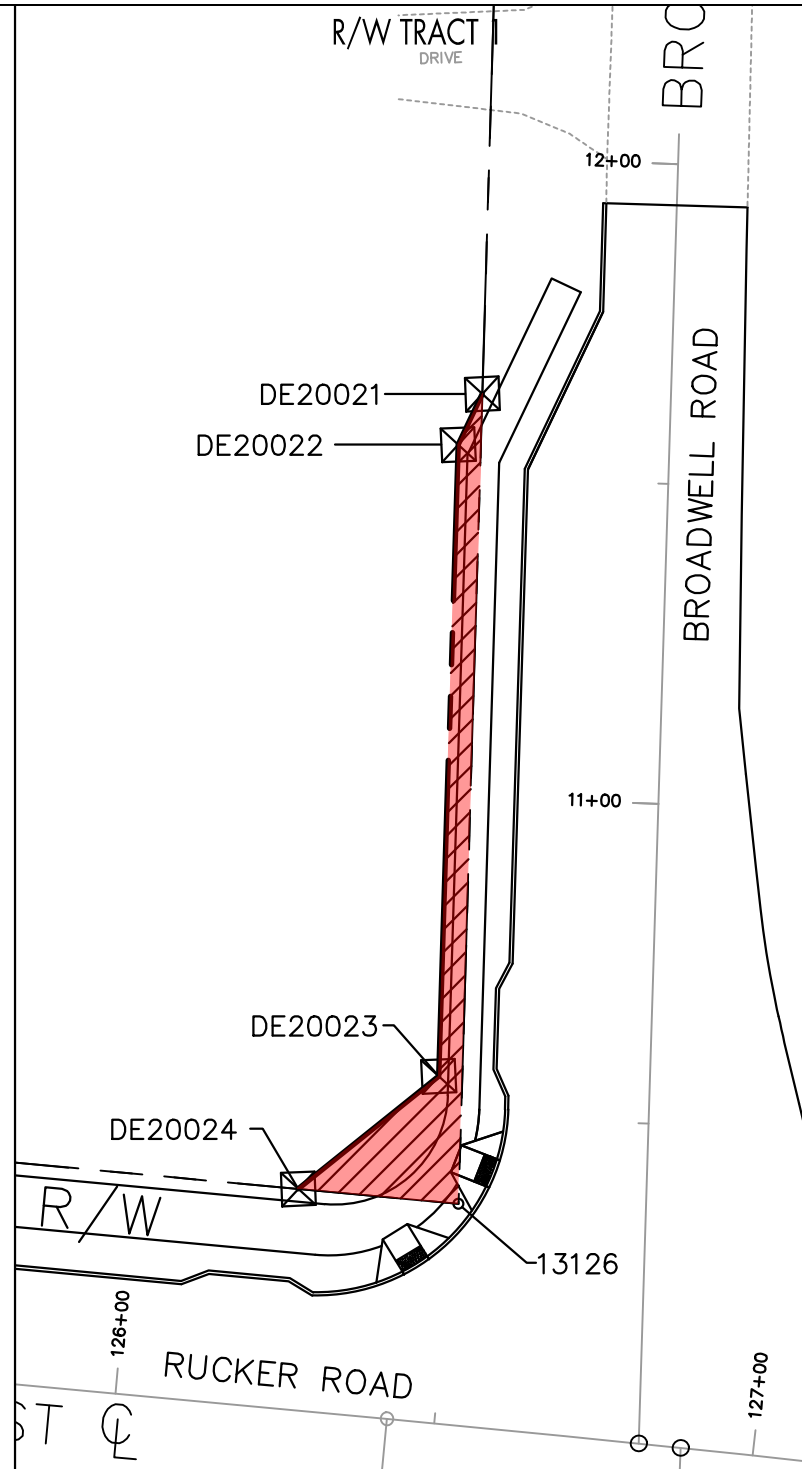
EXHIBIT "A"



R/W TRACT 2



R/W TRACT 1
DRIVE



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
12150 BROADWELL ROAD

LAND LOT 1242
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016

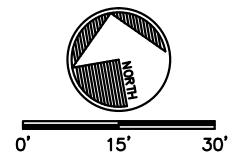
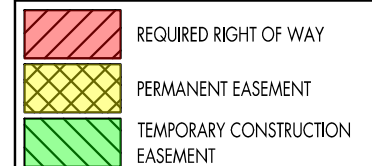


EXHIBIT "A"
SHEET 2 OF 3

JAMES & ELIZABETH ANN TORRES (4)			
12150 BROADWELL ROAD			
PARCEL #22-4020-1242-024-8			
REQUIRED RIGHT OF WAY - TRACT 1			
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
13126	29.30 L	10+36.57	Broadwell Rd
	25.12	N 74°41'20.1" W	
DE20024	34.50 L	126+25.49	Rucker Rd
	28.11	N 61°14'22.2" E	
DE20023	33.00 L	10+56.40	Broadwell Rd
	98.74	N 11°45'47.8" E	
DE20022	33.00 L	11+55.14	Broadwell Rd
	8.77	N 35°30'45.9" E	
DE20021	29.47 L	11+63.16	Broadwell Rd
	126.59	S 11°41'10.9" W	
13126	29.30 L	10+36.57	Broadwell Rd

REQUIRED RIGHT OF WAY AREA = 652.51 SF

JAMES & ELIZABETH ANN TORRES (4)			
12150 BROADWELL ROAD			
PARCEL #22-4020-1242-024-8			
REQUIRED RIGHT OF WAY - TRACT 2			
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE40504	37.23 L	120+38.45	Rucker Rd
	54.63	S 84°52'39.3" E	
DE40505	34.47 L	120+91.34	Rucker Rd
	18.12	S 82°33'46.1" E	
DE40506	33.39 L	121+08.90	Rucker Rd
ARC LENGTH = 71.28			
CHORD BEAR = N 87°35'44.6" W			
LNTH CHORD = 71.26			
RADIUS = 1160.44			
DEGREE = 4°56'14.7"			
13129	33.01 L	120+39.66	Rucker Rd
	4.40	N 15°38'00.8" W	
DE40504	37.23 L	120+38.45	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 142.97 SF

JAMES & ELIZABETH ANN TORRES (4)			
12150 BROADWELL ROAD			
PARCEL #22-4020-1242-024-8			
TEMPORARY CONSTRUCTION EASEMENT			
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE20024	34.50 L	126+25.49	Rucker Rd
	297.25	N 74°41'20.1" W	
DE20005	34.50 L	123+28.24	Rucker Rd
ARC LENGTH = 225.77			
CHORD BEAR = N 80°15'45.2" W			
LNTH CHORD = 225.41			
RADIUS = 1160.44			
DEGREE = 4°56'14.7"			
DE40506	33.39 L	121+08.90	Rucker Rd
	18.12	N 82°33'46.1" W	
DE40505	34.47 L	120+91.34	Rucker Rd
	54.63	N 84°52'39.3" W	
DE40504	37.23 L	120+38.45	Rucker Rd
	27.39	N 15°38'00.6" W	
DE20031	63.51 L	120+30.88	Rucker Rd
	45.68	N 82°11'37.0" E	
DE20032	70.97 L	120+73.61	Rucker Rd
	160.42	S 79°34'23.8" E	
DE20033	60.00 L	122+25.00	Rucker Rd
	411.43	S 73°13'13.6" E	
DE30006	45.00 L	126+31.22	Rucker Rd
	110.04	N 11°45'47.7" E	
DE30007	48.00 L	11+58.29	Broadwell Rd
	45.89	N 35°30'45.9" E	
DE30008	29.52 L	12+00.29	Broadwell Rd
	37.13	S 11°41'10.9" W	
DE20021	29.47 L	11+63.16	Broadwell Rd
	8.77	S 35°30'45.9" W	
DE20022	33.00 L	11+55.14	Broadwell Rd
	98.74	S 11°45'47.8" W	
DE20023	33.00 L	10+56.40	Broadwell Rd
	28.11	S 61°14'22.2" W	
DE20024	34.50 L	126+25.49	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 14,618.88 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
12150 BROADWELL ROAD

LAND LOT 1242
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016

EXHIBIT "A"
SHEET 3 OF 3

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 1215 RUCKER ROAD, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Joan Welker and William C. Welker located at 1215 Rucker Road within the City of Alpharetta, Georgia (reference: Parcel No. 43), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 1215 Rucker Road, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

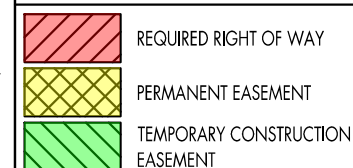
1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1215 RUCKER ROAD

LAND LOT 1276
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017



0' 15' 30'

EXHIBIT "A"
SHEET 1 OF 2

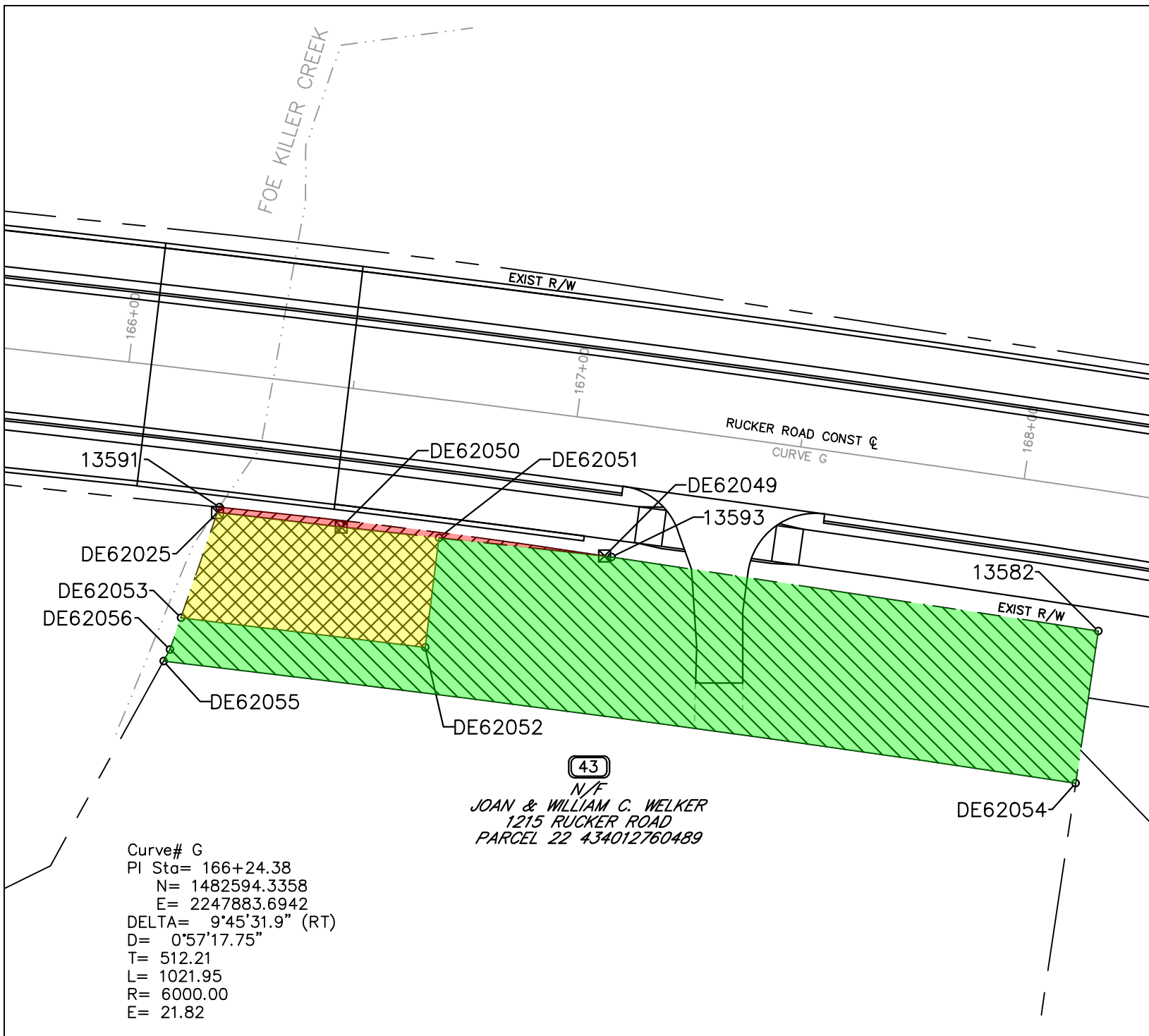


EXHIBIT "A"

JOAN & WILLIAM C. WELKER (43)
1215 RUCKER ROAD
PARCEL #22-4340-1276-048-9

REQUIRED RIGHT OF WAY

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
13591	29.68 R	166+23.64	Rucker Rd
ARC LENGTH = 86.02			
CHORD BEAR = S 70°47'51.8" E			
LNTH CHORD = 86.01			
RADIUS = 1596.90			
DEGREE = 3°35'16.6"			
DE62049	29.80 R	167+10.08	Rucker Rd
	58.68	N 71°45'20.7" W	
DE62050	30.83 R	166+51.11	Rucker Rd
	27.59	N 71°15'17.1" W	
DE62025	30.88 R	166+23.38	Rucker Rd
	1.23	N 31°07'27.0" E	
13591	29.68 R	166+23.64	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 91.94 SF

JOAN & WILLIAM C. WELKER (43)
1215 RUCKER ROAD
PARCEL #22-4340-1276-048-9

PERMANENT DRAINAGE EASEMENT

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE62025	30.88 R	166+23.38	Rucker Rd
	27.59	S 71°15'17.1" E	
DE62050	30.83 R	166+51.11	Rucker Rd
	21.78	S 71°45'20.7" E	
DE62051	30.52 R	166+73.00	Rucker Rd
	24.48	S 19°11'04.4" W	
DE62052	55.00 R	166+73.00	Rucker Rd
	54.48	N 71°04'40.7" W	
DE62053	55.00 R	166+18.02	Rucker Rd
	24.70	N 31°07'27.0" E	
DE62025	30.88 R	166+23.38	Rucker Rd

PERMANENT DRAINAGE EASEMENT AREA = 1,259.31 SF

JOAN & WILLIAM C. WELKER (43)
1215 RUCKER ROAD
PARCEL #22-4340-1276-048-9

TEMPORARY CONSTRUCTION EASEMENT

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE62051	30.52 R	166+73.00	Rucker Rd
	36.90	N 71°45'20.7" W	
DE62049	29.80 R	167+10.08	Rucker Rd
ARC LENGTH = 1.55			
CHORD BEAR = S 69°13'36.4" E			
LNTH CHORD = 1.55			
RADIUS = 1596.90			
DEGREE = 3°35'16.6"			
13593	29.83 R	167+11.64	Rucker Rd
	109.07	S 69°21'02.5" E	
13582	30.92 R	168+21.26	Rucker Rd
	34.08	S 20°26'58.7" W	
DE62054	65.00 R	168+21.35	Rucker Rd
ARC LENGTH = 203.85			
CHORD BEAR = N 70°22'58.0" W			
LNTH CHORD = 203.84			
RADIUS = 5935.00			
DEGREE = 0°57'55.4"			
DE62055	65.00 R	166+15.27	Rucker Rd
	2.93	N 40°55'39.0" E	
DE62056	62.29 R	166+16.39	Rucker Rd
	7.46	N 31°07'27.0" E	
DE62053	55.00 R	166+18.02	Rucker Rd
	54.48	S 71°04'40.7" E	
DE62052	55.00 R	166+73.00	Rucker Rd
	24.48	N 19°11'04.4" E	
DE62051	30.52 R	166+73.00	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 5,638.26 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1215 RUCKER ROAD

LAND LOT 1276
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 415 GATEHOUSE COURT, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Brandon Churchill and Martha Churchill located at 415 Gatehouse Court within the City of Alpharetta, Georgia (reference: Parcel No. 53), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 415 Gatehouse Court, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

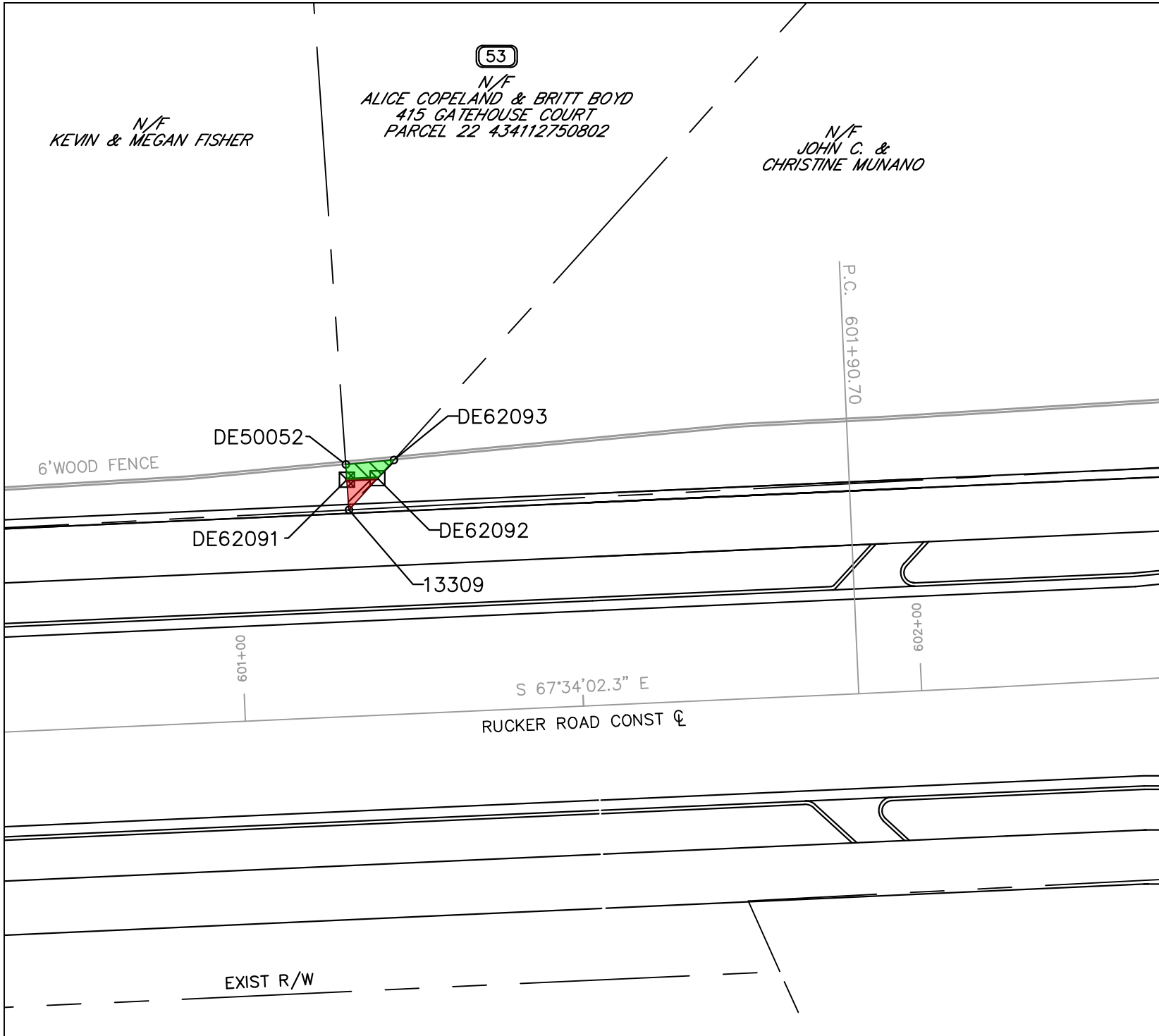
COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney



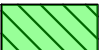
1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
415 GATEHOUSE COURT

LAND LOT 1275
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

-  REQUIRED RIGHT OF WAY
-  PERMANENT EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT

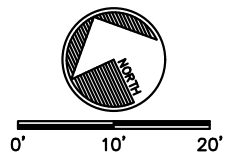


EXHIBIT "A"

ALICE COPELAND & BRITT BOYD (53)
415 GATEHOUSE COURT
PARCEL #22-4341-1275-080-2

REQUIRED RIGHT OF WAY

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
13309	30.52	L	601+16.67	Rucker Rd
	4.48		N 21°01'45.4" E	
DE62091	35.00	L	601+16.56	Rucker Rd
	4.53		S 67°34'02.3" E	
DE62092	35.00	L	601+21.09	Rucker Rd
	6.29		S 67°02'48.4" W	
13309	30.52	L	601+16.67	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 10.14 SF

ALICE COPELAND & BRITT BOYD (53)
415 GATEHOUSE COURT
PARCEL #22-4341-1275-080-2

TEMPORARY CONSTRUCTION EASEMENT

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
DE62091	35.00	L	601+16.56	Rucker Rd
	2.23		N 21°01'45.4" E	
DE50052	37.23	L	601+16.51	Rucker Rd
	7.15		S 70°26'28.4" E	
DE62093	37.59	L	601+23.65	Rucker Rd
	3.64		S 67°02'48.4" W	
DE62092	35.00	L	601+21.09	Rucker Rd
	4.53		N 67°34'02.3" W	
DE62091	35.00	L	601+16.56	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 13.85 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
415 GATEHOUSE COURT

LAND LOT 1275
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 2100 FAIRFAX DRIVE, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Landon Schenck and Tiffany Schenk (f/k/a Tiffany Feuerborn) located at 2100 Fairfax Drive within the City of Alpharetta, Georgia (reference: Parcel No. 55), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 2100 Fairfax Drive, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

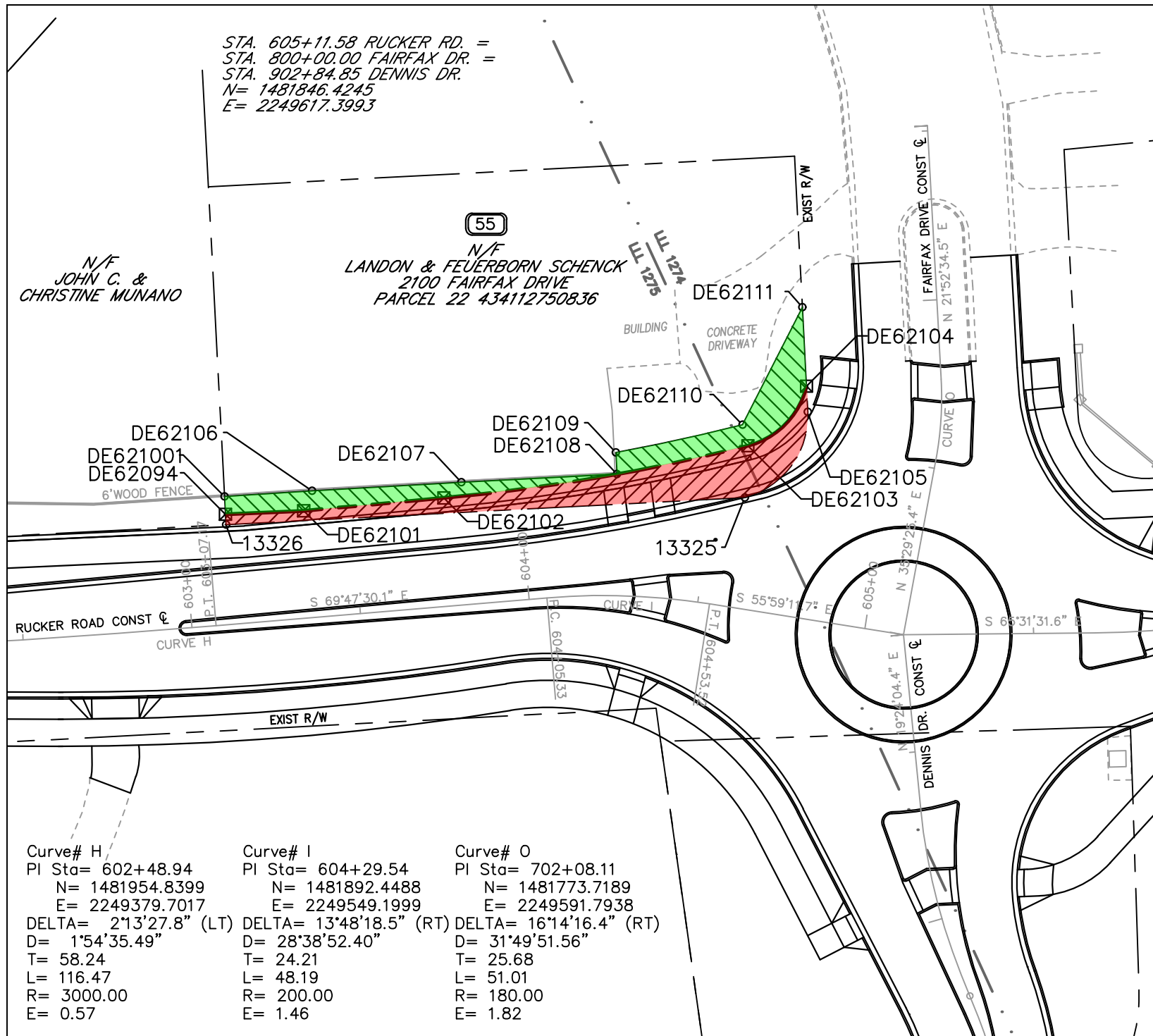
APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

STA. 605+11.58 RUCKER RD. =
 STA. 800+00.00 FAIRFAX DR. =
 STA. 902+84.85 DENNIS DR.
 N= 1481846.4245
 E= 2249617.3993

N/F
 JOHN C. &
 CHRISTINE MUNANO

(55)
 N/F
 LONDON & FEUERBORN SCHENCK
 2100 FAIRFAX DRIVE
 PARCEL 22 434112750836



1790 Hembree Road
 Alpharetta, Georgia 30009

Phone: 678-297-6200
 Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
 EXHIBIT FOR
 2100 FAIRFAX DRIVE

LAND LOTS 1274 & 1275
 2ND DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA,
 FULTON COUNTY,
 GEORGIA

DATE: MARCH 15, 2017

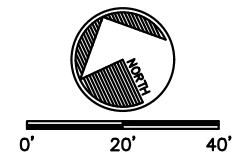


EXHIBIT "A"
 SHEET 1 OF 2

Curve# H	Curve# I	Curve# O
PI Sta= 602+48.94	PI Sta= 604+29.54	PI Sta= 702+08.11
N= 1481954.8399	N= 1481892.4488	N= 1481773.7189
E= 2249379.7017	E= 2249549.1999	E= 2249591.7938
DELTA= 2°13'27.8" (LT)	DELTA= 13°48'18.5" (RT)	DELTA= 16°14'16.4" (RT)
D= 1°54'35.49"	D= 28°38'52.40"	D= 31°49'51.56"
T= 58.24	T= 24.21	T= 25.68
L= 116.47	L= 48.19	L= 51.01
R= 3000.00	R= 200.00	R= 180.00
E= 0.57	E= 1.46	E= 1.82

EXHIBIT "A"

LANDON & FEUERBORN SCHENCK (55)				
2100 FAIRFAX DRIVE				
PARCEL #22-4341-1275-083-6				
REQUIRED RIGHT OF WAY				
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT	
13326	29.50 L	603+12.61	Rucker Rd	
	3.05	N 22°00'46.4" E		
DE62094	32.55 L	603+12.70	Rucker Rd	
	23.16	S 67°34'02.3" E		
DE62101	31.65 L	603+35.84	Rucker Rd	
	41.57	S 70°15'41.7" E		
DE62102	31.99 L	603+77.41	Rucker Rd	
ARC LENGTH = 91.27				
CHORD BEAR = S 74°44'24.4" E				
LNTH CHORD = 91.18				
RADIUS = 583.83				
DEGREE = 9°48'49.4"				
DE62103	47.94 L	604+57.39	Rucker Rd	
ARC LENGTH = 25.97				
CHORD BEAR = N 69°33'34.8" E				
LNTH CHORD = 24.71				
RADIUS = 23.83				
DEGREE = 240°24'18.8"				
DE62104	68.04 L	604+71.75	Rucker Rd	
	7.59	S 22°00'46.4" W		
DE62105	60.62 L	604+73.33	Rucker Rd	
ARC LENGTH = 33.98				
CHORD BEAR = S 61°21'11.6" W				
LNTH CHORD = 31.47				
RADIUS = 25.25				
DEGREE = 226°53'53.8"				
13325	32.66 L	604+58.88	Rucker Rd	
	153.52	N 67°59'13.6" W		
13326	29.50 L	603+12.61	Rucker Rd	

REQUIRED RIGHT OF WAY AREA = 1,257.62 SF

LANDON & FEUERBORN SCHENCK (55)				
2100 FAIRFAX DRIVE				
PARCEL #22-4341-1275-083-6				
TEMPORARY CONSTRUCTION EASEMENT				
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT	
DE62094	32.55 L	603+12.70	Rucker Rd	
	5.27	N 22°00'46.4" E		
DE62100	37.82 L	603+12.87	Rucker Rd	
	25.91	S 68°44'51.2" E		
DE62106	37.35 L	603+38.78	Rucker Rd	
	44.22	S 68°14'05.2" E		
DE62107	36.14 L	603+82.98	Rucker Rd	
	46.05	S 68°01'00.4" E		
DE62108	35.91 L	604+25.44	Rucker Rd	
	6.44	N 21°58'59.7" E		
DE62109	42.33 L	604+25.07	Rucker Rd	
ARC LENGTH = 38.33				
CHORD BEAR = S 77°19'01.4" E				
LNTH CHORD = 38.32				
RADIUS = 577.43				
DEGREE = 9°55'21.2"				
DE62110	53.83 L	604+54.86	Rucker Rd	
	39.01	N 51°58'11.0" E		
DE62111	39.80 L	801+00.00	Fairfax Dr	
	23.40	S 22°00'46.4" W		
DE62104	68.04 L	604+71.75	Rucker Rd	
ARC LENGTH = 25.97				
CHORD BEAR = S 69°33'34.8" W				
LNTH CHORD = 24.71				
RADIUS = 23.83				
DEGREE = 240°24'18.8"				
DE62103	47.94 L	604+57.39	Rucker Rd	
ARC LENGTH = 91.27				
CHORD BEAR = N 74°44'24.4" W				
LNTH CHORD = 91.18				
RADIUS = 583.83				
DEGREE = 9°48'49.4"				
DE62102	31.99 L	603+77.41	Rucker Rd	
	41.57	N 70°15'41.7" W		
DE62101	31.65 L	603+35.84	Rucker Rd	
	23.16	N 67°34'02.3" W		
DE62094	32.55 L	603+12.70	Rucker Rd	

TEMPORARY CONSTRUCTION EASEMENT AREA = 1070.79 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
2100 FAIRFAX DRIVE

LAND LOTS 1274 & 1275
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 475 SYDNEY WALK, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Donald T. Kjenstad located at 475 Sydney Walk within the City of Alpharetta, Georgia (reference: Parcel No. 66), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 475 Sydney Walk, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
475 SYDNEY WALK

LAND LOT 1274
2ND DISTRICT, 2ND SECTION
LAND LOT 552
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

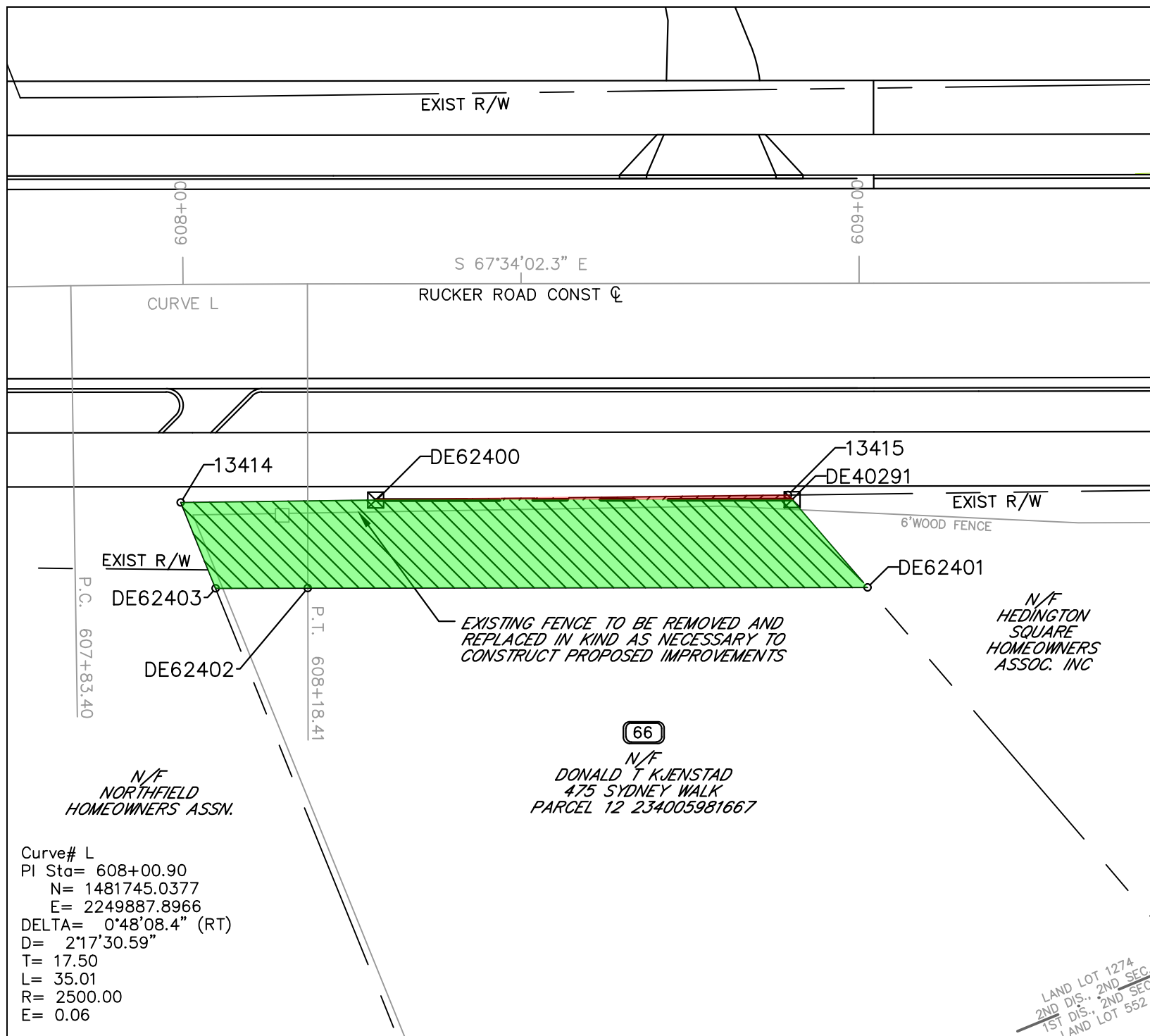
	REQUIRED RIGHT OF WAY
	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT



0' 10' 20'

EXHIBIT "A"
SHEET 1 OF 2

EXHIBIT "A"



DONALD AND DIANE KJENSTAD (66)
475 SYDNEY WALK
PARCEL #22-2340-0598-166-7

REQUIRED RIGHT OF WAY

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
13415	31.31	R	608+89.46	Rucker Rd
	0.90		S 18°11'19.4" E	
DE40291	32.00	R	608+90.05	Rucker Rd
	61.57		N 67°34'02.3" W	
DE62400	32.00	R	608+28.48	Rucker Rd
	60.98		S 68°12'43.4" E	
13415	31.31	R	608+89.46	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 21.12 SF

DONALD AND DIANE KJENSTAD (66)
475 SYDNEY WALK
PARCEL #22-2340-0598-166-7

TEMPORARY CONSTRUCTION EASEMENT

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
13414	32.25 R	607+99.38	Rucker Rd
	28.86	S 68°12'43.4" E	
DE62400	32.00 R	608+28.48	Rucker Rd
	61.57	N 67°34'02.3" W	
DE40291	32.00 R	608+90.05	Rucker Rd
	17.13	S 18°11'19.4" E	
DE62401	45.00 R	609+01.20	Rucker Rd
	82.79	N 67°34'02.3" W	
DE62402	45.00 R	608+18.41	Rucker Rd
ARC LENGTH = 13.65			
CHORD BEAR = N 67°43'35.6" W			
LNTH CHORD = 13.65			
RADIUS = 2455.00			
DEGREE = 2°20'1.8"			
DE62403	45.00 R	608+04.51	Rucker Rd
	13.71	N 00°25'34.0" E	
13414	32.25 R	607+99.38	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 1,211.00 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT EXHIBIT FOR 475 SYDNEY WALK

LAND LOT 1274
2ND DISTRICT, 2ND SECTION
LAND LOT 552
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 435 SYDNEY WALK, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Kathryn Ann Rookes, Trustee of the Kathryn Ann Rookes Living Trust dated December 17, 2014, located at 435 Sydney Walk within the City of Alpharetta, Georgia (reference: Parcel No. 71), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 435 Sydney Walk, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
435 SYDNEY WALK

LAND LOT 598
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016

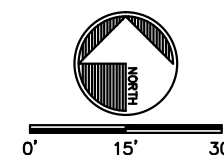
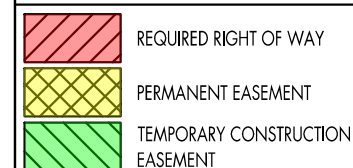


EXHIBIT "A"
SHEET 1 OF 2

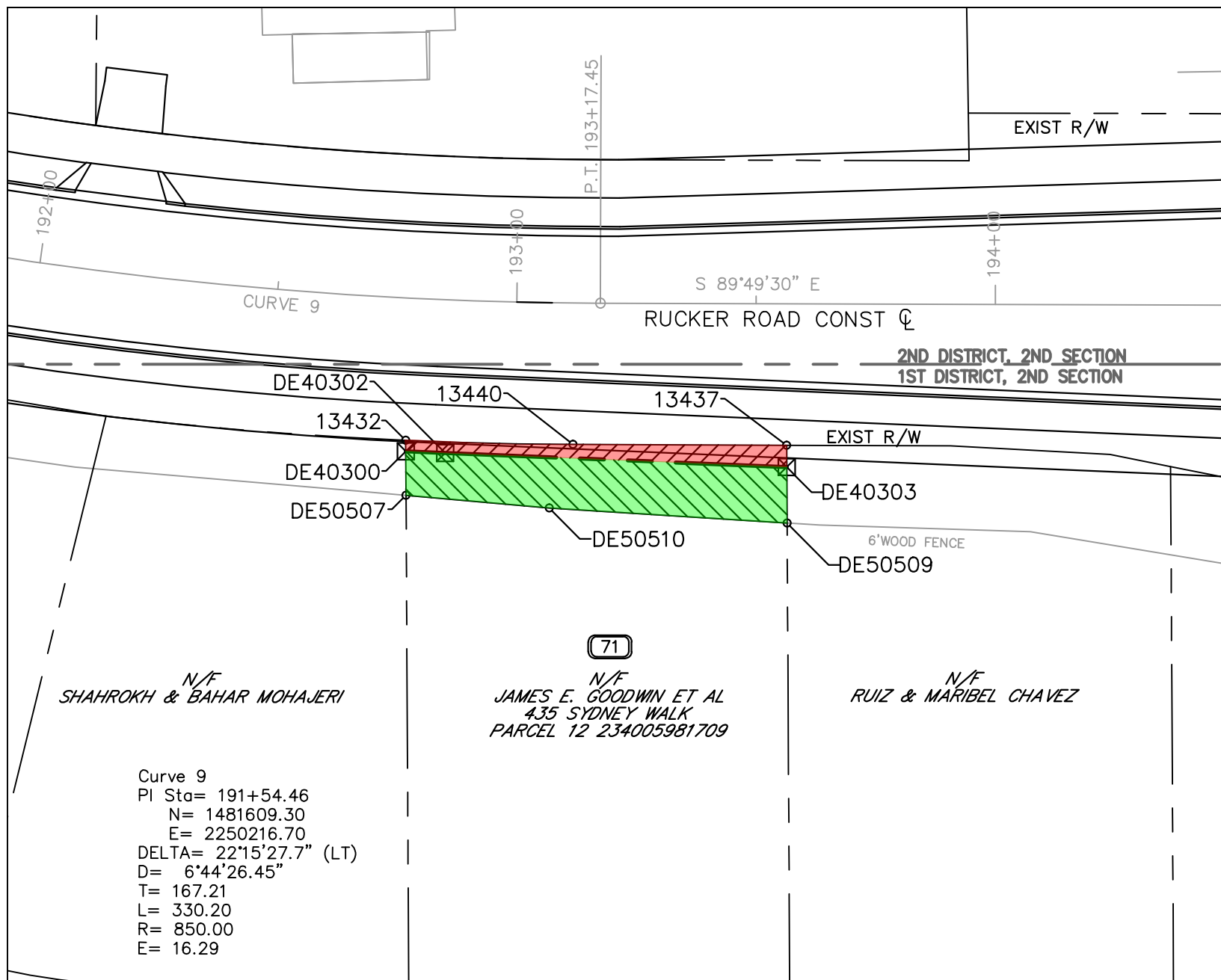


EXHIBIT "A"

JAMES E. GOODWIN ET AL (71)
435 SYDNEY WALK
PARCEL #12-2340-0598-170-9

REQUIRED RIGHT OF WAY

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
13432	29.74 R	192+78.25	Rucker Rd
ARC LENGTH = 34.95			
CHORD BEAR = S 88°37'28.4" E			
LNTH CHORD = 34.95			
RADIUS = 861.58			
DEGREE = 6°39'00.3"			
13440	29.56 R	193+12.02	Rucker Rd
	44.66	S 89°47'12.4" E	
13437	29.57 R	193+56.49	Rucker Rd
	4.55	S 00°19'19.4" E	
DE40303	34.12 R	193+56.53	Rucker Rd
	71.44	N 87°38'55.9" W	
DE40302	32.00 R	192+86.31	Rucker Rd
ARC LENGTH = 8.24			
CHORD BEAR = N 87°27'29.5" W			
LNTH CHORD = 8.24			
RADIUS = 882.00			
DEGREE = 6°29'46.0"			
DE40300	32.00 R	192+78.36	Rucker Rd
	2.26	N 00°19'19.4" W	
13432	29.74 R	192+78.25	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 252.20 SF

JAMES E. GOODWIN ET AL (71)
435 SYDNEY WALK
PARCEL #12-2340-0598-170-9

TEMPORARY CONSTRUCTION EASEMENT

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE50507	41.19 R	192+78.84	Rucker Rd
	9.21	N 00°19'19.4" W	
DE40300	32.00 R	192+78.36	Rucker Rd
ARC LENGTH = 8.24			
CHORD BEAR = S 87°27'29.5" E			
LNTH CHORD = 8.24			
RADIUS = 882.00			
DEGREE = 6°29'46.0"			
DE40302	32.00 R	192+86.31	Rucker Rd
	71.44	S 87°38'55.9" E	
DE40303	34.12 R	193+56.53	Rucker Rd
	11.70	S 00°19'19.4" E	
DE50509	45.82 R	193+56.63	Rucker Rd
	49.81	N 86°23'58.4" W	
DE50510	42.91 R	193+07.42	Rucker Rd
	30.03	N 84°54'53.6" W	
DE50507	41.19 R	192+78.84	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 850.29 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
435 SYDNEY WALK

LAND LOT 598
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 1530 RUCKER ROAD, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Majldreza Sehizadeh (a/k/a Majidreza Sehizadeh a/k/a Majldreza Schizadeh) located at 1530 Rucker Road within the City of Alpharetta, Georgia (reference: Parcel No. 85), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 1530 Rucker Road, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

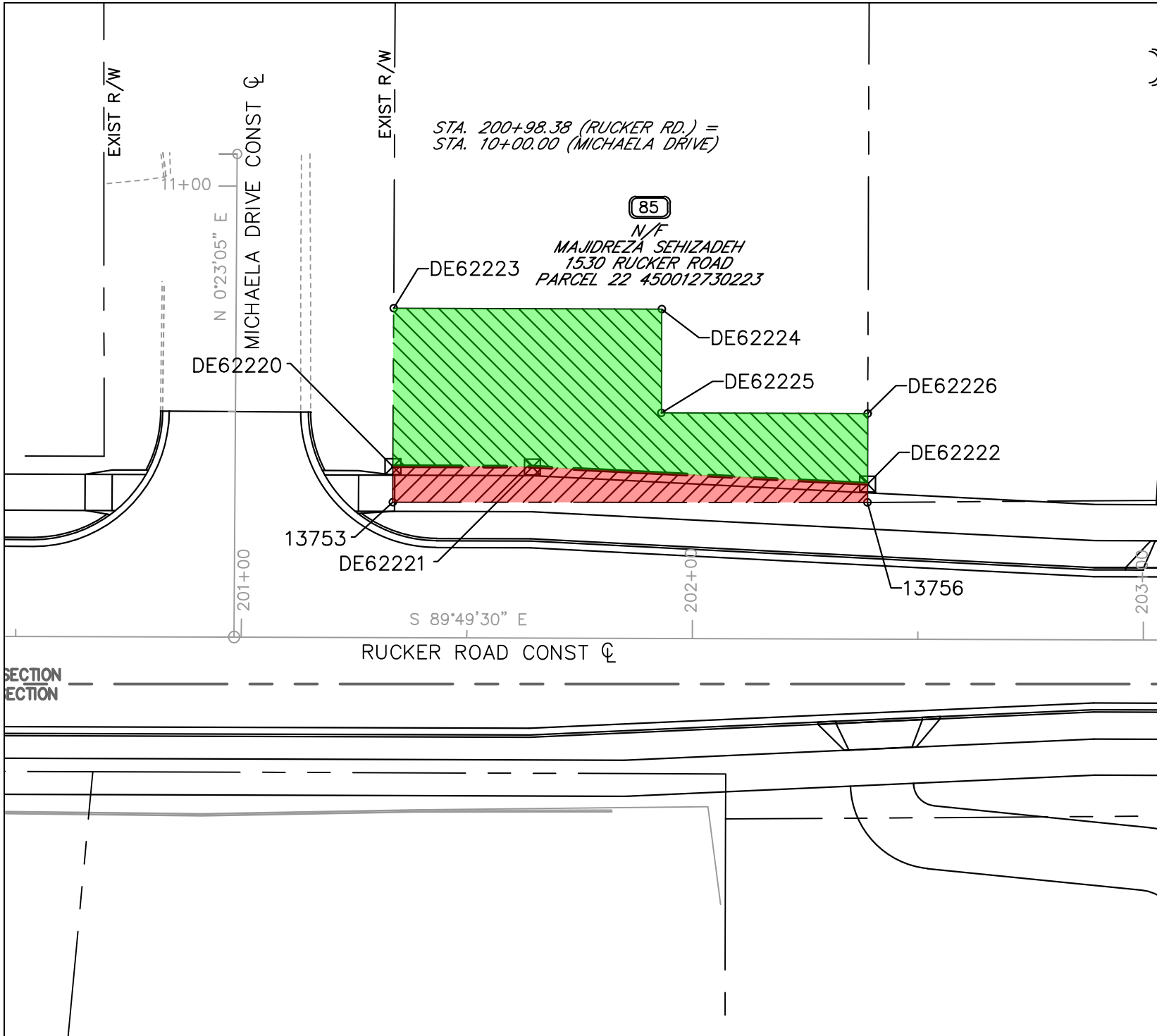
COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney



1790 Hembree Road
Alpharetta, Georgia 30009
Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1530 RUCKER ROAD

LAND LOT 1273
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

- REQUIRED RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

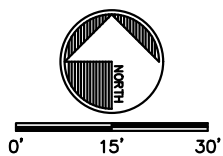


EXHIBIT "A"

MAJIDREZA SEHIZADEH
1530 RUCKER ROAD
PARCEL #22-4500-1273-022-3

REQUIRED RIGHT OF WAY

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
13753	30.00 L	201+33.50	Rucker Rd
	8.00	N 00°16'34.7" E	
DE62220	38.00 L	201+33.51	Rucker Rd
	30.92	S 89°49'30.0" E	
DE62221	38.00 L	201+64.43	Rucker Rd
	74.41	S 87°04'32.2" E	
DE62222	34.43 L	202+38.75	Rucker Rd
	4.12	S 00°10'55.7" W	
13756	30.31 L	202+38.75	Rucker Rd
	105.26	N 89°59'40.0" W	
13753	30.00 L	201+33.50	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 692.99 SF

MAJIDREZA SEHIZADEH
1530 RUCKER ROAD
PARCEL #22-4500-1273-022-3

TEMPORARY CONSTRUCTION EASEMENT

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE62220	38.00 L	201+33.51	Rucker Rd
	35.00	N 00°16'34.7" E	
DE62223	73.00 L	201+33.57	Rucker Rd
	59.43	S 89°49'30.0" E	
DE62224	73.00 L	201+93.00	Rucker Rd
	23.00	S 00°10'30.0" W	
DE62225	50.00 L	201+93.00	Rucker Rd
	45.75	S 89°49'30.0" E	
DE62226	50.00 L	202+38.75	Rucker Rd
	15.57	S 00°10'55.7" W	
DE62222	34.43 L	202+38.75	Rucker Rd
	74.41	N 87°04'32.2" W	
DE62221	38.00 L	201+64.43	Rucker Rd
	30.92	N 89°49'30.0" W	
DE62220	38.00 L	201+33.51	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 2,762.75 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1530 RUCKER ROAD

LAND LOT 1273
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: MARCH 15, 2017

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 1614 RUCKER ROAD, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Adil Niaz located at 1614 Rucker Road within the City of Alpharetta, Georgia (reference: Parcel No. 93), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 1614 Rucker Road, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

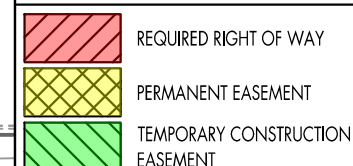
1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1614 RUCKER ROAD

LAND LOT 1273
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

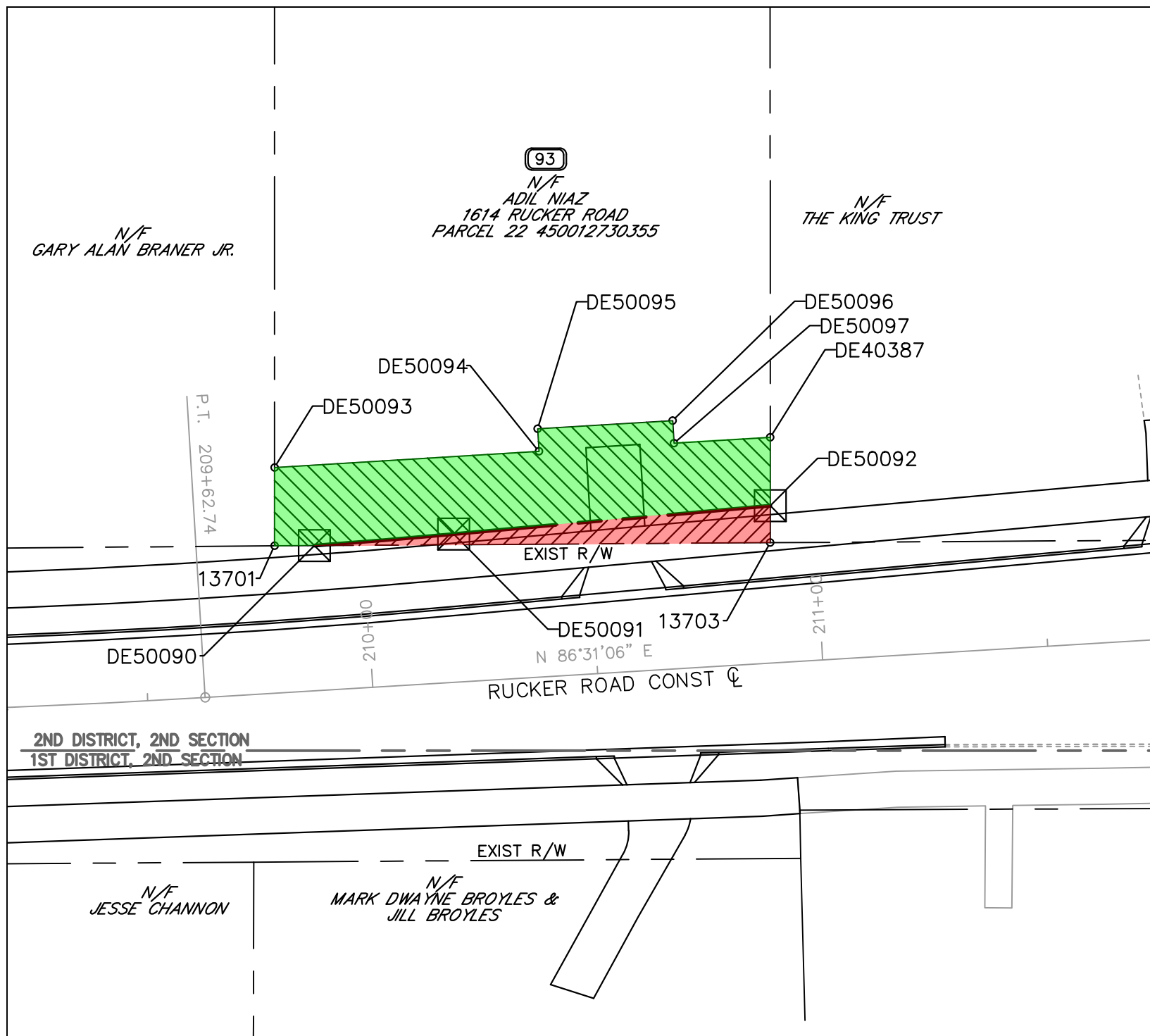
DATE: OCTOBER 17, 2016



0' 15' 30'

EXHIBIT "A"
SHEET 1 OF 2

EXHIBIT "A"



REQUIRED RIGHT OF WAY			
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE50090	32.18 L	209+89.00	Rucker Rd
ARC LENGTH = 30.99			
CHORD BEAR = N 85°18'09.1" E			
LNTH CHORD = 30.99			
RADIUS = 1968.00			
DEGREE = 2°54'40.9"			
DE50091	32.83 L	210+19.99	Rucker Rd
	70.51	N 84°51'04.9" E	
DE50092	34.88 L	210+90.47	Rucker Rd
	8.22	S 00°00'48.7" E	
13703	26.68 L	210+89.98	Rucker Rd
	101.12	S 89°38'10.1" W	
DE50090	32.18 L	209+89.00	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 405.93 SF

TEMPORARY CONSTRUCTION EASEMENT			
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE50093	50.00 L	209+81.22	Rucker Rd
	58.78	N 86°31'06.3" E	
DE50094	50.00 L	210+40.00	Rucker Rd
	5.00	N 03°28'53.7" W	
DE50095	55.00 L	210+40.00	Rucker Rd
	30.00	N 86°31'06.3" E	
DE50096	55.00 L	210+70.00	Rucker Rd
	5.00	S 03°28'53.7" E	
DE50097	50.00 L	210+70.00	Rucker Rd
	21.39	N 86°31'06.3" E	
DE40387	50.00 L	210+91.39	Rucker Rd
	15.14	S 00°00'48.7" E	
DE50092	34.88 L	210+90.47	Rucker Rd
	70.51	S 84°51'04.9" W	
DE50091	32.83 L	210+19.99	Rucker Rd

ARC LENGTH = 30.99

CHORD BEAR = S 85°18'09.1" W

LNTH CHORD = 30.99

RADIUS = 1968.00

DEGREE = 2°54'40.9"

DE50090	32.18 L	209+89.00	Rucker Rd
	8.85	S 89°38'10.1" W	
13701	32.66 L	209+80.17	Rucker Rd
	17.38	N 00°00'48.7" W	
DE50093	50.00 L	209+81.22	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 1,984.31 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1614 RUCKER ROAD

LAND LOT 1273
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016

EXHIBIT "A"
SHEET 2 OF 2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT 1670 RUCKER ROAD, ALPHARETTA, GEORGIA, FOR ROAD PROJECT - RUCKER ROAD CORRIDOR IMPROVEMENTS

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to construct a road project, which includes bridge replacement, road reconstruction, and the construction of intersection improvements and other operational improvements, on Rucker Road from Barrow Downs Road to Wills Road, such road project being known as the Rucker Road Corridor Improvements project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights in, over, under, and through the property now or formerly owned by Christopher S. Marston located at 1670 Rucker Road within the City of Alpharetta, Georgia (reference: Parcel No. 94), as further described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights in the foregoing property are necessary, in the public interest, and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which is hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Code of Georgia Annotated, the necessary property rights in, over, under, and across the property located at 1670 Rucker Road, Alpharetta, Georgia, in order to ensure the timely completion of the Project - Rucker Road Corridor Improvements. Further, the Mayor is specifically authorized to execute any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2017-_____

SO RESOLVED AND ADOPTED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1670 RUCKER ROAD

LAND LOT 1273
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016
REVISED: JUNE 28, 2017

	REQUIRED RIGHT OF WAY
	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT



0' 15' 30'

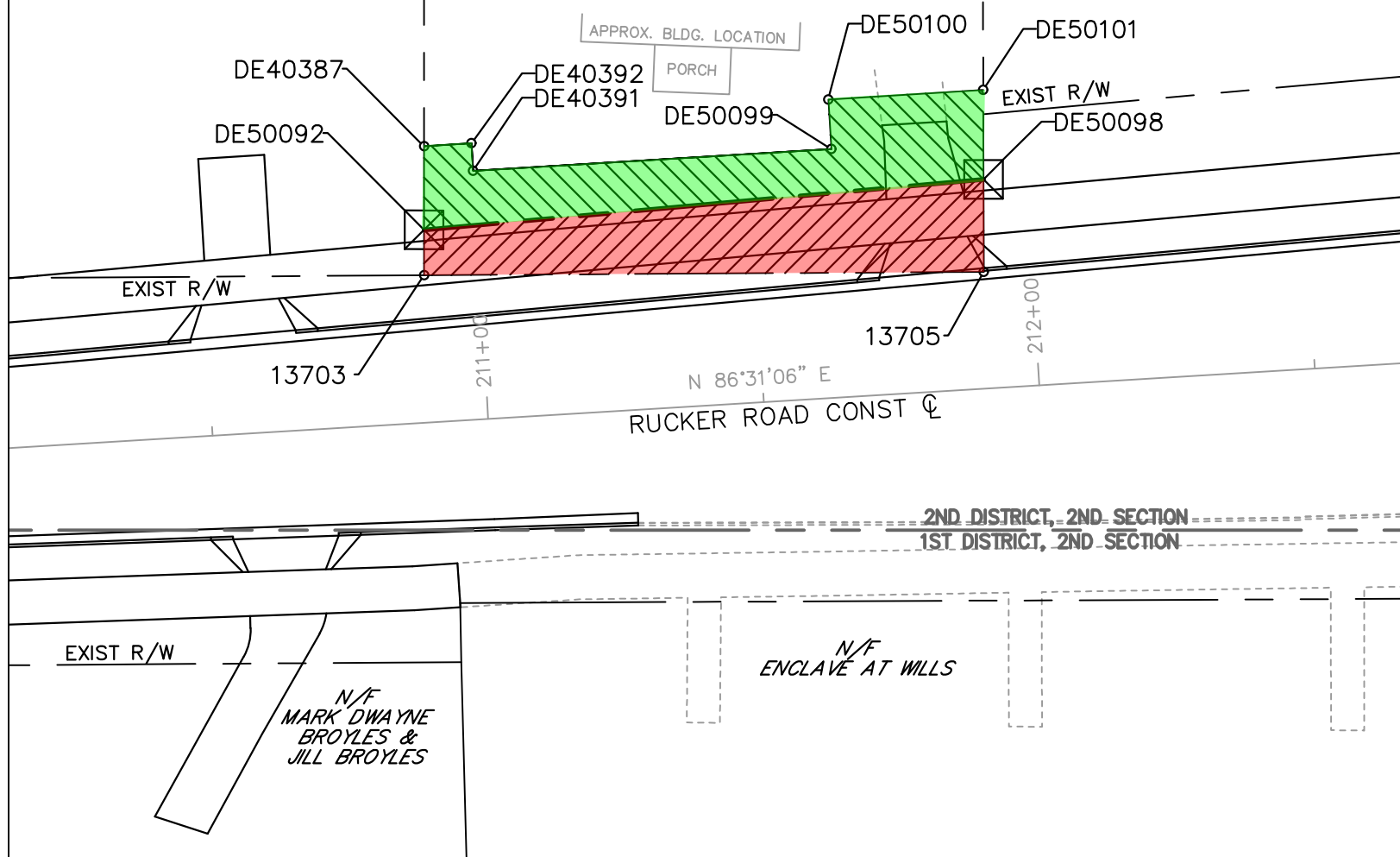
EXHIBIT "A"
SHEET 1 OF 2

EXHIBIT "A"

N/F
ADIL NIAZ

(94)
N/F
CHRISTOPHER S MARSTON
1670 RUCKER ROAD
PARCEL 22 450012730348

N/F
ALPHARETTA POST #201 OF
THE AMERICAN LEGION, INC.



CHRISTOPHER S. MARSTEN (94)
1670 RUCKER ROAD
PARCEL #22-4500-1273-034-8

REQUIRED RIGHT OF WAY

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE50092	34.88 L	210+90.47	Rucker Rd
	101.75	N 84°51'04.9" E	
DE50098	37.84 L	211+92.18	Rucker Rd
	16.73	S 00°10'48.7" E	
13705	21.14 L	211+91.21	Rucker Rd
	101.39	S 89°38'56.9" W	
13703	28.68 L	210+89.98	Rucker Rd
	8.22	N 00°00'48.7" W	
DE50092	34.88 L	210+90.47	Rucker Rd

REQUIRED RIGHT OF WAY AREA = 1,264.99 SF

CHRISTOPHER S. MARSTEN (94)
1670 RUCKER ROAD
PARCEL #22-4500-1273-034-8

TEMPORARY CONSTRUCTION EASEMENT

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE40387	50.00 L	210+91.39	Rucker Rd
	8.61	N 86°31'06.3" E	
DE40392	50.00 L	211+00.00	Rucker Rd
	5.00	S 03°28'53.7" E	
DE40391	45.00 L	211+00.00	Rucker Rd
	65.00	N 86°31'06.3" E	
DE50099	45.00 L	211+65.00	Rucker Rd
	9.00	N 03°28'53.7" W	
DE50100	54.00 L	211+65.00	Rucker Rd
	28.11	N 86°31'06.3" E	
DE50101	54.00 L	211+93.11	Rucker Rd
	16.18	S 00°10'48.7" E	
DE50098	37.84 L	211+92.18	Rucker Rd
	101.75	S 84°51'04.9" W	
DE50092	34.88 L	210+90.47	Rucker Rd
	15.14	S 00°00'48.7" E	
DE40387	50.00 L	210+91.39	Rucker Rd

TEMPORARY CONSTRUCTION EASEMENT AREA = 1,171.11 SF



1790 Hembree Road
Alpharetta, Georgia 30009

Phone: 678-297-6200
Fax: 678-297-6201

RIGHT OF WAY & EASEMENT
EXHIBIT FOR
1670 RUCKER ROAD

LAND LOT 1273
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

DATE: OCTOBER 17, 2016
REVISED: JUNE 28, 2017

EXHIBIT "A"
SHEET 2 OF 2



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Lisa Gurganus

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: RECREATION AND PARKS MASTER PLAN 2025 UPDATE

II. RECOMMENDATION:

Please award the contract to update Recreation and Parks Master Plan 2025 to Jacobs Engineering Group Inc. in the amount not to exceed \$60,000.00; and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT
FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$60,000.00. FUNDING IS PROVIDED THROUGH SAVINGS IN THE PARKS MASTER PLAN ACCOUNT COUPLED WITH A REALLOCATION OF AVAILABLE FUNDING IN THE PARKS DESIGN SERVICES ACCOUNT).

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Parks Master Plans (30161150-541500-C1641)	\$60,000.00
Parks Design Services (funding reallocation; 30161150-541500-C1221)	(\$30,450.00)

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

In May 2013, the City of Alpharetta awarded RFP 13-109 to Jacobs Engineering Group Inc. to complete the necessary research and analysis to produce the Recreation and Parks Master Plan for the period 2015 to 2025. The scope of service included review and update of the community profile, park system review and analysis, recreation program review and analysis, comparative analysis to benchmark cities, development of plan recommendations, and identification of funding sources and financing for implementation of plan recommendations. Jacobs Engineering utilized public input from meetings with citizens and stakeholders, interviews with elected and appointed officials, and results of a city-wide citizens survey to develop the plan. City Council approved the plan on March 17, 2014.

Since the adoption of the plan, there have been significant changes in the City and community that have impacted the relevance of several major plan recommendations. Examples of these changes include the issuance and passage of a bond referendum in May 2016 for various recreation and parks projects, the acquisition of the old Fulton County Library on Canton Street, development of the Alpha Loop trail system, and acquisition of 25+ acres of park properties within the past year.

As a result of the aforementioned changes and other potential projects already on the horizon, staff believes it is important to update the master plan with an emphasis on the changes that have occurred in Alpharetta the past few years and what they mean for the recreation and parks system. The anticipated time period for the master plan update to cover is 2018-2025.

City staff met with members of Jacobs Engineering to discuss the proposed scope and fee to update the

plan. In addition to adjusting the plan recommendations to be relevant to the current environment, the plan will include recreation program analysis and recommendations, plans/recommendations for the Wills Park Equestrian Center, Cultural Arts program services analysis and recommendations, a high-level look at trails plans for the City including greenway and Alpha Loop connectivity, and an evaluation of the capital improvements plan focusing on balancing maintenance capital needs for existing parks, facilities and buildings with expansionary capital items of new parks and facilities to grow geographic and service coverage to our residents. The plan would also include the possibility of working with other municipalities as part of the recreation program analysis.

Staff is requesting that Jacobs Engineering be awarded as a single source provider of the Parks Master Plan update as they completed the original plan and have access/ownership of all analyses/data and can complete the update in a shorter time frame than any another vendor would have the ability to do.

Jacobs Engineering's proposed scope of work includes the following tasks:

1. Project Management and Kick-Off
 - 1.1 Project Management
 - 1.2 Project Kick-Off
 - 1.3 Data Gathering
 - 1.4 Project Basemap
 - 1.5 Presentation to City Council
2. Analysis of Existing Conditions and Needs Assessment
 - 2.1 Site Visits
 - 2.2 Trail Connectivity
 - 2.3 Equestrian Center Evaluation
 - 2.4 Program Analysis
 - 2.5 Cultural Program Analysis
 - 2.6 Community Workshop
 - 2.7 Level of Service Analysis
3. Recommendations
 - 3.1 Existing Parks
 - 3.2 Trails
 - 3.3 Equestrian Center
 - 3.4 Programs
 - 3.5 Cultural Programs
 - 3.6 Vision Graphics
4. Implementation Plans
 - 4.1 Capital Improvements Program
 - 4.2 Facility Maintenance Schedule
 - 4.3 Implementation Workshop
5. Master Plan Development
 - 5.1 Draft Master Plan
 - 5.2 Presentation to City Council
 - 5.3 Final Master Plan

The Alpharetta Recreation Commission voted unanimously at their August 8, 2017 meeting to support this proposed update to the Recreation and Parks Master Plan. The Commission and Alpharetta City Council will have input in the process. The final master plan will be presented to City Council for approval. It is staff's intent to have the final master plan approved by Council in early January 2018.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Parks Master Plan Update Scope

Alpharetta Parks and Recreation Master Plan Update

Proposed Scope of Work

Task 1. PROJECT MANAGEMENT AND KICK-OFF

- 1.1 Project Management.** Jacobs will manage the project in coordination with an appointed representative of the City of Alpharetta. A bi-weekly project call will be established throughout the life of the project to ensure close coordination between Jacobs and City staff. Jacobs will provide monthly invoices and status updates.
- 1.2 Project Kick-off.** Within two weeks of the notice to proceed, Jacobs will facilitate a project kick-off meeting between the consultant team and City staff. At this meeting, the scope of work will be reviewed, the project schedule will be confirmed, and expectations regarding the tasks and deliverable will be discussed. The site visit evaluation criteria will also be determined (see Task 2.1), as well as two benchmark communities and access LOS distances (see Task 2.7), should the City select this task.
- 1.3 Data Gathering.** The City will provide Jacobs with existing information regarding the City's parks and recreation facilities and programming, including a facility inventory; the current CIP; current maintenance plans and schedules; program information, including participation data and costs; and GIS data, including shapefiles for existing and planned parks, trails, community facilities, parcels, land use, and transportation. This task will also include a high-level review of existing City of Alpharetta plans, and parks and recreation plans from neighboring municipalities to be provided by the City.
- 1.4 Project Basemap.** Using data provided by the City and layers easily accessed online, Jacobs will compile a project basemap that illustrates the City's parks and recreation system. This map will be the base for the project.
- 1.5 Presentation to City Council.** Jacobs will do a brief presentation to City Council introducing the intent of the project, as well as its scope of work and schedule.

Task 2. EXISTING CONDITIONS AND NEEDS ASSESSMENT

- 2.1 Site Visits.** Jacobs will visit each of the City of Alpharetta parks in order to determine the condition of existing park facilities. Each park will be evaluated using criteria determined at the project kick-off meeting.
- 2.2 Trail Connectivity.** Using GIS data and existing trail plans, Jacobs will identify any gaps in trail connectivity within the City Alpharetta. Jacobs will also look at trail plans of neighboring municipalities to evaluate connectivity with a broader system of trails in north Fulton County.
- 2.3 Equestrian Center Evaluation.** Jacobs, in partnership with Ballard*King, will evaluate the current Equestrian Facility. The assessment will be a high-level examination of the facility's needs, as well as an evaluation of current programming. The evaluation will be informed by three activities: an in-depth site tour; an interview with facility staff; and a facilitated focus group meeting attended by representatives from the equestrian community. The City will be responsible for scheduling the staff interviews, as well as identifying members of the focus group and scheduling the focus group meeting.

2.4 Program Analysis. Ballard*King will analyze the existing recreation programs offered by the City of Alpharetta. Based on data provided by the City, interviews with program staff, and national trends, Ballard*King will analyze the programs to determine strengths and weaknesses and identify core program areas.

2.5 Cultural Program Analysis. In addition to the overall program analysis, Jacobs and Ballard*King will closely examine existing cultural and arts programs offered by the City. The analysis will be based on four activities: an interview with City staff involved in cultural programs; a desktop audit of plans for the new cultural facility; a focus group workshop facilitated by Jacobs and attended by local cultural and arts program leaders; and a high-level analysis of private cultural and arts providers in the City and within five miles. If it is possible to access the future cultural center, this task will also include a tour of the facility. The City will be responsible for scheduling interviews with City staff, identifying participants for the focus group workshop, and scheduling the focus group workshop.

2.6 Community Workshop. As part of the needs analysis, Jacobs will facilitate one community workshop to engage the public. The workshop will introduce the project, discuss project findings to-date, and collect input on participants' parks and recreation needs.

2.7 Level of Service Analysis. Quantitative analysis of the City's existing parks facilities is an important aspect of planning for the future parks system, particularly so that the City can ensure that it continues to meet residents' needs as the population grows. To accomplish this, Jacobs recommends a Level of Service (LOS) Analysis that will evaluate the City's LOS in terms of acreage (acres per 1,000 residents), facilities (facilities per number of residents), and access (distance residents must travel to reach parks). At the kick-off meeting, two benchmark communities will be identified for the acreage LOS analysis, as well as distances for the access LOS analysis.

Task 3. RECOMMENDATIONS

3.1 Existing Parks. Based on findings from Task 2, Jacobs will make recommendations for each of the City of Alpharetta's existing parks. These recommendations will be a primary source of inputs into the Capital Improvements Program (Task 4.1).

3.2 Trails. Jacobs will recommend trail projects that will ensure that the City of Alpharetta has a well-connected system of trails both within its boundaries and connecting to neighboring municipalities. Recommendations will include the identification of key segments that are needed to bridge gaps in existing and planned trails, but will not include specific route recommendations.

3.3 Equestrian Center. Based off of findings from the Equestrian Center Evaluation (Task 2.3), Jacobs and Ballard*King will provide recommendations for facility and program improvements.

3.4 Programs. Ballard*King will provide recreation program recommendations that define future core program areas and identify roles of other providers.

3.5 Cultural Programs. Based on findings from the Cultural Program Analysis (Task 2.5), Jacobs and Ballard*King will provide recommendations for programs at the future cultural center, and at other City parks facilities. Recommendations will define future core program areas and include an operational approach for the City.

3.6 Vision Graphics. In line with the concise, visually oriented Master Plan document (Task 5), Jacobs will create an illustrative system-wide vision graphic..

Task 4. IMPLEMENTATION

4.1 Capital Improvements Program. Jacobs will update the Department's current Capital Improvements Program to reflect the recommendations of the Parks and Recreation Master Plan, and include rough order of magnitude cost estimates.

4.2 Facility Maintenance Schedule. Based the site visits (Task 2.1) and data provided by the City, Jacobs and Ballard*King will provide a recommend schedule for the upgrade of facilities at existing parks. This schedule will based on the condition of facilities, and prioritization will be informed by findings from the needs assessment (Task 2).

4.3 Implementation Workshop. Jacobs recommends a workshop with key City staff to determine available amounts and sources for funding items in the capital improvements program and facility maintenance schedule. This workshop would help inform a realistic timeframe for improvement based on current and expected funding streams.

Task 5. MASTER PLAN DEVELOPMENT

5.1 Draft Master Plan. Jacobs will prepare a concise, visually oriented draft master plan that summarizes each of the tasks performed as part of the planning process. This document will be developed with a broad audience in mind, and will be no more than 50 pages in length. A separate technical appendix will be provided as a source of all project information and data. Jacobs will digitally submit the Draft Master Plan for City review; the City will provide comments back to Jacobs on a consolidated comment spreadsheet within an agreed-upon timeframe.

5.2 Presentation to City Council. Jacobs will present the Draft Master Plan to City Council, and collect input from Council members

5.3 Final Master Plan. Upon receipt of the City's comments, Jacobs will revise the Master Plan.



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Eric Graves

SUBJECT: Consideration of a resolution authorizing transmittal
of the 2017 Capital Improvement Element and
Annual Report

CITY COUNCIL: August 28, 2017

RECOMMENDATION:

Staff seeks approval for a resolution authorizing the transmittal of the 2016-2017 Capital Improvement Element and Annual Report to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

REPORT-IN-BRIEF

The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.

The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.

The City of Alpharetta is required to transmit its annual update of the Capital Improvement Element to the Atlanta Regional Commission for review prior to Council Adoption.

ALTERNATIVES

Failure to update the Capital Improvement Element in accordance with the Georgia Planning Act of 1989 would result in the loss of Qualified Local Government status, which would make the City ineligible to receive most State funding. Further, failure to submit this annual report would make the City ineligible to collect impact fees on new development.

ATTACHMENTS

CIE Transmittal Resolution 2017, 2016-2017 CIE and Annual Report



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA,
GEORGIA FOR THE TRANSMITTAL OF
THE CAPITAL IMPROVEMENTS ELEMENT OF THE
COMPREHENSIVE PLAN

WHEREAS, the Georgia Planning Act encourages local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions, and

WHEREAS, the annual update of the capital improvements element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on August 21, 2017 at 6:30 PM at the City Hall of Alpharetta, Georgia, and

WHEREAS, such updates are required to extend status to the City of Alpharetta as a Qualified Local Government,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby approves transmittal of the annual update of the capital improvements element and transmitting these documents to the Atlanta Regional Commission, per the Georgia Planning Act of 1989.

SO RESOLVED this 21st day of August, 2017.

CITY OF Alpharetta

By: _____
David Belle Isle, Mayor

COUNCIL MEMBERS

Attest:

City Clerk



CITY OF ALPHARETTA, GA

ANNUAL IMPACT FEE FINANCIAL REPORT

FISCAL YEAR 2016

	Impact Fee Fund				General Fund	
	Roads	Public Safety	Recreation and Parks	Total Impact Fee Fund	Administrative Costs*	Total
Impact Fee Fund Balance on July 1, 2015	\$ 909,018.56	\$ 354,939.68	\$ 318,602.01	\$ 1,582,560.25	\$ -	\$ 1,582,560.25
Fiscal Year 2016 Activity						
Sources:						
Impact Fees Collected	\$ 372,293.77	\$ 180,604.93	\$ 880,287.77	\$ 1,433,186.47	\$ 30,025.49	\$ 1,463,211.96
Impact Fee Refunds	(815.77)	(6,175.31)	(528.00)	\$ (7,519.08)	-	\$ (7,519.08)
Accrued Interest	4,588.27	1,896.84	4,293.97	\$ 10,779.08	-	\$ 10,779.08
Total Sources	\$ 376,066.27	\$ 176,326.46	\$ 884,053.74	\$ 1,436,446.47	\$ 30,025.49	\$ 1,466,471.96
(Uses):						
Project Expenditures/Debt Service	\$ (2,274.99)	\$ (75,703.13)	\$ (771.88)	\$ (78,750.00)	\$ (30,025.49)	\$ (108,775.49)
Administrative Costs*	(6,644.78)	(3,606.18)	(2,741.70)	\$ (12,992.66)	-	\$ (12,992.66)
Total Uses	\$ (8,919.77)	\$ (79,309.31)	\$ (3,513.58)	\$ (91,742.66)	\$ (30,025.49)	\$ (121,768.15)
Impact Fee Fund Balance on June 30, 2016	\$ 1,276,165.06	\$ 451,956.83	\$ 1,199,142.17	\$ 2,927,264.06	\$ -	\$ 2,927,264.06
Impact Fees Encumbered at June 30, 2016	\$ -	\$ 224,062.50	\$ -	\$ -		\$ 224,062.50

* The Community Development Department implemented a new permitting software during FY 2016 that resulted in a change to how Administrative Fees are reflected on the General Ledger. Under the legacy permitting software, Administrative Fees were included in impact fee revenues and recognized as an expense within the Impact Fee Fund (and journaled to a revenue account within the General Fund). Under the new permitting software, the Administrative Fees are recorded directly in the General Fund. Accordingly, Administrative Fees are shown in each Fund for FY 2016. Future years will reflect Administrative Fees in the General Fund only.



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2016-2020)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2016	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2016	Funding Sources	Status/ Comment	Responsible Department
Roads													
	Impact Fee Ordinance Update	2014	2016	\$ 35,000	100.00%	\$ 35,000	\$ 2,274.99	\$ 32,724.99	\$ 34,999.98	\$ -	Impact Fees	Completed	Community Development
	Lily Garden Terrace (Trailer St) Extension (Construction)	2017	2020	1,540,000	75.90%	1,168,860	-	-	-	-	GO Bond; General Revenues	Design Phase	Public Works
	Rucker Rd Corridor Improvements	2017	2020	16,734,570	24.10%	4,033,031	-	-	-	-	GO Bond; Impact Fees; General Revenues	Design Phase	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2020	9,000,000	24.10%	2,169,000	-	-	-	-	GO Bond	Design Phase	Public Works
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2020	2,000,000	24.10%	482,000	-	-	-	-	GO Bond		Public Works
	Northwinds Traffic Signal (temporary)	2017	2018	90,000	75.90%	68,310	-	-	-	-	Impact Fees; General Revenue	Construction Phase	Public Works
	Teasley Street Extension/Improvements	2017	2019	75,000	75.90%	56,925	-	-	-	-	Impact Fees; General Revenue	Design Phase	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2022	4,906,529	24.10%	1,182,473	-	-	-	-	TSPLOST	Design Phase	Public Works
	Bethany Rd at Mid-Broadwell Rd Intersection Improvements	2017	2021	1,280,000	24.10%	308,480	-	-	-	-	TSPLOST	Design Phase	Public Works
	Bethany Rd at Mayfield Rd Intersection Improvements	2017	2020	1,280,000	24.10%	308,480	-	-	-	-	TSPLOST	Design Phase	Public Works
	Morris Rd Operational Improvements	2017	2020	2,700,000	24.10%	650,700	-	-	-	-	TSPLOST	Design Phase	Public Works
	Old Milton Parkway Capacity Improvements	2017	2023	6,000,000	24.10%	1,446,000	-	-	-	-	TSPLOST	Design Phase	Public Works
	Windward Parkway Business District/Union Hill Rd Capacity Improvements	2017	2023	19,247,634	24.10%	4,638,680	-	-	-	-	TSPLOST	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2018	2023	15,496,028	24.10%	3,734,543	-	-	-	-	TSPLOST; General Revenue	Design Phase	Public Works
	Haynes Bridge Rd Capacity Improvements	2018	2020	5,000,000	24.10%	1,205,000	-	-	-	-	TSPLOST	IGA Phase (City of Johns Creek)	Public Works
	McGinnis Ferry Rd Capacity Improvements	2020	2022	2,400,000	24.10%	578,400	-	-	-	-	TSPLOST		Public Works
	Adaptive Traffic Signal/ITS	2019	2020	1,322,153	24.10%	318,639	-	-	-	-	TSPLOST; General Revenue		Public Works
	Cricket Lane Improvements	2019	2021	525,000	24.10%	126,525	-	-	-	-	TBD		Public Works
	Canton Street Improvements	2025	2027	2,500,000	24.10%	602,500	-	-	-	-	TBD		Public Works
	Alpharetta Downtown Streets	2025	2027	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Major Intersection Improvements	2019	2029	2,550,000	24.10%	614,550	-	-	-	-	TBD		Public Works
	Webb Bridge Rd Bridge over GA 400 (replacement)	2021	2024	4,320,809	24.10%	1,041,315	-	-	-	-	TBD		Public Works
	Kimball Bridge Rd Bridge over GA 400 (replacement)	2019	2022	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Davis Road Extension to Westside Parkway	2019	2021	2,000,000	75.90%	1,518,000	-	-	-	-	TBD		Public Works
	Connector Rd (North Point Pkwy to Edison Dr)	2019	2022	1,045,000	75.90%	793,155	-	-	-	-	TBD		Public Works
	Hembree Road Turn Lanes	2019	2023	725,000	24.10%	174,725	-	-	-	-	TBD		Public Works
	Westside/Morrison Parkway Improvements	2025	2028	2,780,000	24.10%	669,980	-	-	-	-	TBD		Public Works
	Marjean Way Extension	2019	2022	3,300,000	75.90%	2,504,700	-	-	-	-	TBD		Public Works
	Waters Rd Traffic Calming	2019	2022	1,250,000	24.10%	301,250	-	-	-	-	TBD		Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Buice Rd)	2020	2023	1,450,000	24.10%	349,450	-	-	-	-	TBD		Public Works
	North Point Drive Corridor Improvements	2019	2020	100,000	24.10%	24,100	-	-	-	-	TBD		Public Works
	Park Plaza Signalization Upgrade	2019	2020	300,000	24.10%	72,300	-	-	-	-	TBD		Public Works
	Mayfield Rd Bike Route (Mayfield Cir to Upshaw Dr)	2024	2027	555,000	24.10%	133,755	-	-	-	-	TBD		Public Works
				<u>\$117,007,723</u>		<u>\$ 32,395,326</u>	<u>\$ 2,274.99</u>	<u>\$ 32,724.99</u>	<u>\$ 34,999.98</u>	<u>\$ -</u>			



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2016-2020)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2016	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2016	Funding Sources	Status/ Comment	Responsible Department
Public Safety													
	Impact Fee Ordinance Update	2014	2016	\$ 15,625	100.00%	\$ 15,625	\$ 1,015.63	\$ 14,609.38	\$ 15,625.01	\$ -	Impact Fees	Completed	Community Development
	Public Safety Headquarters Expansion	2017	2019	3,886,554	100.00%	3,886,554	74,687.50	-	74,687.50	224,062.50	General Revenues; Impact Fees; DEA; E-911 Fees	Design Phase	Public Safety/ Public Works
				<u>\$ 3,902,179</u>		<u>\$ 3,902,179</u>	<u>\$ 75,703.13</u>	<u>\$ 14,609.38</u>	<u>\$ 90,312.51</u>	<u>\$ 224,062.50</u>			
Recreation and Parks													
	Impact Fee Ordinance Update	2014	2016	\$ 11,875	100.00%	\$ 11,875	\$ 771.88	\$ 11,103.13	\$ 11,875.01	\$ -	Impact Fees	Completed	Community Development
	Sidewalk Improvements	2017	2028	8,767,031	24.00%	2,104,088	-	-	-	-	GO Bond; General Revenues; TBD	Design Phase	Public Works
	Sidewalk Improvements (2017 Phase 1)	2017	2019	436,998	24.00%	104,880	-	-	-	-	GO Bond	Construction Phase	Public Works
	Mayfield Road Sidewalk Improvements	2017	2019	932,370	24.00%	223,769	-	-	-	-	GO Bond	Construction Phase	Public Works
	City Center Walking Trail	2017	2019	300,000	100.00%	300,000	-	-	-	-	Impact Fees	Design Phase	Public Works
	Eastside Community Center/YMCA Partnership	2017	2022	2,500,000	30.96%	774,000	-	-	-	-	GO Bond		Parks
	Alpharetta Arts Center Development	2017	2019	3,387,243	54.17%	1,834,870	-	-	-	-	GO Bond; Impact Fees; General Revenues; Hotel/Motel Taxes;	Construction Bidding Phase	Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,140,451	36.12%	2,217,931	-	-	-	-	GO Bond; Impact Fees; General Revenues	Construction Bidding Phase	Parks/Public Works
	Parkland Acquisition	2017	2019	5,000,000	100.00%	5,000,000	-	-	-	-	GO Bond; Developer Contribution	Land Acquisition/Demolition Phase	Parks
	Cultural Arts/Parkland Acquisition	2017	2022	1,600,000	100.00%	1,600,000	-	-	-	-	GO Bond; Impact Fees		Parks
	Greenway Extension to Forsyth County	2017	2020	6,500,000	25.63%	1,665,950	-	-	-	-	GO Bond	Design Phase	Parks/Public Works
	AlphaLoop City Trail	2017	2022	7,925,646	100.00%	7,925,646	-	-	-	-	General Revenues; Developer Contributions; Grants; Impact Fees; TBD	Design Phase	Community Development/ Public Works
	Alpharetta Community Center Interior Makeover	2019	2022	1,400,000	0.00%	-	-	-	-	-	TBD		Parks
	Alpharetta Community Ctr Expansion Ph. III	2020	2022	4,815,000	54.17%	2,608,286	-	-	-	-	TBD		Parks
	Wills Park Pool Concession Building Renovation	2019	2020	110,000	0.00%	-	-	-	-	-	TBD		Parks
	Concession/Restroom Building Improvements (multiple)	2018	2022	1,290,000	86.16%	1,111,464	-	-	-	-	TBD		Parks
	Wills Park Maintenance Barn (replacement)	2020	2022	550,000	0.00%	-	-	-	-	-	TBD		Parks
	Park Master Plans for newly acquired Park Lands	2018	2019	68,000	100.00%	68,000	-	-	-	-	TBD		Parks
	Neighborhood Park Renovation/Development	2019	2026	3,850,000	43.34%	1,668,590	-	-	-	-	TBD		Parks
	Wills Park Baseball Fence (replacements)	2020	2022	200,000	0.00%	-	-	-	-	-	TBD		Parks
	Wills Park Equestrian Center Improvements	2019	2023	1,061,250	68.93%	731,520	-	-	-	-	TBD		Parks
	North Park Trail System	2021	2022	250,000	100.00%	250,000	-	-	-	-	TBD		Parks
	North Park Softball Turf Fields	2022	2024	375,500	0.00%	-	-	-	-	-	TBD		Parks
	North Park Field 5 Re-Design	2021	2023	485,000	69.69%	337,997	-	-	-	-	TBD		Parks
	Webb Bridge Park Community Center	2021	2024	17,750,000	54.17%	9,615,175	-	-	-	-	TBD		Parks
	Webb Bridge Park Synthetic Turf (baseball field 4)	2020	2022	550,000	0.00%	-	-	-	-	-	TBD		Parks
	Playground Equipment Replacement	2018	2026	500,000	0.00%	-	-	-	-	-	TBD		Parks
	Expand Westside Parkway Pocket Park	2021	2023	100,000	36.12%	36,120	-	-	-	-	TBD		Parks



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Service Area for each Public Facility: Citywide

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	Pocket Park Development	2019	2027	1,250,000	36.12%	451,500	-	-	-	-	TBD		Parks
	Botanical Garden	2023	2026	2,000,000	26.26%	525,200	-	-	-	-	TBD		Parks
	Eastside Dog Park	2022	2025	300,000	39.39%	118,170	-	-	-	-	TBD		Parks
	Synthetic Turf Field Replacement	2018	2022	1,200,000	0.00%	-	-	-	-	-	TBD		Parks
	Park Repairs/Improvements	2018	2028	1,094,900	0.00%	-	-	-	-	-	TBD		Parks
	Greenway Linkages	2021	2024	500,000	25.63%	128,150	-	-	-	-	TBD		Parks/Public Works
	Big Creek Stream Bank Restoration	2019	2027	2,200,000	0.00%	-	-	-	-	-	TBD		Parks/Public Works
	Georgia 400 Bicycle Expressway and Greenway	2020	2024	16,000,000	0.00%	-	-	-	-	-	TBD		Public Works
				<u>\$101,401,265</u>		<u>\$ 41,413,178</u>	<u>\$ 771.88</u>	<u>\$ 11,103.13</u>	<u>\$ 11,875.01</u>	<u>\$ -</u>			



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Finance

Submitted By: Thomas Harris

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: GLASS RECYCLING SERVICES

II. RECOMMENDATION:

Provide direction to staff on glass recycling services.

III. REPORT IN BRIEF:

The City is under contract with BFI (Republic) for Recycling Services and Solid Waste Collection. The contract runs through March 31, 2017 with 3 one-year renewals thereafter (through March 2020). With the announcement by WestRock (Single Stream Recycling Company) that it would no longer be processing mixed glass effective July 2016 due to lack of marketability, primarily dictated by the glass processor (Strategic), the City began discussions with Republic on options. On April 10, 2017 after discussing the results of a citizen survey (see attached), Council directed Republic and staff to further analyze the service options (weekly vs. monthly, etc.) of a separate glass collection and the respective cost of each option.

Since the meeting, Republic has been working internally as well as with the recycling company and glass processor to answer the council directive as well as determine if an alternative approach could be reached. After extensive discussions, the parties could not reach an agreement to process glass within the current single stream recycling process. As such, Republic finalized their assessment of a separate glass route at different service intervals. Their options are: weekly - \$3.00 per home; every other week - \$2.39 per home; monthly - \$4.50 per home (see attached). With all these options, they are looking for a two year extension of the current agreement through March of 2022.

The current contract is approximately \$3.1 million. If glass recycling is added as a separate route the service will increase approximately \$576,000 (16,000/residents X \$3.00/month X 12/months). If the contract is amended to provide separate glass recycling, rates to residents will be adjusted by \$3.00/month to cover the increase.

Monica Mosely from Republic will present their proposal as well as answer questions regarding glass recycling services.

Current rates charged to the City by Republic and rates charged to citizens are as follows:

Cart Size	Republic Rates Monthly	Citizen Rates Monthly
95 Gallon	\$ 18.23	\$ 18.83
68 Gallon	\$ 17.05	\$ 17.65
Senior Discount	\$ 8.75	\$ 8.75
Extra Cart	\$ 6.47	\$ 6.47

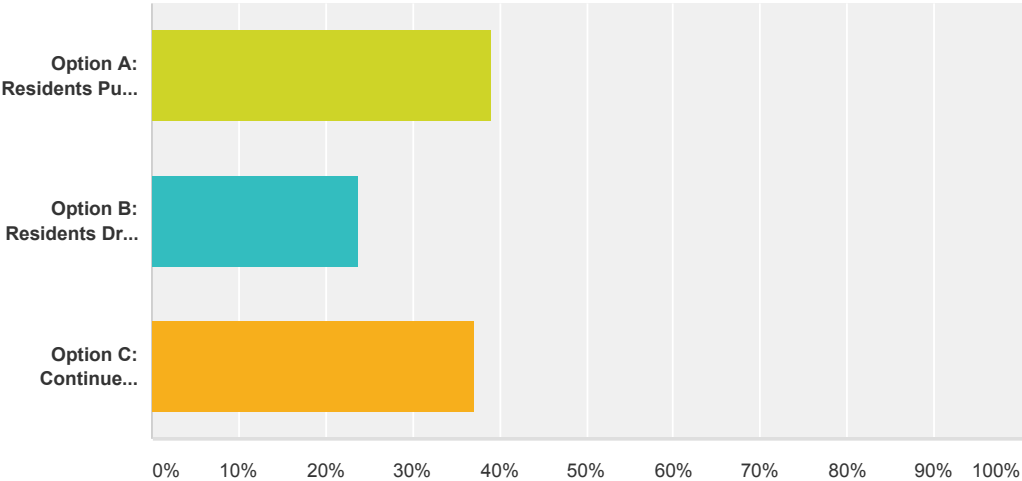
IV. ALTERNATIVES:

V. ATTACHMENTS:

Glass Recycling Survey Final Results , Service Options/Costs

Q1 The City of Alpharetta has been presented with three options for handling glass recycling / waste, and we are asking for your input to help decide which option will be chosen. Please select from the three options below the one that you prefer.

Answered: 2,096 Skipped: 0



Answer Choices	Responses
Option A: Residents Put Glass In The TrashUnder this option, you would simply place glass products into your trash rather than into your recycling container. The option does not require any additional containers, provides the same level of convenience for residents as you have today, and comes at no additional cost to residents.	38.98% 817
Option B: Residents Drop Glass Off At A Collection CenterUnder this option, you would be provided an additional 18 gallon plastic bin into which you would place any recyclable glass products. Periodically, you would load your bin into your car and drive to a collection center that would be established at our Public Works Department located on Hembree Road and empty your bin. Glass could not be placed into plastic bags or mixed with any other recyclable or waste product. While the option comes at no additional cost to residents, it is less convenient than the curbside service you have today and requires a third waste bin at your home.	23.85% 500
Option C: Continue Curbside Glass Recycling At Additional Cost To ResidentsUnder this option, you would be provided an additional 18 gallon plastic bin into which you would place any recyclable glass products. On your normally scheduled collection day, you would place the bin at the curb along with your other trash and recyclables. This option provides the convenience of curbside collection, but requires a third waste bin and a \$3 per month increase in your waste service bill.	37.17% 779
Total	2,096



**REPUBLIC
SERVICES**

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Finance Director
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Renewal of current agreement/Curbside Glass Route options

Tom,

Republic Services is pleased to offer options for Curbside residential glass recycling service as follows:

- | | |
|---|---|
| 1. Weekly glass route- via 18 gallon bin: | \$3.00 per single dwelling home
\$3.00 per senior citizen home
\$3.00 extra 18 gallon bin per home |
| 2. Every other week glass route-via 18 gallon bin: | \$2.39 per single dwelling home
\$2.06 per senior citizen home
\$2.06 per senior citizen extra bin
\$2.39 extra 18 gallon bin per home |
| 3. Monthly glass route (one time per month):
via 18 gallon bin | \$4.50 per single dwelling home
\$4.06 per senior citizen home
\$4.50 extra 18 gallon bin per home |

The glass route will be taken to Strategic Glass Material recycling company located in Atlanta. Should Strategic Material at any time notify Republic Services that Strategic will begin to charge for accepting glass from the City of Alpharetta glass route Republic Services will notify the City of such charges and the charges will be passed to the City of Alpharetta thru duration of the agreement.

Based upon the City choosing one of the above glass route options Republic Services will be purchasing trucks and 18 gallon bins in order to implement the service. Currently, we are in the first one year of 3 year renewal term. Republic is requesting one additional 5 year renewal term extending our agreement to 2024 with 3 additional one year renewal options. The request is due to the capital outlay for the curbside glass route.

Should there be questions please feel free to contact me at 404-202-1536.

Regards,


Monica Moseley
Municipal Manager



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Community Development

Submitted By: Eric Graves

Meeting Date: August 28, 2017

I. AGENDA ITEM TITLE: UPDATE: WEBB BRIDGE CORRIDOR IMPROVEMENT PROJECT

II. RECOMMENDATION:

Staff seeks feedback from City Council prior to moving to the next phase of the project. If City Council is comfortable with the concepts presented, Staff will secure proposals from qualified engineering firms and present at a future meeting consideration to award a contract for the next phase in the design process.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: THERE ARE NO FISCAL IMPACTS
ASSOCIATED WITH THIS AGENDA ITEM.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

Staff will provide an update on the Webb Bridge Corridor Improvement Project.

Following extensive public input and data collection, design cross-sections for the corridor have been identified. The vast majority of citizen feedback on the cross-section concepts has been positive; largely due to the concept's ability to promote a residential character for the corridor while addressing vehicle speeds and providing pedestrian and bicycle enhancements.

While the primary concern identified by residents of the corridor during the initial public input phases related to traffic congestion and volumes, the residents were also adamant that the future design of the road must not include the addition of vehicle travel lanes. Ultimately, participants indicated that not adding travel lanes was more important to them; especially in light of other City transportation projects that will add capacity to key arterials.

If City Council is comfortable with the concepts presented, Staff will secure proposals from qualified engineering firms and present at a future meeting consideration to award a contract for the next phase in the design process.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Concept Reveal Meeting Presentation, Public Input Results Presentation



WEBB BRIDGE CORRIDOR IMPROVEMENT PROJECT

TONIGHT'S CONVERSATION

- Overview Of Our Process
- What We Learned (A Quick Reminder)
- Identified Project Goals
- Draft Design Concepts
- Public Comments And Questions

OVERVIEW OF OUR PROCESS

- Public Participation
- Conceptual Design ← We Are Here
- Engineered / Construction Design
- Right-Of-Way Acquisition
- Bid Construction
- Utility Relocation
- Construction

OVERVIEW OF OUR PROCESS

Conceptual Design

Based on data collected in the field and the thoughts and opinions that our residents have shared through surveys and public meetings, our staff and consultants have created what we call “typical cross-sections”. These establish the basic components to be featured on the corridor, their size, juxtaposition, etc.

Tonight we will share those with you and explain the basis for the concepts. The main purpose of this session is to show how the data and information collected has been translated into the design and then give you another opportunity to share your thoughts and opinions.



OVERVIEW OF OUR PROCESS

What Comes Next

- Following tonight's meeting, our staff and consultants will consider the feedback that you provide and determine what, if any, changes need to be made to the typical cross-sections.
- Once the typical cross-sections are finalized, they will be handed off to design engineers who will create a set of engineered plans that reflect all exact measurements. This is used to identify utilities that have to be relocated, any property that has to be acquired, and to develop the final construction plans (blueprints) that will be used to bid and build the project.



WHAT WE LEARNED

- Peak hour traffic significantly increases between North Point Parkway and Shirley Bridge/Park Bridge Parkway
 - Increase 40% at North Point Parkway
 - Decreases 50% at Shirley Bridge/Park Bridge
- Residents indicated that the key goal of the project should be to reduce congestion on the roadway, but this was in conflict with the fact that you overwhelmingly oppose adding travel lanes. Ultimately, the majority of participants have indicated that the priority must be maintaining a residential character and not adding lanes.
- Initially there was a conflict between the maximum speed limit that residents indicated they wanted on the corridor and the average travel time you felt was appropriate for the corridor. Once this was pointed out, residents indicated that they wanted us to focus on achieving a speed limit of 30 to 35 mph.
- Participants have indicated that the use of roundabouts on the corridor may be appropriate in some location to improve safety, discourage commuter traffic, and improve vehicular flow.

WHAT WE LEARNED

Your Preferred Road Image



WHAT WE LEARNED

Your Preferred Intersection Image



IDENTIFIED PROJECT GOALS

- Our focus for the corridor needs to be on maintaining the residential character of the area, and our design must feature two vehicle travel lanes.
- The desire among the majority of corridor residents is for the roadway to feature a 30 to 35 mph speed limit.
- Safe access into and out of neighborhoods is a priority, and in some locations roundabouts could be an option for achieving this.
- Pedestrian enhancements, especially those that provide separation from vehicular traffic are highly desired, as are improved bicycle accommodations.
- Landscape enhancements such as street trees and planted medians in select locations are desirable.

DRAFT DESIGN CONCEPTS



OPTION A- ON-STREET BIKE LANES
SECONDARY VIEW

OPTION A- ROADWAY & PEDESTRIAN FEATURES

- MULTI-USE TRAIL ON BOTH SIDES OF WEBB BRIDGE ROAD
- 4' ON-STREET BIKE LANE
- MULTI-USE TRAIL CAN MEANDER TO ALLOW FOR PLANTING AREAS ON NEAR AND FAR SIDE OF TRAIL (SHOWN ON RIGHT SIDE OF RENDERING)
- PEDESTRIAN LIGHTING, BENCHES, AND TRASH RECEPTACLES AT EVEN SPACINGS ALONG THE CORRIDOR
- PAVER BAND WOULD MATCH AESTHETICS OF LAKE WINDWARD DR
- TYPICAL ROADWAY DRAINAGE SYSTEM WILL COLLECT STORMWATER
- THE LANDSCAPING ALONG THE CORRIDOR CONSISTS OF NATIVE AND ADAPTIVE PLANTS. CANOPY TREES ARE SPACED EVENLY WITHIN THE DESIGNATED PLANTING AREAS. MASSES OF SHRUBS, GRASSES, AND WETLAND PLANTS ARE PLACED WHERE MOST APPROPRIATE TO THE ROADWAY DESIGN

DRAFT DESIGN CONCEPTS

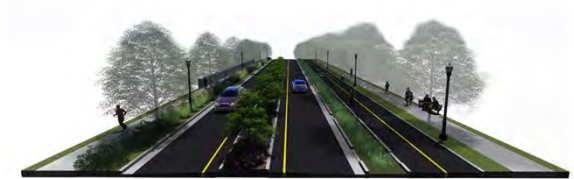


**OPTION B- RAISED BIKE LANES WITH LANDSCAPE AREA
SECONDARY VIEW**

OPTION B- ROADWAY & PEDESTRIAN FEATURES

- WIDE SIDEWALK ON BOTH SIDES OF WEBB BRIDGE RD.
- 5' BUFFERED SINGLE DIRECTION BIKE LANES ON BOTH SIDES OF WEBB BRIDGE RD.
- LANDSCAPE BIOSWALE COULD BE INSTALLED TO FILTER STORMWATER (SHOWN ON RIGHT SIDE OF RENDERING)
- PEDESTRIAN LIGHTING, BENCHES, AND TRASH RECEPTACLES AT EVEN SPACINGS ALONG THE CORRIDOR
- 2" CURB REVEAL TO SEPARATE THE SIDEWALK FROM THE RAISED BICYCLE LANE
- THE LANDSCAPING ALONG THE CORRIDOR CONSISTS OF NATIVE AND ADAPTIVE PLANTS. CANOPY TREES ARE SPACED EVENLY WITHIN THE DESIGNATED PLANTING AREAS. MASSES OF SHRUBS, GRASSES, AND WETLAND PLANTS ARE PLACED WHERE MOST APPROPRIATE TO THE ROADWAY DESIGN

DRAFT DESIGN CONCEPTS



OPTION C- TWO-WAY CYCLE TRACK
SECONDARY VIEW

OPTION C- ROADWAY & PEDESTRIAN FEATURES

- WIDE SIDEWALK ON BOTH SIDES OF WEBB BRIDGE ROAD
- 10' BUFFERED CYCLE TRACK ON THE NORTH SIDE OF WEBB BRIDGE ROAD
- TWO-WAY BICYCLE TRAFFIC IS SEPARATED FROM THE ROADWAY AND SIDEWALK BY A LANDSCAPE STRIP
- LANDSCAPED BIOSWALE COULD BE INSTALLED TO FILTER STORMWATER (SHOWN ON RIGHT SIDE OF RENDERING). CURB CUTS WILL ALLOW ROADWAY RUNOFF TO ENTER THE BIOSWALE WHERE PLANTS AND SOIL FILTER OUT POLLUTANTS
- PEDESTRIAN LIGHTING, BENCHES, AND TRASH RECEPTACLES AT EVEN SPACINGS ALONG THE CORRIDOR
- THE LANDSCAPING ALONG THE CORRIDOR CONSISTS OF NATIVE AND ADAPTIVE PLANTS. CANOPY TREES ARE SPACED EVENLY WITHIN THE DESIGNATED PLANTING AREAS. MASSES OF SHRUBS, GRASSES, AND WETLAND PLANTS ARE PLACED WHERE MOST APPROPRIATE TO THE ROADWAY DESIGN

DRAFT DESIGN CONCEPTS



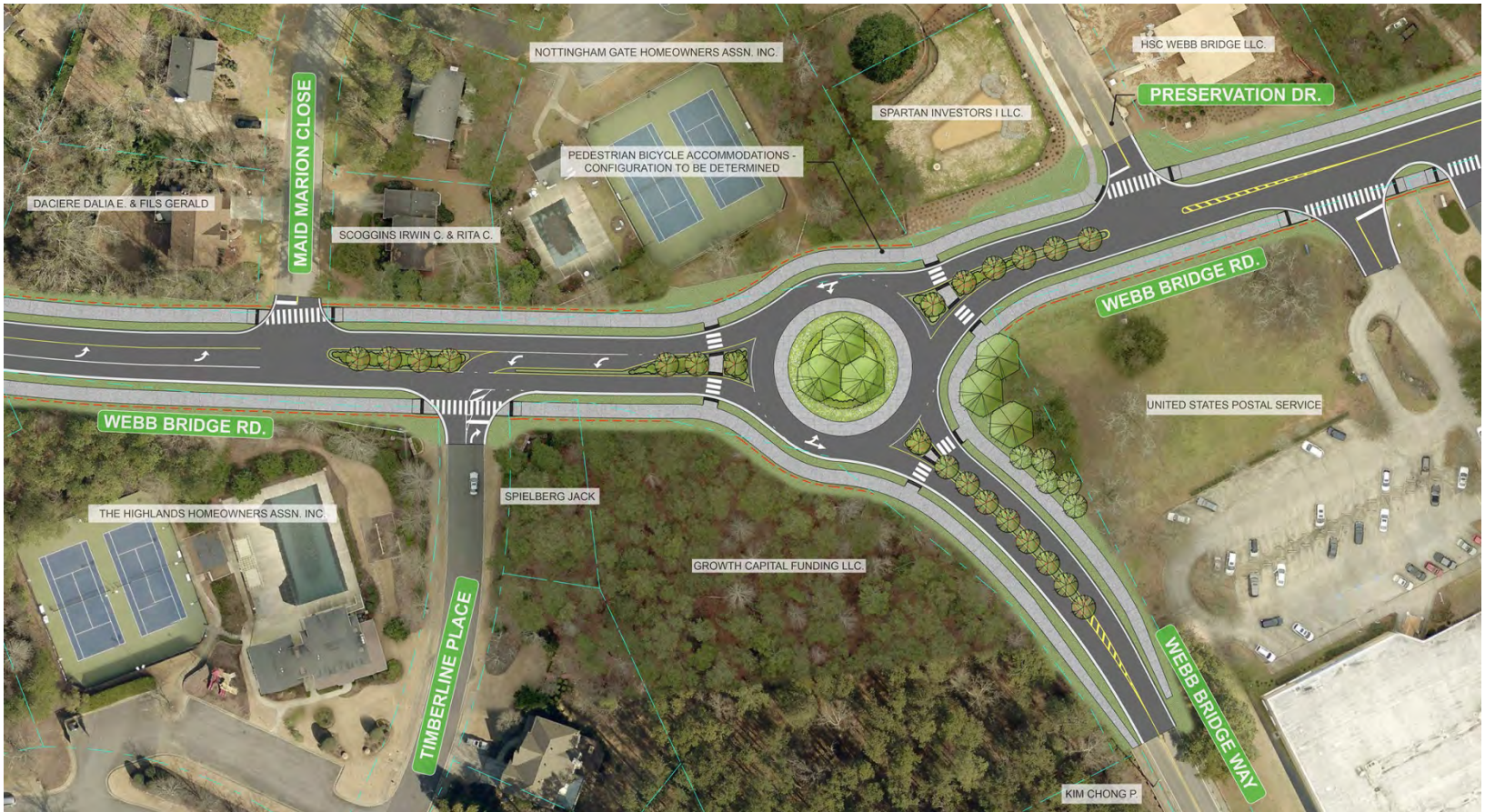
ALTERNATE OPTION FOR PINCH POINTS
SECONDARY VIEW

ALTERNATE OPTION- ROADWAY & PEDESTRIAN FEATURES

- WIDE SIDEWALK ON BOTH SIDES OF WEBB BRIDGE ROAD
- 5' SINGLE DIRECTION BIKE LANES ON BOTH SIDES OF WEBB BRIDGE ROAD
- ROLLOVER CURB ALLOWS BICYCLIST TO USE THE ROADWAY TO PASS SLOWER BICYCLIST
- PEDESTRIAN LIGHTING, BENCHES, AND TRASH RECEPTACLES AT EVEN SPACINGS ALONG THE CORRIDOR
- 2" CURB REVEAL TO SEPARATE THE SIDEWALK FROM THE RAISED BICYCLE LANE
- REDUCED IMPACTS ON SURROUNDING AREAS, BUT ALSO LIMITED LANDSCAPING OPPORTUNITIES
- TYPICAL ROADWAY DRAINAGE SYSTEM WILL COLLECT STORMWATER
- THE LANDSCAPING ALONG THE CORRIDOR CONSISTS OF NATIVE AND ADAPTIVE PLANTS. CANOPY TREES ARE SPACED EVENLY WITHIN THE DESIGNATED PLANTING AREAS. MASSES OF SHRUBS AND GRASSES ARE PLACED WHERE MOST APPROPRIATE TO THE ROADWAY DESIGN

ROUNDAABOUT DESIGN CONCEPTS

WEBB BRIDGE AT WEBB BRIDGE WAY



ROUNDBABOUT DESIGN CONCEPTS

WEBB BRIDGE AT LAKE WINDWARD DRIVE



WHAT WE COULD / COULD NOT DO



Maintain 2-Lane Design

Enhance Residential Feel

Improve Traffic Flow Through Use Of Roundabouts

Improve Safety Of Corridor

Improve Ease Of Turning

Provide Sidewalks And Bike Lanes For Full Length Of Corridor

Provide Bike Lanes

Improved Aesthetic With Pedestrian Lights and Street Trees



Reduce Congestion And Traffic Volume (With This Project Alone)

COMMENTS AND QUESTIONS

For Those In The Room

Please raise your hand if you wish to make a comment or pose a question. One of us will come to you with a microphone so everyone, including those watching from home, can hear you.

For Those Participating Online

Please submit your questions and comments using any of the following. Our team members are monitoring these channels.

- Send questions/comments via Twitter using #WebbBridgeTalk
- Send questions/comments to WBTalk@alpharetta.ga.us



WEBB BRIDGE CORRIDOR IMPROVEMENT PROJECT

TONIGHT'S CONVERSATION

- Overview Of Our Process
- Overview Of Data Collected
- What You Told Us
- Conflicts And Curiosities
- What All Of This Tells Us
- Public Comments And Questions

OVERVIEW OF OUR PROCESS

- Public Participation ← We Are Here
- Conceptual Design
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OVERVIEW OF OUR PROCESS

Public Participation

This phase of the project is focused on collecting information; both hard data and public perceptions and opinions. It is the point in the project where you, as citizens, can have the most impact on shaping what we build, how it functions, and how the finished project will impact your daily life.

Our staff takes what is learned from all of the information collected and uses it to begin the design process. What ultimately results from this phase of the project is what we call a “typical cross-section”. This establishes the basic components to be featured on the corridor, their size, juxtaposition, etc.



OVERVIEW OF OUR PROCESS

What Comes Next

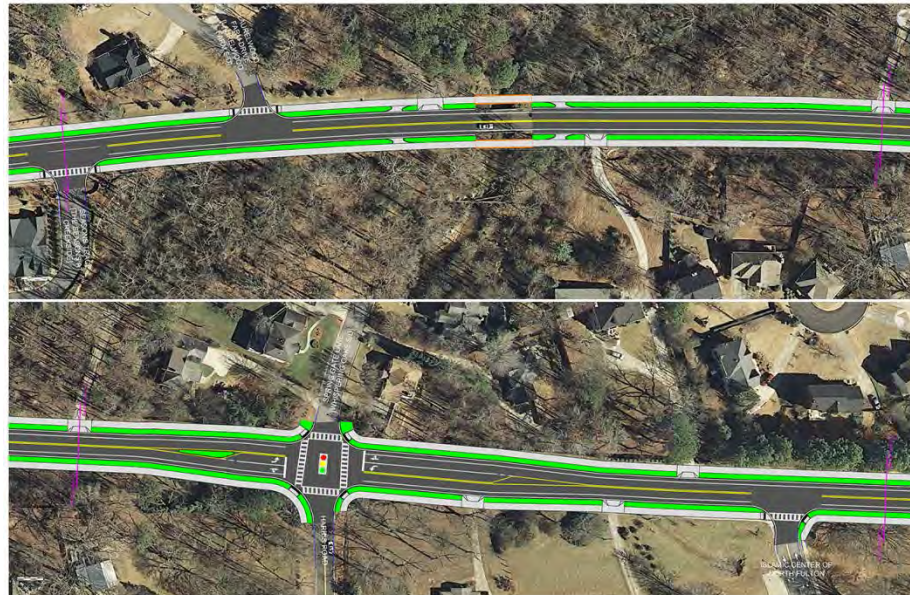
- Following tonight's meeting, our staff will develop one or more typical cross-sections for the section of Webb Bridge Road located between North Point Parkway and Kimball Bridge Road / State Route 120.
- We will then hold another session during which we present the cross-section to you and discuss the goals that the cross-section meets and those that it does not. If there are multiple cross-sections to choose from, they will all be presented and we you will be asked to select the preferred option.



OVERVIEW OF OUR PROCESS

What Comes Next

- Our engineers will then take the typical cross-section and apply that to the segment of the corridor to create a conceptual design. This is used to identify any obvious conflicts that need to be resolved.
- The final concept design is then used to create a set of engineered plans that reflect all exact measurements. This is used to identify utilities that have to be relocated, any property that has to be acquired, and to develop the final construction plans (blueprints) that will be used to bid and build the project.



OVERVIEW OF DATA COLLECTED

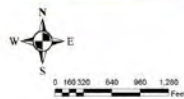
What Kinds Of Data Do We Look At

In terms of hard data, our interest is on how many vehicles are on the road, when they are there, and from where those vehicle trips begin and end. As we discuss this information, there are a few important things to keep in mind:

- A road can feel more congested even if the number of cars using it has changed very little or even not changed at all. The amount of congestion is greatly influenced by when a road is used, how drivers are behaving, and even traffic on connecting roads.
- If a road is designed to handle 500 cars at a given point in time, how many cars does it take to create congestion? 501.
- Numbers do not lie, but neither do they a whole story tell. Most people are less interested in the hard data than we are in what we see or feel. That is why we do not only look at the hard data.

OVERVIEW OF DATA COLLECTED

Traffic Count Map



Webb Bridge Road
Corridor Improvements
Existing 2016 Traffic Counts



OVERVIEW OF DATA COLLECTED

Key Points On Traffic Counts

- Peak hour traffic significantly increases between North Point Parkway and Shirley Bridge/Park Bridge Parkway
 - Increase 40% at North Point Parkway
 - Decreases 50% at Shirley Bridge/Park Bridge
- Daily traffic volumes exceed corridor planning Level of Service standards for a two lane roadway between North Point and Shirley Bridge/Park Bridge
- Hourly traffic volumes exceed Level of Service standards between North Point and Shirley Bridge/Park Bridge for approximately three hours a day each way
- East of Shirley Bridge/Park Bridge traffic volumes are within planning guidelines

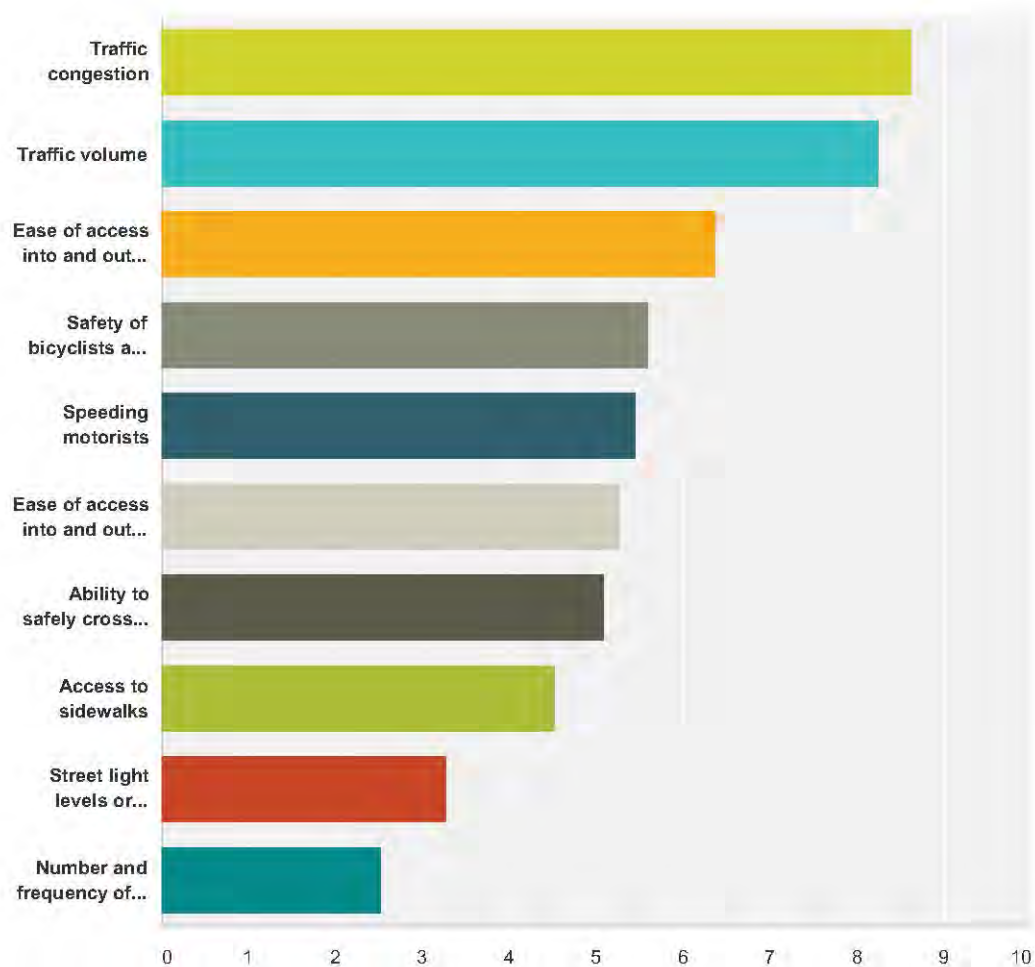
WHAT YOU TOLD US

Who We Heard From

- The vast majority of participants in our public input session and for our online survey are residents of Alpharetta, with most of those living in neighborhoods along Webb Bridge Road.
- Slightly more than 68% of participants were between the ages of 40 and 59.
- 37.9% of survey respondents travel the section of Webb Bridge Road an average of two times per day, but another 30.4% travel it four to six times per day on average.
- In terms of how people participated, 398 responded to our online survey and 63 participated in the public meetings.

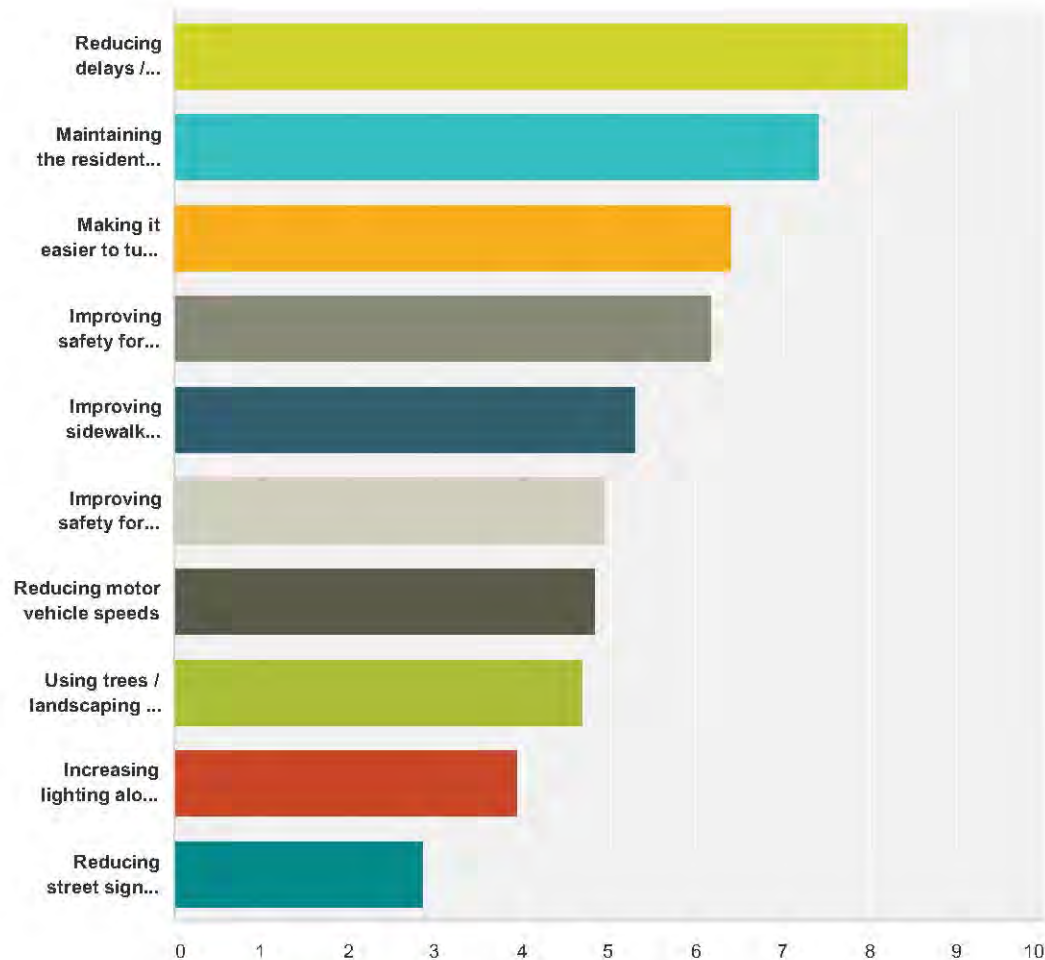
WHAT YOU TOLD US

Your Concerns About The Corridor Today



WHAT YOU TOLD US

Your Priorities For Project Outcomes



WHAT YOU TOLD US

Your Preferred Road Image



WHAT YOU TOLD US

Your Least Preferred Road Image



WHAT YOU TOLD US

Your Preferred Intersection Image



WHAT YOU TOLD US

Your Least Preferred Intersection Image



CONFLICTS AND CURIOSITIES

- Speed And Distance
 - Throughout the public input process we have frequently been told that the appropriate speed limit for Webb Bridge Road is 30 to 35 miles per hour.
 - When asked what a reasonable time to travel the corridor would be during off-peak hours, 40% of respondents indicated 4 to 5 minutes while another 38.4% said less than 4 minutes.
 - In order to travel this segment in four minutes a driver would have to be doing an average speed of 42 miles per hour.
 - At 30 miles per hour, it would take slightly more than 5 ½ minutes to travel the segment; assuming that you make no stops.
- Congestion And Travel Lanes
 - The vast majority of participants have indicated that maintaining the residential character of Webb Bridge Road is important to them, and nearly all participants have expressed the need to not add travel lanes to the road.
 - The highest priorities noted in our survey and the points of frustration heard most during public meetings have dealt with congestion and reducing delays during peak periods.

WHAT ALL OF THIS TELLS US

- Our focus for the corridor needs to be on maintaining the residential character of the area, and our design must feature two vehicle travel lanes.
- Safe access into and out of neighborhoods is a priority, and in some locations roundabouts could be an option for achieving this.
- Pedestrian enhancements, especially those that provide separation from vehicular traffic are highly desired, as are improved bicycle accommodations.
- Landscape enhancements such as street trees and planted medians in select locations are desirable.



COMMENTS AND QUESTIONS

For Those In The Room

Please raise your hand if you wish to make a comment or pose a question. One of us will come to you with a microphone so everyone, including those watching from home, can hear you.

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- Send questions/comments via Twitter using #WebbBridgeTalk
- Send questions/comments to WBTalk@alpharetta.ga.us

THANK YOU

Please Watch For Future Meetings

If you are not currently on our email list to receive notifications of these meetings or other information about the project, please email us at WBTalk@alpharetta.ga.us and request to be added.



CITY COUNCIL EXECUTIVE SESSION

AUGUST 28, 2017

IMMEDIATELY FOLLOWING COUNCIL MEETING
ALPHARETTA CITY HALL
FIRST FLOOR CONFERENCE ROOM
2 PARK PLAZA

- I. CALL TO ORDER
- II. ROLL CALL
- III. REAL ESTATE
- IV. ADJOURNMENT